

R-17 CORRESPONDENCE - Robert Fox

Subject: FW: Rental Survey provided for the Affordable Housing Plan

From: Robert Fox [mailto:rfoxent@gmail.com]

Sent: Monday, April 17, 2017 4:58 PM

To: Patrick Ure <Patrick.Ure@longbeach.gov>

Cc: Joani Weir <joaniweir@aol.com>

Subject: Re: Rental Survey provided for the Affordable Housing Plan

Dear Mayor and City Council Members of the City of Long Beach

We would like to present to you this detailed report and additional information as a helpmate in updating, revising and accurately developing the Affordable Housing Plan for the City of Long Beach.

Within this report are positive solutions to our affordable housing shortage, which we hope will be seriously considered.

As the population of the City has grown to 500,000 or there abouts, we have not kept up with the development of affordable housing. If you will view the back section of our report, we give examples of creative housing which would only require minor zoning changes, and which can be constructed well and cheaply.

We are also attaching an actual data rent survey.

The City has never done such a "real data" statistically significant rental survey in the history of the City. We have made this report specific not general, so we tracked one bedroom apartments separate from 2 bedroom apartments, and we tracked all data by zip code. This gives an accurate spread of pricing throughout the districts of Long Beach.

This will assist us in determining current rates, and areas where we can build affordable housing.

We are currently in the process of getting the data from a survey we put out on the actual rate of rental increase, and the actual vacancy rate per unit by zip code.

As you can imagine this reflects a tremendous amount of time and energy and commitment from the Citizens of Long Beach, and it is our hope that you will honor this great effort and respect the data which is the actual facts presented by the people you represent.

Thank you in advance for your attention and consideration.



**Affordable Housing Plan
City of Long Beach Ca.
Citizen Input for revision and correction of data within
“Affordable and Workplace Housing Report”**

30% of Wage Standard for Affordable Housing

In reviewing the report, it was stated that lowest income residents are those who pay more than 30% of their total income for housing.

It is necessary for true accuracy to revisit these percentages. The 30% percentage for housing affordability was created by the United States National Housing Act of **1937** in conjunction with the New Deal, when Franklin D. Roosevelt was president of the United States at the ending of the great depression of 1929 and just before World War II. The last update to this figure was in 1981. Outdated, unrealistic and erroneous as it is incompatible with real costs and real incomes.

At that time in 1931 food expenditures were 30% of wages because in a hand-cultivated agricultural society it cost more to produce food in America at that time. The McCormick Steel Grain Thresher was introduced into America in 1909. It continued to be used until 1952 as the backbone of American Bread Basket Agriculture. The cost of food has fluctuated less than fuel or housing costs, and remains from 9% to 13% from 1996 to the present according to the USDA United States Department of Agriculture Economic Research Services, as of last report on November 28, 2016.

If it costs only **13% of wages** for food for the population due to modernization of agriculture then that gives us a **17% leeway** for this percentage “take” on housing.

We can verify that these percentages are **REAL FACTS** from the mortgage industry, which qualifies a mortgage based upon a 45% percent housing cost to wage ratio as established by HUD. Mortgage Lending is a federally regulated business, and has to conform to the guidelines of the Housing and Urban Development Department. These Statistics come from both Fannie Mai and from the Mortgage Industry Report, 2016.

If we are to use Federal statistics from HUD then we shouldn't start designating low income housing until 45% of the entire wage is used for housing. We have to factor in that California is a higher property value geographic area than the mid-section of the country. (This is a Federal finding.) Even the Housing Authority of Long Beach acknowledges that the rates for rental subsidy are higher in California than elsewhere. The Housing Authority also gives “Wiggle Room” in determining rental rate appropriateness in vouchering Section 8 Housing.

If we affirm that 45% to 47% of income to housing is the norm for regular housing in California, let alone Long Beach, then we are altering our conversation. This is not to dismiss the economic needs of those whose income does not reach this level, but it does give us a workable standard with which we can measure success or failure. If you set the bar so low, at 30% there will never be a time you will win. It

is an unrealistic percentage, it does not conform to our existing economy nor our existing cost structures on any level.

LOCATION, LOCATION, LOCATION

According to Realtor, Sellers, Buyers and Renters

Properties on or near the ocean are more expensive than others, and it is not reasonable to assume that low income housing would be available or built on the most expensive land in the city. Property values range from high on the southern and eastern sides of the city to lowest on the northern and western sides of the city. This is a normal demographic based on location, development standards, and construction expectation as well as quality of living standards. It is also unrealistic to presume that lower valued land in these zones would continue to be undervalued and not developed to enhance the already existing infrastructure of the area.

There are exceptions to that rule including neighborhood such as Bixby Knolls and California Heights.

With every neighborhood there are extenuating circumstances ranging from land subsidence (10th and Roswell) to liquefaction zones (from the Port of Long Beach over) and soil contamination (resulting from old oil drilling stations or gas stations).

But as a general rule it is safe to say that housing becomes more affordable the further west and further north one goes in the City. This is a normal configuration of values. The homes in Big Bear are more expensive the closer they are to the lake, and so it is with all other water communities. Therefore it is an unlikely and an un-reasonable expectation that we will find lots or land on which to build affordable housing nor to dedicate to affordable housing on those prime pieces of real estate. This general rule is true from the Malabar Hill in Mumbai to the Amalfi Coast.

It is clear from the development of Long Beach since 1984 that the City has recognized this fact and has configured lots through the Redevelopment Agency which were away from the ocean for low income housing development. If one drives up Atlantic Ave, one can see the results of this wise development which was built as an incentive for first time ownership, which was at one time our primary goal in Long Beach. Given this fact, we need to be consistent with our general plan for Long Beach as a whole.

When the City Center Shopping Mall was designed in the early 1990s, we found that we could not find a key tenant of a higher range of pricing to contract within the mall, due to the low income demographic of the surrounding area. The best we got with a great amount of Key Tenant Funding was Nordstrom's Rack, their low end outlet store. (Nationally the Chamber of Commerce has established as a rule that 90% of the market for business comes from 3 blocks behind on any direction from the establishment

(The US SBA). So, in this affordable housing plan we must also include the general master plan of Long Beach because where we place low income housing will impact all business development around it. If we do not calculate in this economic balance we are pulling the donkey from both ends. Do we want a successful downtown mall, energized by the gentrified adjacent populations? Or are we willing to make the SAME mistake we did before, and have the mall fail. We are putting so much time, planning and money into this project, and yet we are talking about gentrification as if it were a bad word. We have a diverse population and it is perfectly acceptable and expected that we have a diverse income base as

well. We are a City of opportunities and progress and upward mobility. If we are not affirming that, then we are in fact denying the American Dream and condemning the lower income population to remain low income and have no path to upward mobility. It is totally reasonable to select areas for the development of high end luxury living, moderate income and urban metro-oriented population living. It would be a fatal mistake to impose low income housing on a business development area that was constructed to survive by a "promised" upscale demographic. We, as a City would lose. We would be lying to the developers and the stores that took a risk on us, and we would be condemning the citizens to pay for one more failure. We need to get our thinking straight when it comes to what we want and where we want it.

East Village was selected as an upscale Arts District. We passed moratoriums, (PD 30) zoning restrictions, and a list of regulations from parking to density to guide development within that neighborhood so as to produce precisely what is going up now in the area. Why are we even considering pulling back from the goals we set so long ago? We need to stick to our Master Plan, and have the courage to see our plans through to fruition.

Median Rental Prices for Long Beach.

In the presentation to the City Council, the Affordable Housing Committee presented data culled from Zillow and Apartmentlist.com. Unfortunately these are unreliable data sources. Zillow, owned by Trulia was taken off the CRMLS, California Realtors Multiple Listings Service, as a joint partner for listings over 2 years ago for unreliable and old data both in price, availability, photo representation as well as customer service and support).

When a realtor lists a property with the MLS, it is automatically listed on Realtor.com, Homesseekers.com etc. Properties are listed with 6 various sites which have a mutual contract with the California Association of Realtors. Zillow is no longer part of that contractual bonding. Instead there is only an "opt in" protocol. Also Zillow, in February 2017, lost a 25 million dollar lawsuit for copyright infringement from Realtor.com. This was recently reported in the Los Angeles Times as well as most national new outlets. So it is safe to say this is not a source that any reasonable person would use as accurate or verifiable data. Apartmentlist.com has a wide data base nationally, however, in becoming a member of the site, one does not have the opportunity to select anything but high end rentals. You do not have a choice to opt out of parking or inside laundry etc. Since the City of Long Beach has historic housing and much of it comes without such amenities, it does not accurately reflect our inventory nor or price structure.

In our goal of providing real data to the city of Long Beach, we have reached out to the property management companies providing services for the rental property owners of Long Beach.

Although this is not 100 percent of inventory, it is a verifiable and statistically valid representation of the whole. A fact that is not true of data from Zillow. When doing any statistical research, most often we do not require a 100% inclusion in the survey, but a statistically representative sample such that we can with a quantifiable amount of certainty claim a result with an estimated variation up or down. This is the science of statistics.

However, if you are not actually getting real or even somewhat representative data, then the sample is essentially meaningless and conclusions cannot be made from it.

We have reached out to Westside Rentals, Pabst Kinney, Berro Management, Belmont Properties etc. to form a statistically accurate sampling of rental properties assigned by zip code. In this way we can color code a map of Long Beach showing in simplified terms the tendency of rent pricing from one zip code of the City through the others. This data shows a simple geographical income differential from the Ocean and the East to the North and the West. What we always presumed is affirmed by the data.

We find that the average rent for a 2 bedroom unit overall in Long Beach becomes less relevant than the specific median price for a 2 bedroom unit per sector of Long Beach. So we are culling the information to reflect the price of housing per zip code.

It is to be noted that the Affordable Housing Report combined 1 bedroom and 2 bedroom units in its combined date result. This is not an accurate data representation. Prices vary extremely between 2 bedroom units, since the inventory is lower, as compared to 1 bedrooms, which make up the majority of housing in Long Beach.

Overall, the data says \$1400.00 is the median price for a 2 bedroom. The good news is that in some areas that price is far lower. (Obviously along the shore, the prices are higher)

We are sure it is not the position of this committee to assume or demand that low income housing should be on the ocean or bluff itself. That would be rather unbelievable and unrealistic. In every City around the Globe, property on water is more expensive and exclusive than the inland properties. This is a fact of life, and is not swayed by government interference

. In real estate we always quote "Location, Location, Location" as the guiding mantra of sales.

These statistics tell us where the most affordable and logical places exist where we can create more affordable housing in a demographic area consistent with the cost of construction and development.

Since these areas are widespread, this does not congregate all low income housing to one area, which would be against federal housing standards, but rather it lets us take advantage of our differentiated land values to their best and highest use.

2% Vacancy Rate

We discovered the Staff used ApartmentList.com for their data for a 2% vacancy rate in Long Beach.

The Press Telegram published an article with the statistics that rents had gone up 7%, but again, if you look at the source of the data, it was ApartmentList.com again. This is not a statistically significant data base to source such information. In 1984 a 2 bedroom apartment in Long Beach could be rented for \$850.00 located only two blocks from the ocean on a park in Alamitos Beach. The salary requirement for such a unit was \$2738.00 per month. 47% of the total wage. This is a personal anecdote from the real life experience of Robert Fox. This example shows that the statistical rental increases given in the report are not supported by actual facts. If that same \$850.00 apartment is now listed at \$1800 per month then the average percentage increase in rent is only 2% to 4% over the length of 33 year period. So the question for us is not whether the same location has the same rent, but rather if such percentage of rent increase is onerous. It appears the increase is stable and reasonable.

This is a new site, originated in 2012 and although ambitious does not take into consideration any historic housing, older development or lack of ‘extras’. And as such has little credibility in Long Beach due to its lack of general inventory, mostly reflecting high rise new apartments.

Since no property management company nor any individual property owner was contacted as the report does not cite any such entity, and only units of 4 or more are even licensed by the City of Long Beach, exactly where did the city come up with a viable vacancy rate? Had outreach to our communities been conducted these estimates would be more substantive.

Our concern is that the reported vacancy rate, as it stands so unverified, could force the city to make policy decisions based on a housing crisis that may be at best inflated and at worst completely artificial.

Historic Housing in Long Beach

It was stated in the report that 80% of the housing in Long Beach is over 80 years old. We are a city that consists of many historic neighborhoods. Statistically 75% of a neighborhood has to have a housing stock 75 years or older to qualify for historic standing. The presumption in the report was that older housing was falling apart and substandard, which is diametrically opposed to the reasoning behind Historic Zoning. We have several designated Historic Districts, which demand the housing be of the highest caliber and condition. Bluff Park, Bluff Heights, Rose Park, Carroll Park, Drake Park, Willmore City, all these areas strive to create the best preservation standards and again that ‘awful word’ gentrification of the area. (We are now going to have to rename gentrification to revitalization or restoration to avoid the corruption of the word gentrification.) There is nothing wrong with taking an historic home and restoring it back to its original glory. The construction, workmanship and detail in older homes are so much better than today’s construction standards, that it is incredulous that anyone would find “older housing” to be woefully below standard. The City of Long Beach is lucky in still having vestiges of its history in the housing stock in the neighborhoods. Thankfully we didn’t tear everything down to make a parking lot. We travel all over the world to experience the charm, beauty and preservation and restoration of historic sites and cities. After World War II cities in Europe rebuilt themselves to look exactly as they did originally. Dresden is a perfect example of this. Long Beach should have the same appreciation of its historic nature.

The report implies that older housing is somehow synonymous with substandard housing. It isn’t reasonable to assume that older housing is by its nature prone to deterioration and substandard upkeep. That conclusion is an inaccurate generalization and is a disservice to the beautiful neighborhoods of this City.

That being said, we have a great code enforcement department, and we have just reached a compromised decision in PRIP, which assures that all rental housing in Long Beach is up to code. We are paying for inspections as part of our business licenses.

What more can you ask for? You asked for good housing, demanded inspections, and you have it all. Conformance has been great according to the City Code Enforcement Department, expectations

have been met, so we cannot understand the issue at hand here. Older housing is inspected on the same basis as new housing. Standards are not different, and no one is exempt.

