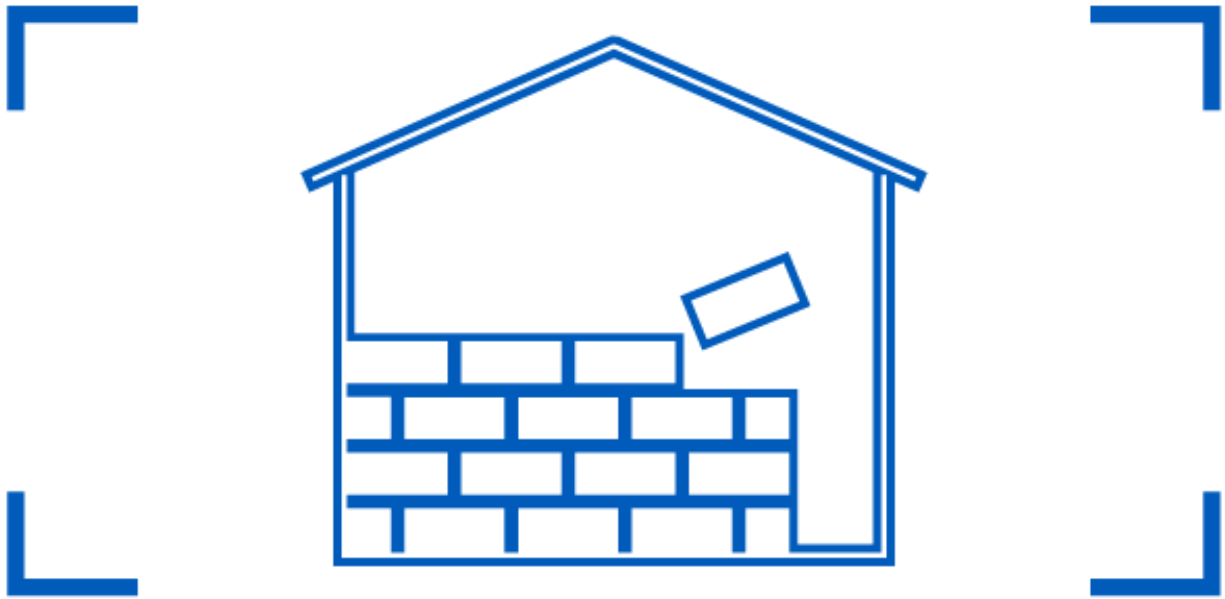


# Accessory Dwelling Units



Accessory Dwelling Units (ADUs) and Junior ADUs play a key role in increasing housing affordability and supply citywide. ADUs can be built on lots zoned to allow single-family or multifamily dwelling residential uses. A lot zoned for single family with an existing or proposed single-family dwelling may develop one ADU and one JADU; while lots with existing or proposed multifamily residential units may add up to two detached ADUs, convert existing habitable space to ADUs in a number equal to 25% of the total existing unit count, and convert existing non-habitable space to ADUs without limit.

## ADU Bonus Program

An ADU bonus is available in exchange for ADUs that are deed restricted as affordable to very low-, low- or moderate-income households for 15 years. Within Transit Priority Areas (TPA) one bonus ADU may be permitted in exchange for every affordable ADU and there is no limit to the total amount of ADUs. Outside of TPAs, one bonus ADU may be permitted in exchange for one affordable ADU with no additional bonus provided.

## San Diego Housing Commission's (SDHC) Accessory Dwelling Unit (ADU) Finance Program

The San Diego Housing Commission's (SDHC) Accessory Dwelling Unit (ADU) Finance Program helps homeowners with low income in the City of San Diego build ADUs on their property. The program provides financial assistance in the form of construction loans and technical assistance that helps homeowners understand and complete the process of building an ADU. [Learn more.](#)