

SCAG Regional Accessory Dwelling Unit Affordability Analysis

INTRODUCTION

As cities prepare site inventory analyses for the 6th Housing Element Planning Cycle, the last step in the process allows cities to determine whether the housing element demonstrates sufficient land suitable and available for residential development to meet the jurisdiction's Regional Housing Needs Allocation (RHNA) for each designated income level or if further program actions are required to accommodate a shortfall. Government Code section 65583.1 details how jurisdictions may consider alternative means of meeting RHNA beyond vacancy and underutilized sites. The potential for accessory dwelling units (ADUs) or junior accessory dwelling units (JADUs) is one of these available alternative means. A jurisdiction must include an analysis of the anticipated affordability of ADUs in order to determine which RHNA income categories they should be counted toward.

SCAG conducted this analysis in order to provide local governments in the region with assumptions for ADU affordability that can be used to assign ADUs to income categories for the purpose of Sixth Cycle Housing Elements. Affordability can be determined in a number of ways. This analysis examines current market rents for reasonably comparable rental properties, using platforms such as Craigslist, Zillow, and Westside Rentals and key words to identify units that appear to be ADUs¹. The analysis relies on a survey of rents of 150 existing ADUs conducted between April and June 2020. Efforts were made to reflect the geographic distribution, size, and other characteristics of ADUs across the following counties/subregions². For example, LA County is separated into two categories in order to better account for the disparities in housing costs between coastal and inland jurisdictions.

- LA County I (59), includes City of Los Angeles, Las Virgenes-Malibu, South Bay Cities, Westside Cities
- LA County II (20), includes all other LA County jurisdictions
- Ventura County (22)
- Orange County (46)
- Riverside and San Bernardino Counties (11)

¹ Key words used in searching rental listings included "ADU," "in-law," "granny," "detached guest studio."

² Please note that no listings were found in Imperial county owing to the lower occurrence of ADUs in Imperial county. Suggest using SB/RV as a proxy, or contacting SCAG staff (housing@scag.ca.gov) or HCD staff to discuss possible approaches should ADUs be a desired part of the housing element update.

ADUs and data on ADUs do not exist uniformly across the region, thus we encourage jurisdictions to refer to the raw data (included in Appendix A) to help gauge how representative this sample is to their ADU program. Jurisdictions may determine that the geographic distribution, age of structures, number of bedrooms, and square footage of the units surveyed in this analysis do not reflect the ADUs being built in their community and pursue their own analysis. A step-by-step explanation of how this report was conducted will allow jurisdictions to replicate the analysis with different data should they choose to do so. This analysis consists of five steps:

- A.) Calculate maximum rent limits for RHNA income categories for both one-person and two-person households by county**
- B.) Conduct survey of rents for ADUs in the SCAG region**
- C.) Use regional survey to determine proportion of ADUs within each income category for both one-person and two-person households**
- D.) Make assumption for what percentage of ADUs will be occupied by one-person households and two-person households**
- E.) Use (D) to combine proportions from (C) into single breakdown of rented ADUs by income category**

The final affordability assumptions resulting from this analysis are as follows:³

	LA County I	LA County II	Ventura County	Orange County	San Bernardino/Riverside Counties
Extremely Low	15.0%	15.0%	15.0%	15.0%	15.0%
Very Low	2.0%	8.5%	0.0%	10.0%	7.7%
Low	43.0%	44.6%	30.9%	43.0%	34.8%
Moderate	6.0%	2.1%	42.5%	30.0%	34.8%
Above Moderate	34.0%	29.8%	11.6%	2.0%	7.7%

1. AFFORDABILITY BREAKDOWN OF RENTED ADUS

- A) Calculate maximum rent limits for RHNA income categories for both one-person and two-person households by county**

Median Incomes	
Los Angeles County	\$64,251
Ventura County	\$84,017
Orange County	\$85,398
Imperial County	\$45,834
Riverside County	\$63,948
San Bernardino County	\$43,136

³ Please note that intermediate calculations displayed below are rounded to a whole percentage value.

