ADDITIONAL DWELLING UNIT PILOT
Zoning Commission Meeting
Nov 8, 2017
AGENDA

11.8.17

Agenda

1. Welcome, agenda (BPDA)
2. Background, goals, overview (Housing iLAB)
3. Zoning Language Review (BPDA)
Additional Dwelling Units (ADU)

An ADU is a new typology to Boston that would allow owner occupants to carve out space within the envelope of their home for a smaller, independent rental unit.
In accordance with the Mayor’s 2030 Housing Plan, additional dwelling units intend to address the following:

1. Increase affordable housing options in the neighborhoods

2. Support multigenerational family arrangements and provide opportunities for aging in place

3. Create safer living arrangements by incentivizing homeowners to legalize illegal rental units

4. Support homeowners to remain in their homes by generating steady rental income

5. Use existing infrastructure to achieve City’s housing goals
PILOT FEATURES

PILOT DETAILS

Pilot Neighborhoods
- East Boston
- Jamaica Plain
- Mattapan

Pilot Length
- 18 months

QUALIFICATIONS

To qualify for an ADU the building must be:
- Owner occupied
- In one of the pilot neighborhoods
- Three units or less

ADDITIONAL

Additional pilot components:
- Adhere to full building code and full safety code
- Approved by Inspectional Services Department
Types of ADUs

Across the country ADUs are taking many forms. In Boston we are piloting new units within the envelope of the existing structure.
PILOT PROCESS

Winter 2016
Community meetings in pilot neighborhoods

Spring 2016
Pilot research on ADUs with Northeastern University

Summer 2017
Public engagements - homeowner interviews and design charrette

Fall 2017
Seek ADU Pilot zoning approval

Winter 2017
Launch pilot resources - toolkit and loan program

Spring 2017
Mechanics of pilot and zoning language written
Preexisting unit - convert old servants quarters into rental

Elizabeth is hoping to generate an income stream to offset regular housing costs, including mortgage payments.

Carve out unit - divide first floor into two studio units

Justin wants to create a unit for his parents to live in so they can assist with childcare, without sacrificing rental income.

Basement conversion - convert basement into an accessible unit

Nancy is an older adult who hopes to age in place while supported by rental income.

Attic conversion - convert attic into additional unit

Robert has extra space in the attic of his triple decker and wants to provide an affordable rental unit.
Create online toolkit to support homeowners through the process of building an ADU

- Process for applying for a permit
- Cost of building
- Examples of types of ADUs allowed

Provide gap funding for eligible homeowners wishing to create an ADU

- No interest home equity loan through Boston Home Center
- Up to $30,000 for home renovations associated with creating an ADU
- Homeowners agree to provide affordable rent

Provide extra assistance for first applicants in order to collaboratively improve process

- Walk through of home to get cost estimate
- Guide through permitting process
- Gather input on process improvements and resources needed to help others
The Boston Redevelopment Authority petitions to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956, as amended, as follows:

**Additional Dwelling Unit.** Within the [East Boston, Mattapan, Jamaica Plain] Neighborhood District, an Additional Dwelling Unit, as defined in Section 53-61, shall be subject to the Use Regulations set forth in Table A of this Article; however said Additional Dwelling Unit shall be an Allowed Use where it may otherwise be Conditional or Forbidden provided that it is the addition of no more than one (1) dwelling unit to the existing structure; and shall be exempt from all requirements of this Code provided that the Additional Dwelling Unit does not involve any bump out, extension or construction to the existing envelope of the structure which results in the addition of Gross Floor Area and that the residential structure to which the conversion is occurring is owner-occupied and registered in accordance with Ch. 9-1.3 of the City of Boston Rental Registry Ordinance at the time of conversion. An Additional Dwelling Unit may be established in the East Boston Neighborhood District for a time period not to exceed eighteen (18) months from the effective date of this Section 53-8.
In Section 53-61, Definitions, insert the following definition:

**Additional Dwelling Unit.** One self-contained, non-transient residential living unit providing complete independent living facilities incorporated entirely within the footprint of the existing residential structure (a) which itself does not contain more than three dwelling units; and (b) in which the Owner is a resident of the residential structure.
FEEDBACK + DISCUSSION