sf-ADU: The Accessory Dwelling Unit Handbook
sf-ADU Introduction

The handbook project was developed to define:

“various physical forms for small scale residential infill; when investment in small scale residential infill is financially feasible or beneficial to small property owners; and what level of affordability these units might offer to San Francisco households.”
sf-ADU Project Phases

1. Research
   a. Master list of residential building types
   b. Mapping and code research

2. Design
   a. Narrowing down the master list to prototypes
   b. Designing and modeling ADUs

3. Financial Analysis
   a. Prototype pricing
   b. Analysis of cost versus rental and resale market

4. Conclusions
sfADU: RESEARCH
blue areas indicate residential zoning that allows for more than one unit (includes mixed use areas)
sfADU: DESIGN
Prototype A - Rooms Down (single family)
Prototype B - Rooms Down (multifamily)
Prototype C - Multifamily Ground Floor
Prototype D - Full Garage Conversion
Prototype E - Freestanding Garage Conversion
Prototype F - Rear Yard Cottage
Existing Building

- single-family residence
- two-stories
- open garage at the ground floor
- rear yard that is level enough to permit windows to be placed in the back wall of the ground floor

This particular example lacks an existing tradesmen door, and has the main entry stair cutting across the front of the house. These two features would make adding a hall and an entry door while still preserving a parking space very challenging in most circumstances. Other configurations may lend themselves to more easily adding a unit at the rear portion of the garage, and may be able to preserve an on-site parking space.

ADU Plan

1. Replace the garage door with a swing door and windows.
2. Ensure that the sleeping spaces have adequate rear yard clearances.
3. Each bedroom has access to natural light, and the possibility of operable windows for ventilation.
4. Walls that are within 5' of the property line (unless it's on a street) need to be fire rated, and should be reviewed in the pre-application meeting.
5. New screened enclosure for trash, recycling, and compost receptacles.

ADU Strategy

This plan utilizes as much of the ground floor as possible, while allowing that some space will usually be needed for the furnace and water heater that serve both this unit and the upstairs unit.

There are many configurations of two-bedroom units possible in this footprint. This particular layout assumes a relatively quiet street that would allow for a bedroom next to the sidewalk. Other variables such as rear yard amenities, views, sloped sites could suggest different arrangements of living room, kitchen and bedrooms.
sfADU: FINANCIAL ANALYSIS
sf-ADU Financial Analysis

Goal: provide ballpark pricing for a typical ADU construction project in an existing building and assist homeowners with determining financial feasibility for their own home.
sf-ADU Financial Analysis

Process:
1. Selection of a representative prototype
2. Run this prototype through a database of real-world ADU projects
3. Check these numbers against a bid on the actual prototype
4. Compare this construction cost to potential rental income & increased property value
Prototype B
Addition of a unit to a two-unit building

- Very common in neighborhoods where ADUs are currently permitted
- Requires a seismic upgrade of the foundation
- Requires full sprinklers on the ground floor
- Has egress challenges typical of many prototypes
- CBC occupancy change from R-3 to R-2.
Prototype B Financial Analysis

- Approximately $170,000 in construction costs
- Approximately $27,000 in permit costs and professional services
- Total cost is $197,000, versus $500k+ for a unit in a new multifamily building
- Approximate rent of $2,600 based on analysis of citywide 2014 Craigslist data
- Monthly home equity loan payment of $1,221 ($200k loan at 5.44%)
- Resale value increases proportionally to added area (buildings w/ in-laws sold for within 6% of single family sale prices).
sfADU: CONCLUSIONS
sf-ADU Conclusions

- ADUs are feasible for many homeowners and would allow units to be created at a lower cost than new construction.
- Ongoing coordination will be required between city agencies to facilitate the permitting of ADUs.
- There are many parts of the city where ADUs are not currently allowed that have building types suitable for their creation.