Comparison Cities used in the Affordable Housing Report

The next troubling data mix on this report is the comparison graph to other cities. We had this same dis-connect when we were examining our Long Beach Business License Fee structure back in 1993. The City of Long Beach staff brought us a comparison of prices from cities like San Diego, Pasadena, West Hollywood, etc. Their Conclusion was that our business license was mid-range. As a business community we were not convinced and determined that such comparisons were erroneous and that we should stick to a regional demographic if we were to have a substantive discussion upon comparable business license fees. We suggested that they compare adjacent regional cities like Anaheim, Westminster, Torrance, Wilmington, Lakewood, Paramount, Pico Rivera, Whittier, Huntington Beach, even Signal Hill (that had drew the 175 car dealerships from Long Beach Blvd.) In essence we were asking what people in our general geographical area would do when determining where to start or grow their businesses. We were not trying to find out how business worked in San Francisco. In fact on almost all levels, we have nothing in common with San Francisco. Their Income is incredibly higher than ours, their business base is completely different, and the resultant population migration shows this clearly.

On the other hand, we do have the same population base as Paramount. When we did the new cost comparison, we found the conclusion was quite the opposite of the original report, and that our fees were far too high for the general area. Using this new data, The City in its wisdom, lowered the business license fee, updated our system, created online services, and became business friendly. The result was a resurgence in business activity and prosperity for the City of Long Beach.

We need to use the same cities for comparison in this study. What we used for this current report is irrelevant and counterproductive and does not present an accurate picture based on economic, or population demographics and structural comparatives. As the old saying goes, you can prove anything with statistics. Eventually, however, 2+2 does equal 4. And all will realize the inaccurate conclusions by looking at the set up equation. San Francisco's economic standard is so much higher than Long Beach that is it off the curve of a statistical chart. And one forgets that due to the incredible increase in property values in San Francisco, there was a huge population migration across the bay bridge, leaving San Francisco with an almost elite population. The statistics for that City cannot be justifiably compared to Long Beach with its more medium and lower income demographic. Seattle has the same high end population, and is in another State for heaven's sake.

Over Crowding in Long Beach Housing

The next finding on the report was about "overcrowding" which in the report states is indicative of poverty and low income housing and leads to substandard housing elements.

We are a diverse City. Many of our residents come for other cultures. Our 56,000 strong Cambodian Community comes from a land where families were torn apart. It is not unusual for them to have entire generational members together under one roof. This is not because of income, but because of culture and caring. The grandparents may have been victims of the "killing fields" so the younger generations care for them in their old age with great respect and love. (Isn't that better than your normal Middle American family that ditches their parents and carts them off to an old folks homes?) Yet we label these

caring homes of immigrants “overcrowded” even if these communities would never make these same conclusions about themselves

We have zoning codes in Long Beach which allow for the number of people allowed per unit. We need to remember that a 1 bedroom unit is allowed to have 7 people in it (add code reference). You can imagine what the standards are for a 2 bedroom unit. All is written in our current zoning codes. In fact such laws prevent landlords from evicting folks for overcrowding unless such a clause limiting the number of people is in the lease, or the number exceeds the City's Code.

If this committee really wants to curtail overcrowding, then you will have to have a long conversation with the many diverse communities of Long Beach that care for their elderly and their young in the same households, and then suggest changes to the zoning ordinances for the City of Long Beach. Otherwise, the city has no defensible basis to claim that overcrowding is a problem or a factor in low income housing. One might anticipate a major backlash from our diverse base of communities would occur after such an arbitrary alteration of their lifestyle and family units.

Solutions to Affordable Housing

As of January 1, 2017 the State of California has mandated that no municipality may deny arbitrarily an owner of land from erecting accessory housing upon their land (include citation). And that all existing accessory units are legal and cannot be made illegal by any municipality. The municipalities are allowed to make minor adjustments to this law, in regards to lot size, building size, etc. But State UBC standards will apply, and the new adjustments in governance have to comply with the new law coming out of Sacramento.

Only now is the Long Beach city attorney reviewing this issue, but ultimately, the State law will take precedence.

What this means for Long Beach is that for the first time in decades, we will be allowed to have 2 houses on a lot again. We didn't have zoning per se in Long Beach until 1972. When we did get zoning as a department it was an evolutionary process of figuring out what worked and where. This is why we have confusing zoning on Broadway and other corridors, sort of a “patchwork quilt” if you will of zoning. This does nothing to stabilize the value of property throughout the city. And it does nothing to address the needs of affordable housing along our many business corridors.

This new state law will institute a major shift in zoning for the entire City. We will have to re-examine our “downzoned” neighborhoods like Belmont Heights, which downzoned from R2N to R1N in the late 1990s. This kind of exclusive zoning may not be compatible with the State Mandate. Since the City of Long Beach did not address this issue in the hearings in Sacramento and did not apply for any variances on time, we are subject overall to the new mandate.

This is great news for the City of Long Beach in terms of property values, (although any new tax base may need to be addressed upon new construction, if allowed by Proposition 13 and discussions with the

Tax Assessor's Office and the County). But overall it gives us the opportunity to create affordable housing in every council district and in every zip code.

This is a tremendous boon to the goal of supply housing for our population. Incentives can be initiated from the City for low income housing upon the permitting, and construction of such units. They cannot be mandatory, but the incentive can be appealing, given the high cost of construction.

Whomever said that construction costs have remained the same has never investigated the cost of lumber, cement, or nails. As with any commodity, construction costs per square foot have risen each year due to cost of materials and wages, regulations and taxes overall.

In Hawaii they have just recently concluded an ordinance on this issue, which they call "Ohana Units". They do make limitations to the size of lot where such structures may be built (3500 square feet) and how large the accessory unit may be, (800 Square feet). But all applicable permitting and codes are enforced. This was Hawaii's action to remedy the lack of affordable housing for a state in which land is most definitely scarce. Our situation in Long Beach seems minuscule in comparison to the limited space available in Hawaii.

Micro units are another avenue to pursue in affordable housing. One reads of these units in various current publications, and one is amazed at how really extraordinary they are. The genius of folks designing collapsible beds, tables, seating, etc. is a marvel. In the last year a new contractible mobile home only 6 feet wide has been designed which converts into a large comfortable home. It is impressive how much thought and originality went into this design innovation. Micro units may be built on smaller lots with City approval, and may form a nucleus of student housing for the University of California Long Beach or for City of Long Beach Community College. Both the City and the University have available land for the development of micro-unit housing structures.

Also we have a nearby possibility for unique housing which is available for almost nothing, if we alter zoning codes. We are near the largest port in the Western World. Due to bankruptcies, and obsolescence, many of the containers in the port are vacant and still turn into rust if we do not utilize them. The only other option is for the port to waste valuable assets in disposing of these eyesores, which take up precious cargo space within the port area. We would like to present some unique designs for consideration on the conversion of containers into viable and good looking affordable housing units. The job of the City of Long Beach is to identify locations where a community of upscale converted housing might be clustered. This is a new vision for manufactured home parks. Surely with this report we can recommend such alternatives in good faith to the City Council.

Again, it would be incredible if the City would offer incentives for the development of such container parks. Perhaps we could send out a RFP for the design and alteration of such containers, even have a prize for best cost design of project. Construction cost incentives, regulatory stream lining, and permitting would be helpful.

We also would like to see the renovation, reconstruction and rehabilitation of the left over naval housing on the north side of PCH. This is land which by the McKinney Act must be used first for homeless housing. Since time has passed since the demise of the Naval Base, we may no longer get that

application, but we can request the development of the site with Federal matching funds for Veterans housing and low income housing.

If we combine all these ideas and also use water saving, electrical and gas saving devices and programs, the City can take advantage of the one for one replacement discounts now offered. Drought resistant landscaping can be a source from free development income up to \$25.000.00 (\$ 1.00 per square foot of landscape, up to 25,000 sq. ft.). Southern California Edison is actually giving away free LED lighting at this time, so now is the time to put such plans into action.

We would also like to include Cooperative Housing as a solution to student housing. These forms of living are popular on most eastern campuses from Wisconsin to Delaware.

With respect we officially add these comments and concerns into the record to be added to the report on Affordable Housing and to be the basis of a revision of the findings and outcomes of the Report.

RANKING (/COMPONENT/TAGS/TAG/2083-RANKING)

Long Beach Scores in Top 20 on List of Best Cities for Renters in Southern California

by BRITTANY WOOLSEY (/BRITTANY)  ([HTTP://TWITTER.COM/BRITTANYWOOLSEY](http://twitter.com/brrittanywoolsey)) on FEBRUARY 23 2015 14:16 in NEWS (/NEWS) Comment 1 (/NEWS/2000005533-LONG-BEACH-SCORES-IN-TOP-20-ON-LIST-OF-BEST-CITIES-TO-RENT-IN-SOUTHERN-CALIFORNIA#DISCUS_THREAD)

Long Beach has ranked No. 15 on a new list of the best places for renters in Southern California published by Nerdwallet.com (<https://www.nerdwallet.com/blog/cities/economics/best-cities-rent-southern-california/>).

The study evaluated 180 cities with more than 20,000 residents based on whether rental units were available, if jobs were nearby and if rent is affordable based on each city's median income.

Long Beach was found to have a price-to-rent ratio of 18.1, meaning it is 18.1 times less expensive to rent than buy a home in Long Beach. It also found that 59.1 percent of residents in Long Beach rent rather than own their own residences.

Overall, the study found that Long Beach had 59.1 percent of housing occupied by renters, 5.2 percent for rental vacancy rate, a median household income of \$2,711 in 2013, an average commute of 28.7 minutes, a 18.05 price-to-rent ratio from July to September 2014, a median rent of \$1,357 from July to September 2014, rent as 30.89 percent of the median household income and a score of 63.51.

The score for each city was based off the following data, according to Nerdwallet.

1. Percentage of renter-occupied housing is 20% of the score. The figures are from the U.S. Census Bureau's 2013 American Community Survey.
2. Median rental vacancy rate is 20% of the score. The figures are from the American Community Survey.
3. Median household incomes are 10% of the score, and are from the American Community Survey.
4. Average commute times are 10% of the score, and are from the American Community Survey.
5. Price-to-rent ratio is 20% of the score. The figures are from Zillow, which the real estate website aggregates from its historical listings.
6. Rent as a percentage of income is 20% of the score. This percentage is Zillow's median rent averaged from July to September 2014 and the U.S. Census Bureau's 2013 median household income. Rental housing included one- to five-bedroom homes, single-family residences, condominiums and cooperative housing.

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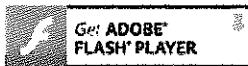
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Apartment ▾

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- All
- 1 bedroom
- 2 bedrooms
- 3+ bedrooms

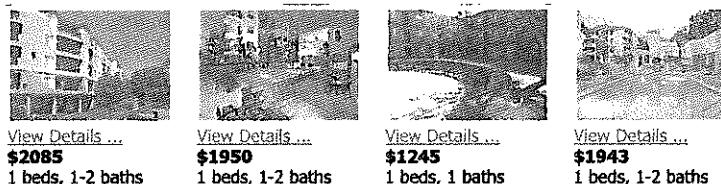
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	All Beds	1 Bed	2 Beds	3+ Beds
Median:	\$2106	\$1960	\$2550	\$5400
Average:	\$2498	\$2066	\$2898	\$5480
# of Listings:	157	77	59	5

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Housing Vacancies and Homeownership (CPS/HVS)

Housing Vacancies and Homeownership

The Housing Vacancies and Homeownership provides current information on the rental and homeowner vacancy rates, and characteristics of units available for occupancy. These data are used extensively by public and private sector organizations to evaluate the need for new housing programs and initiatives. In addition, the rental vacancy rate is a component of the index of leading economic indicators and is thereby used by the Federal Government and economic forecasters to gauge the current economic climate.

Rental and homeowner vacancy rates and homeownership rates are available for the U.S., regions, states, and for the 75 largest Metropolitan Statistical Areas (MSAs). Data for all geographies are available both quarterly and annually. Homeownership rates are also tabulated by age of householder and by family status for the U.S. and regions and by race/ethnicity of householder and by median family income for the U.S. In addition, estimates of the total housing inventory and percent distributions of vacant for-rent and for-sale-only units are available for the U.S. and regions.

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Zillow and MLS Listing Syndicators, Realtors Push Back



Geoffrey Schiering weighs in on the MLS listing syndication war between aggregators such as Zillow, Trulia and Realtor.com and MLS Boards in multiple markets including the recent dropping of Diverse Solutions from Denver's MetroList approved 3rd Party IDX Vendor List:

Realtors have finally started to push back against the questionable practices of the real estate listing aggregators (or "syndicators"), Zillow, Trulia, Realtor.com and others. For years, these deep-pocketed online media corporations have been growing exponentially at the expense of the professional real estate community. The aggregators take the intellectual property of individual Realtors, mix it with other content, re-brand the property as their own, and then sell related advertising rights back to the Realtors who took the property from in the first place. And in the process they create substantial confusion in the public marketplace of real estate buyers and sellers. Realtors have begun to realize that this is harming the real estate industry, and a "*real estate syndication war*" is heating up.

MLS listings definitely contain copyrighted material. Specifically, the property descriptions and photographs in the MLS listings belong to the individual real estate agents who wrote the descriptions or took the photographs. Copyright subsists from the moment of creation. Whether or not those copyrights are formally registered with the Library of Congress, they are copyrighted materials.

So how have the listing aggregators been allowed royalty-free publishing rights to copyrighted materials? Well, the individual real estate agents and real estate brokers who create MLS listings are members of local associations of Realtors. The Realtors associations publish the "Multiple Listing Service" (MLS) for their local communities. And the Realtors associations have, until recently, given unrestricted permission Zillow, Trulia, Realtor.com and others to republish the MLS listing feeds.

But last month the Associations of Realtors in San Diego and in Denver took bold steps to attempt to protect the integrity of their MLS data vis-à-vis the syndicators. First Denver MetroList announced

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As more and more Agents and Brokers discover how to use technology-based Real Estate tools to improve their business, it be

that it would no longer provide an MLS data feed to [Diverse Solutions](#), an MLS listing distributor that was recently acquired by Zillow. Then the San Diego Association of Realtors modified its MLS data stream to allow listing agents to input "Advertising Remarks" which include the names, website addresses, and phone numbers of the listing agents. In the next two months the large syndicators must display the Advertising Remarks alongside the [San Diego real estate listings](#) on their sites. Any syndicators who refuse to make the change within the next 30 days will be cut off from the San Diego Realtors MLS.