Los Angeles County Maximum Rent by RHNA Income Category					
Category	Income Range	One Person Household		Two Person Household	
		Income ¹	Max Rent ²	Income ¹	Max Rent ²
Extremely Low	Below 30% of area median income	\$21,950	\$549	\$25,050	\$626
Very Low	30%-50% of area median income	\$ 36,550	\$914	\$41,800	\$1,045
Low	50%-80% of area median income	\$ 58,450	\$1,461	\$66,800	\$1,670
Moderate	80%-120% of area median income	\$ 61,400	\$1,535	\$70,150	\$1,754
Above Moderate	Over 120% of area median income	No max	No max	No max	No max

1) Maximum of income range multiplied by household median income average based on 2019 State income limits (<https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2019.pdf>)

2) Income maximum multiplied by 30% divided by 12 to yield monthly maximum affordable rent

Ventura County Maximum Rent by RHNA Income Category					
Category	Income Range	One Person Household		Two Person Household	
		Income ¹	Max Rent ²	Income ¹	Max Rent ²
Extremely Low	Below 30% of area median income	\$22,000	\$550	\$25,150	\$629
Very Low	30%-50% of area median income	\$36,650	\$916	\$41,850	\$1,046
Low	50%-80% of area median income	\$58,600	\$1,465	\$67,000	\$1,675
Moderate	80%-120% of area median income	\$82,150	\$2,054	\$93,900	\$2,348
Above Moderate	Over 120% of area median income	No max	No max	No max	No max

1) Maximum of income range multiplied by household median income average based on 2019 State income limits (<https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2019.pdf>)

2) Income maximum multiplied by 30% divided by 12 to yield monthly maximum affordable rent

Orange County Maximum Rent by RHNA Income Category					
Category	Income Range	One Person Household		Two Person Household	
		Income ¹	Max Rent ²	Income ¹	Max Rent ²
Extremely Low	Below 30% of area median income	\$24,950	\$624	\$28,500	\$713
Very Low	30%-50% of area median income	\$41,550	\$1,039	\$47,500	\$1,188
Low	50%-80% of area median income	\$66,500	\$1,663	\$76,000	\$1,900
Moderate	80%-120% of area median income	\$82,250	\$2,056	\$94,000	\$2,350
Above Moderate	Over 120% of area median income	No max	No max	No max	No max

1) Maximum of income range multiplied by household median income average based on 2019 State income limits (<https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2019.pdf>)

2) Income maximum multiplied by 30% divided by 12 to yield monthly maximum affordable rent

Imperial County Maximum Rent by RHNA Income Category					
Category	Income Range	One Person Household		Two Person Household	
		Income ¹	Max Rent ²	Income ¹	Max Rent ²
Extremely Low	Below 30% of area median income	\$13,650	\$341	\$16,910	\$423
Very Low	30%-50% of area median income	\$22,700	\$568	\$25,950	\$649
Low	50%-80% of area median income	\$36,300	\$908	\$41,500	\$1,038
Moderate	80%-120% of area median income	\$54,450	\$1,361	\$62,200	\$1,555
Above Moderate	Over 120% of area median income	No max	No max	No max	No max

1) Maximum of income range multiplied by household median income average based on 2019 State income limits (<https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2019.pdf>)

2) Income maximum multiplied by 30% divided by 12 to yield monthly maximum affordable rent

Riverside County Maximum Rent by RHNA Income Category					
Category	Income Range	One Person Household		Two Person Household	
		Income ¹	Max Rent ²	Income ¹	Max Rent ²
Extremely Low	Below 30% of area median income	\$15,100	\$378	\$17,250	\$431
Very Low	30%-50% of area median income	\$25,150	\$629	\$28,750	\$719
Low	50%-80% of area median income	\$40,250	\$1,006	\$46,000	\$1,150
Moderate	80%-120% of area median income	\$58,550	\$1,464	\$66,900	\$1,673
Above Moderate	Over 120% of area median income	No max	No max	No max	No max

1) Maximum of income range multiplied by household median income average based on 2019 State income limits (<https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2019.pdf>)

2) Income maximum multiplied by 30% divided by 12 to yield monthly maximum affordable rent

