

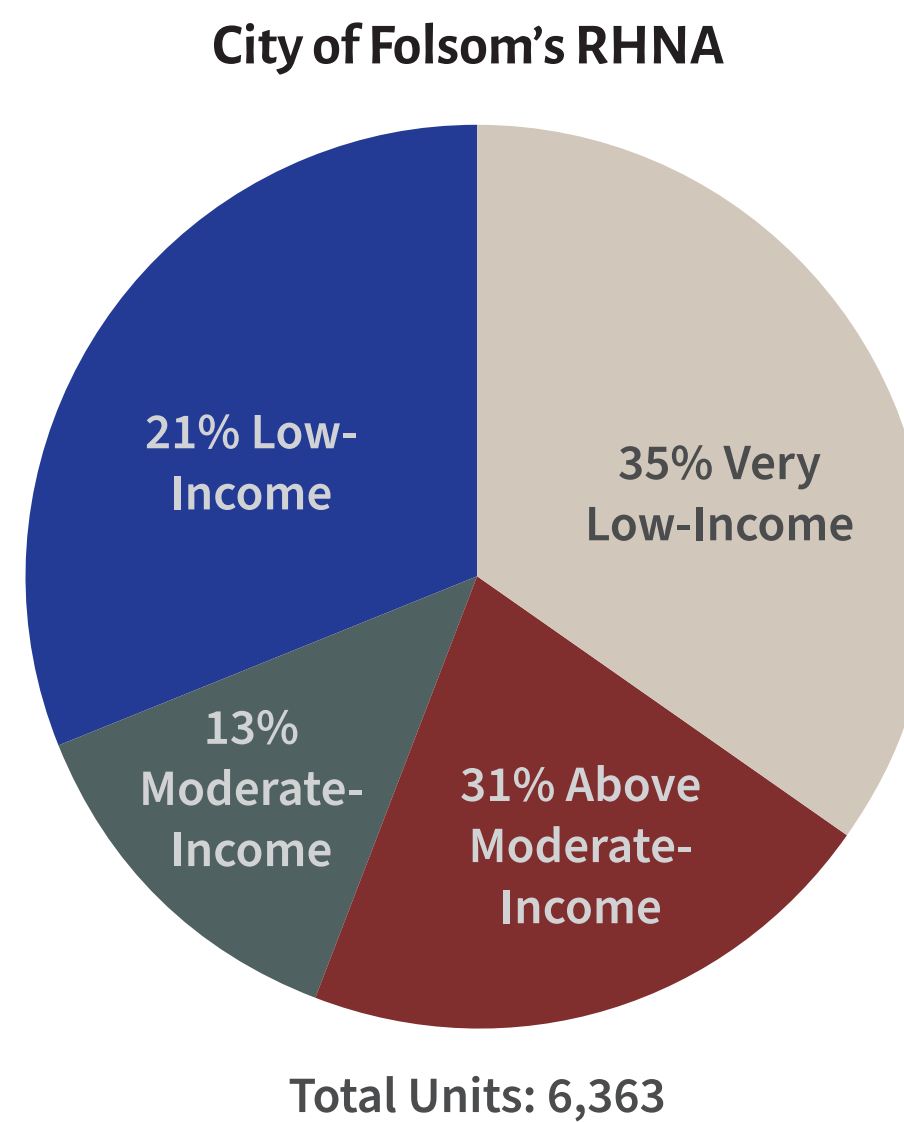
MULTI-GENERATIONAL HOUSING AFFORDABILITY AND ACCESSORY DWELLING UNIT ASSESSMENT

LUCY ROLLINS • CITY OF FOLSOM

INTRODUCTION

In response to California's housing crisis, the California Department of Housing and Community Development (HCD) provides each council of governments in the state with a regional determination of how many housing units that region must plan for in the next eight years. The council of governments then distributes this determination to each jurisdiction in the form of a Regional Housing Needs Allocation (RHNA) that the jurisdiction must account for in the update to their Comprehensive Plan's Housing Element. They may count ADUs toward this allocation.

The City of Folsom has identified a new type of development that is currently counted as a single unit toward RHNA, but should be counted as two: multi-generational homes with internal second units.