The move by the San Diego Realtors ([SandIcon](#)) is a particularly positive step. A big problem with the MLS aggregators system is that they tend to mislead the public regarding the identity of the listing agent. In most cases the agents who are displayed alongside the syndicated listings have no relationship to the property, and may have little or no knowledge of the neighborhood. The "recommended" agents are usually just advertisers on the syndicators' websites. This poses a serious likelihood of confusion with the public, and the San Diego Association of Realtors is working to fix that.

The MLS has been, and will continue to be, critical to well-functioning real estate markets. Individual agents and real estate brokers pay a hefty monthly fee to belong to their local boards of Realtors. Access to the MLS, both for receiving and for distributing information about homes for sale, has always been a big reason for Realtor membership. It is the way that professional Realtors exchange information about properties in their markets. And, with the help of [IDX](#) (Internet Data Exchange) and RETS (Real Estate Transaction Standard) technology, the MLS has become a direct source of information to the public. The MLS, either directly or through its member Realtors, matches buyers and sellers in an efficient, open marketplace.

So isn't it a good thing when the MLS data is republished by [Trulia](#), [Redfin.com](#), or [Zillow](#)? Won't sellers just get more exposure with buyers and buyers have an easier time finding properties for sale? It would be great if it were that simple, but the answer is NO. It is not better.

Syndicators Mislead The Public

Another big problem is that the local MLS is not the only place that syndicators such as Zillow get information. The syndicators grab information from a variety of online sources. And not all the information is accurate or up-to-date. As a result, the public is being confused and often misled. Realtors are losing credibility with a public who no longer knows who or what to believe.

I've personally published a "house for sale" advertisement on Craigslist (a home that was not on the MLS), and in less than 24 hours the property description and photos that I'd posted on Craigslist were being displayed alongside my local San Diego MLS listings on Zillow. Anyone can publish anything on Craigslist, whether it's real, fake, exaggerated, or a downright scam. And when Zillow displays unverified, junk information right alongside MLS listings, the public assumes that the junk is just as accurate as the MLS data.

Outdated information on Zillow, Trulia, and similar sites is also harmful. I regularly receive inquiries from prospective buyers who've seen this or that property for sale on Zillow. When I look it up I find that the property is in escrow, or was recently sold, or was sold literally years earlier. Occasionally there are property addresses that don't even exist. And when people get the truth they are often skeptical. If it was on Zillow, they wrongly assume, it must be correct.

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The Realtors associations that publish MLS listings have strict standards, and those standards are meant to protect the public and to protect the reputations of member Realtors. The listings must contain accurate information and measurements. The listings may not have any misleading sales language or cross-promotions with other businesses. San Diego MLS Listings must be removed from the MLS within 48 hours after an offer is accepted from a potential buyer. Short sales and foreclosures with accepted offers awaiting bank approval must be re-categorized in "Contingent" status rather than remain on the MLS as an active "for sale" listing. There is a whole book of rules that Realtors must follow with regard to MLS listings and advertising. Yet the rules don't apply to the listing aggregators. Public beware.

Local Real Estate Sites More Accurate

Fortunately the public does have access to legitimate MLS listing information. Individual Realtors and real estate brokers have access to MLS data feeds. The individual agents and local real estate brokers publish those MLS data feeds directly to their websites with the help of IDX and RETS service providers. The information on these individual agent and local brokerage websites is almost always more timely and accurate than the information found on Zillow or Trulia. Realtors who do not comply with the MLS listing rules on their websites can lose their Realtor membership and MLS service.

There has been no such incentive for the listing aggregators.

The MLS listing syndicators can expect increased resistance from other local associations of Realtors. The syndicators have been profiting from the work of Realtors by selling advertising placement to the Realtors themselves. The syndicated websites tend to confuse the public regarding the identity of the listing agents. The MLS listings published by the syndicators are mixed in with inaccurate and unreliable data that the syndicators gather from other sources. As a result, the *reputations of Realtors and the Realtor Multiple Listing Services are compromised*. In the real estate business, reputation and reliability are critical factors in every Realtor's career. Realtors and the public at large should be concerned, and support efforts to bring the listing aggregators under more reasonable control.

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ur demonstration presents the IDX Plugin and widgets in a mobile-responsive website.

e all the IDX widgets and how they work to help you attract and keep buyers on your site.

e how Leads are captured!

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arn how the Ultimate IDX / CRM suite can work for you!

ABOUT THE AUTHOR:

Geoffrey Schiering has been a San Diego Realtor and California real estate broker since 1999. More information at
<http://www.SDRealtyPros.com>

 **Comments**

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1 Trackbacks

markbrian April 2, 2012

I like the move by Sandicor because it removes the main problem of confusing buyers. It will of course do nothing about the errors in

their listings but what can be done about that?

↳ reply

SEOWolf April 3, 2012

In all likelihood the major syndicators will NEVER comply with the Local Boards rules and regulations on the display of listings. The only absolute resolution to this issue is to disallow these syndicators to display ANY listings.

Frankly I am amazed that the National Association of Realtors (NAR) has not stepped in to protect the intellectual property of its Members.

NAR's failure to act servers the syndicator/aggregators interest and NOT the interest of NAR Members.

↳ reply

GA Faine May 11, 2016

They don't step in because they do the same thing.

They are owned by News Corp.

↳ reply

Patrick O'Connell November 15, 2016

I agree 100%! As a realtor for more than 30 years; I would like to see NAR take control of this information?

↳ reply

Jessi April 9, 2012

The fact that the information about a house for sale that appears on Craig's list, but is not on the MLS can (and often does) land on syndicator sites tells the whole story if you ask me.

The information on those sites certainly can't be trusted and just

wastes the time of realtors and home buyers. And time is money!

Thanks for the post.

↪ reply

Stevef April 15, 2012

It's a catch 22. Realtors want the exposure created by the large aggregators but are also shooting themselves in the foot by basically giving them the content they need to take their search engine rankings, and traffic. I personally don't like what they've done to the industry, don;t see the value they've contributed, and don't think they have helped my business at all.

↪ reply

Carla Martin May 2, 2012

Hi,

I am new to your blog and just loving it, as its so informative and useful for me. thanks for sharing and keep it up the great work.home improvements

↪ reply

Teyona May 8, 2012

Zillow is a big company and it would be hard for these realtors to push Zillow back. However, the article is informative enough for realtors to follow. Thanks

↪ reply

Patrick OConnell November 15, 2016

NAR is bigger.WE....Realtors own this information,NOT Zillow?

↪ reply

Colts Neck Real Estate May 9, 2012

I think fighting these syndicators/aggregators is the worst idea as a Realtor. Personally I love Zillow. It's been the best source of FSBO clients for me that have eventually listed their property for sale with me.

[« reply](#)

J K January 1, 2015

You are so right!!! I posted my FSBO on Zillow to find a savvy agent who uses all available media to her advantage..I got a great agent to sell my house, very strong in marketing. Zillow is where consumers buying/selling houses are at, it is an easy tool for us to use, educational and brings us to agents doors. You are fighting a wave consumers like, it is just another tool that really works for your industry

[« reply](#)

DebbieGartner May 27, 2012

It will be really interesting to see how things evolve over the next 2-3 yrs. I've read all sorts of blogs where real estate agents complaining about the issues and I don't blame them one bit. But, it's a challenging situation as these places continue to do it, have large budgets and show up high on the google searches.

[« reply](#)

Todd March 13, 2013

Block them from getting your listings. Zillow allows FSBO, why would you support them? Trulia can't be too far from doing that themselves.

[« reply](#)

Kelly Callahan October 19, 2012

After 13 years as a Realtor, it's about time people started learning how inaccurate Zillow, Trulia, and the others are. These inaccuracies do affect housing prices and loan evaluation, and they shouldn't.

They have actually hurt real estate agents in many ways. How many times have you talked with a client who said something like - well on Zillow my house is worth such and such, basically challenging your knowledge.

[↪ reply](#)

Gerri Leventhal November 18, 2012

I find that realtors have very little power in controlling their own business. I have been in business over 15 years and from day one I asked myself , how does trulia, zillow or realtor .com for that matter get access to information we as realtors have to pay to get? Makes no sense. Now trulia and zillow make the local agents pay to get leads to the property which they listed, and we should get those leads directly. It is totally insane. They steal the leads to the homes we list and then we pay them , to get some of the leads back.
More importantly I use diverse solutions which has been bought by zillow ? wondering what the long term affect of this is going to be.
Need a good idx provider, so feel free to contact me .

[↪ reply](#)

Ashlee Anderson December 5, 2012

It is almost as if they created a middle man that we do not need. That is a bit hit as Diverse Solutions is one of the largest IDX syndication companies out there. It really stinks that we pay for the feed and then they promote agents on their site that usually out ranks out own.

[↪ reply](#)

saskatoonrealty December 16, 2012

Personally I think Zillow is an absolute awful website, it's so difficult to navigate and oftentimes the information is so outdated.

[↪ reply](#)

russravary *January 9, 2013*

I too think that Zillow and the other major real estate websites have too much power. They always rank above us in our local area because of their deep pockets. But I think the government will allow them to get the listings

 [reply](#)

Troy Anderson *January 23, 2013*

As a consumer, the information available on these sites is awesome. Is it not 100% accurate? Sure, and I take it all with a grain of salt. But it is at my fingertips...and that makes me come back again and again.

 [reply](#)

Rachel *October 25, 2014*

I am a consumer, but in the mortgage biz for 15 years and also teach real estate and mortgage CE. Tell me why Realtor.com is considered an aggregate of data. Isn't it owned by NAR?

 [reply](#)

McCarthy Estate Agents *November 9, 2014*

We have the same issue with syndication here in the UK. I spend more time telling potential buyers that the home that they found on a syndicator site has already sold than I can remember! Worst of all, the potential buyer blames me for the fact that an advertised property has been sold already!!!

[McCarthy & Co. The Torquay Estate Agents](#)

 [reply](#)

Chas November 28, 2014

This info used to be for Broker's and agent's eyes only. Now, anyone can find out this info. Result: The systematic elimination for the need of using brokers and agents. If the public wants this info, they can find it on their local MLS website or Realtor.com where the agent who posted the listing is actually the one being credited for it. No Question about it..the NAR needs to stop this process & protect brokers & agents from being systematically eliminated by the public to help them locate properties for sale.

↪ [reply](#)

KRL Group FL January 30, 2015

Thanks for the article. I know it is a little dated, but Zillow, Trulia, Redfin etc have become such big players in the real estate marketing area. It will definitely be interesting to see if NAR continues to fight this, or if they strike a deal kind of like Wrigley Field and the rooftop owners.

↪ [reply](#)

Scott Gale January 31, 2015

Intellectual Property: The photos and descriptions by definition are intellectual property. Unfortunately, many agents take photos with incorrect aspect ratios, low resolution photos, no photos, and photos that make the property look worse than when you see it in person. Descriptions of homes are also often short, misleading, and contain incorrect punctuation or sentences.

Mislead the Public: Most of the aggregators are gathering publicly available information about the region and combining that data to allow the consumer to have the most information possible. On your site you can't even look at the details view of a property without registering. Sell-side real estate agents are incentivized to sell properties. This encourages the information listed by the agent to demonstrate the marketability of a home, and skews the information accordingly. These aggregator sites have to go out and get the full story, because they aren't getting it from the MLS.

Local Real Estate Sites are More Accurate: Again, the industry is not incentivized that way. It's incentivized to transact homes as quickly as possible. This encourages agent sites to only tell one side of the

story. Aggregator sites have a focus on the consumer to allow them to differentiate their products from the agent sites.

Encourage your MLS listings to be distributed to as many channels as possible. Help connect buyers and sellers with the right property. Be transparent about the information.

I'm excited to see how agents like yourself and others evolve their business models to manage these aspects in a changing industry climate, instead of trying to hold on to the same model, as the industry evolves away from it.

 [reply](#)

Kathy Dulhagen February 24, 2015

It's not just the MLS and other big companies creating this problem, it starts with the reality company not updating that a home is in contract or has been sold fast enough, some take their sweet time doing it. When I pull up a home and then have to tell the client it's sold or off the market is frustrating. Thanks

 [reply](#)

ffnc February 26, 2015

We have a couple of rental houses managed by a local realtor. One of our tenants tried to sublet her rental and posted it online. It somehow ended up listed on zillow.com. We found out after the fact and called zillow. They wouldn't tell us who listed it even though we own the house. Seems like these aggregators have a lot of problems on all sides. I don't really know who they're serving beyond themselves!

 [reply](#)

Laurie Stephenson March 12, 2015

Informative and mostly accurate article. You understand why I rant about Pandora's box being opened. We've given away our power to these aggregators who then sell our own information back to us and let the highest payer win! In the old days, before computers, Realtors had the "book" that only they had access to. Now every

Tom, Dick & Harriet can go to Zulia and think they have found the complete story and they don't need us anymore. They think we stand in the way of their getting to their goal of buyer and seller meeting in an open marketplace. The truth is that seeing the listings is only the opening salvo in the home buying process. Sellers need Realtors to help them market their home, vet prospective Buyers, negotiate with Buyers, Assist and explain the contract process, arrange for necessary contractors, recommend lawyers, attend inspections, etc, etc, the list goes on. But that part is invisible till the Seller is IN the actual process. Conversely, Buyers need us for many of the same processes on the reverse side. Both sides need us to protect their interests as we are required to do by licensing law. It's frustrating to think that all this incorrect, out dated and completely false info is guiding and dictating the process. The public see it online and like the commercial that says," if it's online it must be true" they believe! And the money we are forced to spend to buy back our own leads fuels the process! Crazy! But how do we UN-ring the bell? What is the solution to this expensive conundrum? If all Realtors pull back their info from the aggregators, then the public loses, if they don't Realtors lose. Enough griping, we need solutions!

Any ideas?

