

Accessory Dwelling Units (ADUs) – Win-Win for All

4-25-07

For Municipalities, Neighborhoods, Homeowners, and Renters

1. Provides supplemental income - justifying reinvestment, and higher property values
2. Gives homeowners more options – family use, home office, aging/ill parent, workforce/affordable rental, caregiver housing, occasional guests, etc.
3. Creates community integrated “affordable” housing – at no cost to the city
4. ADU’s represent market driven, private sector financed and built affordable units
5. Gives the current homeowner the potential to profit without selling & moving
6. Creates an “activated alley” safer and more desirable than what we have now
7. In existing R-2 zones, it legalizes front-back “detached duplexes” where only attached housing is legal now. A new side by side attached duplex often changes neighborhood character. Today’s bias against “detached homes” seems unreasonable
8. Offers a better financial return than investing in the stock market
9. Creates a more sustainable housing type than sprawling suburban greenfield developments
10. The increased value can help thwart scrapeoffs by redevelopers
11. In transit zones, increases transit ridership
12. Is a more natural, attractive alternative to a “mega duplex” in the R-2 zone
13. Justifies holding onto homes longer and "aging in place"
14. The added income makes mortgage affordable, which can turn renters into owners
15. Helps homeowners preserve and build future NET WORTH for retirement
16. Preserves neighborhood character by providing an alternative to scrapeoffs
17. Increases population density (inevitable, despite local scattered resistance)

18. Cuts parking load on streets because a new large, usable garage is built where none may have been before
19. Reduces commuting by providing housing closer to jobs, which reduces air pollution
20. Encourages social/economic diversity in a live-work-play environment
21. Encourages families with DPS (Denver Public School) children – to remain in area, which increases enrollment preventing school closures
22. Slows housing turnover – which increases stability
23. Daytime activity on premises and in alley can reduce crime
24. The construction/remodel phase creates employment within the neighborhood
25. Creates affordable housing (apartment rental) in upscale areas
26. Extends life of useful home ownership – contributing to stability, self esteem
27. Creates value added – to NET WORTH, for retirement
28. Adds much needed space and updates to older, small homes, improving livability
29. Provides at-home office facilities
30. Makeover can include making home more senior friendly
31. Revitalizes the often neglected rear of property
32. Seniors who stay in their home benefit from a [law that freezes their property tax](#)
33. Puts retirement dollars in more secure investment (home based real estate)
34. Makes it easier for extended families to remain together
35. Creates an ideal location for a photovoltaic installation

REASONS AGAINST:

1. Higher density in R-1 only

2. Poor management could allow undesirable tenants