

# Accessory Dwelling Unit (ADU) Model Plans Pilot Program

City of Flagstaff Housing Commission  
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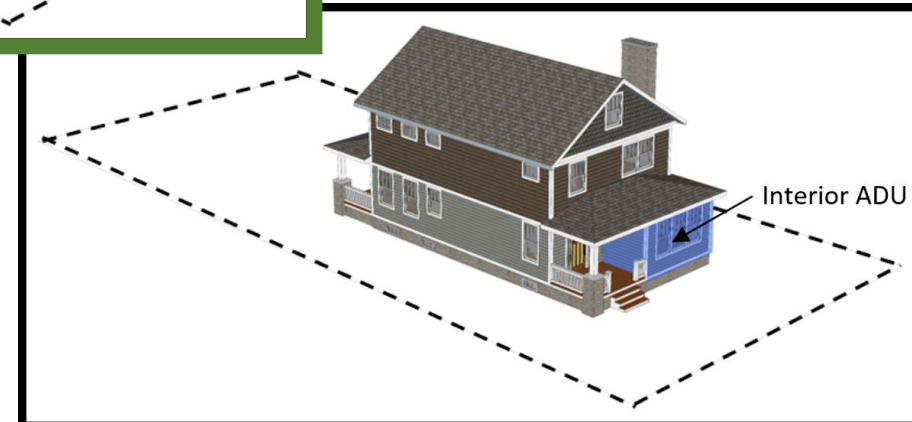
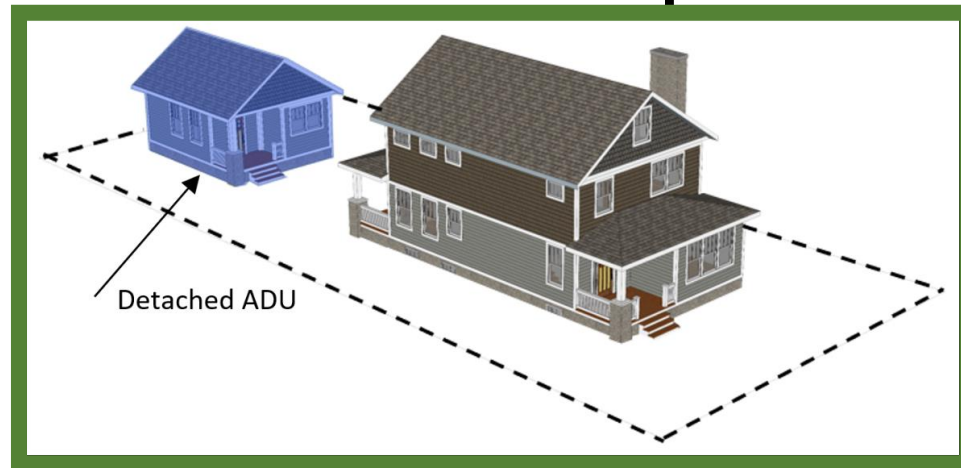
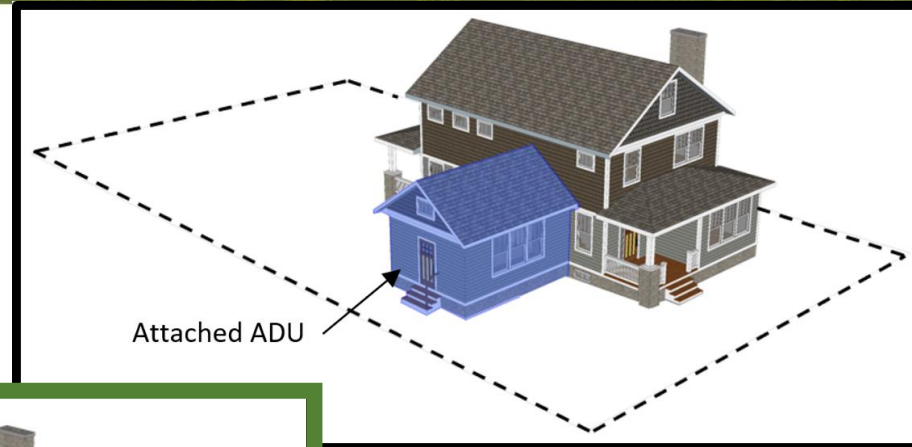
# Presentation Outline