Laurie Stephenson
Associate Broker

 [reply](#)

Fabian Nelson March 29, 2015

There are pros and cons to everything. I really think that Zillow should do away with the zestimates, and the estimated rental amount. Often times this will over value a house. As for marketing and exposure I think that Zillow is great. As Real Estate Agents we are not doing our clients justice if we are not marketing their property in as many places as possible. Paying for these services is optional so for those that have a problem with it I say do not waste your money paying for it. If a client calls and questions the value that you have suggested they list their home at simply explain to them the misvaluation of Zillow and recommend an appraisal of your word is not good enough for them.

 [reply](#)

Gena Gilbert March 30, 2015

I think it is past time for this issue to finally come to light. Without our (as REALTORS) information about real estate these listing syndication companies would not have been in business from the begining. They are not held responsible for inaccurate information. We (REALTORS) are held accountable and we have no power to change it. As REALTORS we are bound by strict rules about the information we publish to the general public. Local information from the REALTORS

[reply](#)

River Valley Properties, llc. July 7, 2015

This is still an issue. Zillow, Trulia, Realtor.com all hurt the little guy (The small Real Estate company competing to get his site noticed by the search engines). Don't get me wrong, these big sites are great for the consumer, but they're not always accurate. Kind of like Walmart Vs. the Ma & Pa store. I'd rather go local than some big franchise.

[reply](#)

Donald Lawson August 1, 2015

I see this post is a few years old and very little has changed. I can see both sides to this, but I also feel for the good agents who write up the listings that these sites are syndicating. But then again, what if the Agent or RE Office gets a sale because someone came through Zillow? I'm sure they're not willing to share commissions with Zillow or another site! I see more and more of these sites pulling info from public records as well. Will be interesting to see how this changes in a few years.

[reply](#)

Peyton September 3, 2015

I have been looking for a home for 3 months now in the Dallas/Fort Worth area. Every house I find on Realtor that says its active is actually gone. Has a contract on it. Its just a waste of my time. I just

sent them an email telling them to take the site down, its useless to me. Im using a portal, but its controlled by the Agent in the area I'm looking and it i want to look outside that , he has to change it. Everything is controlled! there's no free will anymore. All to make MONEY!

 [reply](#)

DeRidder LA Real Estate, LLC *September 15, 2015*

I ask any real estate agent that defends Trulia or Zillow this simple question: What would happen if you invested the same amount of money into your clients' real estate experience as you do Trulia or Zillow? You need to realize that any success you may be receiving from Zillow or Trulia is only as good as your next month's payment. Invest in your clients' experience, and you will build something that cannot be taken away from you.

I hope some of you can take time to read my article, [Zillow and Trulia agent reviews - A Reason why they're junk](#).

 [reply](#)

Jaine Viscome *October 23, 2015*

...a property that closed in July...closed out in MLS is still in Zillow...as a lead generator...people drive in the driveway..knock on her door..three agents are contact for showings...agents suggesting drive bys.....my buyer a single woman..is frightened..asked me to help her make it stop....she is entitled to a sense of security in her new home.....and the unfortunately I cant help her other to tell her to post a no trespassing sign..and if someone comes on the property call the police.....

 [reply](#)

Mark Yelka *December 1, 2015*

The thing is that Zillow and Trulia provide a LOT of value. Nothing is 100% and as a recent home buyer I have to say that Zillow was very helpful in searching homes. Trulia has crime maps. I can do complex searching in Zillow that I, as a prospective buyer, cannot do via MLS that is ever-so-primitive. I vote for Zillow and Trulia and not

substandard presentation, searching, and info that I get via the "direct" providers.

↳ reply

Gerald Harris December 21, 2015

This is a tough battle. As a former real estate agent I really did not see the benefit of Zillow, Trulia etc... It confuses the consumer. Often times giving them a listing that is no longer active or a valuation of properties that are not even valid.

↳ reply

Raven Terrance January 4, 2016

Real estate professionals are changing the way they do business: offering potential buyers the chance to view detailed property listings online, using websites to gather leads on potential customers, and using the Internet to match buyers and sellers.

↳ reply

Anthony Cavalea IV January 18, 2016

I allow my listings to syndicate to Zillow & Trulia because other agents' listings are advertised on their websites. If I refuse to allow my listings to be advertised, I worry that my sellers will be at a disadvantage. I'd love for the NAR to step in and stop it all, but I'm sure the listing aggregators would cry foul and sue for Anti-Trust.

↳ reply

Kevin Rushton May 8, 2016

However if suddenly Zillow and others were cut off from the information you would still be in equal competition. The difference would be going direct to realtors websites instead of someone who picks your pocket in between.

[↪ reply](#)

Fernando *January 16, 2016*

As one who just went through the home buying process again, I can't say that my realtor did a whole lot help me find the house we wanted.

We gave her specific criteria and she ignored it. She put her filters in and sent us stuff that never met any of our qualifications. We told her multiple times to stop sending us stuff that didn't match our basic criteria. In the end, it was through our own efforts that we found the house we wanted to buy.

The realtor was helpful in providing the legal paperwork that we needed to purchase the home, but that was about it. Commissions are far too high for the amount of work my realtors have done in recent years.

[↪ reply](#)

2 cents *January 20, 2016*

The MLS is an outdated and obsolete tool that was created by the Realtors to help themselves. They control and keep their local market closed to outside realtors with extra fees and inaccessible lockboxes even to a neighboring county. Realtors are no longer needed to "Match buyers and sellers" although they still perpetuate this to themselves in order to justify who sells what to who, in their control of their own community. Because of the internet and search tools like Zillow; today's buyers now look up what They want. That is as an open market. The listing information first belongs to the seller that has entered into a contract to pay the realtor to list the information everywhere they can , like Zillow, to sell the home. It is not the realtors ownership of information. The realtors have abandoned all reguard for the sellers that are paying them because they feel that sellers have no choice But to participate with them. Realtors have now turned all their attention to the buyers and the lenders in an attempt to promote that they are still neccesary. The Realtors fight against Zillow, is the fight to keep all the sellers held hostage to their control. Zillow would not be so popular if not for the publics approvalto not participate in the old Realty system.

[↪ reply](#)

Kevin Rushton May 8, 2016

The real state market flowed just fine before there were large internet sights. And sellers received the highest possible sales prices with the assistance of highly trained realtors and brokers. Zillow has none more harm to buyers and sellers by sending out misinformation that can be costly to a buyer and seller.

 reply

TJ May 15, 2016

Just like car dealerships have to adapt, so does real estate. You can only be a luddite for so long before you're passed by.

 reply

Kyle June 13, 2016

I totally agree with TJ here...realtors seem to be stuck in "union think"...unwilling to adapt to new ways of home shopping and buying.

 reply

PropertyTurkey July 24, 2016

Here is the catch " The syndicators have been profiting from the work of Realtors by selling advertising placement to the Realtors themselves. The syndicated websites tend to confuse the public regarding the identity of the listing agents.."

 reply

LadA October 10, 2016

I believe in order to STOP this Fiasco with NAR's Negligence in protecting It's members rights and allowing this MLS information to be taken out of the MLS system and provided to Non Member sites,

A CLASS ACTION LAW SUIT IS IN ORDER for EACH MLS DIVISION THAT WE ARE A MEMBER OF! I remember the days we used to brag to the sellers that I WILL LIST YOUR HOME ON MLS FOR ALL THE AGENTS and THEIR BUYERS TO SEE YOUR PROPERTY ...OR the same with buyers, THE BUYERS RELIED ON US, THE AGENTS TO DO THE SEARCH AND SHOW THEM WHAT IS AVAILABLE. The truth is THEY NEEDED US!!!! And Now I wonder.... As a Realtor, Why am I paying MLS Dues to NAR? I think that We are DUE an Explanation convincing Us, (the Realtors) How is the MLS content reach Realtor.com, Zillow, Trulia and other cheap sites that take our listings and diminish its value and the value of the Realtors who should be THE ONLY ONES HAVING ACCESS TO MLS LISTING CONTENTS IN THE FIRST PLACE?! I do not Pay NAR my dues so they can betray me and compromise my business by selling my Listing Directly or Indirectly, through an affiliate that takes the Information from them and spreads it all over the Internet. I am so Fed up with NAR for selling its members out and basically taking our business away for their own side profits by providing our information first to Realtor.com then spread the Information like a contagious disease to other property advertising websites TAKING BUSINESS AWAY FROM REALTORS! Only a few who pay these websites benefit from it but they too are betraying the fellow Realtors.I ask myself this question? Why am I paying dues? To be a member so they can Impose Fines on me for breaking their MLS laws and regulation or PREACHING REALTORS ABOUT ETHICS and POSING FINES on REALTORS FOR UNETHICAL CONDUCTS when NAR itself WROTE THE BOOK ON HOW TO BE UNETHICAL!!!! I EXPECT SOME ETHICS IN YOUR WORK and FOR YOU TO PERFORM YOUR OBLIGATION TOWARDS THE AGENTS NAR !!!!

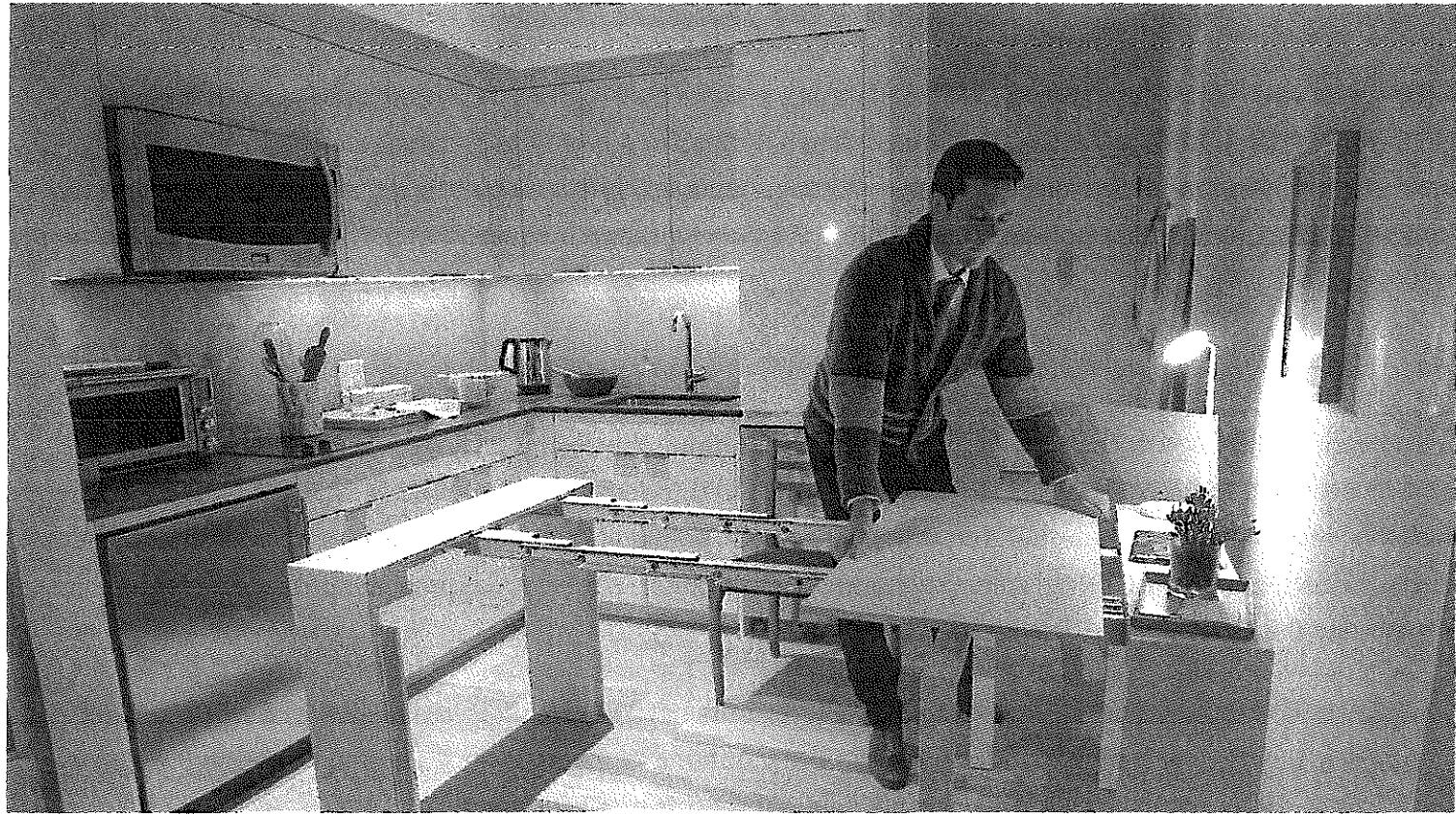
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Op-Ed Could micro-apartments solve the affordable housing crisis?



Inside a micro-apartment at the Carmel Place building in New York. (Julie Jacobson / Associated Press)

By Constantine Valhouli

OCTOBER 24, 2016, 4:00 AM

Cities across America are facing a devastating housing affordability crisis. One obvious potential solution is micro-units. Adding density without affecting the skyline, they offer housing at a lower price point than is usually available in expensive areas.

Broadly defined as living spaces under 350 square feet, micro-units are an old idea being revived with new twists. Previously known as efficiency apartments, they are today's successors to the boardinghouses of old — where residents often lived in retrofitted mansions or hotels and shared one bathroom per floor with a common kitchen.

Narratives of midcentury America often reference this sort of boardinghouse or hotel living — from the bohemian adventures of Jim Morrison and the Beat poets, to Grace Kelly, Lauren Bacall and Sylvia Plath, who stayed at the Barbizon, a long-term hotel for women.

And yet, decades ago, in cities across America, such spaces were effectively regulated out of urban life.

Enabling single people to live alone, rather than with a roommate, frees up existing multi-bedroom units for families.

In the 1960s and '70s — a time of misguided planning policies that made cities less livable — many cities enacted laws that directly or indirectly targeted boardinghouses. A common ordinance was to declare any dwelling with five or more unrelated women living together a brothel. New building codes were developed that required larger minimum unit sizes and prohibited the development or conversion of buildings into exclusively small units.

These regulations led to larger apartments — and, inevitably, fewer apartments at higher rents.

This pattern was echoed in the suburbs, where larger minimum house and lot sizes forced the entry point of home ownership (and rental) higher. People were required to purchase or rent more home and land than they needed — and as a result had higher monthly costs to heat, cool and maintain the larger spaces. In hindsight, these policies seemed intended to create economic segregation — raising the financial bar for living in an area by removing the most affordable options.

