Subject:

FW: ADU

From: Betty Pagett [mailto:bettypagett@gmail.com]

Sent: Thursday, April 26, 2012 4:10 PM

To: Lilly Schinsing Subject: ADU

I received the list of meetings and activities coming up regarding the draft housing element. I have worked for some years on housing elements and have information on what works - and doesn't work - on second units, and I wanted to pass on that information. A few cities have tried hard to increase ADU as a way to create housing, there have been workshops, amnesty programs, etc. and very little has come from them. I have the following recommendations:

- 1. establish a no-interest loan fund to assist low/moderate income homeowners create legal second units: this is particularly helpful to our house-rich, cash-poor seniors. [This has been done in other places] The cost is prohibitive to most, even though approvals are now ministerial by state law.
- 2. work with special districts to lower hook up fees. substantial reductions for low income people are needed.
- 3. discuss parking especially in Sausalito's hilly, narrow streets, off-street parking will be necessary. Look for ways to reduce costs for this parking.
- 4. Linda Jackson, retired planner who worked on 2nd units a great deal, has recommended a design contest to come up with some designs that could be pre-approved and pre-permitted to reduce costs and encourage legal units.

ADU are not the complete answer to our housing needs, but they are one aspect that offers a more flexible housing stock, serving small households.

If you have questions, I am at 459-7151, bettypagett@gmail.com

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