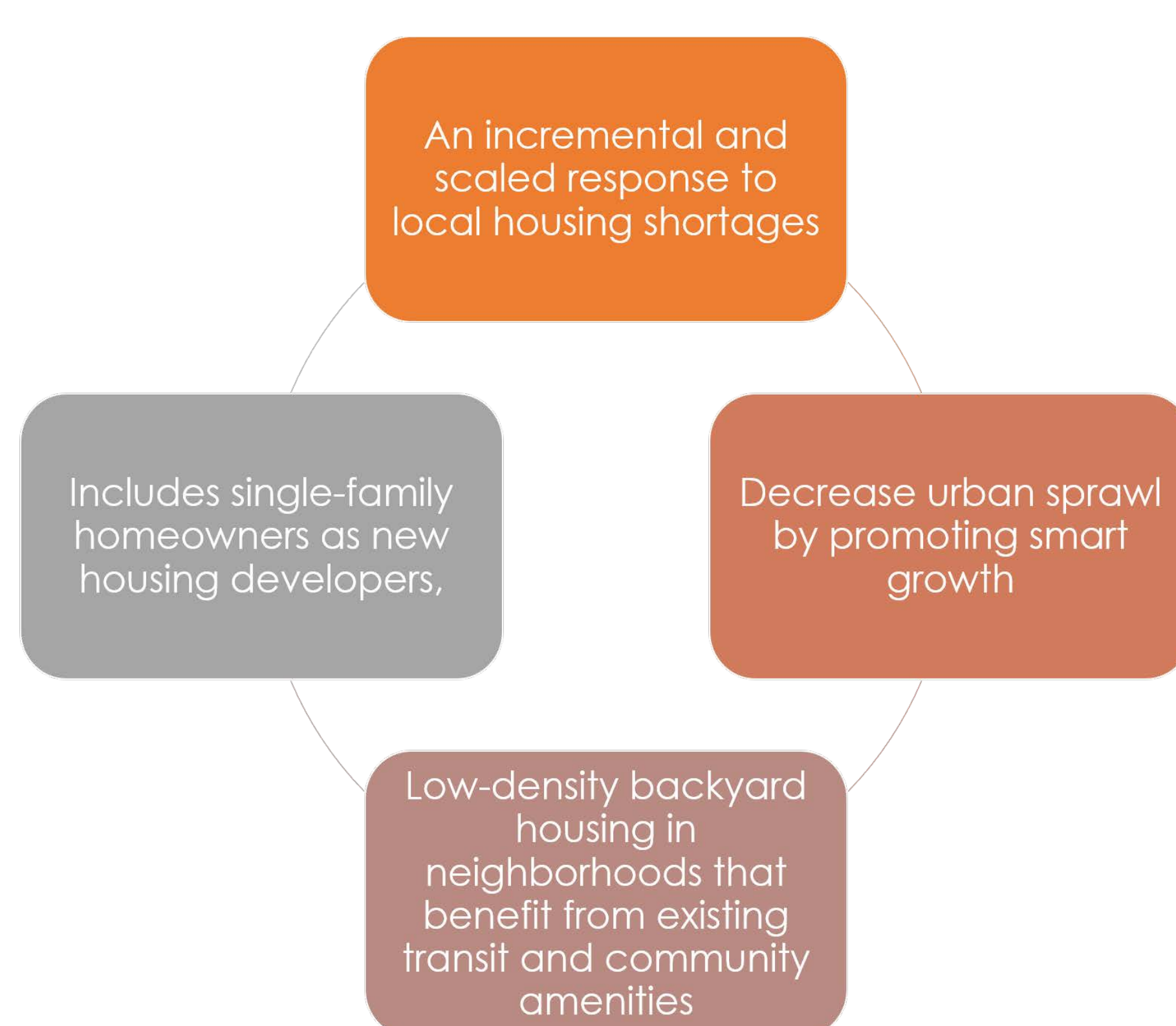


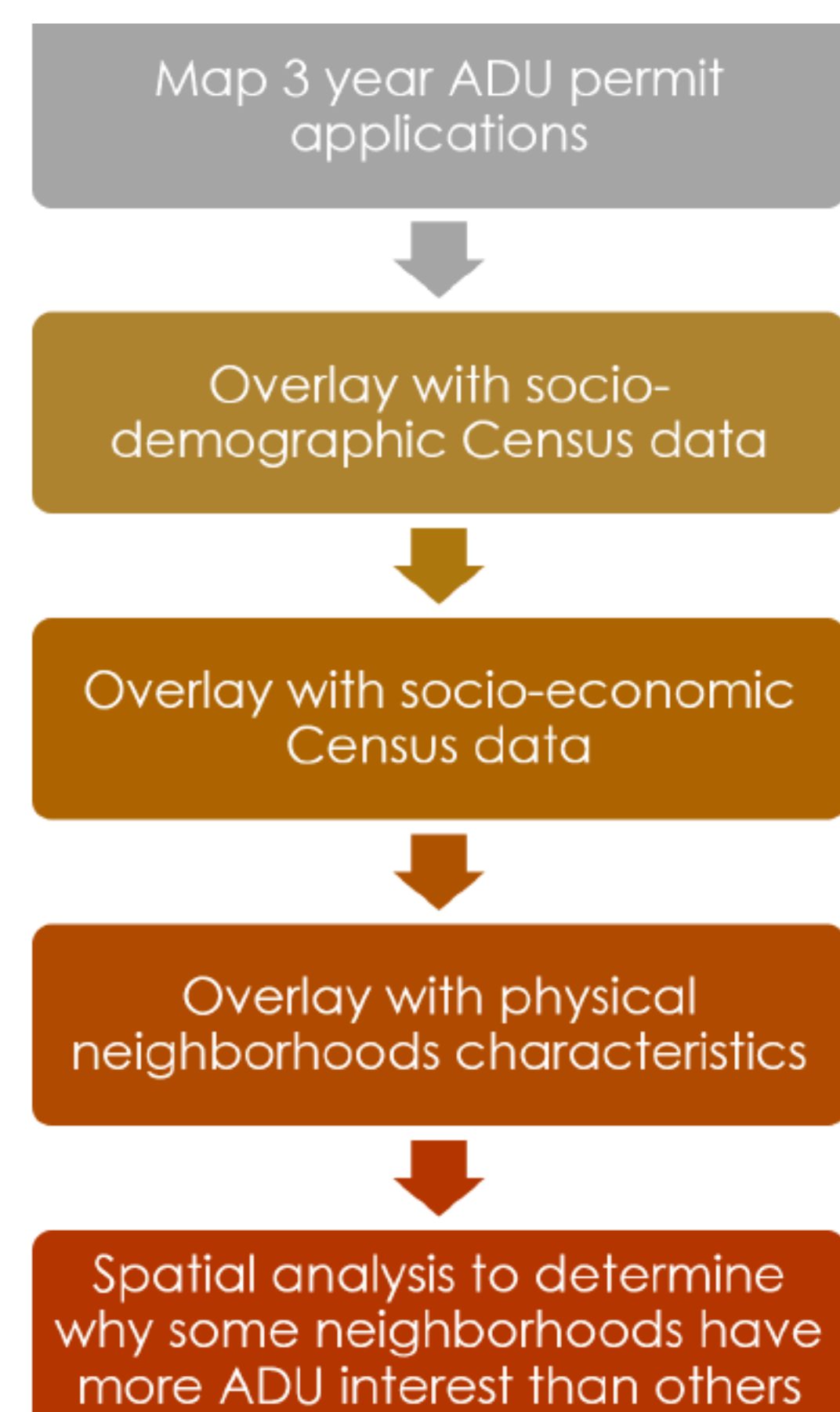
ABSTRACT

The purpose of this research project is to evaluate *what factors drive ADU interest at the local level*. Accessory dwelling units offer an incremental and scaled solution for increasing density in existing single family neighborhoods that are in need of increased housing opportunities. To understand what San Diego ADU development looks like, three objects of data were studied. First, 2017-2019 ADU permit application data showing where people want to build an ADU and trends that have occurred in development over the last 3 years. Then, comparing ADU permit application data with 1) socio-demographic, 2) socio-economic, and 3) physical neighborhood characteristics provided an understanding of which neighborhoods could best support future ADU development, as well as the factors that are driving neighborhood ADU interest. The outcome of this research is a detailed spatial analysis of accessory dwelling unit permits within the City of San Diego's neighborhoods, compared with demographic and economic census information, to conclude whether the City of San Diego's neighborhoods are experiencing a similar level of interest in building accessory dwelling units.

