



MEMORANDUM

DATE: October 11, 2010
TO: Housing Element Committee (HEC)
FROM: Lilly Schinsing, Associate Planner 
SUBJECT: Two/Multi-Family ADU Survey Results

Discussion

2,342 Accessory Dwelling Unit surveys to Two-Family (R-2), Multi-Family (R-3) and Planned Residential (PR) zoned property owners on August 27 and August 30, 2010. As of September 9, 2010, 391 (16.7% response rate) completed surveys were returned to the City (268 surveys from owners of R2 property, 100 surveys from owners of R3 property, and 23 surveys from owners of PR property). 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.

Attachment: - Summary of Survey Results, as of October 7, 2010
I:\CDD\Boards & Committees\HEC\Memos\R2-R3-PR ADU Survey Raw Results 9-13-10.doc

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DRAFT

ADU Survey Results From Property Owners in R2, R3 and PR Zoning Districts

As of: October 7, 2010

Total surveys received	391*
Total properties with an ADU	65
Total properties without an ADU	321

*Five surveys were returned with no responses

Section A – To be completed by all property owners

1) What type of building(s) do you have on your property?

	Single family home	Duplex	Triplex	Apartment	NR
R3	41	20	8	23	1
R2	146	93	9	5	4
PR	6	0	1	6	0
Total	193	113	18	34	5

2) Which building do you own?

	Single family home	Duplex	Triplex	Apartment	NR
R3	38	20	6	19	8
R2	140	86	8	3	18
PR	6	0	1	6	0
Total	184	106	15	28	26

3) How many total parking spaces do you have on your property?

	Zero Parking Spaces	One Parking Space	Two parking spaces	Three parking spaces	Four parking spaces	Five parking spaces	Six parking spaces	More than six parking spaces
R3	6	16	22	22	6	4	7	9
R2	20	27	113	11	44	3	7	6
PR	0	2	17	0	0	0	0	2
Total	26	45	152	33	50	7	14	17

Section B – To be completed by owners with no accessory dwelling unit on their property

4) If the City’s zoning ordinance was changed to permit new accessory dwelling units, would you be inclined to create one?

	Yes	No	NR
R3	10	64	2
R2	54	161	8
PR	0	19	4
Total	64	244	14

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

Rent per Month:	\$0, no rent	Under \$600	\$601 - \$800	\$801 - \$1,000	\$1,001- \$1,200	\$1,201 - \$1,600	>\$1,601	Don't know	N/A	NR
R3	2	1	2	3	3	4	3	6	41	9
R2	2	3	2	16	17	14	8	13	103	25
PR	0	0	0	0	0	0	0	0	13	6
Total	4	4	4	19	20	18	11	19	157	40

6) Do you currently have an additional unit on your property that does not qualify as an accessory unit as defined above?

	No additional unit	Yes, no cooking facility	Yes, no bathroom	Yes, no cooking facility or bathroom	NR
R3	70	4	0	0	1
R2	199	13	0	2	9
PR	20	0	0	0	3
Total	289	17	0	2	13

7) Do you have an existing structure on your property (e.g. greenhouse, office studio) that could be converted into an accessory unit?

	Yes	No	Don't know	NR
R3	4	69	1	1
R2	24	190	3	6
PR	0	19	1	3
Total	28	278	5	10

8) Have you thought about creating an accessory unit or incorporating one into your house?

	Yes	No	NR
R3	14	60	1
R2	54	158	11
PR	0	20	3
Total	68	241	15

9) If yes to you thought about creating an accessory unit or incorporating one into your house, why?

	Extra income	Place for relative to live	Other	NR
R3	6	3	2	61
R2	27	11	5	169
PR	0	0	1	22
Total	33	14	8	252

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

	Yes	No	Don't know	NR
R3	14	54	6	1
R2	72	116	25	10
PR	0	20	0	3
Total	86	190	31	14

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

	Yes	No	NR
R3	7	66	2
R2	40	169	14
PR	0	18	5
Total	47	253	21

12) What incentives might the City offer to encourage disclosure of existing accessory units that the City doesn't know about?

