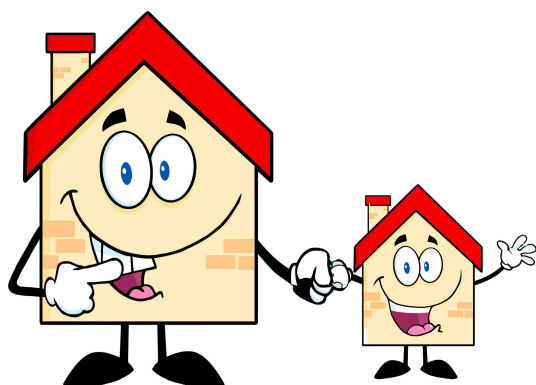


Fact Sheet on Junior Second Units (JSU)

April 9, 2016



Credit for Information on Junior Second Units

— Most of the material contained in this fact sheet was provided either by Rachel F. Ginis, Executive Director, Lilypad Homes (Rachel@Lilypadhomes.org), or Bob Brown, Community Development Director, City of Novato (bbrown@novato.org).

<http://lilypadhomes.org/>

<http://novato.org/government/community-development/general-plan-update/white-paper-topics/junior-second-units>

Reasons Why Secondary Dwelling Units Are Important

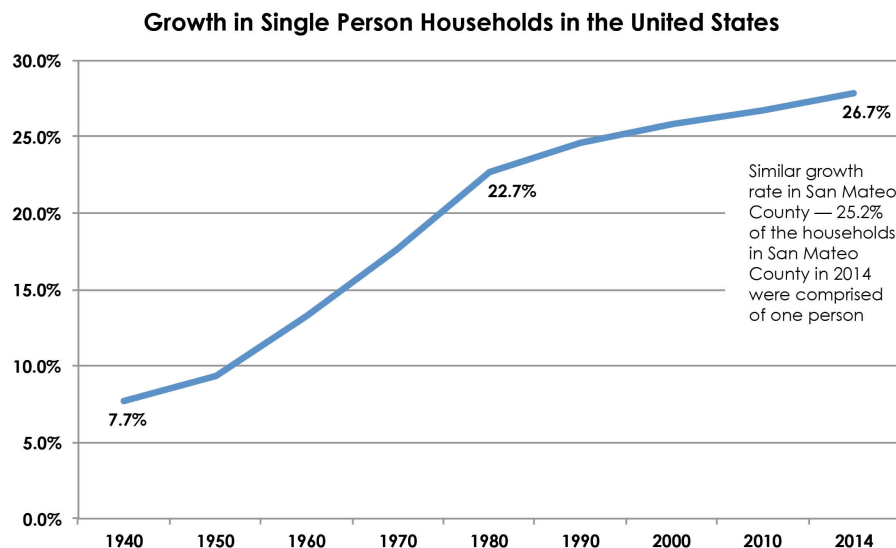
San Mateo County jurisdictions have strongly supported the creation of more second units (Accessory Dwelling Units or Secondary Dwelling Units) as a way to create affordable housing opportunities, better use the supply of housing available in the community and as a preferable alternative to construction of new multi-family developments. In San Mateo County, according to the 2014 American Community Survey (ACS), 57.1% percent — 155,486 homes — are located in single-family detached structures, many of which have underutilized space occupied by seniors or smaller households.

So, in addition to providing new affordable housing opportunities, second units have been viewed as a way to make the current housing stock more flexible and affordable over time and, for example, as a way to enable seniors to age in place — providing aging inhabitants who could possibly utilize in-home assistance or additional income that a renter or caregiver could provide.



Demographically, significant changes have been occurring in the aging of the population and the number of one-person households. Currently, slightly more than 1 out of 4 households in San Mateo County are comprised of one-person. The increase in one-person households is part of the reason the demand for small units is very strong. Countywide, according to Zillow and RealFacts (both of these sources provide historical and current rental data), studio and 1-bedroom rental units in San Mateo County as a whole have had the highest percentage increase in rents in recent years when compared to larger two-and three-bedroom rental units, with asked-for rents for these smaller units increasing between 11.3% to 14.4% per year over the last 4 years.