In the past several years, however, thousands of micro-units have been built in cities such as Boston, Denver, Los Angeles, Seattle and New York City. Based on the number of applicants for the units, as well as the low vacancy rates, there seems to be a considerable demand for this new product.

A lack of affordable urban housing obviously plays a role. But, beyond that, today's economic uncertainty and job instability are also leading many who can afford larger residences to reconsider the wisdom of throwing away hard-earned money on high rents. Additionally, other than their size, today's micro-units bear little resemblance to the boardinghouses of old. One Santa Fe in the downtown L.A. Arts District offers a saltwater pool, yoga/Pilates studios, and an outdoor theater. That said, micro-units don't have to offer luxury amenities -- they'd be cheaper as a more bare-bones product, and could be adapted to served senior citizens.

Putting consumer psychology aside, there is a more pressing reason that micro-apartments are so popular: They are gold mines for developers and landlords. When regulations against minimum unit sizes are relaxed, developers can put more units into a building envelope. And because small spaces tend to rent for more per square foot than larger ones, the building generates significantly more revenue, even if the monthly rents per unit are relatively affordable.

At One Santa Fe, for example, a 343-square-foot unit rents for \$1,915 per month, or \$67 per square foot, annually. Meanwhile, a top-floor two bedroom in pricey Santa Monica can be \$4,500 per month for 1,100 square feet — or \$54 per square foot annually.

Yet many cities — even those with an affordability crisis — are resisting this trend. Santa Monica recently passed a law that limits micro-units to 15% of any building — claiming it would encourage developers to build more multi-bedroom units for families. Denver recently put a moratorium on micro-unit apartment complexes built on tiny lots with no off-street parking. And Seattle is effectively regulating micro-units out of existence through onerous, mandatory design reviews. That city also excluded micro-housing from tax exemptions.

Micro-units do have shortcomings. Apartments under 400 square feet are better suited to individuals rather than those with partners or families. But enabling single people to live alone, rather than with a roommate, frees up existing multi-bedroom units for families.

Besides, the next iteration of micro-units could be built with families in mind. Imagine compact two- and three-bedrooms that are thoughtfully designed to maximize privacy and utility for a couple or family. Perhaps a 600-square-foot two-bedroom or an 800-square-foot three-bedroom — versus your typical 600-square-foot studio today. This could strike a balance that offers affordable rental and purchase options while offering developers a higher return.

Solving the housing crisis in the most desirable cities in the United States demands accommodating a range of housing options. The backlash against micro-units isn't helping anyone.

Constantine Valhouli is the co-founder of NeighborhoodX, a real estate research and analytics firm. You can follow him on Twitter at @c_valhouli and FB at facebook.com/valhouli.

Editor's Note: This is a shortened version of an article that previously appeared online. You can read the original here.

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Seed Eco-Home Workshop

November 4-8, 2016 | Factor e Farm - Maysville, MO (USA)

- [Instructors](#)
- [Learning Outcomes](#)
- [Schedule](#)
- [Logistics](#)
- [Registration](#)

In this is a 5-day workshop we will build a modular seed-home (the core of an expandable home) loaded with ecological features. If you are interested in natural home building or extreme efficiency of effort towards manufacturing, you will learn first hand how to take your home or project to the next level of ownership. Workshop includes 5 days of hands-on immersive building, lectures by invited subject matter experts, discussions, and exploration of entrepreneurship opportunities.

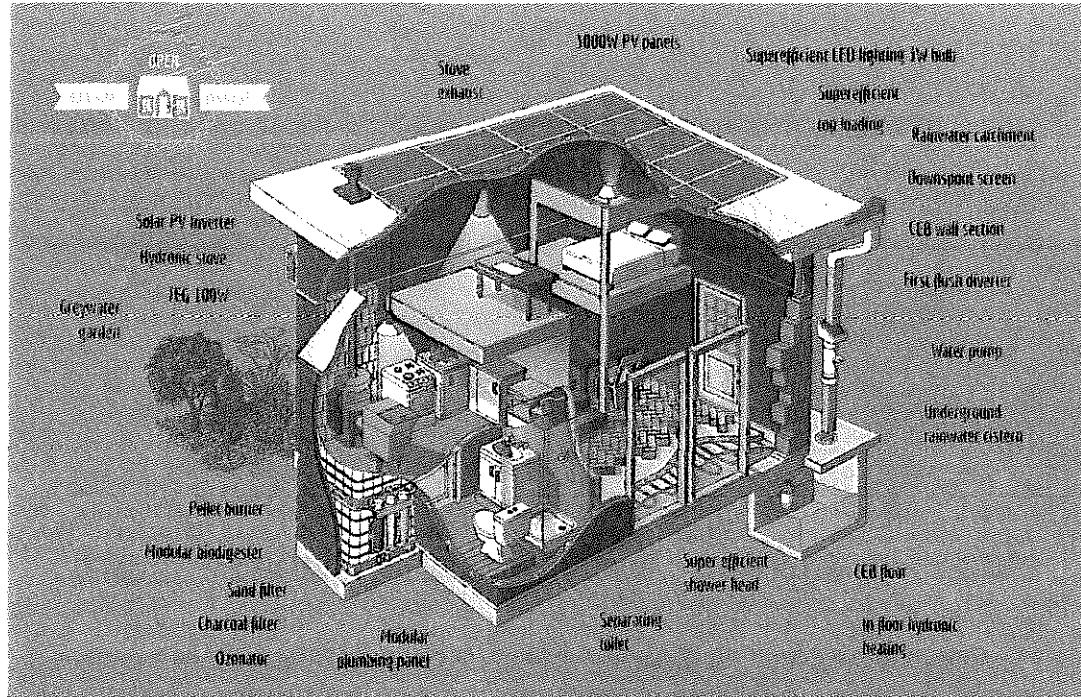
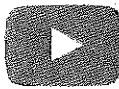


Illustration of features, not actual house design.

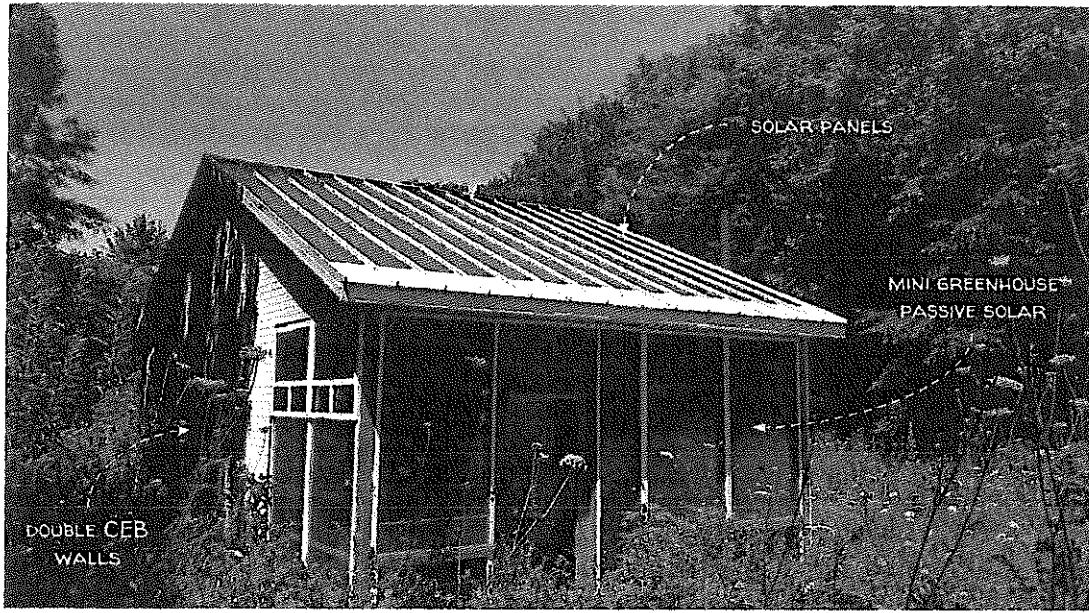
This workshop is intended for everyone who is interested in exploring the rapid building of environmentally-friendly homes (no previous building experience required). Blending modular wood panels with Compressed Earth Block construction, our goal is to demonstrate that quality housing can be built with multi-purpose flexibility using module-based designs and parallel building for optimizing design evolution. Our goal is reducing the duration of construction by a factor of 20 compared to industry standards, at $\frac{1}{3}$ the cost of conventional housing. This design process involves a rapid parallel swarm workflow with a large team using simple-to-follow documentation created with Agile and Waterfall methods prior to build.

Open Source Modular Building System



Eco-Features

With **3000W of PV Panels**, the house is completely self-sufficient on energy. --[Feasibility Notes on PV \(\[http://opensourceecology.org/wiki/Feasibility_Notes_on_PV\]\(http://opensourceecology.org/wiki/Feasibility_Notes_on_PV\)\)](#)



Tiny CEB house with tiny greenhouse and solar roof – Factor e Farm (Missouri, US) – Built in 2014

What happens when the sun doesn't shine? The standard feature is a **grid-tie inverter**, which also pushes power back to the grid in the day. —[Feasibility Notes on Grid Tie Inverter](http://opensourceecology.org/wiki/Feasibility_Notes_on_Grid_Tie_Inverter)

What about power generation at night? A 100 W **Thermoelectric Generator (TEG)** is included. This device converts heat into electricity, so you can generate power from a pellet stove. We are designing our pellet heating stove to function both as a space heater and power generator. With **Superefficient LED Lighting** (3W per bulb), and a **Super-efficient Refrigerator** that uses only 8W of power – that is plenty of power to run your computer and house if you are eco-conscious. —[Feasibility Notes on TEG Power](http://opensourceecology.org/wiki/Feasibility_of_TEG_Power)

The modular hydronic stove features a **Pellet Burner** integrated with heat exchangers for a **Hydronic Heating System**. This heating system provides both **Household Hot Water**, and hot water for the **In-floor Hydronic Heating**. In-floor heat is a luxurious comfort while being straightforward to install when open source plans are available. After a 2-year test at our own home, we have made in-floor heating a standard feature in all of our construction, and have experience with hydronics both in our house and for heating ponds in the aquaponic greenhouse. —[Feasibility of a Pellet Hydronic Stove](http://opensourceecology.org/wiki/Feasibility_of_a_Pellet_Hydronic_Stove)

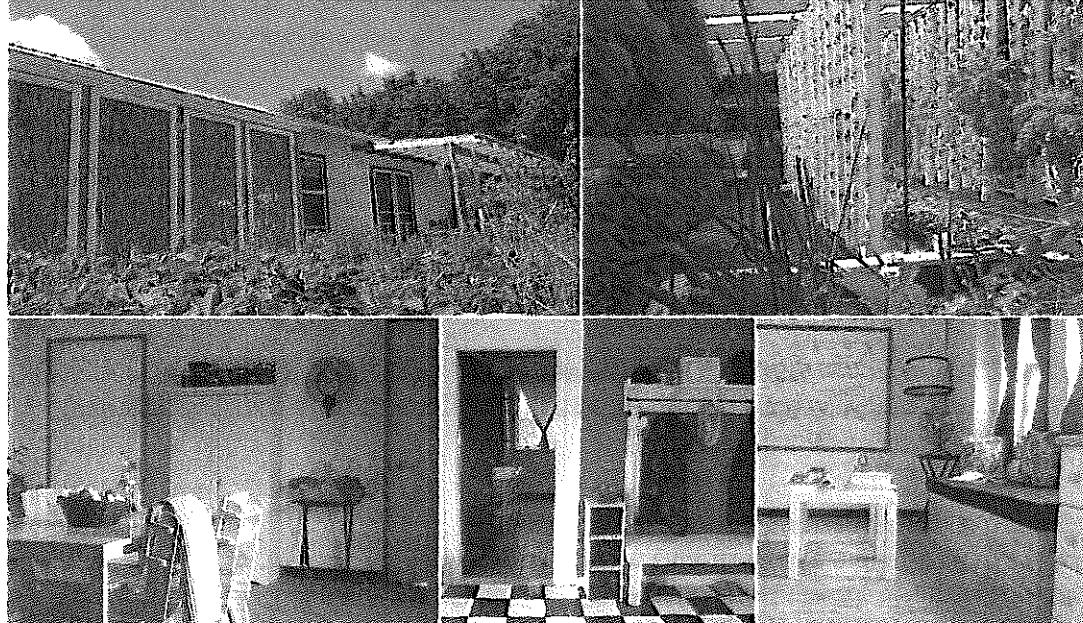
Two **Compressed Earth Blocks (CEB)** wall and floor sections act as thermal mass for passive solar heating. The thermal mass of CEBs is effective in keeping the house cooler in summer, and it retains heat longer in winter. The CEBs and solar capture contribute to the house's **Passive Solar Design** – which also includes passive cross-ventilation through the house.

The system also includes **Rooftop Rainwater Collection**, where every inch of water provides 150 gallons of rainwater for a 16'x16' roof. We are also using a **Super Efficient Shower Head** by Bricor, for 3/4 gallon per minute water usage. Bathroom and kitchen fixtures consist of **Modular Plumbing Panels**. These are essentially your standard utility – sink, shower, or toilet – built on a self-contained pedestal, which contains the plumbing. The modular plumbing panels have a simple quick connectors for water in and water out – and as such – can be build as modules and put into place readily – without having to do the entire plumbing as a previous step.

To purify the water, we are using a filtration system consisting of a **Sand Filter**, a **Charcoal Filter**, and the world's first open source **Ozonator** as the final disinfectant stage for potable water, instead of halogens like chlorine. 90% of the world's purified water is obtained by ozonation, so

we'd like to bring the USA up to speed in this respect. The design also calls for a small pond, used for irrigation or to supplement rainwater collection.

The wastewater system converts organic wastes into biogas using a home scale **Biogas Digester**. This provides 100% of the house cooking gas, using a cooktop. We are using a separating flush toilet, where the solids flow into the biodigester, and the liquids and other gray-water go into a **Gray-water Garden/Gravel Soak Pit**. A sink grinder pulverizes organic wastes for quicker digestion.