San Bernardino County Maximum Rent by RHNA Income Category					
Category	Income Range	One Person Household		Two Person Household	
		Income ¹	Max Rent ²	Income ¹	Max Rent ²
Extremely Low	Below 30% of area median income	\$15,100	\$378	\$17,250	\$431
Very Low	30%-50% of area median income	\$25,150	\$629	\$28,750	\$719
Low	50%-80% of area median income	\$40,250	\$1,006	\$46,000	\$1,150
Moderate	80%-120% of area median income	\$58,550	\$1,464	\$66,900	\$1,673
Above Moderate	Over 120% of area median income	No max	No max	No max	No max

1) Maximum of income range multiplied by household median income average based on 2019 State income limits (<https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2019.pdf>)

2) Income maximum multiplied by 30% divided by 12 to yield monthly maximum affordable rent

B.) Conduct survey of rents for ADUs in the SCAG region

The survey, included as appendix A, includes location, rent, sq. ft (if available), and a link for 150 accessory dwelling units across the SCAG region. SCAG searched for key terms (ADU, in-law, backyard cottage, granny flat, etc.) across a variety of rental housing search engines (including Craigslist, Zillow, Westside Rentals). ADUs were identified in 52 of the region’s jurisdictions. Rental prices ranged from \$650 to \$4,800, with a median rent of \$1,600. Sizes ranged from 175 square feet to 1,650 square feet, with a median size of 500 square feet.

C) Use regional survey to determine proportion of ADUs within each income category for both one-person and two-person households

Los Angeles County I Surveyed ADU Income Categories				
Category	One Person Household		Two Person Household	
	Number of Surveyed ADUs within Range ¹	Percent of Surveyed within Range ²	Number of Surveyed ADUs within Range ¹	Percent of Surveyed within Range ²
Extremely Low	0	0%	0	0%
Very Low	0	0%	3	5%
Low	20	34%	40	68%
Moderate	7	12%	1	2%
Above Moderate	32	54%	15	25%

1) Number of all surveyed ADUs in step B that fall within the max rent in each RHNA income category

2) Percent of all surveyed ADUs (59)

Los Angeles County II Surveyed ADU Income Categories				
Category	One Person Household		Two Person Household	
	Number of Surveyed ADUs within Range ¹	Percent of Surveyed within Range ²	Number of Surveyed ADUs within Range ¹	Percent of Surveyed within Range ²
Extremely Low	0	0%	0	0%
Very Low	1	5%	3	15%
Low	10	50%	11	55%
Moderate	1	5%	0	0%
Above Moderate	8	40%	6	30%

1) Number of all surveyed ADUs in step B that fall within the max rent in each RHNA income category

2) Percent of all surveyed ADUs (20)

Ventura County Surveyed ADU Income Categories				
Category	One Person Household		Two Person Household	
	Number of Surveyed ADUs within Range ¹	Percent of Surveyed within Range ²	Number of Surveyed ADUs within Range ¹	Percent of Surveyed within Range ²
Extremely Low	0	0%	0	0%
Very Low	0	0%	0	0%
Low	8	36%	15	68%
Moderate	11	50%	5	23%
Above Moderate	3	14%	2	9%

1) Number of all surveyed ADUs in step B that fall within the max rent in each RHNA income category

2) Percent of all surveyed ADUs (22)

Orange County Surveyed ADU Income Categories				
Category	One Person Household		Two Person Household	
	Number of Surveyed ADUs within Range ¹	Percent of Surveyed within Range ²	Number of Surveyed ADUs within Range ¹	Percent of Surveyed within Range ²
Extremely Low	0	0%	0	0%
Very Low	4	9%	7	15%
Low	21	46%	26	57%
Moderate	19	41%	13	28%
Above Moderate	2	4%	0	0%

1) Number of all surveyed ADUs in step B that fall within the max rent in each RHNA income category

2) Percent of all surveyed ADUs (46)

Riverside and San Bernardino Counties Surveyed ADU Income Categories				
Category	One Person Household		Two Person Household	
	Number of Surveyed ADUs within Range ¹	Percent of Surveyed within Range ²	Number of Surveyed ADUs within Range ¹	Percent of Surveyed within Range ²
Extremely Low	0	0%	0	0%
Very Low	0	0%	2	18%
Low	4	36%	5	45%
Moderate	5	45%	4	36%
Above Moderate	2	18%	0	0%