The graph below was developed from U.S. Census decennial data and American Community Survey (ACS) 2014 estimates. It shows the growth of one-person households in the United States as a whole. By way of comparison, the growth rate of one-person households in San Mateo County has roughly mirrored national trends.



State Law and local regulations seek to encourage more second units, but the construction of new second units has been limited due to parking requirements, construction costs, fees and other building requirements under current regulations. Despite these constraints, jurisdictions in San Mateo County are continuing to investigate ways to create more opportunities for second units to be built.

General Impediments to Developing Second Units

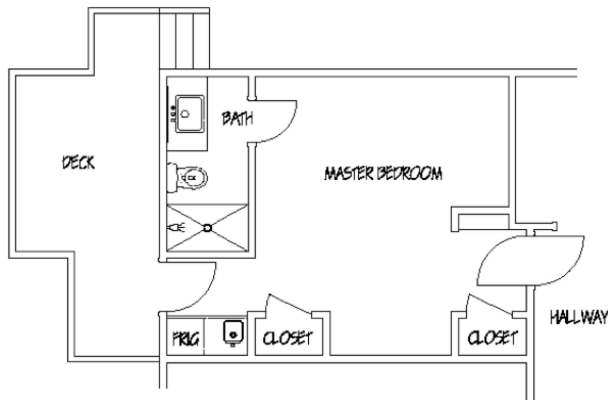
- High permitting and connection fees (\$15,000 – \$32,000)
- Minimum lot size requirements
- Additional parking requirements (cost of approximately \$10,000)
- Fire sprinkler requirements (cost of approximately \$10,000)
- Lack of access to capital
- Misunderstandings about the law

Overview of Junior Second Units

The concept of Junior Second Units — defining a smaller, less impactful living space that would entail repurposing a spare bedroom and bath within a dwelling to create a flexible-private living situation in conjunction with the owner-occupied unit — was first developed in Marin County by Rachel Ginis, Executive Director of Lilypad Homes, a non-profit organization dedicated to creating second unit housing that offers more affordable housing options for homeowners and renters. She presented her concept to a meeting of the Marin County planning directors and the City of Novato was most interested in pursuing this new housing option.

A Junior Second Unit is limited to the conversion of an existing bedroom and incorporation of a small wet-bar kitchen and an exterior entrance. It is also subject to a limited size (maximum of 500 square feet in the City of Novato).

Bob Brown, Community Development Director for the City of Novato, worked with Lilypad Homes to establish the first regulations permitting Junior Second Units in local permitting code and securing buy-in from the planning, water, sewer and fire agencies to wave costly fees and other requirements. The City also received confirmation from the California Department of Housing and Community Development (HCD) that if a separate bathroom was provided in the Junior Second Unit, it can be counted towards Novato's Regional Housing Needs Allocation (RHNA). Since, then, four additional cities and county have adopted regulations to permit Junior Second Units.



Included towards the end of this document is the City of Novato Junior Second Unit Ordinance. In addition, included separately in the Junior Second Units materials provided through 21 Elements, is a model Junior Second Unit ordinance developed by Rachel Ginis of Lilypad Homes. The model ordinance is different from the Novato ordinance in three primary ways: (1) maintaining the interior connection within the home so that junior second units are flexible over time; (2) no limit on countertop

area, with the standard being that it must be appropriate to the space, as many people reconfigure closet space to create these units and in many cases they can be slightly larger the 6 feet in length; and, (3) waiving the owner occupancy clause if the home is held by a land trust or organization interested in creating “true” affordable housing — in this case the owner would not live on the property, but would be in a managerial position.

