



Staff Analysis

# Issues related to Accessory Dwelling Units

170198

**Presented by:**

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**Legistar No: 170198**

**Title: Accessory Dwelling Units as a Tool to Affordable Housing in the City of Gainesville**

**Sponsor (Commissioner Helen Warren):**

**City Staff Contact: Wendy Thomas and Lawrence Calderon**

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### **Summary of Issue**

Accessory dwelling units have benefits and challenges but they are vital to the housing supply and provide housing options for individuals, professionals and small starting families. They are well suited to low density single-family neighborhoods which are close to core urban areas and high density activity centers. This report examines the provision of accessory dwelling units within the City of Gainesville and the possibility of expanding the accessory dwelling unit program and making the process much easier while minimizing any negative impacts

### **History/Background Information**

This item is presented in response to a referral to the Department of Doing by the General Policy Committee. The issue has been part of the overall address of issues related to affordable housing in Alachua County and the City. The issue is addressed by many communities within the state and is supported by the Florida Legislature.

**Options The following recommendations are submitted for review and consideration by the General Policy Committee.**

- A. The City should direct staff to begin work on identifying quick administrative and process changes that can be implemented to facilitate the use of accessory dwelling units within the City.

**Pros: This recommendation demonstrates the commitment to address the issues related to accessory dwelling units. It sends a message to the community and authorizes immediate action. The approach offers opportunities to better understand the process and to apply lessons learned from working with existing situations to future efforts.**

**Cons: None.**

- B. The City should take action to adopt policies that are recommended in the report with appropriate funding.

**Pros:** This recommendation affirms the commitment to addressing accessory dwelling units and affordable housing. It provides a path and guidelines to staff.

**Cons** Addressing and responding to issues from groups opposed to the concept.

- C. The city should also direct staff to prepare a proposal outlining a process for guiding the review, permitting and construction of accessory dwelling units.

**Pros:** Sets in motion a coordinated approach to addressing issues specifically related to the City of Gainesville. It involves a process of bringing all the stakeholders together and addressing the issues related to accessory dwelling units in a comprehensive manner as opposed to a piecemeal approach.

**Cons:** This option requires a sustained budget allocation.

**Staff Recommended Option** The options provide is a coordinated approach at addressing the issues outlined in the report. The committee should take action to implement all the recommendations presented in this report.

**Attachments/References** The following attachments are included with the report.

**ATTACHMENT “A”:** Definition of Accessory Dwelling Units

**ATTACHMENT “B”:** Excerpts from 2007 Accessory Dwelling Units Report to the Florida Legislature, Florida Department of Community Affairs

**ATTACHMENT “C”:** Gainesville Comprehensive Plan and Land Development Code References

**ATTACHMENT “D”:** References Related to Economics of ADUs