- ADUs and adopted housing and climate goals
- Background research
  - Survey results
- Program overview
  - Example library: City of Tucson Casitas Model Plans
- Pending topics
- Next Steps
- Questions and comments



# Accessory Dwelling Units (ADUs)

- Second and complete living space on a property that already has a single-family home
- In existing neighborhoods with access to existing infrastructure and transportation networks
- Provide supplemental income to owners
- Smaller, more affordable housing units (rent and utilities)
- Potential for improved social connections for residents





# Adopted Housing and Climate Goals

**Goal in both plans: Create housing options for households at all income levels and family sizes occupied by local residents**

## **10-Year Housing Plan**

- Create 5.6: Make pre-approved standard plans available to property owners to reduce planning and review costs
- Create 5.7: Construct and promote net zero or net zero ready affordable housing when funding is available and encourage developers to do the same
- Create 4.7: Continue to evaluate and amend the current Accessory Dwelling Unit (ADU) zoning code standards with the goal of increasing supply

## **Carbon Neutrality Plan**

- DD-1.1: Incorporate more flexibility and appropriate density into residential neighborhoods, such as accessory dwelling units...and other housing options to provide more diverse and attainable housing opportunities, create vibrant neighborhoods, and decrease travel distances
- DD-1.4: Encourage the rapid development of carbon-neutral Accessory Dwelling Units (ADUs) to increase the housing stock
- HA-1.1: Incentivize the creation of affordable units through various programs and mechanisms



# Background Research

1. Community survey on the Flagstaff Community Forum (September – October 2023)
2. Targeted survey for design and construction professionals
3. In-depth interviews with Flagstaff design and construction professionals
4. Online research and interviews with jurisdictions with ADU and other pre-approved model plans programs



# Common Barriers to Building an ADU



Barriers related to city codes*	Barriers an ADU model plans library can help alleviate	Other barriers
<ul style="list-style-type: none"><li>• City Zoning and other design standards</li><li>• City parking standards</li></ul>	<ul style="list-style-type: none"><li>• Cost of designing an ADU (drafting plans)</li><li>• Finding someone to design an ADU</li><li>• Navigating the city design and permitting process</li><li>• City permitting fees</li></ul>	<ul style="list-style-type: none"><li>• Cost of building an ADU</li><li>• Ease of obtaining ADU financing</li><li>• Navigating the construction process</li><li>• Homeowners' Association (HOA) standards that restrict ADUs</li><li>• Supply chain issues</li><li>• Utility connections and access issues</li><li>• Neighborhood opposition to ADUs</li></ul>

*\*Arizona House Bill 2720 now requires all municipalities with a population of more than 75,000 people to comply with state ADU regulations. The City is in the process of drafting code updates to comply with the new state law.*



# Flagstaff Community Survey Results



- *Earn additional rental income* is most common reason to build an ADU
  - 2/3 of ADU owners say rental income helps covers homeownership costs
    - ADU leases alternate between long, medium, and short-term
  - Many built ADUs to increase the housing supply (address housing crisis), and provide additional living space for household members, and family and friends to live or visit
- 50% of homeowners w/ no ADU are interested in building one, but only 14% are likely to build one in the next 1-3 years
  - 68% prefer a detached ADU
  - > 50% say model plans would make it easier to build an ADU
- Desire for many sets of plans and different designs to meet diverse homeowners' and ADU-dwellers' needs



# Design Professional Survey Findings

- Support for model plans if the designer can retain ownership and charge a reasonable fee for use of their plans
  - Allows the designer to work with the client to ensure the ADU will fit on the site and is properly oriented
  - Will help the client navigate the city building permit review and approval process
- **ADUs are a good candidate for all-electric and sustainable construction features because of their small size**
- Plans should include pre-approved options to minimize need for custom plans



# ADU Model Plans Program Goals



- 1. Create an ADU Model Plans Library to host a growing inventory of pre-approved all-electric and energy-efficient ADU model plans**
2. Increase awareness of ADUs and their benefits to the Flagstaff community
- 3. Increase ADUs in Flagstaff by simplifying the process and reducing the costs to design and permit ADUs**
4. Connect interested homeowners with design professionals and other ADU resources