**Comparison of Second Unit Standards to
Junior Second Unit Standards (City of Novato)**

	Second Unit Standards	Junior Second Unit Standards
Size	150-750 sq. ft.; up to 1,000 sq. ft. on lots over 10,000 sq. ft.	150 -500 sq. ft. – conversion of existing bedroom required, no building expansion.
Kitchen	Kitchen components not limited.	Wet-bar type kitchen only. Limits on sink and counter sizes; limit on size of drain line; no gas service and limit on electrical service (110v)
Bathroom	Required as part of the unit	Separate bathroom for unit not required – shared bathroom OK
Access	Interior access not required	External and internal access required
Parking	One additional space required	Not required if existing dwelling meets original parking standards when built
Owner Occupancy	Owner occupancy required	Owner occupancy required
Approval Process	Zoning Administrator ministerial approval unless project deviates from standards (e.g., upper story addition, exceeds size limit, etc.); Notification to adjacent property owners.	Zoning Administrator ministerial approval unless project deviates from standards; Notification to adjacent property owners.
Deed Restriction	Recordation of a deed restriction requiring owner occupancy	Recordation of a deed restriction requiring owner occupancy

The wet-bar kitchen would have a limited sink size (16”x16” maximum), a small drain line (maximum 1.5” diameter) to preclude a larger sink or garbage disposal, limitation on the length of associated counter and cabinets (6 feet maximum), prohibition on natural gas or 220v electrical service to preclude a full-sized cooking appliance, and a prohibition on installation of a dedicated electric circuit, gas line, gas stub-out or plumbing stub-out to preclude future service expansion. Since the JSU would not result in an additional bedroom, no additional parking beyond that required for the single-family home would be necessary. On-site owner occupancy is required for Junior Second Units for both financial and operational reasons.

Basics of a Junior Second Unit (based on City of Novato standards)

- Conversion of an existing bedroom (no expansion)
- Addition of a wet-bar kitchen:
 - Limited sink size, small drain line
 - Limited counter space
 - No gas or 220v electrical service
- Private bathroom (option to provide access)
- Interior and exterior access
- Owner occupancy required
- No additional parking required

What Sets a Junior Second Units Apart?

- Flexible – interior connection to main living area
- They do not increase planned density
- Scale and cost to develop are greatly reduced
- Minimal impact on environment
- Maintain character of neighborhoods
- All the water, energy, waste, road use, and parking have all been accounted for in the original permit for the home

Fees for Junior Second Units

City of Novato staff contacted a number of utility districts in Marin County to determine connection fees associated with Junior Second Units. Following meetings with water and sewer agencies, all confirmed that they would not charge connection or meter fees for installation of a wet bar within a single-family residence. However, when defined as a separate unit under the CBC, they would impose some level of connection fee. Some districts in Marin County seem willing to consider a reduced fee based on the smaller size of a JSU and the requirement that an existing bedroom be utilized, but district staff have asked that cities and towns in Marin County adopt new zoning regulations for JSUs prior to requesting reconsideration of fee levels by the utilities.

The fire marshals of Marin discussed the concept of a Junior Second Unit and generally have expressed a willingness to not automatically require installation of fire sprinklers in conjunction with creation of the new internal unit.

“Now in Novato, instead of \$32,000 to create a junior second unit (including a \$9,000 sewer connection fee and \$10,000 water connection/meter fee) . . . it will cost you somewhere in the neighborhood of \$800 in permanent connection fees and you’re done! No parking requirement, no sprinkler requirement, etc.”

— Rachel Ginis, Lilypad Homes

Junior Second Units and RHNA

Staff from HCD confirmed with the City of Novato that they base their determinations on whether units count towards a jurisdiction's Regional Housing Needs Allocation (RHNA) numbers based on the definitions in the California State Building Code (CBC). The 2010 California Building Code defines a "Dwelling Unit" as — "a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation." HCD staff has indicated to City of Novato staff that the provisions for Junior Second Units would meet the CBC definition and would, therefore, count towards Novato's RHNA allocation, provided that the sanitation facility (bathroom) is integral to the unit making it a "complete, independent living facility."