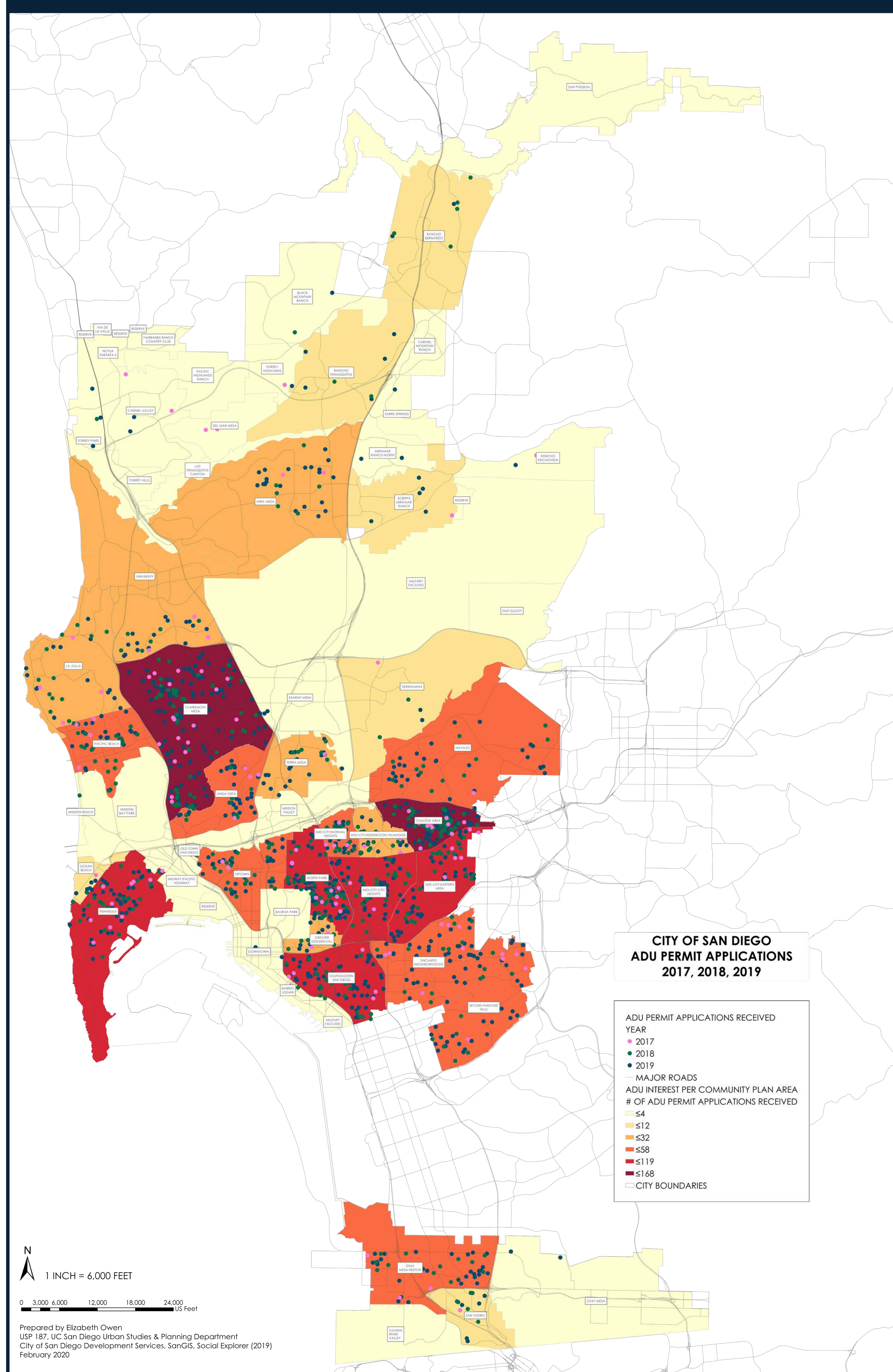
WHY ADUs?



