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# San Diego Housing Commission Accessory Dwelling Unit Development Pilot Program

Presentation to the San Diego Housing Commission Board of Commissioners  
October 15, 2021

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# SDHC – Accessory Dwelling Unit Development Pilot Program Overview

- Introduction
- ADU Development Pilot Program
- Timelines
- Estimated Costs
- Lessons Learned & Key Takeaways
- Permit-ready Plan Sets
- Resources
- Questions & Comments



*Peterlynn Drive  
City Council District 8  
October 11, 2021*



## Introduction



# SDHC – Accessory Dwelling Unit Development Pilot Program

## Introduction

- **What is an ADU?**

- Attached or detached
- 1,200 square feet or less
- Independent living facilities
- Provisions for living, sleeping, eating, cooking, and sanitation
- Permanent housing solutions

- **Benefits of ADUs**

- Affordable housing
- Income generation

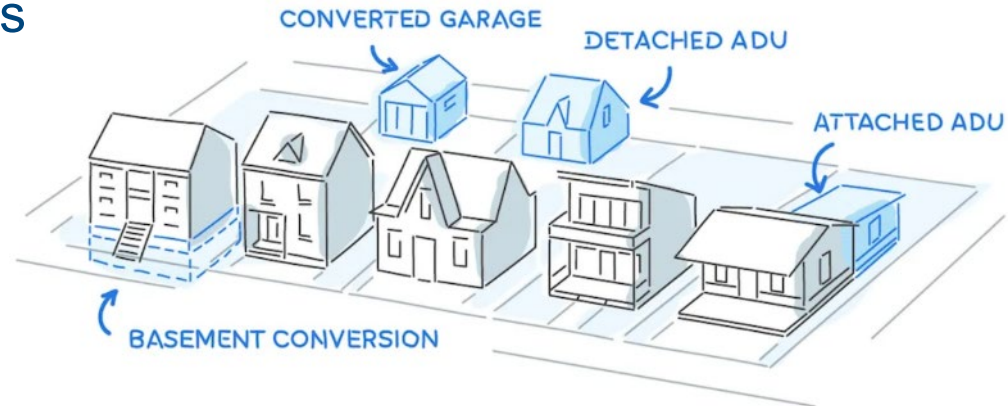


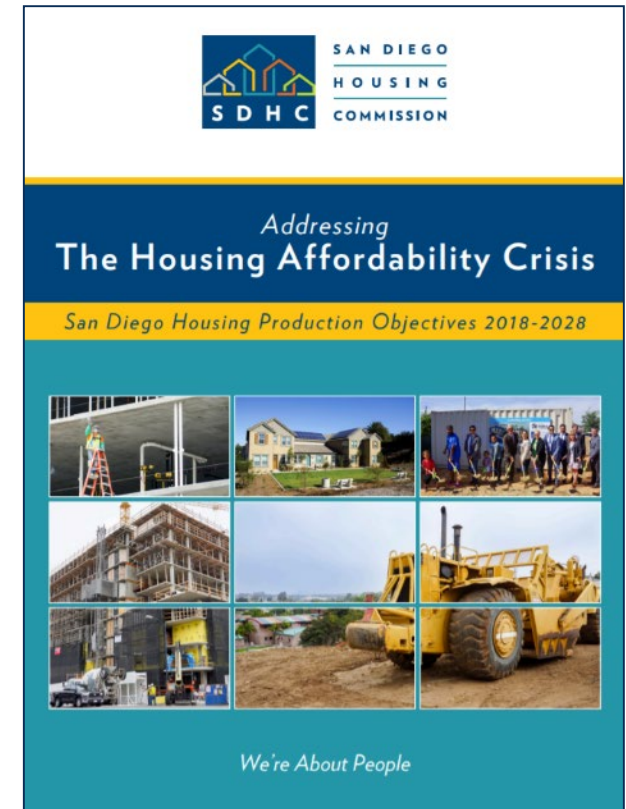
Image Source: West Coast Building and Design



# SDHC – Accessory Dwelling Unit Development Pilot Program

## Introduction (Continued)

- SDHC's report, *Addressing the Housing Affordability Crisis: San Diego Housing Production Objectives 2018 – 2028*
  - ADUs identified as one of the five main sources of potential additional housing units in the City over 10 years.
- Changes to **local and state legislation** reduced fees and permitting requirements to assist homeowners in developing ADUs.
- **March 6, 2019:** SDHC presentation to Land Use and Housing Committee at City Councilmember Vivian Moreno's request.
- **November 15, 2019:** SDHC Board of Commissioners approved the construction of ADUs in available yard space at five single-family homes SDHC transferred to its nonprofit affiliate for this pilot program.