State Legislation

Legislation was introduced in early 2016 by Assembly Member Thurmond (East Bay) to amend Section 65852.2 of the Government Code by adding Section 65852.22 covering standards relating to Junior Second Units. Below is a link to AB 2406:

http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160AB2406

Benefits of Junior Second Units

The majority of housing in California as a whole and in San Mateo County state are single-family detached homes. Much of the housing that was developed after WWII and through the next decades focused on the nuclear family, although multi-generational housing was a common model prior to that time. Over the past 50 years, house size has increased by 30% and now the traditional family accounts for less than 33% of households. Further, single-parent families, couples without kids, retirees, empty nesters, young professionals, and individuals of all ages make up the majority of the demographic in households.

Second units, in general, create many benefits for the homeowner, renter and the community as a whole, as listed below.

Benefits for Homeowners

- Provides flexibility in the use of housing and an opportunity for homeowners to repurpose an unused portion of a home for additional rental income — for couples starting out, couples with kids and growing families, in-law unit for parents, rental of the main unit as aging or life changes occur
- No additional parking required
- No water or sewer connection fees (in Novato a \$20,000 savings!)
- No City development impact fees (in Novato a \$7,000 savings!)
- No fire sprinkler requirement
- Simple approval process
- Generate secure income
- Rent at market rate or reduced rate for services rendered by the renter
- Have assistant or caregiver near by
- House loved ones — parents, children, etc.

- Live in it yourself
- Have companionship with privacy
- Have the security of an occupied house when traveling
- Increase property value

Benefits for Renters

- Provides an affordable housing option
- Decreases commute time

Benefits for the Community

- Less commuter traffic
- Housing that is consistent with neighborhood character
- New customers for local businesses
- Housing for first responders, teachers and service workers
- Enables more choice in housing in the community
- Provides more flexibility and better use of the existing housing stock
- Creates additional affordable housing opportunities for retail and service workers or occasional weekday housing for commuters
- Reduction in carbon emissions from commuter traffic and more efficient use of resources
- An innovative solution creating an abundant source of low-cost, low-impact and high benefit housing that is more affordable for both homeowners and renters

Benefits for Government

- Second Units with private baths count toward the local jurisdiction's Regional Housing Needs Allocation (RHNA) and meet permitting and safety standards

Possible Financial Assistance Through Housing Repair and Home Rehabilitation Loan Programs

Based on funding availability, the Department of Housing (DOH) traditionally offers a variety of programs for: low and very low income homeowners; and investor-owners who rent to low-and very low-income homeowners. The property must be located in the Urban County, which consists of the 16 "non-entitlement" cities (Atherton, Belmont, Brisbane, Burlingame, Colma, East Palo Alto, Foster City, Half Moon Bay, Hillsborough, Menlo Park, Millbrae, Pacifica, Portola Valley, San Bruno, San Carlos, City of San Mateo and Woodside in addition to all unincorporated areas of the County. The Cities of Daly City, Redwood City and South San Francisco offer rehab programs for residents of their cities.

DOH funds and/or collaborates with non-profit minor home repair organizations, including:

Center for Independence of the Disabled

001 Winward Way #103

San Mateo, CA 94404 Phone: (650) 645-1780

Free housing accessibility modification assistance, including assistance to those who rent, to qualified clients in San Mateo County.

Senior Coastsiders

535 Kelly Avenue

Half Moon Bay, CA 94019

Phone: (650) 726-9056

Free home repairs up to \$5,000 for low and very low income seniors who reside in Half Moon Bay, Pacifica and the unincorporated areas of the coastside.

Rebuilding Together Peninsula

P.O. Box 4031

Menlo Park, CA 94026

Phone: (650) 366-6597

Free minor home repairs for qualified homeowners & non-profits in San Mateo County.

GRID Alternatives

1171 Ocean Avenue, Suite 200

Oakland, CA 94608

Phone: (510) 731-1310

Volunteer-based program to provide solar electric generation systems. This program also provides job & skills training in the photovoltaic system installations.

El Concilio of San Mateo County

1419 Burlingame Avenue, Suite N

Burlingame, CA 94010

Phone: (650) 373-1080

Free minor home repair services that help qualify homes in San Mateo County for participation of Energy Partners to reduce utility bills and conserve energy.

