Accessory Dwelling Units (ADU)

Arthur D. Challacombe
DPP Acting Director (Retired)

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Why ADUs, why now?

• Oahu’s most vulnerable – households earning less than 80% AMI*– are struggling.
• The market is not producing or retaining enough affordable and workforce housing, especially rentals.
• Allowing ADUs on most residential lots – and providing incentives – can increase the rental housing supply.

* Area Median Income, $76,650 for a family of 4
ADU Ordinances

• Ordinance 15-41
  – Allows ADUs as a permitted use in Residential and Country zoning districts
  – Enacted on September 14, 2015

• Ordinance 16-18
  – Waives certain permit fees, facility charges, and park dedication requirements
  – Enacted on July 21, 2016
What is an ADU?

• A second dwelling unit.
• Includes kitchen, bedroom (closet), and bathroom facilities.
• Attached or detached.
• ADUs are intended to be “accessory” to the primary dwelling, and are typically much smaller in size (up to 400 or 800 SF in Honolulu).
Examples of ADUs

Ohana unit on Kihei, Maui

ADU over garage

Detached ADU in Portland, Oregon.
Attached to the Primary Dwelling Unit

Detached from the Primary Dwelling Unit

Source: City of Santa Cruz
Interior conversion ADU
ADUs and Affordable Housing

- Provide well-located, well-managed rental housing plus additional income for owners.
- Allow young and old to find accessible housing near families but on their own.
- Individuals and families who are homeless or are on the edge.
ADU Requirements

Source: Ordinance 15-41
ADU Requirements

• Zoning Lot is Within:
  – Residential District (R-3.5, R-5, R-7.5, R-10, R-20)
  – Country District

• Zoning Lot has:
  – A Minimum lot area of 3,500 SF

• Zoning Lot Cannot:
  – Have more than one dwelling unit
    i.e., more than one single-family dwelling, two-family dwelling, accessory ohana dwelling, guest house, multi-family dwelling, planned development housing, cluster, or group living facility
  – Be landlocked
ADU Requirements

• Zoning Lot Can:
  – Fit one parking space in addition to the parking required for the primary dwelling unit (tandem parking allowed)

Note: No parking is required for lots located within one-half mile of a rail transit station.
ADU Requirements

• Maximum Size (Floor Area):
  – 400 SF for lots with an area of 3,500 to 4,999 SF
  – 800 SF for lots with an area of 5,000 SF or more

Source: City of Santa Cruz
ADU Requirements

- Either the main dwelling or the ADU must be occupied by the property owner(s), the owner(s) family, or a designated authorized representative.

- The owner(s) of the lot must record a covenant running with the land with the Bureau of Conveyances or the Land Court of the State of Hawaii, or both as is appropriate.

- Note: private homeowners’ association covenants may prohibit ADUs or have other design requirements.
ADU Requirements

• Minimum rental occupancy period of 6 months.
• Short-term rentals are not allowed.
• This requirement will be recorded in a covenant running with the State of Hawaii.
<table>
<thead>
<tr>
<th></th>
<th>Ohana</th>
<th>ADU</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zoning</strong></td>
<td>R-5, R-7.5, R-10, Country, AG-1 and AG-2</td>
<td>R-3.5, R-5, R-7.5, R-10, R-20 and Country</td>
</tr>
<tr>
<td><strong>Max Floor Area</strong></td>
<td>Unlimited</td>
<td>400 SF (for lots with an area of 3,500 to 4,999 SF) and 800 SF (for lots with an area of 5,000 SF or more)</td>
</tr>
<tr>
<td><strong>Parking Required</strong></td>
<td>2 off-street parking spaces</td>
<td>1 off-street parking spaces. No parking required for lots within 1/2 mile from a rail station</td>
</tr>
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<td><strong>Occupancy</strong></td>
<td>Occupants of main house and Ohana must be related</td>
<td>Either main dwelling or the ADU must be occupied by the property owner(s)</td>
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<tr>
<td><strong>Eligibility Map</strong></td>
<td>Must be located in Ohana eligible areas</td>
<td>No eligibility map</td>
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Procedure to add an ADU

Decide what type of ADU fits your needs.

Check if you meet the basic requirements.

Complete ADU Public Facilities Pre-check Form.

Prepare construction drawings.

Apply for a building permit.
ADU Incentives
(Ordinance 16-19)

• Waives building, plan review, grading, grubbing or stockpiling permit fees, and wastewater system facility charges, until June 30, 2020.

• Provides a permanent waiver of park dedication fees.
## Example Project Budget

### 600 SF ADU project

<table>
<thead>
<tr>
<th>Category</th>
<th>Cost</th>
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<td>$2,088</td>
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<tr>
<td>Utility Connection Fees</td>
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<td><em>BWS - Water hook-up</em></td>
<td>$5,500</td>
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<td><em>DPP Wastewater Branch - Sewer hook-up (ENV fees) (In some cases: Lateral line $$)</em></td>
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<td>Fire Review (10% of building permit fees)</td>
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More than $8,000 waived for park dedication requirements.
ADU Progress to Date

• Pre-check forms submitted: 1,985
  – Under 20% denied, mostly sewer challenges
• Building permit applications: 465
• Building permits issued: 241
• ADUs completed: 65
• Approved Materials and Methods (MM)
  Six unit designs by two companies

ADU data from 9/12/17
Looking Forward

• Resilient buildings

• Potential LUO updates
  – Reduce minimum lot size to R 2-2.5
  – Allow lot coverage more than 50% for rental ADUs
  – Change non-conforming uses
Mahalo!