# ADU Development Pilot Program





# SDHC – Accessory Dwelling Unit Development Pilot Program

## ADU Development Pilot

- **ADU Development Pilot Program Goals:**
  - Build five ADUs of varying sizes and types, including traditional (“stick-built”) and manufactured ADUs;
  - Document costs, processes and timelines associated with predevelopment, permitting and constructing each ADU type, and highlight lessons learned and key takeaways for San Diego homeowners interested in building ADUs; and
  - Create permit-ready architectural design/building plans that may be available for public use, as permit-ready templates for San Diego homeowners.
- SDHC completed five ADUs, ranging in size from 224 to 1,199 square feet
  - Four traditional, “stick-built” units
  - One manufactured unit



*Kimsue Way  
City Council District 8  
October 11, 2021*



## Timelines





# SDHC – Accessory Dwelling Unit Development Pilot Program Timelines

- Timelines may range from 10 to 26 months, depending on the type of ADU.

- Manufactured ADU: 11 – 16 months**



- Permit-ready Plan Sets (Traditional ADU): 10 – 22 months**



- Custom Plan Sets (Traditional ADU): 13 – 26 months**



# SDHC – Accessory Dwelling Unit Development Pilot Program Timelines (Continued)

## SDHC Pilot Program Timeline - Months

Phase	Manu.	Studio	1BR	2BR	3BR
Predevelopment & Design	4	4	4	4	4
Permitting	6	12	12	12	12
Construction & Installation	6	9.5	8	8	10
<b>TOTAL</b>	<b>16</b>	<b>25.5</b>	<b>24</b>	<b>24</b>	<b>26</b>



# Estimated Costs



# SDHC – Accessory Dwelling Unit Development Pilot Program

## Estimated Costs

### SDHC Pilot Program Costs

	<i>Manu./1BA 499 ft<sup>2</sup></i>	<i>Studio/ 1BA 224 ft<sup>2</sup></i>	<i>1BR/1BA 499 ft<sup>2</sup></i>	<i>2BR/2BA 990 ft<sup>2</sup></i>	<i>3BR/3BA 1199 ft<sup>2</sup></i>
<b>Soft Costs</b>	\$9,380	\$14,368	\$18,759	\$32,163	\$34,790
<b>Hard Costs</b>	\$128,495	\$102,435	\$157,574	\$264,669	\$307,288
<b>Cost per Square Foot</b>	\$276	\$521	\$353	\$300	\$285
<b>Total Construction Costs</b>	<b>\$137,875</b>	<b>\$116,803</b>	<b>\$176,333</b>	<b>\$296,832</b>	<b>\$342,078</b>



# Lessons Learned & Key Takeaways



# SDHC – Accessory Dwelling Unit Development Pilot Program

## Lessons Learned & Key Takeaways

1. Assemble a team of experienced professionals for the design, permitting, and construction of the ADU.
2. Use permit-ready plans.
3. Consider factors that can significantly impact cost.
4. Prepare for factors that can significantly impact the project's timeline.
5. Consider manufactured units as an option to reduce time and cost per square foot without compromising quality or design.



*Enero Street  
City Council District 8  
October 11, 2021*





# SDHC – Accessory Dwelling Unit Development Pilot Program

## Lessons Learned & Key Takeaways (Continued)

1. **Assemble a team of experienced professionals for the design, permitting, and construction of the ADU.**
2. **Use permit-ready plans.**
  - Permit-ready plans provide significant cost and time savings during the design phase, as the architect will not need to draft the plans from scratch.
  - Permit-ready plans still require architectural services, and the level of work needed depends on the characteristics of the site.
  - The SDHC project team worked with the architect to develop four design/building plans that include economical design elements. These will be made available for public use on the City of San Diego's ADU webpage and SDHC's website.