City of Novato Junior Second Units Ordinance

19.34.031 – Junior Accessory Dwelling Units

This Section provides standards for the establishment of junior accessory dwelling units, an alternative to the standard accessory dwelling unit, permitted as set forth in Section 19.34.030, and are allowed in accordance with Article 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards).

- A. Development Standards. Junior accessory dwelling units shall comply with the following standards, including the standards in Table 3-13:
1. Number of Units Allowed: Only one accessory dwelling unit or, junior accessory dwelling unit, may be located on any residentially zoned lot that permits a single-family dwelling except as otherwise regulated or restricted by an adopted Master Plan or Precise Development Plan. A junior accessory dwelling unit may only be located on a lot which already contains one legal single-family dwelling.
 2. Owner Occupancy: The owner of a parcel proposed for a junior accessory dwelling unit shall occupy as a principal residence either the primary dwelling or the accessory dwelling.
 3. Sale Prohibited: A junior accessory dwelling unit shall not be sold independently of the primary dwelling on the parcel.
 4. Deed Restriction: A deed restriction shall be completed and recorded, in compliance with Section D below.
 5. Location of Junior Accessory Dwelling Unit: A junior accessory dwelling unit must be created within the existing walls of an existing primary dwelling, and must include conversion of an existing bedroom.
 6. Separate Entry Required: A separate exterior entry shall be provided to serve a junior accessory dwelling unit.
 7. Kitchen Requirements: The junior accessory dwelling unit shall include an efficiency kitchen, requiring and limited to the following components:
 - a. A sink with maximum width and length dimensions of sixteen (16) inches and with a maximum waste line diameter of one-and-a-half (1.5) inches,
 - b. A cooking facility or appliance which does not require electrical service greater than one hundred and twenty (120) volts or natural or propane gas, and
 - c. A food preparation counter and storage cabinets which do not exceed six (6) feet in length.
 8. Parking. No additional parking is required beyond that required at the [time the] existing primary dwelling was constructed.

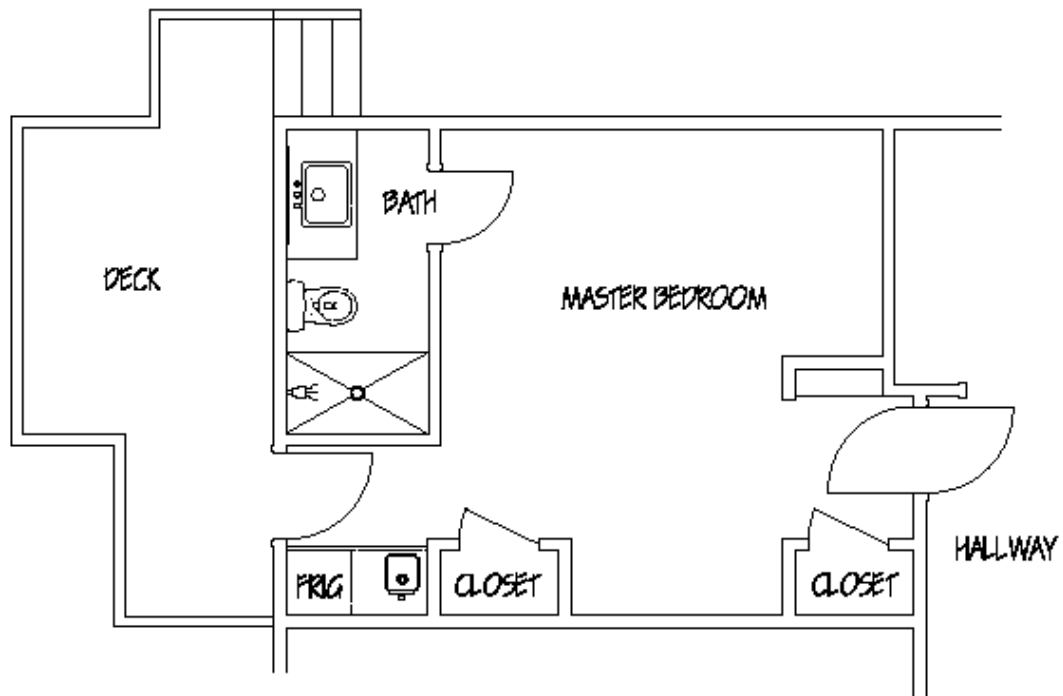
Development Standards for Junior Accessory Dwelling Units

