

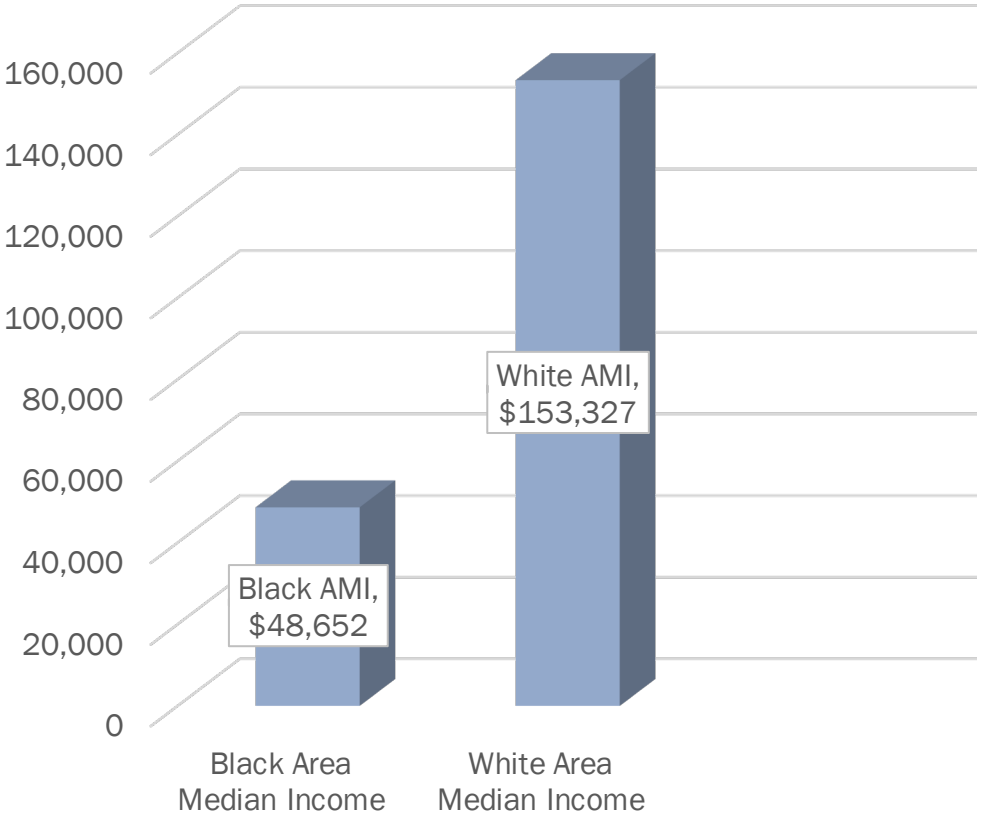


UPO SHECP INTERNSHIP : ADU'S AS A SOLUTION TO THE AFFORDABLE HOUSING CRISIS

By Annelise Pinjuv

Severe income inequality along racial lines

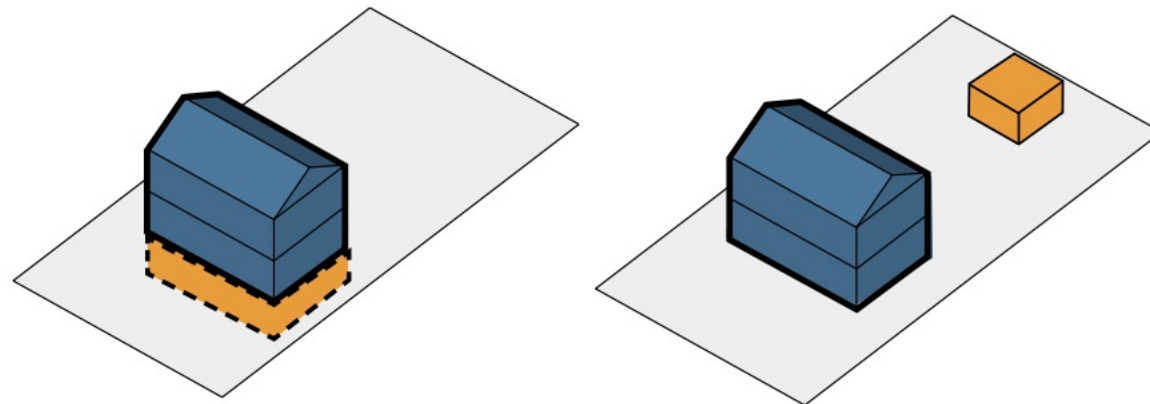
Black vs. White Area Median Income



- DCFPI qualifies “low-income” as families of four earning less than \$94,000 a year.
- The median sales price of a home in DC now exceeds \$1 million
- Racist government policies mandated segregation which persists today
- Threatens upward mobility in these neighborhoods where “opportunity is absent.”

Accessory Dwelling Units

- Accessory Dwelling Units, or ADUs are additional units built in residential zoning areas
- ADUs are now a matter-of-right in DC
- Subsidized affordable housing units are not usually built in residential zones, which does little to reverse economic and racial segregation patterns
- ADUs are a way to integrate affordable housing into all neighborhoods



A lack of available land is a barrier to creating more affordable housing stock

Districts height limit of 130 ft presents barriers to creating more housing stock

Malcolm Mossman's study looked at all available land in R zoning areas and found **63 million square feet** of available land

If 1 in 10 single-family homeowners constructed an ADU, that would add **21,000 new units**, helping the city meet its goal of 36,000 new units by the end of 2025

Changes in family dynamics call for a change in DC's housing stock

Number of people that make up the family unit	Number of Units Occupied by specific family structure	Number of Units that comfortably fit specific family structure
1-2	207,800	154,500
3	34,000	53,700
4+	39,350	95,600

Qualitative Research Methods: What I wanted to learn

Interviewees:

- UPO ADU Case Study
Participant, homeowner who constructed an ADU
- Policy Director working within Urban development, co-wrote UPO ADU Homeowner's Manual

Questions:

1. How can ADUs be of benefit to DC communities?
