



MEMORANDUM

DATE: September 13, 2010
TO: Housing Element Committee (HEC)
FROM: Lilly Schinsing, Associate Planner 
SUBJECT: Single Family ADU Survey Results

Discussion

Staff sent out a total of 941 Accessory Dwelling Unit surveys to single-family zoned property owners. As of September 2, 2010, 323 (34.3% response rate) completed surveys were returned to the City. Attached is a tabular summary of the responses to these surveys. Staff is working on a writing report which will analyze the results of the survey. It is anticipated that the report will be forwarded to the HEC at the October 11, 2010 HEC meeting.

Attachment:

1- Summary of Survey Results, as of September 2, 2010
I:\CDD\Boards & Committees\HEC\Memos\SF ADU Survey Raw Results 9-13-10.doc

Summary of ADU Survey Results from Single-Family Property Owners

Updated: September 2, 2010

Total surveys received	323*
Total properties with an ADU	40
Total properties without an ADU	282

*One survey was returned with no responses

Section A – To be completed by owners with no accessory dwelling unit on their property
(Total responses: 282)

1) If the City's zoning ordinance was changed to permit new ADUs, would you be inclined to build one?

Yes	51
No	219
Maybe	4
No response	8

2) If you were to build an accessory dwelling unit, how much rent do you think that you would charge?

Under \$600/month	1
\$601-\$800/month	12
\$801-\$1000/month	21
\$1001-\$1200/month	21
\$1201-\$1600/month	28
Don't Know	129
No response	68

3) Do you currently have an additional unit on your property that does not qualify as an ADU because it does not have a bathroom and/or a kitchen?

No additional unit	254
Yes, no cooking facility	18
Yes, no cooking facility or bathroom	6
No response	3

4) Do you have an existing structure on your property that could be converted into an ADU?

No	232
Yes	34
Don't know	14
No response	2

5) Have you thought about building an accessory unit or incorporating one into your house?

No	211
Yes	69
Maybe	1
No response	1

6) If you have thought about building an ADU, why?

Place for relatives to live	39
Extra income	33
No response	35
Other	19

7) Do you have at least 500 sq. ft. of undeveloped space on your lot available for an accessory unit?

Yes	97
No	132
Don't know	44
No response	9

8) If an accessory unit were built, could you accommodate off-street parking for that unit on your property?

Yes	88
No	180
Don't know	2
No response	12

9) What incentives might the City offer to encourage disclosure of existing accessory units that the City doesn't know about? (multiple answers acceptable)

Amnesty (legalization of illegal units if certain criteria are met)	148
Allowing increased floor area on existing lot	78
Discounted building permits to bring unit up to code	88
Other	23
No response	70

Section B – To be completed by owners with an existing accessory dwelling unit on their property (Total responses: 40)

10) If the City established an amnesty program for illegal accessory units would you apply to legalize an existing unit?

Yes	21
No	3
I'm not sure	10
Does not apply	5
No response	1

11) Was the accessory unit constructed with building permits?

Yes	22
No	10
Don't know	4
No response	4

12) Approximate size of the accessory unit?

Under 600 sq. ft.	20
600 - 1,000 sq. ft.	18
Over 1,000 sq. ft.	1
No response	1

13) The accessory dwelling unit is:

Attached to my house	34
Detached from my house	5
No response	1

14) If the unit is attached to residence, is there internal access from your primary unit to the accessory unit?

Yes	12
No	23
No response	5

15) The unit is a:

Studio	9
One bedroom	27
Two or more bedrooms	4

16) When was your accessory unit built?

Prior to or on 2/7/1984	28
After 2/7/1984	10
No response	2

17) Does the unit have its own outside entry?

Yes	39
No	0

No response 1

18) Is the unit currently occupied?

Yes 25

No 15

No response 0

19) If the unit is occupied, how many people currently occupy the unit?

One 23

Two 2

More than two 0

20) How often is the unit occupied?

Only used by guests 10

Usually occupied by a tenant 24

Rarely occupied by a tenant 6

21) What is the monthly rent of your unit (if unit is not currently occupied, please estimate what you would charge if/when rented)?

\$0, no rent charged 6

\$1-\$600/month 3

\$601-\$800/month 2

\$801-\$1,000/month 4

\$1,001-\$1,200/month 4

\$1,201-\$1,600/month 10

Over \$1,600/month 7

No response 4

22) What is the approximate age of the current accessory unit occupants?

18 - 30 years old	5
31 - 45 years old	9
46 - 60 years old	10
Over 60 years old	5
No response	11

23) What is the overall condition of your unit?

Just redone	4
In good condition	32
Needs repairs	2
Needs to be completely renovated	1
No response	1

24) What is the accessory unit occupants' primary form of transportation?

Car	26
Bus	1
Ferry	0
Motorcycle	0
Bike	0
Walking	1
Multiple modes of transit	2
No response	10

25) What is the number of cars owned by the unit occupant?

Zero	7
One	22
More than 1	3
No response	8

26) Where is the accessory unit occupants' car(s) parked?

On-street	13
On my property	19
Elsewhere	0
No response	7

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