Kearstin Dischinger, SF Planning Department
WHY ADUS? UNIQUE QUALITIES

- Flexible
- Accessible
- More affordable to build
- Multi-generational
- Dispersed
WHY DO PEOPLE OPPOSE ADUS?

- Parking
- Crowding
- Change
### WHY AREN’T ADUS LEGAL IN PARTS OF SF?

**Early 20TH Century**  | ADU an important source of housing for WWII workforce
---|---

### ERA OF RESTRICTING ADUS & SUBURBANIZATION

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>1955</td>
<td>Parking Requirements Instituted</td>
<td>Limit</td>
</tr>
<tr>
<td>1978</td>
<td>Density Limits Instituted</td>
<td>Restrict</td>
</tr>
<tr>
<td>1980’s</td>
<td>State requires localities to permit ADUs</td>
<td>Refuse to permit</td>
</tr>
</tbody>
</table>

### PERIOD OF ADU CONTROVERSY & DOT COM BOOM, ETC.

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>1992, 1996, 2003</td>
<td>Several Failed attempts to Permit ADUs</td>
</tr>
<tr>
<td>2004 &amp; 2011</td>
<td>Housing Element: “Consider ADUs”</td>
</tr>
<tr>
<td>2008 &amp; 2009</td>
<td>Area Plans</td>
</tr>
</tbody>
</table>

### ADUS AS PART OF HOUSING STRATEGY & JOB/POPULATION GROWTH

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014 &amp; 2015</td>
<td>5 pieces of legislation</td>
</tr>
<tr>
<td>2015</td>
<td>Planning Department Handbook</td>
</tr>
</tbody>
</table>

Lawsuit
SAN FRANCISCO PLANNING CODE SECTION 207.2 (1985)

“San Francisco already has higher density than other cities...

. . . Once single-family homes are converted into multiple dwelling structures by the addition of a second unit, single-family housing stock is eliminated . . . . The irrevocable loss of the limited supply of single-family housing stock . . . will adversely affect the health, safety and welfare of San Francisco residents.

Parking problems are severe. . . .”
SINGLE FAMILY HOMES IN SAN FRANCISCO

- Single Family Residences
- Other (23,750 parcels - 25%)
- RH-1 (71,400 parcels - 75%)
WHY NOW? POTENTIAL FOR ADUS IN SF
HOW CAN THE PLANNING DEPARTMENT HELP?

Create a how to handbook for homeowners.

Maybe, learn ways to make ADUs work better.
WHAT CAN ADUS LOOK LIKE?

URBANISM FROM WITHIN

URBANISM FROM WITHIN
San Francisco Population Trends and Projections, 1980-2040
ADUS: 21st Century

- Portland
- Vancouver
- Seattle
- Vancouver
- Minneapolis
- San Francisco
- Berkeley
- Oakland
- San Jose
- Santa Cruz
- Daly City
NEXT STEPS

• More Legislation
• Let people know they have the option
• Engage Professionals
• Financing
• Monitor our Success