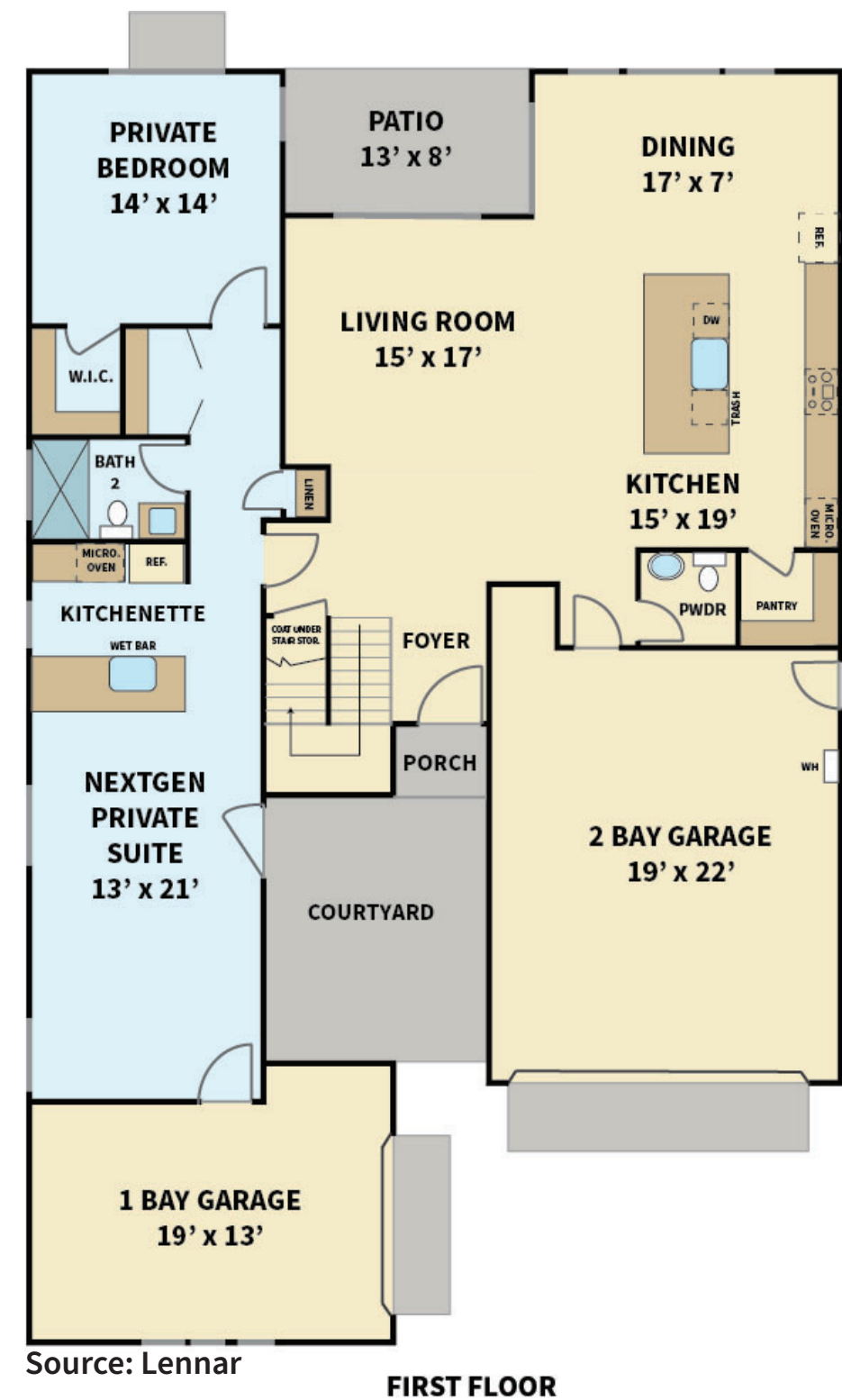
PROJECT CONTENT

Meeting discussions, independent research, and unit specifications informed the question of considering these units as an ADU. The chart below presents a summary of the California requirements for all types of ADUs and how multi-generational second units compare. The multi-generational second units included in this study meet all of the requirements of an attached ADU and if others were smaller than 500 square feet, they would meet the requirements of a junior accessory dwelling unit (JADU).

Fifteen responses to the survey of multi-generational homeowners were collected from the survey, an 5% response rate. This number of responses is too low to be statistically significant in making a final determination on affordability, but the results support the need for further assessment and analysis. Approximately 75% of respondents reported using the second unit in their home as a housing unit, and 60% of respondents stated that they did not intend to charge rent for the use of the second unit.

