

**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 Turner 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 Turner 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)

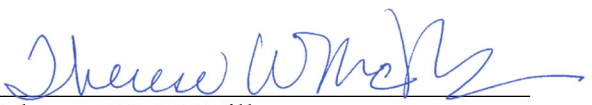
Support

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
Association	Hello Housing	SPUR
California Association of	La-Mas	Tent Makers
Realtors	League of Women Voters of	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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