1) Number of all surveyed ADUs in step B that fall within the max rent in each RHNA income category

2) Percent of all surveyed ADUs (11)

D) Make assumption for what percentage of ADUs will be occupied by one-person households and two-person households

The lack of comprehensive studies and surveys of ADUs in the SCAG region presents myriad challenges when making assumptions regarding occupancy and affordability. Without such data, SCAG relied on survey data collected by other jurisdictions with more established ADU programs. Portland, Oregon in particular offers the most robust insights as it has surveyed both owners and renters of permitted ADUs.

Based on 2018 survey results below from Portland, we will assume that ADU residents are split 50% as one-person households and 50% as two-person households. Assuming household sizes greater than two may increase the assumed affordability of ADUs if these households have higher median incomes. Using only one- and two-person households yields a more conservative estimation of ADU affordability.

Number of Adults	Number of Households	Percent of Total
1	72	51%
2	61	43%
More than 2	8	6%
Total	141	100%
*Based on survey done of Portland ADU residents in 2018		

E) Use (D) to combine proportions from (C) into single breakdown of rented ADUs by income category

Los Angeles County I Affordability Assumption for Rented ADUs			
Category	Affordability Assumption 1-Person Households	Affordability Assumption 2-Person Households	Combined Affordability Assumption for Rented ADUs ¹
Extremely Low	0%	0%	0%
Very Low	0%	5%	3%
Low	34%	68%	51%
Moderate	12%	2%	7%
Above Moderate	54%	25%	40%

1) Based on assumption that ADUs will be occupied by 50% one-person households and 50% two person households, as outlined in (D)

Los Angeles County II Affordability Assumption for Rented ADUs			
Category	Affordability Assumption 1-Person Households	Affordability Assumption 2-Person Households	Combined Affordability Assumption for Rented ADUs ¹
Extremely Low	0%	0%	0%
Very Low	5%	15%	10%
Low	50%	55%	53%
Moderate	5%	0%	3%
Above Moderate	40%	30%	35%

1) Based on assumption that ADUs will be occupied by 50% one-person households and 50% two person households, as outlined in (D)

Ventura County Affordability Assumption for Rented ADUs			
Category	Affordability Assumption 1-Person Households	Affordability Assumption 2-Person Households	Combined Affordability Assumption for Rented ADUs ¹
Extremely Low	0%	0%	0%
Very Low	0%	0%	0%
Low	36%	68%	52%
Moderate	50%	23%	36%
Above Moderate	14%	9%	11%

1) Based on assumption that ADUs will be occupied by 50% one-person households and 50% two person households, as outlined in (D)

Orange County Affordability Assumption for Rented ADUs			
Category	Affordability Assumption 1-Person Households	Affordability Assumption 2-Person Households	Combined Affordability Assumption for Rented ADUs ¹
Extremely Low	0%	0%	0%
Very Low	9%	15%	12%
Low	46%	57%	51%
Moderate	41%	28%	35%
Above Moderate	4%	0%	2%

1) Based on assumption that ADUs will be occupied by 50% one-person households and 50% two person households, as outlined in (D)

Riverside and San Bernardino Counties Affordability Assumption for Rented ADUs			
Category	Affordability Assumption 1-Person Households	Affordability Assumption 2-Person Households	Combined Affordability Assumption for Rented ADUs ¹
Extremely Low	0%	0%	0%
Very Low	0%	18%	9%
Low	36%	45%	41%
Moderate	45%	36%	41%
Above Moderate	18%	0%	9%

1) Based on assumption that ADUs will be occupied by 50% one-person households and 50% two person households, as outlined in (D)

1. AFFORDABILITY BREAKDOWN OF NON-RENTED ADUS

As noted in the Portland survey as well as scholarship on the subject, one prevalent use for ADUs is as housing for family members or care takers who are not charged rent. There is no reliable data on the number of ADUs that are rented for free in the SCAG region, but three studies from the Bay Area and Portland have attempted to estimate the rate of non-rented ADUs: A 2012 UC Berkeley publication entitled “Scaling up Secondary Unit Production in the East Bay” indicates that approximately half of all secondary dwelling units are unpaid.⁴