2. Are there any potential challenges associated with renting or constructing an ADU?
3. How can ADUs affect displacement of residents?
4. What can be done to prevent only white homeowners from benefiting from the supplemental income an ADU brings?

Qualitative Research Findings

- Both participants believed ADUs to be a great asset to DC communities
- Both believed ADUs could help curb resident displacement by both adding to the affordable housing stock and by giving homeowners a steady stream of income
- Policy Director suggested that residents be helped by new funding for ADUs only if they are within 80% of AMI, not 120%
- UPO ADU Case Study Participant said they would not want to go through the project again because the permitting process was expensive and time consumptive.

Panel Discussion Plans

“ADUs as a Solution to the Affordable Housing Crisis in DC: Examining Los Angeles’s ADU Standard Plan Program to encourage faster and lower cost ADU construction.”

- 32 approved, 4 pending approval
- Other cities with similar plans include San Jose, California and Seattle, Washington



POSSIBLE PANELISTS FOR PANEL DISCUSSION

Cherly Cort, Helen Leung, Dianna
Guinyard, Maura Brophy





Recommendations for UPO

- Consider advocating for or researching how DC could implement a program that allows homeowners to choose from pre-approved ADU designs, therefore making ADU construction permitting more affordable and less time consumptive
- Review LA-Más’s “Backyard Homes Project.” They partner with nonprofit and public partners to provide an incentive program, in which they offer “optional financing, design, permitting, construction, and leasing support to build and rent a new ADU” in exchange for the homeowner renting to a Section 8 voucher holder for a minimum of five years.

Conclusion

ADUs are win-win for many different reasons.

- Affordable housing on available land
- Stream of income to the homeowner
- Diversifying housing stock in all neighborhoods