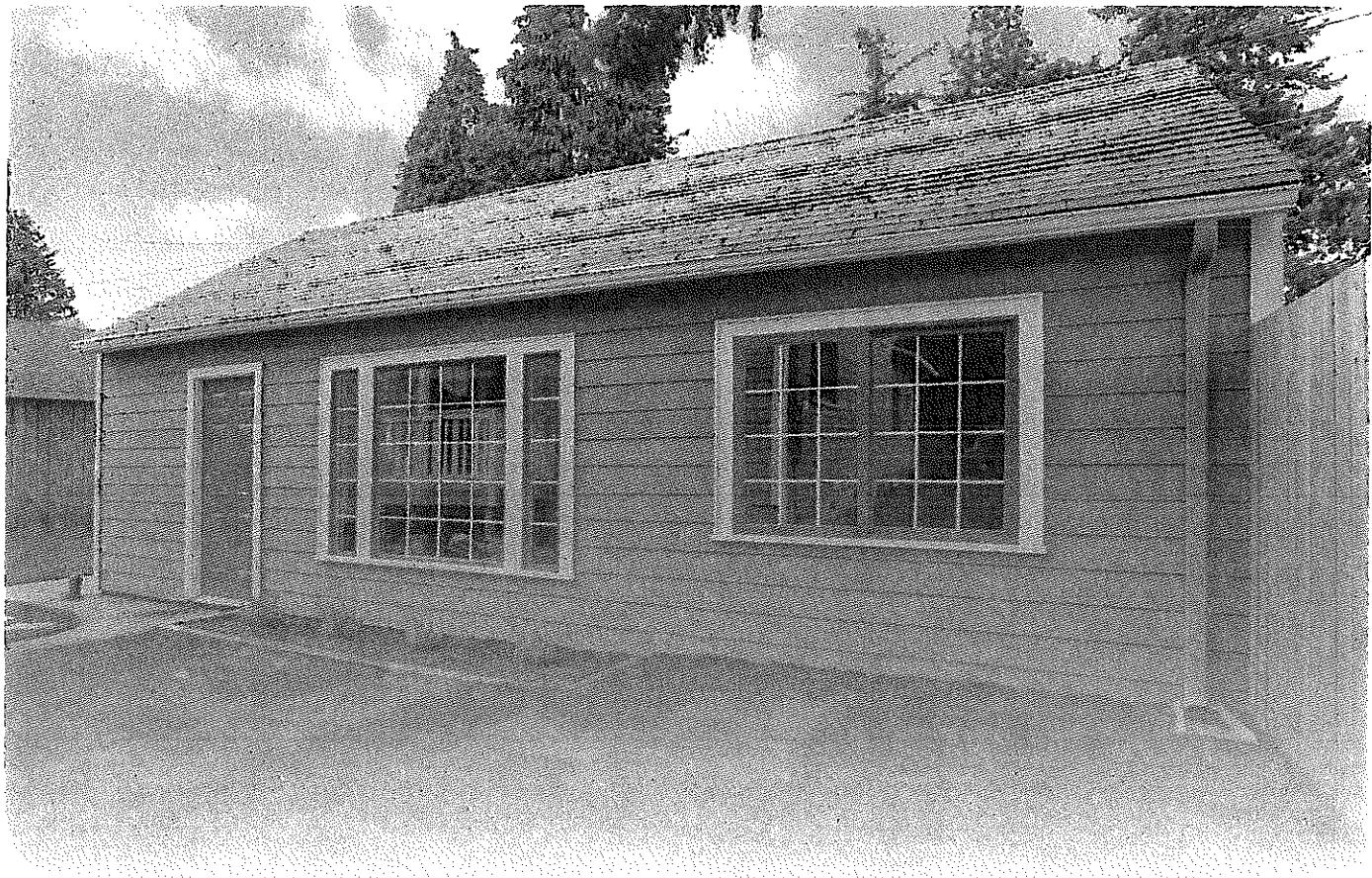
This workshop will be the first in a two-step development process of an affordable, ecological starter home. The second workshop – during which we will build a 700 sq ft home – will take place in the Spring of 2017.

There are 3 tracks offered in this workshop:

- **Full Workshop (Nov 4-8):** Structure (walls and roof) + Utilities
- **Session 1 (Nov 4-6):** Structure
- **Session 2 (Nov 7-8):** Utilities

INSTRUCTORS





Accessory Dwelling Unit Homeowners' Handbook

A Guide for Homeowners on Oahu Interested in Building an Accessory Dwelling Unit



HAWAII APPLESEED
CENTER FOR LAW & ECONOMIC JUSTICE

hawaiadu.org

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Introduction

What is an accessory dwelling unit?

An accessory dwelling unit (ADU) is a home, built on a single-family lot, separate from the main dwelling. Accessory dwelling units have their own kitchen, bathroom, and sleeping facilities. They can be attached or detached from the existing single-family home, also called the primary dwelling unit. Accessory dwelling units are sometimes referred to as granny flats or in-law apartments, both names referring to multigenerational living. They can be completely new construction, an extension or partition of the main house, or a conversion of an existing accessory structure such as a recreational room or garage.

How to use this manual

This manual is intended to inform homeowners about ADUs and help them decide whether building an ADU is right for them. It guides the homeowner through the ADU development process, from checking a property for the basic requirements to choosing a tenant. Deciding to build an ADU is a big decision. Use this manual to help you consider all the details before proceeding with a building permit application.

The manual is broken down into the following sections:

Initial Considerations: Helps the homeowner reflect on the responsibilities of managing an ADU and discusses the basic requirements.

Getting Started: Offers key considerations such as hiring construction professionals and how to finance the project.

Designing the ADU: Provides planning and design tips, including floor plan examples.

Permitting and Construction: Outlines the building permit process and what to expect during construction.

Being a Landlord: Summarizes the responsibilities of a landlord.

In addition to these sections, the appendix to this manual contains resources that could be of use to the homeowner throughout the process including forms, checklists, and additional information on legal requirements.

Although this manual aims to provide the homeowner with enough information to get an ADU project started, it is merely a guide and does not replace the need for professional services throughout the process. Additionally, information in this manual is subject to change, as ADUs are new to the City and County of Honolulu. The manual will be updated as new information becomes available.

Check for manual updates and additional resources at hawaiiadu.org.



HAWAII APPLESEED

HAWAIIADU

Accessory Dwelling Unit Process Diagram

6

Become a landlord

Review the Residential Act and the Landlord-Tenant Code
Prepare a rental application and screen potential tenants
Have a lease ready for the first qualified applicant

5

Permit and construct

Apply for a building permit with the Dept. of Planning and Permitting
Permitting could take 2 to 4 months after the application is submitted
Proceed with construction when the permit is issued

4

Design the ADU to fit your needs

Who will live there? What size will it be? What amenities will it have?
Research existing designs, prefabricated and packaged home options
Have a design professional create site-specific plans for you

3

Hire construction professionals

Go to <http://cca-hawaii.gov/rico/> to learn about hiring licensed professionals
Ask friends, family, and coworkers for recommendations

2

Secure financing

Research the financial options available to you
Test the HawaiiADU financing calculator
Seek advice from Hawaiian Community Assets or other professionals

1

Review the requirements

Submit a pre-check form with the Dept. of Planning and Permitting
Contact Hawaiian Community Development Board if you live on
Hawaiian Home Lands

History of ‘Ohana Units and ADUs in Hawai‘i

In 1981 the State of Hawai‘i passed a bill permitting second dwelling units to be built on single-family lots as a means to improve the affordable housing market and allow homeowners to accommodate extended family on their property. The counties were then given the authority to regulate ADUs in 1989, at which point each county made adjustments to their ordinances to fulfill the needs of their communities.

Until recently, Oahu homeowners could build a separate dwelling on their property only if it was to be occupied by a relative. In September 2015, the City and County of Honolulu loosened this restriction by creating an ADU Ordinance that legalizes the development and rental of ADUs (see Ordinance 15-4, included in the appendix).

Maui, Kauai, and Hawai‘i counties all have their own accessory dwelling unit regulations, but the rules differ from county to county, and homeowners should check their local requirements before deciding to build an ADU. This manual only applies to Oahu.

Benefits

ADUs provide a host of benefits to homeowners, renters, the local community, and the environment.

Homeowners

Provides a source of income: Renting an ADU provides the homeowner with supplemental income that can be used toward mortgage payments, expenses, retirement, or other forms of savings.

Alleviates overcrowding: In Hawai‘i, it is common for extended family to live together. ADUs provide an opportunity for family members to stay together, but have separate accommodations and more space. Plus, ADUs provide flexibility so that if circumstances change, the ADU can be rented out to a non-relative.

Encourages aging in place: For kupuna who do not want to give up their home, but wish to downsize, they can move into the ADU and rent out the main house. Alternatively, those who need at-home care can offer the ADU to a caregiver at a reduced price in exchange for services.

Provides an opportunity to help those in need: ADUs present an opportunity for private homeowners to contribute to solving one of the most pressing problems in Hawai‘i—the lack of affordable housing and the resulting plight of homelessness faced by many of our families. Many people are surprised to learn that most families experiencing homelessness have no mental health or substance abuse issues, and they have steady incomes, but just not enough to afford Hawai‘i’s high housing costs. Homeowners with space for an ADU can help families out of homelessness by renting out their ADUs at an affordable rate, while still making it a good investment.

Renters

Provides access to single-family neighborhoods: Accessory dwelling units add more options in the rental market, particularly the opportunity to live in single-family neighborhoods without having to buy a home. For some, these neighborhoods are more attractive because they tend to be relatively quiet and family-oriented.

Potential for affordable rental housing: ADUs typically have lower rents than rental units in multifamily buildings, and can play an important role in addressing Hawai'i's affordable housing problem.

Potential to reduce burdens on low-income households: Housing costs are considered to be affordable when they are less than 30 percent of a household's income. In Hawai'i, many people pay more than *half* their income toward housing, which means they are faced with difficult choices when it comes to paying for other necessities such as nutritious food, medical care, and education supports for their children. Lower housing costs made available through the renting of affordable ADUs can relieve some of this pressure, while at the same time providing families the opportunity to live in stable, family-friendly neighborhoods with better access to resources, which can provide a foundation for success for future generations.

Community

Creates rental housing: As ADUs are permitted and built, rental housing stock increases.

Supports local economy: The local construction industry will get a boost, maintaining and potentially creating jobs for our friends and neighbors.

Maintains neighborhood character: The addition of ADUs into single-family neighborhoods increases density with little effect on neighborhood character. This is achieved by working with design professionals to create units that will fit in aesthetically and minimize disruptions.

Minimizes urban sprawl: Infill development, the utilization of vacant spaces in already developed areas, prevents expansion into the rural areas of the island, a result known as urban sprawl. As a form of infill development, ADUs can help maintain the beauty of undeveloped land on Oahu.

Uses existing infrastructure: New construction becomes more labor intensive and expensive as it expands into undeveloped areas. Since ADUs are built on lots shared with a single-family home, they can take advantage of existing public utility infrastructure.

Encourages diversity: If ADUs are rented at an affordable level, neighborhoods will become mixed-income, giving more people the opportunity to live in a single-family environment.

Environment

Reduces footprint: Less resources are consumed when building smaller homes, and once they are occupied, smaller homes typically have a small carbon footprint than larger ones. They produce less construction waste, can use smaller, more efficient appliances, and require less energy to cool, heat, and light from day-to-day.

Conserves water and energy: If the design incorporates green concepts, it creates an opportunity to save on utilities like water and electricity. These energy savings directly translate into monetary savings, a benefit for the environment, homeowner and tenant.

Initial Considerations

Is an ADU right for you?

After becoming familiar with the various benefits associated with ADUs, which benefits apply to you? Ask yourself:

1. Why do you want an ADU?
2. Do you have a homeowners' association that prohibits second dwellings or rentals?
3. Would you convert an existing space or add new construction?
4. Are you prepared for the costs associated with construction and owning another dwelling unit (property taxes, property insurance, General Excise tax, etc.)?
5. Will you be able to handle maintenance of the ADU and fulfill other duties of a landlord?

Owning an ADU is a huge commitment requiring a lot of time and money. You should be aware of the investments required of you before jumping into the process.

Basic Requirements

Once you have decided that an ADU fits your needs, you need to make sure you qualify to build one. The City and County of Honolulu's Department of Planning and Permitting (DPP) is the primary agency that you will need to work with. DPP is responsible for supplying building permits, enforcing building codes, and overseeing additions to utility and other infrastructure, all of which apply to ADU construction.

The following outlines the basic requirements listed in the ADU Ordinance that determine whether a property is eligible for an ADU. Your property must meet all of the requirements to be eligible.

1. The lot is zoned in R-3.5, R-5, R-7.5, R-10, R-20, or Country District.

To look up the zoning designation, go to the Honolulu Land Information System website at <http://gis.hicentral.com>, and scroll down to the Report Generator, shown below.

The screenshot shows a web-based application titled "Report Generator". At the top, there is a dropdown menu labeled "Start by selecting a category" with "Property Info" selected. Below this, there is a section titled "Then, select by Tax Map Key (TMK)" with a "Go" button and an example input field containing "Example: 46002056". Further down, there is a section titled "Or, search by address" with input fields for "Number" and "Street", and a "Go" button.

Enter your address and look under Zoning and Flood Information—Zoning (LUO) Designation.

Zoning and Flood Information

Zoning (LUO) Designation:	R-10
Chana Zoning Designation:	Ineligible
FEMA Flood Designation:	X
Tsunami Evacuation Zone:	No

The zoning designation must match one of the districts listed (R-3.5, R-5, R-7.5, R-10, R-20, or Country District).

2. Lot area is at least 3,500 square feet.

Find the square footage of your lot using the property search on the Department of Planning and Permitting website. Go to the DPP's Property Search at <http://dppweb.honolulu.gov/DPPWeb/default.aspx?PossePresentation=PropertySearch>. Search for your property by entering the house number and street name then you will see details of your property, including the lot area in square feet. This number must be at least 3,500 square feet.