- A 2018 report entitled “Jumpstarting the market for ADUs” surveyed ADUs in Portland, Seattle, and Vancouver and found that approximately 17% of ADUs were occupied by a friend or family member for free.⁵
- A 2014 analysis entitled “Accessory dwelling units in Portland, Oregon: evaluation and interpretation of a survey of ADU owners” found that “18% of Portland ADUs are occupied for free or extremely low cost.”⁶

Based on these surveys, this analysis will conservatively assume that 15% of ADUs will be available at rents affordable to Extremely Low-Income households.

⁴ Scaling up Secondary Unit Production in the East Bay: Impacts and Policy Implications. Berkeley Institute of Regional Development. https://communityinnovation.berkeley.edu/sites/default/files/scaling_up_secondary_unit_production_in_the_east_bay.pdf?width=1200&height=800&iframe=true .

⁵ Jumpstarting the Market for Accessory Dwelling Units: Lessons Learned from Portland, Seattle, and Vancouver. Urban Land Institute, San Francisco http://turnercenter.berkeley.edu/uploads/ADU_report_4.18.pdf

⁶ Accessory dwelling units in Portland, Oregon: evaluation and interpretation of a survey of ADU owners. Environmental Solutions Materials Management. <https://accessorydwellings.files.wordpress.com/2014/06/adusurveyinterpret.pdf>

Los Angeles County I Affordability Assumption for All ADUs			
Category	Affordability Assumption for Rented ADUs ¹ 85% of Total	Affordability Assumption for Non-Rented ADUs ² 15% of Total	Affordability Assumption for all ADUs ³ 100% of Total
Extremely Low	0%	100%	15%
Very Low	3%	0%	2%
Low	51%	0%	43%
Moderate	7%	0%	6%
Above Moderate	40%	0%	34%

- 1) See Step 1.E
- 2) See Step 2
- 3) Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%

Los Angeles County II Affordability Assumption for All ADUs			
Category	Affordability Assumption for Rented ADUs ¹ 85% of Total	Affordability Assumption for Non-Rented ADUs ² 15% of Total	Affordability Assumption for all ADUs ³ 100% of Total
Extremely Low	0%	100%	15%
Very Low	10%	0%	9%
Low	53%	0%	45%
Moderate	3%	0%	2%
Above Moderate	35%	0%	30%

- 1) See Step 1.E
- 2) See Step 2
- 3) Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%

Ventura County Affordability Assumption for All ADUs			
Category	Affordability Assumption for Rented ADUs¹ 85% of Total	Affordability Assumption for Non-Rented ADUs² 15% of Total	Affordability Assumption for all ADUs³ 100% of Total
Extremely Low	0%	100%	15%
Very Low	2%	0%	0%
Low	36%	0%	31%
Moderate	50%	0%	43%
Above Moderate	14%	0%	12%

1) See Step 1.E

2) See Step 2

3) Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%

Orange County Affordability Assumption for All ADUs			
Category	Affordability Assumption for Rented ADUs¹ 85% of Total	Affordability Assumption for Non-Rented ADUs² 15% of Total	Affordability Assumption for all ADUs³ 100% of Total
Extremely Low	0%	100%	15%
Very Low	12%	0%	10%
Low	51%	0%	43%
Moderate	35%	0%	30%
Above Moderate	2%	0%	2%

1) See Step 1.E

2) See Step 2

3) Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%

Riverside and San Bernardino Counties Affordability Assumption for All ADUs			
Category	Affordability Assumption for Rented ADUs ¹ 85% of Total	Affordability Assumption for Non-Rented ADUs ² 15% of Total	Affordability Assumption for all ADUs ³ 100% of Total
Extremely Low	0%	100%	15%
Very Low	9%	0%	8%
Low	41%	0%	35%
Moderate	41%	0%	35%
Above Moderate	9%	0%	8%

