A Secret History of Accessory Dwellings.
(Midcoast Edition)

- Drawing by Sears Gallagher of Monhegan, Maine, 1940s.
Island Workforce Housing

• William Pitt Preble House, Great Cranberry, 1895.

“The long, low, attached barns in the 1895 photograph attest to the farming and shipbuilding enterprises of Preble’s era. At one point, he raised the roof to house his boatbuilders on the third floor”.

Courtesy of the Maine Historical Society
Accessory Dwelling Unit

- A recent legal term for a historically ordinary building type.
- An increasingly common exception to single-family zoning rules.

**ADU:** Usually a secondary (smaller) residence on the same plot and under the same ownership as the primary residence. ADUs can be either attached to (AADU) or detached from (DADU) the primary residence.
Accessory Dwelling Unit

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- **1934:** National Housing Act creates the Federal Housing Administration (FHA).

- **1936:** The FHA underwriting manual defines minimum standards for a *dwelling* with a *private kitchen* and *private bath*.

- 1936. A farmer and his two sons caught in a dust storm, Cimmaron County Oklahoma. Image credit: Arthur Rothstein, Farm Security Administration
“Jonas Shattuck Knight and his wife, Albertine “Aunt Teen” Colby Knight lived at the Rock Hill Inn. Like most homeowners, they took in one or more summer boarders...”
ADU Recap

- William Pitt Preble House, Great Cranberry, 1895.

- Income-diverse housing without public subsidies

- Local grassroots approach

- Double-sided affordability (Affordable rental units keep struggling homeowners afloat)

- Increased supply, density and diversity of housing stock

- Adaptive preservation of “Single family residential character”

- Community overflow capacity (spare homes)
Maine ADU Zoning

- Municipalities in Maine with ADU zoning provisions.
Calgary: Disregarded ADU Rules

• 1942: The Canadian government *temporarily* overrules single-family zoning for the war effort.

(Order No. 200, also known as the “Respecting Housing Accommodation in Congested Areas”)

• 1940’s-1980’s: Canadians develop hundreds of thousands of illegal basement and backyard apartments, known as *laneway houses and secondary suites*.

• 2018: *16,000 illegal secondary suites estimated in the city of Calgary alone.*

Seattle: Restrictive ADU Rules

- Complex Dimensional Requirements = Tiny and/or Awkward ADUs.
Vancouver: Permissive ADU Rules

- 1980’s: Amnesty programs for thousands of illegal secondary suites
- 2019: 75,000 single family homes, over 26,000 (35%) with at least one legal ADU.

- No off-street parking requirements
- Owner not required to live on site
- Single-family lots permitted both one AADU and one DADU,
- No household density limits
- Very permissive dimensional Requirements. (size, height and placement)

California: New State-Wide ADU Rules

**LA’s ADU Boom**

- Three State Bills passed in 2016 overrule municipal zoning regs pertaining to ADUs.
- ADUs must be permitted in every single-family residential zone of every municipality in California.
- State Legislation mandates relaxed parking and dimensional requirements, expedited permitting, lower permitting fees.
- 2003-2017: 644 ADUs permitted in Los Angeles (thousands more are known to have been built illegally)
- 2017-2018: ADUs = 1/5 of all residential building permits issued in Los Angeles.

*Plus Hus by Minarc.* 320 sf. (16’x20’) ships flat packed. Pricing from $37,000-$50,000 not including delivery, site work or installation.

California Department of Housing and Development, ADUs. http://www.hcd.ca.gov/policy-research/Accessory Dwelling Units.shtml
Wellfleet, MA: Just the Wrong Place?

Too Rich for ADUs?

- Year-round population: 3,500
- Summer population: 17,000
- Land area protected from development: 70%
- ADUs allowed since: 2006
- Up to three 1,200 sf. ADUs per owner-occupied parcel
- Conditional Use. i.e. zoning board review required
- Workforce Housing Stipulations:
  Rents limited to “low” or “moderate” income groups according to HUD fair market rent guidelines.
- Avg. total building permits per year, 2006-2016: 16. (mostly NOT ADUs.)


ADU Financing

Time
Money
Resources
ADU Financing

Individuals:

Conventional:
- Savings (most common)
- Renovation loan
- Conventional loans, lines of credit or cash-out refinance.

Creative:
- Sweat equity
- Recycled / salvaged Fixtures
- UK-style self-build collective
- ADUs prompt whole-property energy-saving upgrades

Groups:

Government & Non-Profit:
- **Clear and Permissive Zoning Rules** (Vancouver)
- **Expedited Permitting** (Los Angeles, Denver Etc...)
- **CDGBs for no-interest construction loans** (Boston, Barnstable, Etc...)
- Municipal Grants to Owners (Edmonton, Calgary)
- **Housing First Civic Pilot Projects** (HUD, Habitat for Humanity, JP Morgan Chase Foundation., City of Los Angeles, LA County, Multnomah County Oregon)

For-Profit:
- Long-term operator lease for ADU construction and property management. Dweller (Portland, OR), United Dwelling (Los Angeles, CA), ADU-Builder (Palo Alto, CA)
- Shared-equity financing. Unison (San Francisco, CA), Point (CA, WA, MA), Landed (for teachers and school staff only).
Successful ADU Regulations

**Do**

- Consider local factors (housing stock, land use, market conditions)
- Lower development barriers
- Keep ADUs profitable
- Sometimes incorporate incentives

**Don’t**

- Backtrack on existing ADU rules
Maine Coast & Islands


*Kitchen Ell:* A workroom added to accommodate new technology (iron stoves) and economic forces (agricultural cottage industries).

*AKA Summer Kitchen, Wash Room, Milk Room, Buttery, Pantry.*

Maine Coast & Islands

The Adaptable Ell

A. Ell Added to Big House.
B. Small House (Half-House) Converted to Ell.
C. Big House and Ell Built at the Same Time.

Maine Coast & Islands
Shifting Sands, Rising Tides, Block & Tackle.

- **1850s-1890s:** Over 30 homes are floated to Provincetown from the nearby settlement of Long Point. Today blue enamel plaques mark *Floater Houses.*

- **2008-present:** Pre-fab and modular construction gains broader popularity (islands)

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