Permitting Searching DPP Home Sign In

Tax Map Key

Address: 7116 Seaboard St, Honolulu
Area (sq ft): 8451
Area (acre): 0.194
Lot Number:
Owner: [REDACTED]

PARCEL INFO

Type:	Description:
Urban/Urban-Residential Residential	Residential
Land Use:	Residential
Proposed Zoning:	MR-Beyond 500' Reg Flood Plain
Proposed Easement:	None
Proposed Elevation:	None
Nearest Public Utility:	None
Water:	None
Drainage:	None
State Land Status:	Urban District
State Land Status:	None
State Land Status:	City/County Permit for Development

FACILITIES

Facility Code:	Year Built:	No. of Stories/Building Ages:
C-1000-88888888888888888888	1988	1

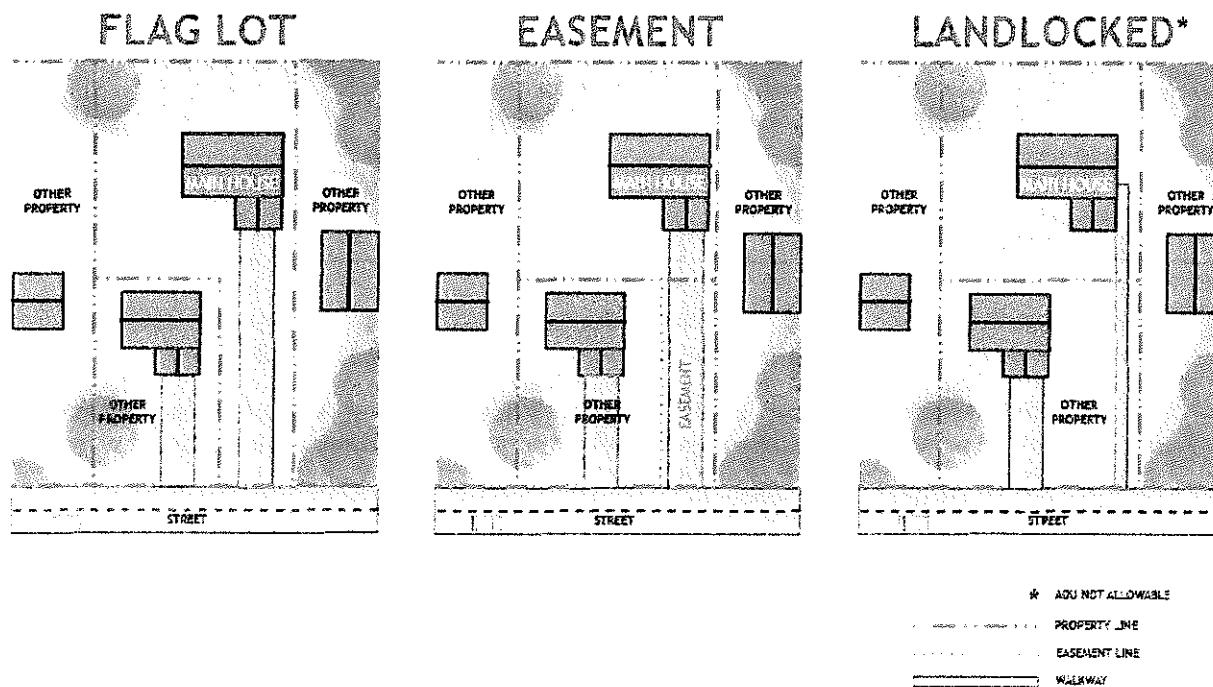
TAX SEPARATIONS

Arterial Code:	Census Block:	Census Block:
None	[REDACTED]	[REDACTED]

Address List:
[REDACTED]

3. The lot cannot be landlocked.

A lot that is landlocked has no direct access road. In other words, to access a landlocked property, one must cross someone else's property.



This requirement is reviewed on a case-by-case basis. Check with the DPP if you have a question about this particular requirement.

4. The lot does not contain more than one dwelling unit.

Accessory dwelling units are only allowed on single-family lots, meaning the property must only have one existing single-family home built on it. The house cannot be a multi-family dwelling unit, like a duplex or apartment building, nor can it have an existing 'ohana or ADU. Only one ADU is allowed per single-family lot.

5. The property owner, property owner's family, or designated representative will reside in either the primary dwelling or the ADU.

The homeowner (or family of the homeowner) must live on the property so long as one of the units is occupied. For example, if the ADU is being rented out, the homeowner must live in the main house. If the main house is rented out, the homeowner must live in the ADU.

You must sign a Declaration of Restrictive Covenants during the permitting process, which will include a statement that the property owner will reside in one of the units if the other is being rented. The homeowner may designate a person to act as the property owner, record this person with the DPP, and allow this person to live on and manage the property in the homeowner's absence. The ordinance has exceptions for "unforeseen circumstances" such as an active military deployment or illness that prevents the property owner from living on the property. If such an event were to occur, the director must give approval for a rental to remain active.

Declaration of Restrictive Covenants
A legally binding agreement between a homeowner and another party (in this case it is the City and County of Honolulu) that specifies rules by which the homeowner must follow. Penalties may be levied if the homeowner violates the covenant.

The appendix to this manual includes a copy of a sample Declaration of Restrictive Covenants.

6. The property owner will record covenants running with the land with the Bureau of Conveyances or the Land Court of the State of Hawai'i, or both.

This agreement ensures the property owner does not sell the ADU separate from the rest of the property. The lot cannot be divided into two separate properties. The Declaration of Restrictive Covenants also lists the other rules about owning an ADU.

7. If you have signed a private covenant prohibiting ADUs, you cannot build one.

A homeowners' association may have rules against the construction and/or rental of ADUs. You must follow their rules, whether or not your property meets all the other ADU requirements. Be sure to check with your homeowners' association before proceeding with plans.

8. The lot fits one parking space in addition to the parking required for the primary dwelling, unless the lot is located within one-half mile of a rail station.

If the edge of your property within 0.5 mile from the edge of a rail station, you are not required to provide a parking space for the ADU. If it is more than 0.5 miles away, your ADU site plan must include a parking space designated for the ADU. This parking space is in addition to the minimum number required for your single-family home.

9. The ADU will have a maximum size of 400 square feet for 3,500 to 4,999 square-foot lots or 800 square feet for 5,000 square-foot lots or larger.

If your lot is not at least 3,500 square feet in size, you cannot build an ADU. There is a minimum size based on the building code, which your design professional can refer to if you would like a very small unit.

You must be able to meet all of the above requirements to proceed with building an ADU. If you wish to convert an existing, legally established accessory structure that does not meet the parking or square footage requirements, you may apply for a Zoning Adjustment then continue onto applying for a building permit. This is further discussed in the "Permitting and Construction" section.

Important: Even if you meet all the basic or the basic requirements for an ADU, DPP and other agencies must conduct additional reviews to see whether the property meets infrastructure requirements. See "Getting Started" section.

Another important consideration is the availability of utility infrastructure such as sewers and water supply. It is possible that utility infrastructure in some neighborhoods will not be able to support a new dwelling unit. If this is true, you cannot build an ADU on your property. This is further discussed in the “Getting Started” section.

Does an ‘ohana unit better suit your needs?

If you intend to use the extra space for family members only, you may want to consider building an ‘ohana unit instead. As mentioned in the introduction, ‘ohana units are also second dwellings built on a lot with an existing house. ‘Ohana units follow a different set of rules and have a separate building permit, so it is important to evaluate your needs and both types of units before deciding which one to construct.

‘Ohana and ADU Comparison Chart

	‘Ohana Unit	ADU
Zoning	R-6, R-7.5, R-10, Country District, AG-1, AG-2	R-3.5, R-5, R-7.5, R-10, R-20, Country District
Lot eligibility	Must be on the ‘ohana eligibility map	Must contain only one single-family dwelling
Maximum Size	No set maximum, based on lot coverage	400 sq. ft. for lots 3,500-4,999 sq. ft. 800 sq. ft. for lots greater than 5,000 sq. ft.
Occupancy	Must be related (by blood, marriage, or adoption) to the occupants of the main house	If rented, must be a long-term lease (6 months or longer)
Parking	2 off-street parking spaces plus 1 additional space per 1,000 SF for units over 2,500 SF	1 off-street parking space; no parking required for lots within 0.5 mile from rail station
# units allowed per lot	1 unit	1 unit
Attached or detached to main house	Both allowed	Both allowed

Getting Started

Pre-Check Form

To see if your lot qualifies for ADU development, fill out and submit a Pre-Check Form from the Department of Planning and Permitting (DPP). Although the pre-check is not required for the building permit application, it is recommended that homeowners complete it to make sure the property meets the basic requirements and has access to sufficient public facilities before proceeding with planning. If you choose to skip the pre-check, there is considerable risk that the property will be deemed ineligible during the permitting process, after you have invested considerably more time and money than you would have by doing the pre-check first. The pre-check process is intended to help you avoid unnecessary time, expense and frustration.

The Pre-Check Form asks for the following:

- Tax Map Key (TMK) of the property
- Zoning district
- Lot area
- Address
- Type of unit (conversion of an existing unit, new unit, attached/detached)
- Number of bedrooms

For the pre-check process, you will be required to gather signatures from multiple agencies to confirm that the building site meets the code requirements and has access to sufficient utility infrastructure.

ADU Pre-Check

City Agencies on the ADU Pre-Check Form	
Department	What they check for
DPP Customer Services Division	Zoning and lot size standards
DPP Wastewater Branch	Sewer service is available and capacity is adequate
State Department of Health – Wastewater Branch	Existing/proposed Individual Wastewater System meets requirements
Board of Water Supply – Service Engineering	Existing water system is adequate
DPP Traffic Review B	Meets minimum roadway requirements

You must receive approval from all of these departments to ensure utilities and infrastructure can support your new unit; otherwise, you are not eligible for an ADU. A sample ADU Pre-Check form can be found the appendix of this manual, and you can download a copy of the form at <http://www.honolulu.gov/Portals/0/pdfs/construction/Ohana%20ADU%20Pre-Check%20Form.pdf>.

Working with professionals

Different professions in building construction

You will be working with a variety of professionals to build your ADU, so it is important to understand their roles in your construction project.

Architect – a person who designs buildings and prepares the plans for the contractor to follow and build

General Contractor – a person or company who will provide the labor and materials for your project

Subcontractor – a person or company who will provide a specific service for your project such as plumbing or electrical work

Electrical Engineer – a person who assesses the electrical capacity of a building

Structural Engineer – a person who assesses the integrity of a building's structural support

Mechanical Engineer – a person who assesses the plumbing, heating, cooling, and ventilating needs of a building

Choosing the right people

Start by asking friends, family, and neighbors about local professionals they have had positive experiences with. You can also research companies that have experience with single-family and tiny homes. Once you have a list of candidates, you should interview each of them and discuss the following:

Professional license

They must be licensed in the State of Hawai'i to work on a project that costs more than \$1,000. Take down their company name, address, and license number so you can verify their licensing online with the Department of Commerce and Consumer Affairs (DCCA) at http://cca.hawaii.gov/rico/business_online/. The DCCA's website includes a section explaining why it is important to hire a licensed contractor (see <http://cca.hawaii.gov/rico/licensedcontractor/>). See the appendix for the DCCA's checklist for hiring a contractor.

Beware: Some unscrupulous unlicensed builders have been known to use the name and license number of a licensed contractor. If you are not certain that the person you have spoken with about building your ADU is truly affiliated with the company they say they are with, it is a good idea to look up the company number and call for verification.

Experience with ADUs or residential construction

You may not find many local professionals with experience building ADUs on Oahu, but you will find people who have experience with units similar to ADUs such as 'ohana units or tiny homes.

References

Most businesses provide past client testimonials on their website. You should ask for contact information of references if you would like to talk to them directly.

Documentation of past work

You can usually find past and current projects on their website. If not, you should ask to see records of past work, especially projects on Oahu.

Training and continuing education

Is the company continuously expanding their knowledge of the local construction industry? Ask if the company is an active member of the Building Industry Association (BIA), an organization that provides educational workshops, trainings, and other resources to keep members up-to-date on construction-related topics, especially at the local level.

Rates and fees

Cost is a huge factor for most homeowners planning a construction project. Compare the rates across all your options before making a decision.

Working with a contractor

Find multiple offers

After you have a design professional draw up the project plans, contact multiple contractors to price your project. Compare the offers, taking note of the aforementioned topics and what the offer includes and excludes. Pricing that is significantly lower than the others may not include all of the services listed in the other offers.

The contractor agreement

Draw up a written agreement between you and the contractor (or review their prepared agreement) and include the following information, as listed by the Hawaii Contractors License Board:

- The contractor's license number and classification (Type A – General engineering; Type B – General building contractor; Type C – Specialty contractor)
- The total amount due from the homeowner to the contractor
- The start date and number of days until project completion
- List of work to be accomplished and materials to be used
- The approximate percentage of work to be subcontracted
- A statement of the risk of loss of any payments made to a sales representative
- The name and address of any salesperson who solicited or negotiated the contract
- The name and address of the contractor
- A payment schedule based on the amount of work completed, and provides that 5 to 10 percent be withheld until all work is completed
- A description of what constitutes substantial completion of work
- The terms of warranties
- A provision requiring the contractor to obtain lien releases from all subcontractors and suppliers

The Department of Commerce and Consumer Affairs provides additional information regarding hiring contractors in their “Consumers, Contractors, and Contracts” publication, available at http://cca.hawaii.gov/pvl/files/2013/06/pvl_consumers.pdf.

Construction Costs

Hard Costs versus Soft Costs

When you try to estimate the costs of your ADU, it will be important for you to know some of the basic vocabulary and cost components.

Hard costs are a result of direct work on the project, such as:

- Demolition
- Site preparation
- Materials
- Labor
- Landscaping

Soft costs include all other costs that are not hard construction costs, such as:

- Financing (second mortgage or loan)
- Architect/design services
- Engineering services
- Permitting
- Utility connection and separate meter fees

Estimating the project budget

This budget example is based on an \$80,000 project (cost of labor and materials). This cost varies greatly with respect to the rates of the professionals you hire and the design. This list also assumes the unit will require city utility hook-up fees, which may not be required for your project.

