Metropolitan Transportation Commission and the Association of Bay Area Governments Joint MTC Legislation Committee and ABAG Legislation Committee

May 10, 2019 Agenda Item 5b

AB 69 (Ting): Small Home Building Standards

Subject:

AB 69 would require the Department of Housing and Community Development (HCD) to propose small home building standards governing ADUs smaller than 800 square feet, junior ADUs and detached dwelling units smaller than 800 square feet. These standards must include allowances for small kitchens and bathrooms with small appliances and achieve the most cost-effective construction standards possible. The standards must be submitted to the California Building Standards Commission (CBSC) for adoption by January 1, 2021.

Background:

Secondary units have been identified as a cost-effective way that a significant number of units, affordable and energy efficient by design, can be produced in areas currently zoned for housing. Over the past three years a number of bills have been enacted to remove barriers that have impeded the development of ADUs in neighborhoods. Of note, as accessory uses, ADUs and Junior ADUs are not considered an increase in density when added to a proposed new construction project or existing single-family home.

According to the Terner Center for Housing Innovation at UC Berkeley, the average cost to build an ADU in California (\$156,000) is less than half of the average cost to build a unit of affordable housing, 83% of ADUs are designed and built in 18 months or less, and 58% of ADUs are rented at below market rate. The Terner Center also indicates ADU building costs could be further reduced by removing barriers in existing building standards that do not scale well to small structures. For example, the center reports that the new 2016 Title 24 building requirements inhibit the ability of builders to deliver affordable and attractive ADUs by requiring builders to incorporate additional energy efficiency features, such as greater wall thickness or insulation, which can substantially raise the overall cost of the ADU.

Additionally, the ABAG/MTC Housing Legislative Working Group suggested that a set of standardized pre-approved ADU building plans could make ADU creation easier and more cost-effective for homeowners.

Discussion:

Given the potential for the bill to address the barriers to ADU development detailed above, staff recommends a support position on AB 69. Staff recommends ABAG and MTC support the bill and seek a

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friendly amendment to add to the bill a provision directing the state to generate and make available to local governments template ADU design prototypes consistent with the small state building codes, as proposed by the bill.

Recommendation: Support and Seek Amendment

Bill Positions: AB 69 (Ting)

Support

AARP California **EAH Housing** OpenScope Studio ADU Task Force (East Bay) Eden Housing PICO California Bay Area Council **Enterprise Community** PrefabADU **BRIDGE** Housing Partners Related California **Building Industry** Greenbelt Alliance San Francisco Housing Association of the Bay Area Habitat for Humanity **Action Coalition** California Apartment California SV@Home SPUR Association Hello Housing California Association of La-Mas Tent Makers League of Women Voters of Realtors The Two Hundred

California Community

California

TMG Partners

Builders

Non-Profit Housing

Turner Center for Housing

California YIMBY Association of Northern Innovation

Casita Coalition California Urban Displacement Project

Community Legal Services in North Bay Leadership Working Partnerships USA

East Palo Alto Council Individual(s) 1

Habitat for Humanity East Bay/Silicon Valley

San Francisco Foundation

Oppose

None on file

Attachments: None

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