Site or Design Feature	Site and Design Standards
Maximum unit size	500 square feet
Minimum unit size	150 square feet
Setbacks	As required for the primary dwelling unit by Article 2
Parking	No additional parking required

- B. Application Processing.
1. The Zoning Administrator shall issue a junior accessory dwelling unit permit if the application provides the information required per the Submittal Requirements (Section C. below) and conforms to the Development Standards (Section A. above).
 2. The City shall provide notice in compliance with Division 19.58 - Public Hearings.
- C. Submittal Requirements. Application for a junior accessory dwelling unit shall include a completed application for a junior accessory dwelling unit permit and the following information as deemed appropriate by the Zoning Administrator:
1. Plot Plan (Drawn to Scale). Dimension the perimeter of parcel on which the junior accessory dwelling will be located. Indicate the location and use of all existing and proposed structures on the project site.
 2. Floor Plans. A dimensioned plan drawn to scale of the existing primary dwelling identifying the use of each room and identifying the room(s) to be dedicated to the junior accessory dwelling unit, including an exterior entrance. The resulting floor area calculation of the proposed junior accessory dwelling unit shall be included, which shall include the area of any dedicated bathroom, if any, for the exclusive use of the junior accessory dwelling unit.
 3. Kitchen Plan. A dimensioned plan drawn to scale indicating proposed kitchen improvements, including a kitchen sink, cooking appliance(s) food preparation counter and food storage cabinets.
- D. Deed Restriction. Prior to obtaining a building permit for a junior accessory dwelling unit, a deed restriction, approved by the City Attorney, shall be recorded with the County Recorder's office, which shall include the pertinent restrictions and limitations of a junior accessory dwelling unit identified in this Section. Said deed restriction shall run with the land, and shall be binding upon any future owners, heirs, or assigns. A copy of the recorded deed restriction shall be filed with the Department stating that:
1. The junior accessory dwelling unit shall not be sold separately from the primary dwelling unit;
 2. The junior accessory dwelling unit is restricted to the maximum size allowed per the development standards in Section 19.34.031;
 3. The junior accessory dwelling unit shall be considered legal only so long as either the primary residence, or the accessory dwelling unit, is occupied by the owner of record of the property;
 4. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance with any provisions of Section 19.34.030, may result in legal action against the property owner, including revocation of any right to maintain a junior accessory dwelling unit on the property.

(Ord. No. [1595](#), § 2(Exh. A), 12-16-2014)

Example of a Junior Second Unit











Lilypad Homes

Draft Junior Accessory Dwelling Units (JADU) – Flexible Housing

Findings:

1. Causation: Critical need for housing for lower income families and individuals given the high cost of living and low supply of affordable homes for rent or purchase, and the difficulty, given the current social and economic environment, in building more affordable housing
2. Mitigation: Create a simple and inexpensive permitting track for the development of junior accessory dwelling units that allows spare bedrooms in homes to serve as a flexible form of infill housing
3. Endangerment: Provisions currently required under agency ordinances are so arbitrary, excessive, or burdensome as to restrict the ability of homeowners to legally develop these units therefore encouraging homeowners to bypass safety standards and procedures that make the creation of these units a benefit to the whole of the community
4. Co-Benefits: Homeowners (particularly retired seniors and young families, groups that tend to have the lowest incomes) – generating extra revenue, allowing people facing unexpected financial obstacles to remain in their homes, housing parents, children or caregivers; Homebuyers - providing rental income which aids in mortgage qualification under new government guidelines; Renters – creating more low-cost housing options in the community where they work, go to school or have family, also reducing commute time and expenses; Municipalities – helping to meet RHNA goals, increasing property and sales tax revenue, insuring safety standard code compliance, providing an abundant source of affordable housing with no additional infrastructure needed; Community - housing vital workers, decreasing traffic, creating economic growth both in the remodeling sector and new customers for local businesses; Planet - reducing carbon emissions, using resources more efficiently;
5. Benefits of Junior Second Units: offer a more affordable housing option to both homeowners and renters, creating economically healthy, diverse, multi-generational communities;