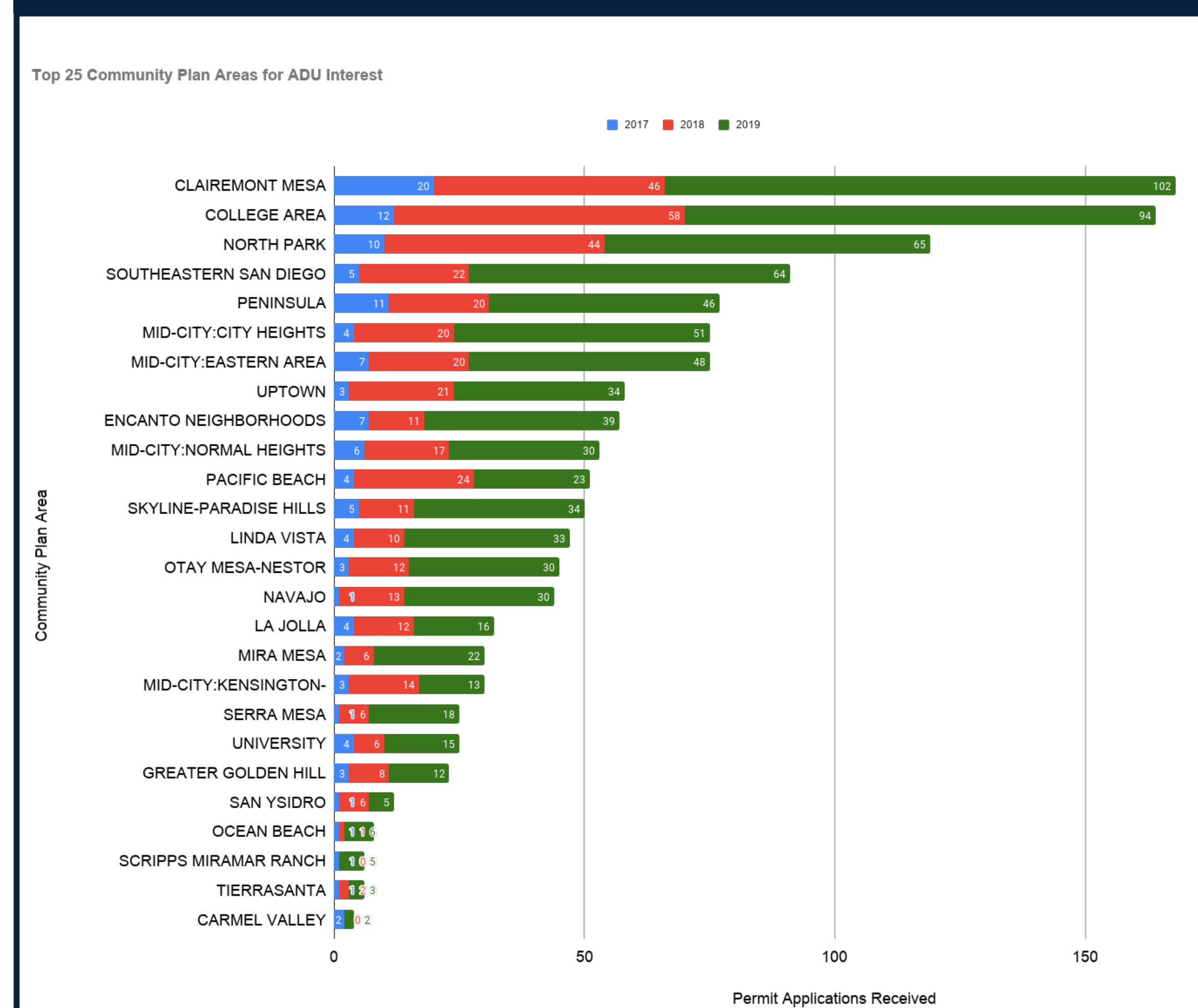
METHODS



3 YEAR FINDINGS



WHICH NEIGHBORHOODS WANT ADUs?



SAN DIEGO ADU DEVELOPMENT TRENDS

- INCREASED interest: 130 permits in 2017, 422 in 2018, 863 in 2019
- LESS desire for aging in place opportunities
- Income level does NOT restrict ADU interest
- Areas with existing STRs and high tourism have LOW interest

TOP NEIGHBORHOODS
1) Clairemont-Mesa
2) College Area
3) North Park
4) SE San Diego

WHAT MAKES A NEIGHBORHOOD BETTER FOR ADUs?

- TRANSIT accessibility decreases parking needs
- Parcels with ALLEYS are an untapped infill development opportunity
- OLDER HOMES have more square footage to add an ADU
- ADUs offer the potential to increase PROPERTY VALUES
- Proximity to COLLEGES and regional JOB CENTERS
- Proximity to GENTRIFYING AREAS with RECENT POPULATION GROWTH

SOURCES

City of San Diego Development Services, Weekly Permit Activity Reports (2017, 2018, & 2019)
SANGIS Data Warehouse
SimplyAnalytics Census Data
City of San Diego Companion Unit Handbook

STORYMAP LINK