	Multi-Generational Second Unit	Junior Accessory Dwelling Unit	Attached Accessory Dwelling Unit	Detached Accessory Dwelling Unit
Smaller than 500 square feet		✓		
Smaller than 50% of the primary dwelling	✓	✓	✗	✓
Includes separate bathroom facility	✓		✓	✓
Includes an efficiency kitchen	✓		✓	✓
Has a private, exterior entrance	✓	✓	✓	✓
Attached to, or located within, primary dwelling	✓	✓	✓	

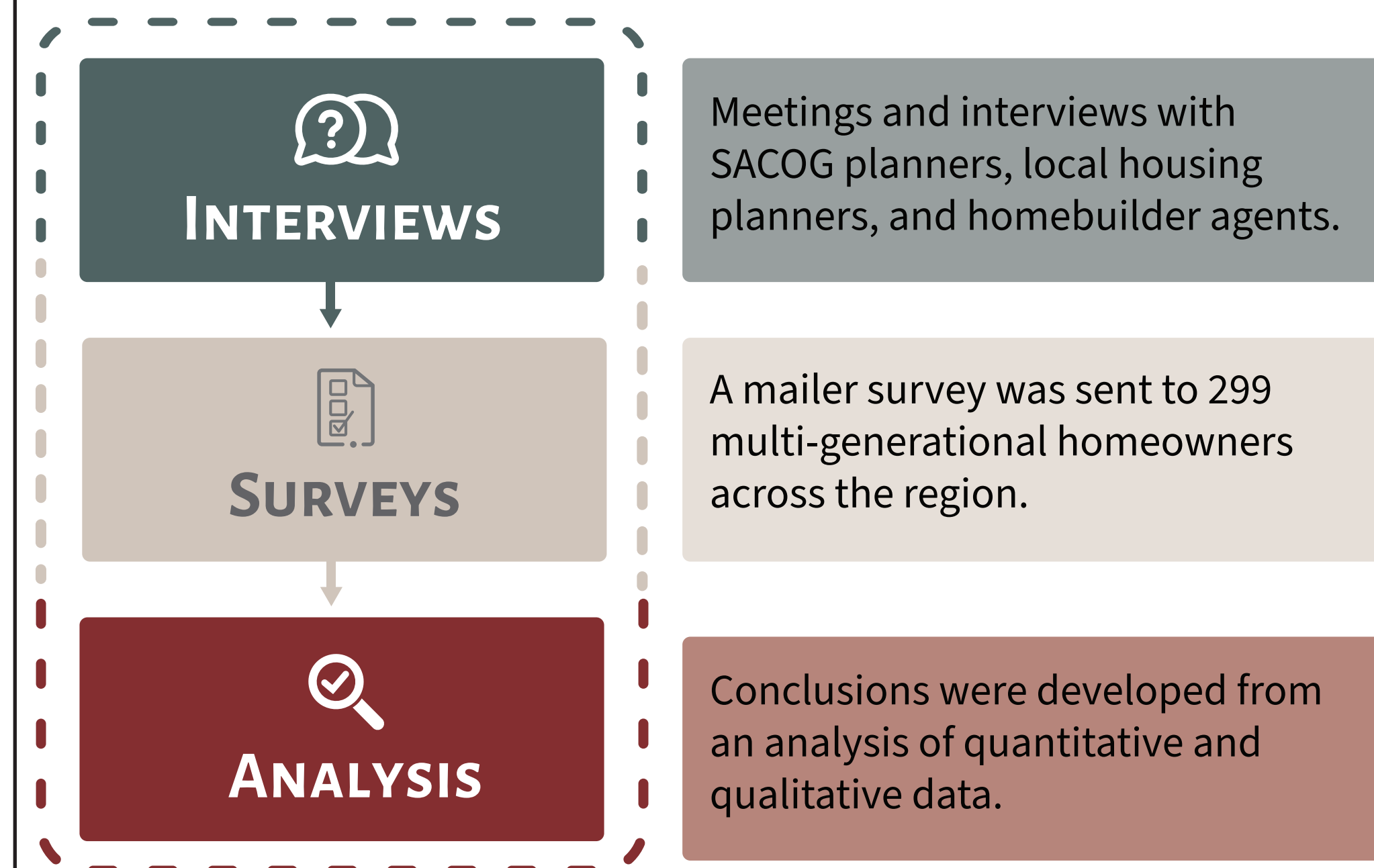
BACKGROUND



Much like ADUs, the second unit in multi-generational homes offers the potential to house a second household on a single-family lot. ADUs provide a valuable way to gently increase density and provide a wider range of housing options in suburban neighborhoods without compromising character. They also provide a more affordable option for people in these neighborhoods, who many are not able to, or may not want to, purchase a single-family home. Multi-generational homes can address many of the same needs.

Local, regional, and state legislation and plans adapt to changing housing trends over time. They set precedent for considering multi-generational second units as an ADU both for housing markets and inventories.

METHODOLOGY



CONCLUSION

All new-build multi-generational homes should be considered as single-family homes with attached ADU and, as such, should be counted as two units to satisfy a jurisdiction's RHNA.

The final affordability of these units could be not be determined, but results support many are rented at low-costs or for free. Further study of second units should be conducted.