# SDHC – Accessory Dwelling Unit Development Pilot Program

## Lessons Learned & Key Takeaways (Continued)

### 3. **Consider factors that can significantly impact cost:**

- Units smaller than 500 square feet benefit from fee waivers.
- When deciding whether to split, or to share utilities between the main home and the ADU, homeowners should consult with their contracted designer or architect to consider the upfront or ongoing costs associated with each option to make an informed decision.
- Site-specific conditions require additional preparation during the design phase.
- The cost per square foot can be more than 25-35 percent higher than that of a typical single-family home.
- Unexpected cost overruns can be avoided with adequate preparation in the predevelopment phase.
- A contingency reserve of closer to 20 percent of estimated costs is recommended.



## SDHC – Accessory Dwelling Unit Development Pilot Program Lessons Learned & Key Takeaways (Continued)

### **4. Prepare for factors that can significantly impact the project's timeline:**

- Design phase:
  - Permit-ready plan sets can reduce the overall time for the architect.
  - Manufactured home requires minimal input from the architect.
- Permitting phase:
  - Permit expediter can help with faster processing of permits.
- Construction phase:
  - Thorough site feasibility study in design phase helps avoid unexpected delays and construction changes.

### **5. Consider manufactured units as an option to reduce time and cost per square foot without compromising quality or design.**



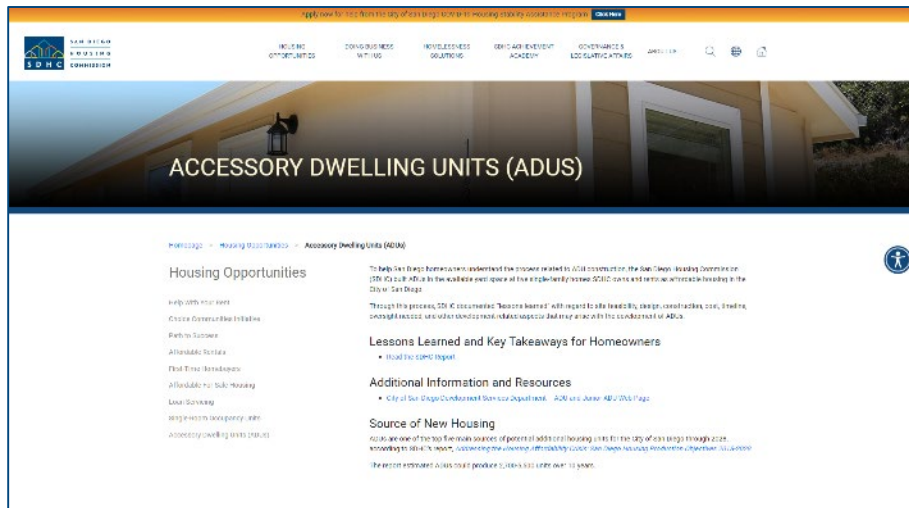
# Permit-ready Plan Sets



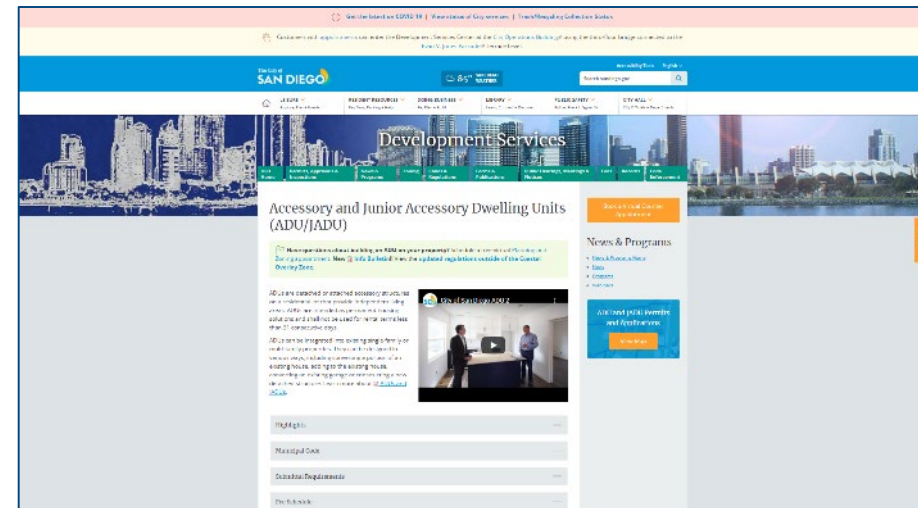
# SDHC – Accessory Dwelling Unit Development Pilot Program

