



Lori Droste
Berkeley City Councilmember, District 8

Consent Calendar
January 29, 2019

To: Honorable Mayor and Members of the City Council
From: Councilmembers Lori Droste and Ben Bartlett
Subject: Support for AB 69 (Accessory Dwelling Units)

Recommendation:

That the Berkeley City Council send a letter supporting AB 69, Accessory Dwelling Units, authored by Assemblymember Phil Ting which will create a Small Home Building Standard Code to provide guidelines for the construction of ADUs.

Financial Implications:

None.

Background:

Over the past several years, the City of Berkeley has taken several steps to streamline the process of building ADUs. This bill furthers those goals by tasking the Department of Housing and Community Development (HCD) with creating a Small Home Building Standard Code with an emphasis on cost-effectiveness such as guidelines for small kitchens and bathrooms with small appliances. HCD will also have the authority to evaluate whether local agencies' ADU ordinances comply with state law and notify the Attorney General of violations. Ensuring compliance with state law will help eliminate barriers to the widespread adoption of ADUs as low-cost, energy efficient, affordable housing that can go from policy to permit in 12 months.

ADUs, also referred to as secondary units, in-law suites, or granny flats, are smaller, independent units on the same lot as a single or multi family home. Studies show that ADUs cost less to both build and rent, making them an affordable and eco-friendly source of new housing. For example, utilities cost less for those living in ADUs due to greater energy efficiency. ADUs utilize existing space on lots and maximize land use to minimize impacts on growing communities. The smaller size of ADUs allows them to be built faster and be on the market sooner. Residents will have greater choice in where they want to live as ADUs present more affordable options in neighborhoods.

Recent state efforts to incentivize the construction of ADUs have resulted in more communities and families building ADUs as a cost efficient way to address the affordable housing crisis. By

further streamlining the construction process, this legislation will help add thousands of new units to California's housing stock.

Environmental Sustainability:

No impact

Contact Person:

Councilmember Lori Droste Council District 8 510-981-7180

Attachment 1: Draft Letter of Support

December 20, 2018

The Honorable Assemblymember Phil Ting
California State Assembly
State Capitol
P.O. Box 942849
Sacramento, CA 94249

RE: Assembly Bill 69 (Ting) – Accessory Dwelling Units - Building Standards - SUPPORT

Dear Assemblymember Ting,

Berkeley City Council is pleased to support AB 69, which will help to address California's housing crisis by setting up helpful guidelines for the construction of accessory dwelling units (ADUs). The Department of Housing and Community Development will be tasked with creating a Small Home Building Standard Code with an emphasis on cost-effectiveness such as guidelines for small kitchens and bathrooms with small appliances. Berkeley City Council has taken several steps to streamline the building process for ADU's in our City, and this bill furthers those goals.

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Recent state efforts to incentivize the construction of ADUs have resulted in more communities and families building ADUs as a cost efficient way to address the affordable housing crisis. Providing cost effective guidelines and incentivizing local agencies to follow them will help combat California's housing shortage. This legislation will help add thousands of new units to

California's housing stock. For these reasons and more, Berkeley City Council is proud to support AB 69.

Sincerely,
Berkeley City Council

CC: Assemblymember Buffy Wicks
Senator Nancy Skinner

AB 69

ADU Building Standards

Assemblymember
Phil Ting
 19TH DISTRICT



SUMMARY

Accessory dwelling units (ADUs) have surged in popularity as a way to address California's housing crisis as demand outpaces supply. However, they are subject to the same building standards as traditional homes, despite their much smaller size. AB 69 will expedite the construction of cost-effective and safe ADUs by creating a Small Home Building Standards Code that reflects the unique nature of these units.

BACKGROUND

ADUs, also referred to as secondary units, in-law suites, or granny flats, are smaller, independent units on the same lot as a single or multi family home.

California is in a housing crisis. Currently, the ability to create additional small housing on a homeowner's property can be delayed for months, or stopped all together, due to zoning requirements that are not directly related to the health and safety of the unit's occupiers.

ADUs represent forms of housing production that can be rapidly increased without significant change to state laws. These dwellings provide affordable housing options by maximizing existing space on lots. However, many homeowners encounter land use and permitting obstacles when planning to build ADUs, and thus end up building illegal units that may be unsafe.

A University of California, Berkeley Turner Center for Housing Innovation report (ADU Update: Early Lessons and Impacts of California's State and Local Policy Changes) documented that despite numerous ADU laws enacted in California in the past few years,

many cities and counties continue to unevenly impose barriers that prevent ADU development.

By removing remaining barriers to building, while keeping health and safety in mind, we can allow for the non-discriminatory building of ADUs and JADUs throughout the State of California.

THIS BILL

AB 69 will facilitate the construction of more ADUs in California by requiring the Department of Housing and Community Development (HCD) to create a Small Home Building Standards Code by January 1, 2021. The standards drafted by HCD must emphasize cost-effectiveness, and include guidance for small kitchens and bathrooms with small appliances.

HCD will also have the authority to evaluate whether local agencies' ADU ordinances comply with state law and notify the Attorney General of violations. Ensuring compliance with state law will help eliminate barriers to the widespread adoption of ADUs as low-cost, energy efficient, affordable housing that can go from policy to permit in 12 months.

SUPPORT

Bay Area Council
 Non-Profit Housing Association of Northern CA

STAFF CONTACT

Office of Assemblymember Phil Ting
 Irene Ho
 (916) 319-2019