Therefore the following ordinance is hereby enacted:

This Section provides standards for the establishment of junior accessory dwelling units, an alternative to the standard accessory dwelling unit, permitted as set forth under State Law AB 1866 (Chapter 1062, Statutes of 2002) Sections 65852.150 and 65852.2 and subject to different provisions under fire safety codes based on the fact that junior accessory dwelling units do not qualify as “complete independent living facilities” given that the interior connection from the junior accessory dwelling unit to the main living area remains, therefore not redefining the single-family home status of the dwelling unit.

A. *Development Standards.* Junior accessory dwelling units shall comply with the following standards, including the standards in Table below:

1. *Number of Units Allowed.* Only one accessory dwelling unit or, junior accessory dwelling unit, may be located on any residentially zoned lot that permits a single-family dwelling except as otherwise regulated or restricted by an adopted Master Plan or Precise Development Plan. A junior accessory dwelling unit may only be located on a lot which already contains one legal single-family dwelling.



Lilypad Homes

2. **Owner Occupancy:** The owner of a parcel proposed for a junior accessory dwelling unit shall occupy as a principal residence either the primary dwelling or the accessory dwelling, except when the home is held by an agency such as a land trust or housing organization in an effort to create affordable housing.
3. **Sale Prohibited:** A junior accessory dwelling unit shall not be sold independently of the primary dwelling on the parcel.
4. **Deed Restriction:** A deed restriction shall be completed and recorded, in compliance with Section B below.
5. **Location of Junior Accessory Dwelling Unit:** A junior accessory dwelling unit must be created within the existing walls of an existing primary dwelling, and must include conversion of an existing bedroom.
6. **Separate Entry Required:** A separate exterior entry shall be provided to serve a junior accessory dwelling unit.
7. **Interior Entry Remains:** The interior connection to the main living area must be maintained, but a second door may be added for sound attenuation.
8. **Kitchen Requirements:** The junior accessory dwelling unit shall include an efficiency kitchen, requiring and limited to the following components:
 - a. A sink with maximum width and length dimensions of sixteen (16) inches and with a maximum waste line diameter of one-and-a-half (1.5) inches,
 - b. A cooking facility with appliance which do not require electrical service greater than one-hundred-and-twenty (120) volts or natural or propane gas, and
 - c. A food preparation counter and storage cabinets that are reasonable to size of the unit.
9. **Parking:** No additional parking is required beyond that required when the existing primary dwelling was constructed.

Table
Development Standards for Junior Accessory Dwelling Units

Site or Design Feature	Site and Design Standards
Maximum unit size	500 square feet
Setbacks	As required for the primary dwelling unit
Parking	No additional parking required



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B. *Deed Restriction:* Prior to obtaining a building permit for a junior accessory dwelling unit, a deed restriction, approved by the City Attorney, shall be recorded with the County Recorder's office, which shall include the pertinent restrictions and limitations of a junior accessory dwelling unit identified in this Section. Said deed restriction shall run with the land, and shall be binding upon any future owners, heirs, or assigns. A copy of the recorded deed restriction shall be filed with the Department stating that:

1. The junior accessory dwelling unit shall not be sold separately from the primary dwelling unit;
2. The junior accessory dwelling unit is restricted to the maximum size allowed per the development standards;
3. The junior accessory dwelling unit shall be considered legal only so long as either the primary residence, or the accessory dwelling unit, is occupied by the owner of record of the property, except when the home is owned by an agency such as a land trust or housing organization in an effort to create affordable housing;
4. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance with this provision may result in legal action against the property owner, including revocation of any right to maintain a junior accessory dwelling unit on the property.