	Amnesty	Increased FAR	Discounted Bldg permits	Other	NR
R3	35	14	24	4	28
R2	91	62	70	8	75
PR	12	3	9	0	10
Total	138	79	103	12	113

Section C – To be completed by owners with an existing accessory dwelling unit on their property

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

	Yes	No	I'm not sure	Does not apply	NR
R3	4	0	6	4	6
R2	15	2	6	10	11
PR	0	0	0	0	0
Total	19	2	12	14	17

14) Was the accessory unit added with building permits?

	Yes	No	NR
R3	12	4	4
R2	22	12	9
PR	0	0	0
Total	34	16	13

15) Approximate size of the accessory unit?

	Under 600 sq. ft.	600 - 1,000 sq. ft.	Over 1,000 sq. ft.	NR
R3	12	6	1	1
R2	21	17	2	4
PR	0	0	0	0
Total	33	23	3	5

16) The unit is attached to the home or multi-family building or detached to the home or multi-family building?

	Attached	Detached	NR
R3	11	8	1
R2	36	6	2
PR	0	0	0
Total	47	14	3

17) If yes to #16, is there internal access from your primary unit to the accessory unit?

	Yes	No	NR
R3	2	14	4
R2	16	23	5
PR	0	0	0
Total	18	37	9

18) The unit is:

	Studio	One bedroom	Two or more bedroom	NR
R3	10	5	3	2
R2	18	16	5	3
PR	0	0	0	0
Total	28	21	8	5

19) When was your accessory unit added?

	Prior to or on 2/7/84	After 2/7/84	NR
R3	15	3	2
R2	32	7	4
PR	0	0	0
Total	47	10	6

20) Does the unit have its own outside entry?

	Yes	No	NR
R3	19	0	1
R2	41	1	2
PR	0	0	0
Total	60	1	3

21) Is the unit currently occupied?

	Yes	No	NR
R3	15	3	2
R2	27	14	3
PR	0	0	0
Total	42	17	5

22) Who is the unit occupied by?

	Tenants	Relatives	Guests	Other	NR
R3	12	2	0	2	4
R2	25	3	1	1	13
PR	0	0	0	0	0
Total	37	5	1	3	17

23) How many people currently occupy the unit?

	One	Two	More than two	NR
R3	16	0	0	4
R2	20	8	0	15

PR	0	0	0	0
Total	36	8	0	19

24) What is the approximate age of the current unit occupants?

	18 - 30 years old	31 - 45 years old	46 - 60 years old	Over 60 years old	NR
R3	1	8	4	1	6
R2	5	14	8	5	11
PR	0	0	0	0	0
Total	6	22	12	6	17

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

	Car	Bus	Ferry	Motorcycle	Bike	Walking	NR
R3	12	1	0	0	0	1	5
R2	23	1	0	0	0	1	13
PR	0	0	0	0	0	0	0
Total	35	2	0	0	0	2	18

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

	Zero	One	Two or more	NR
R3	1	12	1	6
R2	3	23	5	12
PR	0	0	0	0
Total	4	35	6	18

27) Where do/would the occupants' car(s) park?

	On-street	On my property	Elsewhere	NR
R3	12	5	0	1
R2	22	18	0	1
PR	0	0	0	0
Total	34	23	0	2

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

	\$0, no rent (per month)	Under \$600 (per month)	\$601 - \$800 (per month)	\$801 - \$1,000 (per month)	\$1,001 - \$1,200 (per month)	\$1,201 - \$1,600 (per month)	>\$1,601 (per month)	NR
R3	2	4	1	3	1	5	3	1
R2	3	3	3	13	3	12	5	2
PR	0	0	0	0	0	0	0	0

Total	5	7	4	16	4	17	8	3
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29) How often is the unit occupied?

	Only used by guests	Usually occupied by a tenant	Rarely occupied by a tenant	NR
R3	5	11	1	3
R2	11	25	2	3
PR	0	0	0	0
Total	16	36	3	6

30) What is the overall condition of your unit?

	Just redone	In good condition	Needs repair	Needs to be completely renovated	NR
R3	2	16	0	0	2
R2	9	30	2	1	0
PR	0	0	0	0	0
Total	11	46	2	1	2

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