## Preapproved Plan Sets

- Four permit-ready plan sets were developed through this pilot program.
  - Modified to include economical options in addition to the existing pre-approved plans
  - Will be made available for public use on the City of San Diego's ADU/JADU webpage and SDHC's ADU web page:



<https://www.sdhc.org/adu>



<https://www.sandiego.gov/development-services/news-programs/programs/companion-junior-units>



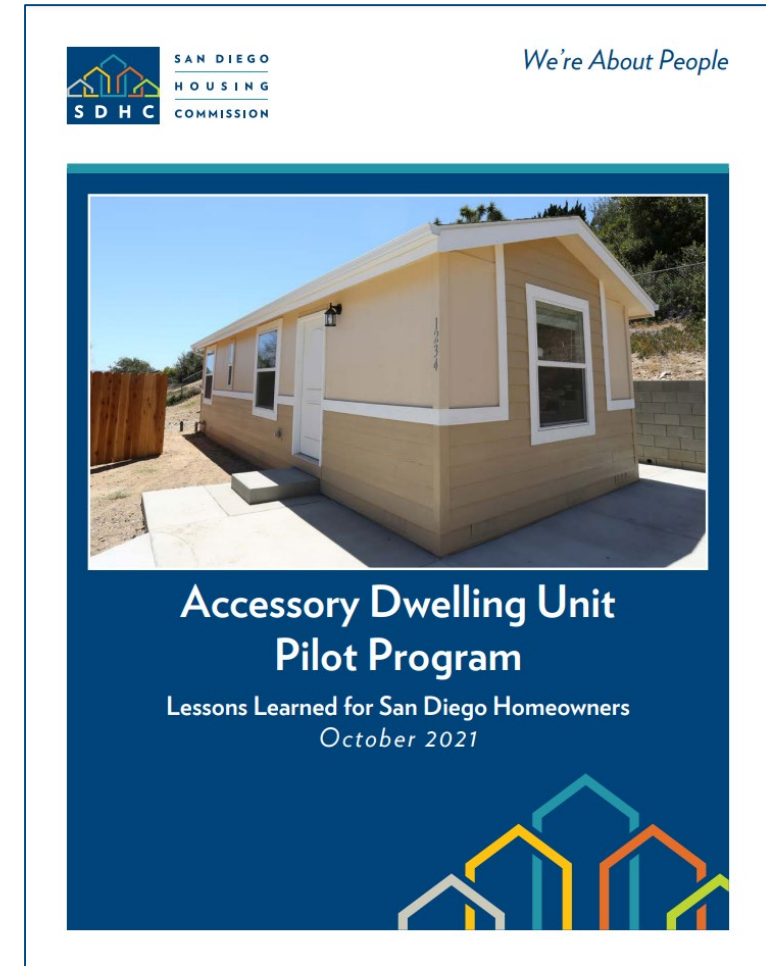
## Resources





# SDHC – Accessory Dwelling Unit Development Pilot Program Resources

- SDHC's new ADU web page, [www.sdhc.org/adu](http://www.sdhc.org/adu), provides links to:
  - SDHC's "Lessons Learned" report
  - City of San Diego's ADU/JADU web page
  - SDHC's report "Addressing the Housing Affordability Crisis: San Diego Housing Production Objectives 2018-2028"



# Questions & Comments