1) See Step 1.E

2) See Step 2

3) Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%

APPENDIX A: SURVEY OF ADU RENTS

County	Jurisdiction	General Location (As Listed)	Rent	Sq Ft	Price/S qft
Los Angeles	Palmdale	Palmdale	\$700		
Los Angeles	Los Angeles	West Hills	\$1,000		
Los Angeles	Los Angeles	Winnetka	\$1,000		
Los Angeles	Los Angeles County	Castaic	\$1,000	399	\$2.51
Los Angeles	Los Angeles	View Heights	\$1,050		
Los Angeles	Alhambra	Alhambra	\$1,070	375	\$2.85
Los Angeles	Los Angeles	West Los Angeles	\$1,200	200	\$6.00
Los Angeles	San Dimas	San Dimas	\$1,200		
Los Angeles	Los Angeles	Lake Balboa	\$1,300		
Los Angeles	Los Angeles	North Hollywood	\$1,300	400	\$3.25
Los Angeles	Sierra Madre	Sierra Madre	\$1,300	380	\$3.42
Los Angeles	Montebello	Montebello	\$1,300	300	\$4.33
Los Angeles	Agoura Hills	Agoura Hills	\$1,350		
Los Angeles	La Mirada	La Mirada	\$1,350	500	\$2.70
Los Angeles	Los Angeles	South LA	\$1,400		
Los Angeles	Los Angeles	Tarzana	\$1,450		
Los Angeles	Los Angeles	West Hills	\$1,470	400	\$3.68
Los Angeles	Westlake Village	Westlake Village	\$1,475	600	\$2.46
Los Angeles	Los Angeles	Sawtelle	\$1,495	175	\$8.54
Los Angeles	West Covina	West Covina	\$1,495	400	\$3.74
Los Angeles	Long Beach	Long Beach	\$1,500		
Los Angeles	Los Angeles	Los Angeles	\$1,500		
Los Angeles	Los Angeles	Tarzana	\$1,500	600	\$2.50
Los Angeles	Los Angeles	West LA	\$1,500		
Los Angeles	Los Angeles	Mar Vista	\$1,500	600	\$2.50
Los Angeles	La Mirada	La Mirada	\$1,500		
Los Angeles	La Puente	La Puente	\$1,500		
Los Angeles	Los Angeles	Van Nuys	\$1,550		
Los Angeles	Los Angeles	South LA	\$1,550	380	\$4.08
Los Angeles	Los Angeles	South LA	\$1,550	624	\$2.48
Los Angeles	Pasadena	Pasadena	\$1,550		
Los Angeles	Los Angeles	West Hills	\$1,600	700	\$2.29
Los Angeles	Los Angeles	Arleta	\$1,600		
Los Angeles	Los Angeles	Canoga Park	\$1,600	432	\$3.70
Los Angeles	Santa Monica	Santa Monica	\$1,600	1000	\$1.60
Los Angeles	Los Angeles	West Hills	\$1,600	450	\$3.56
Los Angeles	Los Angeles	Beverlywood	\$1,600	350	\$4.57
Los Angeles	Los Angeles	Los Angeles	\$1,600	360	\$4.44