# Benefits of an ADU Model Plans library

## Community

1. Lower and more predictable design costs
2. Lower building permit review fees
3. Public can preview plans for free
4. Easier to find a designer
5. Plans can be required to meet certain design standards, such as all-electric and energy-efficient
6. **Easier and cheaper to build an ADU >>> more ADUs in Flagstaff**

## Designers

1. Benefit from reusing plans in different locations
2. Retain ownership of their plans and are compensated when plans are used
3. Fees cover working with clients to ensure plans work on a site and go through the building permit process
4. Lower time commitment to use plans can allow designers to work with more clients



# Model Plans Libraries in Other Cities

1. **City of Tucson:** [ADUs in Tucson \(tucsonaz.gov\)](https://tucsonaz.gov)
2. City of Phoenix: [www.phoenix.gov/homeplans](https://www.phoenix.gov/homeplans)
3. Yavapai County: [A Home of My Own! Program - Yavapai, AZ \(yavapaiaz.gov\)](https://yavapaiaz.gov)
4. City of Los Angeles ADU Accelerator Program
  - a. Model Plans library: <https://ladbs.org/adu/standard-plan-program/approved-standard-plans>
  - b. FAQs about standard plans: <https://ladbs.org/adu/adu-faqs>
5. West Denver Single Family Plus (WDSF+) ADU Pilot Program: <https://www.mywdrc.org/adu-pilot-program>
6. Eugene, Oregon Pre-Approved Accessory Dwelling Unit (ADU) Plans Program: <https://www.eugene-or.gov/4707/Pre-Approved-ADU-Plans>
7. Napa, CA: Napa Sonoma ADU
  - a. <https://napasonomaadu.org/>
  - b. <https://plans.napasonomaadu.org/>



# Tucson: Casitas Model Plan Library

[Source: Casita Model Plan Library | Casitas in Tucson \(tucsonaz.gov\)](#)



**Detached Sonoran ADU**

- **Silva & Havens**
- Logan Havens
- Studio / 1B 459 SF
- 1BD / 1 BA 646 SF

Detached Sonoran ADU is a contemporary representation of historic Tucson architecture. It uses similar methods and philosophies of our oldest structures but is based on current materials and processes. It is heavily insulated, all-electric, accessible, uncomplicated, and designed to last generations.

Contact

Design Details



**ROOST**

- **Urban Infill Project**
- Valerie Lane
- Studio / 1B 436 SF
- 1 BD / 1 BA 623 SF
- 2 BD / 1 BA 768 SF

Welcome to the ROOST—crafted for narrow spaces, blending sleek design with accessibility. Customize your style, build effortlessly with local partnerships, and embrace sustainability. The ROOST adapts, making smart living stylish in any space!

Contact

Design Details



**Tucson Casita**

- **Scott Neeley Architecture LLC**
- Scott Neeley
- 1 BD / 1 BA
- 576 SF

Tucson Casita features a simple, elegant form adaptable to many sites, wood framing for ease of construction, a stucco exterior and metal roofing that echo traditional Sonoran houses, an efficient one-bedroom floor plan, a light-filled interior, covered porch and patio for indoor-outdoor living, and a highly energy-efficient design.

Contact

Design Details



# Next Steps

1. Finalize desired design requirements, selection criteria, process, etc.
2. Invite design and construction professionals to submit detached ADU designs, likely through a Request for Informal Proposals (RFIP)
3. Select designs (selection committee comprised of design and construction professionals, community partners, city staff)
4. Winners submit full construction plans for pre-approval
5. Plans are uploaded into a pre-approved ADU model plans library
6. Public views and selects plans; works with the designer to submit a building permit to use the plans
7. Program evaluation



# Pending Topics

1. Design criteria and categories
2. Awards, fees, and schedule
3. Design submission, review, and selection process
4. Building plan review process and application materials
5. Model plans library format and information to be displayed
6. Program evaluation and next steps

**Is anyone from the Housing Commission interested in volunteering to participate on the selection committee?**

Comments?

Questions?

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