C. *No Water Connection Fees:* No agency should require a water connection fee for the development of a junior accessory dwelling unit. An inspection fee to confirm that the dwelling unit complies with development standard may be assessed.

D. *No Sewer Connection Fees:* No agency should require a sewer connection fee for the development of a junior accessory dwelling unit. An inspection fee to confirm that the dwelling unit complies with development standard may be assessed.

E. *No Fire Sprinklers and Fire Attenuation:* No agency should require fire sprinkler or fire attenuation specifications for the development of a junior accessory dwelling unit. An inspection fee to confirm that the dwelling unit complies with development standard may be assessed.

Definitions of Specialized Terms and Phrases.

Accessory Dwelling Units. A second permanent dwelling that is accessory to a legal primary dwelling on the same site. An accessory dwelling unit provides complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking. An accessory dwelling unit also includes manufactured homes.

Junior Accessory Dwelling Unit. A type of accessory dwelling unit that is accessory to and included within a legal primary dwelling on the same site. A junior accessory dwelling unit provides flexible independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, and cooking. Cooking and food preparation facilities shall be limited to an efficiency kitchen. Sanitation facilities may be independently provided for the junior accessory dwelling unit or may be shared with occupants of the primary dwelling.



Assemblymember Tony Thurmond, 15th Assembly District

AB 2406 – Junior Accessory Dwelling Units (JADU)

IN BRIEF

A multitude of solutions are needed to address California's critical need for more housing. Assembly Bill (AB) 2406 will create a simple and inexpensive permitting process for a flexible type of second unit created by repurposing spare bedrooms in existing homes. Junior Accessory Dwelling Units (JADUs), or Junior Second Units, will create new, less costly rental housing, while at the same time making owning a home in the state more affordable.

BACKGROUND

We have a critical shortage of housing in California. New housing options are needed to meet the diverse economic needs of people throughout the state. Single-family homes make up the vast majority of our housing inventory. Yet over half of those homes are occupied by only one couple or less, leaving the majority of bedrooms in an average three bedroom home empty or underutilized.

Over the last fifty years home sizes have increased by over 30%, while at the same time the average household size has decreased to 2.3. Today the traditional family (mother, father and one or more children under 18 years of age) makes up only 33% of the population. The majority of the population in California is made up of smaller households including: single-parent families, couples without children, empty nesters, retirees, young professionals and individuals of all ages.

Seniors and young working individuals are the two fastest growing populations in California. These two constituency groups have the lowest incomes. Each one faces increasing challenges finding and retaining housing that can and meets their needs. The senior population is expected to more than double over the next 20 years. 89% of seniors, according to AARP, wish to remain in their homes and age in place.

With rising prices, the workforce that comprises our communities relies heavily on rental housing to live

near where they work. Yet this workforce finds it increasingly difficult to find housing. The high demand of housing, driven by a strong economy and exacerbated by a limited supply of housing, has given to rise to the need for housing supply.

The median home price in California is \$457K. In areas around economic centers, such as the Bay Area, the median home price has soared to \$791K, making homeownership out of reach for the vast majority of families. Because of this, and given the silver tsunami we are facing as masses of baby boomers move into retirement, many are turning to their home as a resource to create additional income to meet their rising costs.

Workers commuting to their jobs are a major contributing factor playing into this equation. Climate change is attributed to high levels of carbon dioxide in the atmosphere. To mitigate the effects of climate change California has instituted challenging goals to reduce our CO2 emissions. However, pushing individuals out of their homes due to rising costs premised on lack of housing supply has subverted the environmental goals of California. It is critically important to house vital workers in the communities where they serve.

SOLUTION

AB 2406 will create an abundant source of rental housing, while at the same time making owning a home in California more affordable. It better utilizes the built environment by more efficiently using underutilized space in existing homes. These units will help homeowners remain in their homes and age in place by housing loved ones, caregivers and people who work in the community. This will help reduce carbon emissions from the thousands of workers who must commute long distances to get to their jobs. They will also help more people qualify to purchase homes given the additional income these units generate.

SUPPORT

Lilypad Homes (sponsor)

FOR MORE INFORMATION

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