Los Angeles	San Gabriel	San Gabriel	\$1,625	1050	\$1.55
Los Angeles	Los Angeles	Northridge	\$1,645	625	\$2.63
Los Angeles	Los Angeles	Tarzana	\$1,650	600	\$2.75
Los Angeles	Los Angeles	Reseda	\$1,650		
Los Angeles	Los Angeles County	Altadena	\$1,675	600	\$2.79
Los Angeles	Los Angeles	West Los Angeles	\$1,695		
Los Angeles	Los Angeles	Westwood	\$1,695	400	\$4.24
Los Angeles	Los Angeles	Reseda	\$1,695		
Los Angeles	Los Angeles	Westwood Village	\$1,695	400	\$4.24
Los Angeles	Los Angeles	West Hills	\$1,700		
Los Angeles	Los Angeles	Reseda	\$1,700	400	\$4.25
Los Angeles	Los Angeles	West Hills	\$1,745	400	\$4.36
Los Angeles	Los Angeles	Northridge	\$1,750		
Los Angeles	Los Angeles	Tarzana	\$1,750	500	\$3.50
Los Angeles	El Segundo	El Segundo	\$1,750	550	\$3.18
Los Angeles	Redondo Beach	Redondo Beach	\$1,795	300	\$5.98
Los Angeles	Los Angeles	Sherman Oaks	\$1,795	400	\$4.49
Los Angeles	Los Angeles	Palms, Los Angeles	\$1,800	550	\$3.27
Los Angeles	South Pasadena	South Pasadena	\$1,800		
Los Angeles	Los Angeles	Westchester	\$1,850	400	\$4.63
Los Angeles	Redondo Beach	Redondo Beach	\$1,875	500	\$3.75
Los Angeles	Los Angeles	Reseda	\$1,900	580	\$3.28
Los Angeles	South Pasadena	South Pasadena	\$1,900		
Los Angeles	Burbank	Burbank	\$1,950	500	\$3.90
Los Angeles	San Gabriel	San Gabriel	\$1,950		
Los Angeles	Los Angeles	Los Angeles	\$1,980	385	\$5.14
Los Angeles	Los Angeles	Del Rey/Culver City/Playa Vista	\$1,990	450	\$4.42
Los Angeles	Burbank	Burbank	\$1,995	450	\$4.43
Los Angeles	Santa Monica	Santa Monica	\$2,000	445	\$4.49
Los Angeles	Los Angeles	Highland Park	\$2,000	600	\$3.33
Los Angeles	Marina del Rey	Marina del Rey	\$2,175	455	\$4.78
Los Angeles	Los Angeles	Country Club Park	\$2,200	1100	\$2.00
Los Angeles	Los Angeles	Mid-City, LA	\$2,200		
Los Angeles	Los Angeles	Los Angeles	\$2,395	500	\$4.79
Los Angeles	Los Angeles	Van Nuys	\$2,500	750	\$3.33
Los Angeles	La Crescenta	La Crescenta	\$2,500	900	\$2.78
Los Angeles	Los Angeles	Hollywood	\$2,600		
Los Angeles	Sierra Madre/Pasadena	Sierra Madre/Pasadena	\$2,695		
Los Angeles	Los Angeles	Studio City	\$2,750	625	\$4.40
Los Angeles	Los Angeles	Hollywood	\$3,500	1605	\$2.18
Los Angeles	Los Angeles County	Mar Vista	\$4,800	965	\$4.97

Orange	Anaheim	Anaheim	\$850		
Orange	Yorba Linda	Yorba Linda	\$900		
Orange	Newport Beach	Newport Beach	\$950	739	\$1.29
Orange	Laguna Beach	Laguna Beach	\$955	602	\$1.59
Orange	Anaheim	Anaheim	\$1,200		
Orange	Fullerton	Fullerton	\$1,250	350	\$3.57
Orange	Fullerton	Fullerton	\$1,250		
Orange	Anaheim	Anaheim	\$1,300	400	\$3.25
Orange	Huntington Beach	Huntington Beach	\$1,350	525	\$2.57
Orange	Huntington Beach	Huntington Beach	\$1,395		
Orange	Orange	Orange	\$1,400	300	\$4.67
Orange	Costa Mesa	Costa Mesa	\$1,400		
Orange	Costa Mesa	Costa Mesa	\$1,400		
Orange	Fullerton	Fullerton	\$1,500	480	\$3.13
Orange	Laguna Beach	Laguna Beach	\$1,550		
Orange	Irvine	Irvine	\$1,590	500	\$3.18
Orange	Yorba Linda	Yorba Linda	\$1,598	550	\$2.91
Orange	North Tustin/Santa Ana	North Tustin/Santa Ana	\$1,600	600	\$2.67
Orange	Laguna Hills	Laguna Hills	\$1,600	550	\$2.91
Orange	San Clemente	San Clemente	\$1,600		
Orange	San Juan Capistrano	San Juan Capistrano	\$1,650	400	\$4.13
Orange	Santa Ana	Santa Ana	\$1,700	575	\$2.96
Orange	Buena Park	Buena Park	\$1,700	600	\$2.83
Orange	Santa Ana	Santa Ana	\$1,700	500	\$3.40
Orange	Orange	Orange	\$1,750	650	\$2.69
Orange	Buena Park	Buena Park	\$1,800	700	\$2.57
Orange	Laguna Beach	Laguna Beach	\$1,800	500	\$3.60
Orange	Huntington Beach	Huntington Beach	\$1,800	592	\$3.04
Orange	Lake Forest	Lake Forest	\$1,800		
Orange	Garden Grove	Garden Grove	\$1,900	800	\$2.38
Orange	Seal Beach	Seal Beach	\$1,950	450	\$4.33
Orange	San Clemente	San Clemente	\$1,950		
Orange	Santa Ana	Santa Ana	\$2,000	700	\$2.86
Orange	Garden Grove	Garden Grove	\$2,095	800	\$2.62
Orange	San Clemente	San Clemente	\$2,150		
Orange	Westminster	Westminster	\$2,200	800	\$2.75
Orange	Garden Grove	Garden Grove	\$2,250	800	\$2.81
Orange	Anaheim	Anaheim	\$1,375	415	\$3.31
Orange	Buena Park	Buena Park	\$1,400		
Orange	Santa Ana	Santa Ana	\$1,700	650	\$2.62
Orange	Costa Mesa	Costa Mesa	\$1,850	300	\$6.17

Orange	San Clemente	San Clemente	\$2,000	1200	\$1.67
Orange	Anaheim	Anaheim	\$1,400	650	\$2.15
Orange	Orange	Orange	\$1,400	300	\$4.67
Orange	Orange	Orange	\$1,600	600	\$2.67
Orange	Fullerton	Fullerton	\$1,950	600	\$3.25
Riverside	Riverside	Riverside	\$750	275	\$2.73
Riverside	Riverside County	Winchester	\$1,100	500	\$2.20
Riverside	Lake Elsinore	Lake Elsinore	\$1,175	800	\$1.47
Riverside	Palm Springs	Palm Springs	\$1,300	650	\$2.00
Riverside	Eastvale	Eastvale	\$1,790	1100	\$1.63
San Bernardino	San Bernardino County	Phelan	\$650		
San Bernardino	Chino Hills	Chino Hills	\$800		
San Bernardino	Upland	Upland	\$925	500	\$1.85
San Bernardino	Rialto	Rialto	\$1,200		
San Bernardino	Rialto	Rialto	\$1,499	750	\$2.00
San Bernardino	Rancho Cucamonga	Rancho Cucamonga	\$1,675		
Ventura	Simi Valley	Simi Valley	\$1,250		
Ventura	Oxnard	Oxnard	\$1,300		
Ventura	Ventura	Ventura	\$1,350	900	\$1.50
Ventura	Ojai	Meiner's Oaks/Ojai	\$1,350		
Ventura	Ojai	Ojai	\$1,425	400	\$3.56
Ventura	Ojai	Ojai	\$1,450	520	\$2.79
Ventura	Simi Valley	Simi Valley	\$1,500	300	\$5.00
Ventura	Santa Paula	Santa Paula	\$1,500		
Ventura	Newbury Park	Newbury Park	\$1,750	500	\$3.50
Ventura	Simi Valley	Simi Valley	\$1,750	450	\$3.89
Ventura	Simi Valley	Simi Valley	\$1,750	450	\$3.89
Ventura	Newbury Park	Newbury Park	\$1,750	325	\$5.38
Ventura	Newbury Park	Newbury Park	\$1,750	325	\$5.38
Ventura	Moorpark	Moorpark	\$1,800		
Ventura	Ojai	Ojai	\$1,800		
Ventura	Port Hueneme	Port Hueneme	\$1,850	1000	\$1.85
Ventura	Ojai	Ojai	\$1,900		
Ventura	Ventura County	Oakview	\$1,900	800	\$2.38
Ventura	Simi Valley	Simi Valley	\$2,000	660	\$3.03
Ventura	Simi Valley	Simi Valley	\$2,200	520	\$4.23
Ventura	Ojai	Ojai	\$2,400		
Ventura	Ojai	Ojai	\$2,500	650	\$3.85

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