Estimated Budget for \$80,000 Project	
Category	Cost
Building permit and plan review fees (DPP calculator)	\$1,560
Utility Connection Fees	
Water hook-up (Board of Water Supply)	\$5,500
Sewer hook-up (DPP Wastewater Branch)	\$6,424
Architect/design services (estimated at 10%)	\$8,000
Contractor (labor and materials)	\$80,000
Total	\$101,484

Financing your ADU

Financial calculator

If you have an estimated project cost and a fixed-rate mortgage quote, try the ADU finance calculator on hawaiiadu.org to find out how much income you can bring in after mortgage and other payments. It also provides affordable rent amounts for different household incomes to give you an

idea of how much tenants can comfortably pay. You will need Microsoft Excel and the following information for the calculator:

- Project cost
- Down payment
- Fixed interest rate
- Payment period (in years)

Financial Guidance - Hawaiian Community Assets

Hawaiian Community Assets (HCA) is a HUD-certified financial education and housing counseling agency that can assist you and your family to become financially qualified to secure loans and/or grants to build your ADU.



Sign up for HCA's free services and you will be matched with a dedicated counselor who will help you develop a budget, review your credit report, conduct a mortgage qualification assessment, and assist you in applying for grants and loans to help build your ADU,

Client Intake

To enroll in HCA's free services, you will first need to complete and submitted a client intake packet with copies of financial documents.

You can download a client intake packet online at www.hawaiiancommunity.net or call HCA at (808) 587-7886 to request a client intake packet.

Homebuyer Education Workshop

Once you enroll in HCA's services, you will be enrolled in an 8-hour homebuyer education workshop that will teach you financial management, the loan process, how to secure mortgage financing, home-buying resources, and more.

Individualized Counseling

Our certified Counselors work with you and your family to develop customized financial action plan to build savings, pay down debt, and improve credit so you can financially qualify for an ADU. During sessions, HCA counselors will refer you to additional services and enroll you in loans and grants to help make your ADU a reality.

Financial Products

HCA also provides access to loans and grants to help qualified individuals build their ADUs. The grants and loans include:

- Housing Assistance Micro-Loan: Loans up to \$25,000 to build your home.
- HCA MATCH Savings Accounts: 2:1 match on \$1,000 saved by you and your family to help pay for your ADU.

- Punawai IDA: 2:1 match on \$1,000 saved by you and your family to help pay for your ADU.

See the appendix for HCA's contact information and further details on the Punawai IDA and MATCH Savings Accounts.

Designing the ADU

Site Requirements

An ADU is treated as a single-family home when it comes to building codes, other than the specific limitations and requirements. The size of your lot determines the maximum square footage of the ADU as stated in the following table.

Lot Area to ADU Floor Area	
Lot Area (sq. ft.)	Maximum ADU Floor Area (sq. ft.)
3,500 to 4,999	400
5,000 or more	800

The table below from Section 21 of the Land Use Ordinance indicates development standards for residential districts. The highlighted notes apply to ADUs, since an ADU is a dwelling.

Revised Ordinances of Hawaii (ROH) Section 21 - Table 21-3.2
Residential Districts Development Standards

Development Standard		District							
		R-3.5	R-5	R-7.5	R-10	R-20			
Minimum Lot area (square feet)	One-family dwelling detached	3,500	5,000	7,500	10,000	20,000			
	Two-family dwelling detached	7,000	7,500	14,000	Use not permitted	Use not permitted			
	Duplex	3,500	3,750	7,000	Use not permitted	Use not permitted			
Minimum lot width and depth (feet)		30 per duplex unit, 50 for other uses		35 per duplex unit, 65 for other uses	65 for dwellings, 100 for other uses	100			
Yard (feet)	Front	10 for dwellings, 30 for other uses							
	Side and Rear	5 for dwellings, 15 for other uses		5 for dwellings, 15 for other uses					
Maximum Building Area		50 percent of the zoning lot							
Maximum height (feet)		25-30							
Height setbacks		Per Sec. 21-3.70-1(c)							

The professionals you hire should be familiar with this information if they are experienced with single-family home construction on Oahu. If your property is located in the Country District, make sure your design professional refers to those zoning standards for setbacks and other requirements.

In addition to the development standards listed above, there is a maximum building area, or the maximum percentage of a lot that can be built on. Residential lots have a maximum building area of 50 percent, while country district lots limit it to 25 percent (for non-agricultural uses).

Converting an existing accessory structure

The process for converting an existing accessory structure into a legal, permitted ADU depends on whether the structure was already permitted for another use.

Legally established accessory structures

For structures that were permitted for another use (e.g., a rec room), the following steps apply.

Step 1: Check to see if the existing structure meets the basic requirements. If it meets all of the basic requirements, move to step 2a. If not, move to step 2b.

Step 2a: Continue onto filling out the pre-check form and proceed with the regular planning and permitting process.

Step 2b: If your accessory structure does not meet the square footage or parking requirements, you should apply for a zoning adjustment.

Review the DPP's zoning adjustment instructions (available at http://www.honoluluudpp.org/Portals/0/pdfs/zoning/ADU%20Application%20Instructions_09-09-2015.pdf) so you can collect all the necessary paperwork before proceeding with an application (available at <http://www.honoluluudpp.org/Portals/0/pdfs/zoning/LUPD%20Master%20Application%20Form%202015-%20fillable.pdf>). Review of zoning adjustment applications take up to 45 days. There are also an application fee of \$200 due when the application is submitted and a processing fee of \$400 due upon approval. Contact the DPP if you have questions about the limitations or requirements of the zoning adjustment application.

Accessory structures with no permit

You may apply for an after-the-fact permit if your existing accessory structure does not currently have a building permit, as long as it meets the basic requirements. Though this permit costs more than a building permit attained before construction, it is beneficial for you to take on the cost now rather than suffer through higher costs later on.

For example, if anything happens to your unpermitted ADU, it may not be covered by home insurance. Any damage that home insurance would typically cover would become an out-of-pocket expense. In addition, when you decide to renovate the unit, licensed construction professionals are required to submit plans of the existing structure and what the changes will be. They will not do your renovation without following the proper procedure. If you plan on selling your home, buyers expect everything to be properly permitted and legal.

How will you design the ADU?

Accessory dwelling units are essentially small single-family homes. The building codes associated with single-family dwellings apply to ADUs, which means that your ADU must a kitchen, bathroom, and bedroom (which can be shared with the living space).

Kitchen – composed of a fridge, heating element, and sink

Full Bathroom – sink, toilet, and shower

Bedroom – must contain at least one closet

Be a good neighbor

If you are building an ADU, it is useful to get input from your neighbors. Though you may experience some opposition, they will likely feel more comfortable about the idea if you initiate the conversation and are open to hearing their concerns. Accessory dwelling units are meant to add value to a community without disrupting the community's character, and being able to voice this to your neighbors can increase support for ADU development.

Neighborhood trends in architecture, landscaping, and spacing

Your ADU should attempt to conform to the architectural style, landscaping, and spacing exhibited in your neighborhood. New construction that does not fit in will be obtrusive and potentially reduce the appeal of your property and neighborhood.

Size

Consider the size limitations and who you think might live in the ADU. A rental unit for a small family should have two bedrooms and sufficient living and storage space. A single or couple's unit may only need a very small space, so you might not have to build the ADU to the maximum size. The minimum size is your zoning code's minimum single-family dwelling square footage, which your design professional can find out for you.

Utilities and Amenities

When designing your ADU, you will have to decide whether or not to build it with separate utility meters. Your tenant can pay their utilities (electricity, water, sewer, and gas) independent from you if you are able to put in separate meters. There are fees to put in separate meters, so you may want to ask your contractor how much it would cost to install them.

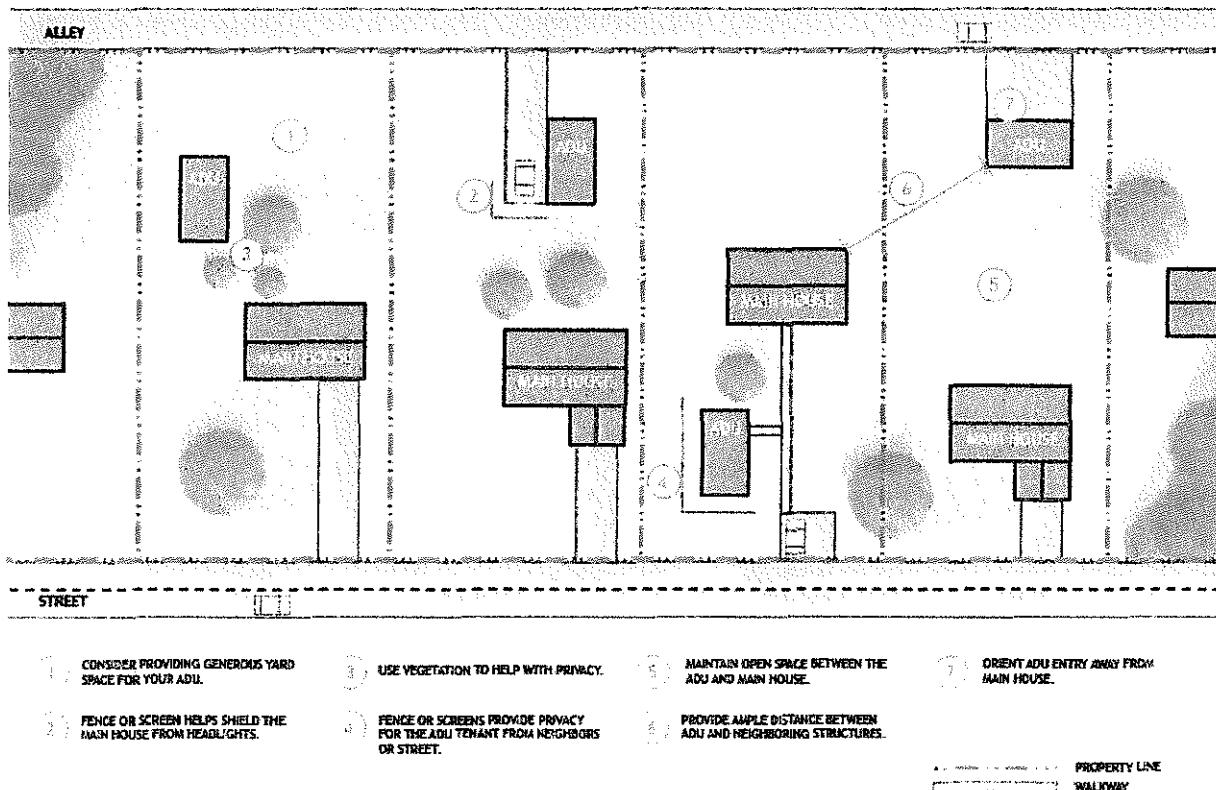
These are a number of amenities you may want to consider including in your ADU:

- Laundry facilities
- Garden or yard
- Air conditioning
- Built-in fans
- ADA accessibility
- Built-in storage space
- High efficiency appliances
- Lanai



Privacy and Views

The ADU should be situated in a way that maintains your neighbor's and your primary dwelling's privacy. Work with your hired professionals to creatively place the ADU on your property to maximize privacy, using the tips below.

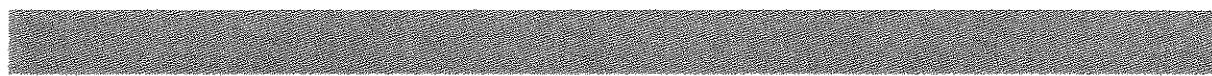


Construction and Noise

Take note of your neighbors' needs when it comes to scheduling your construction project. Work with your contractor on the timeline—start and end dates, times of day, and days of the week—to minimize the amount of disturbance the project causes the neighbors. Also think of the noise a tenant may produce and design the ADU to minimize daily disturbances.

Solar Access

A new building shades surrounding areas, and you do not want it to block sunlight from your neighbor's yards or gardens. Position the ADU in a way that refrains from shading your neighbor's property.



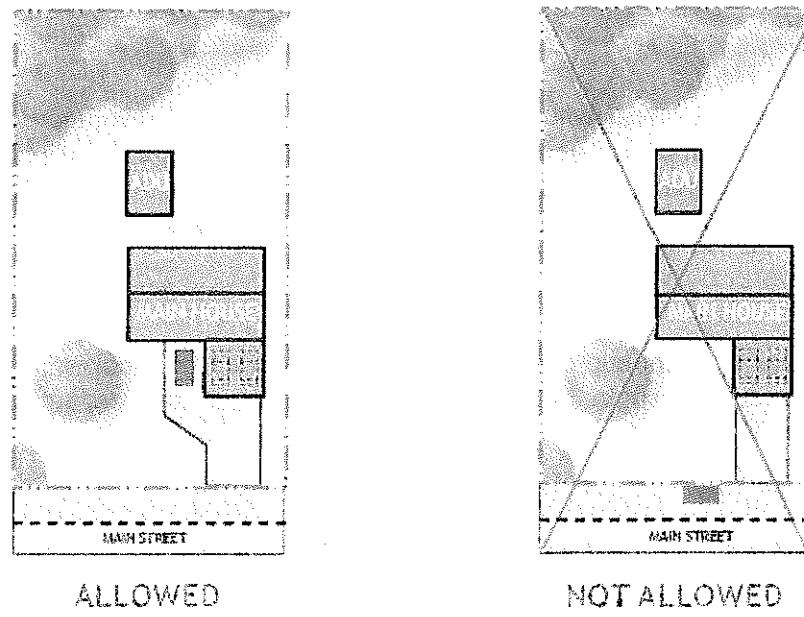
Parking and Traffic

There is a requirement for one off-street parking space for an ADU in addition to existing parking requirements for the main house, but there is an exception if the ADU is located one-half mile from a rail station. Congestion and parking are widespread issues on Oahu, which can be addressed by encouraging the use of public transportation and carpooling by as many people as possible. Consider adding more parking if your lot has extra space to minimize the number of cars parked on the street.

WITH ALLEY



WITHOUT ALLEY



Green design

Do some research on sustainable or green home design and ask your design professional about ways to incorporate it into your ADU plans. If you find an idea of interest to you, run it by your design professional and contractor to make sure it is locally relevant and feasible for your project and budget. These are a few options you can look into:

Materials

Ask your construction professionals about green building materials options. There are suppliers who offer a variety of products that are recycled, salvaged, or generally sustainable from roofing down to flooring. There are local groups that specialize in collecting and repurposing construction materials.

See the Materials Chart in the appendix.

Solar

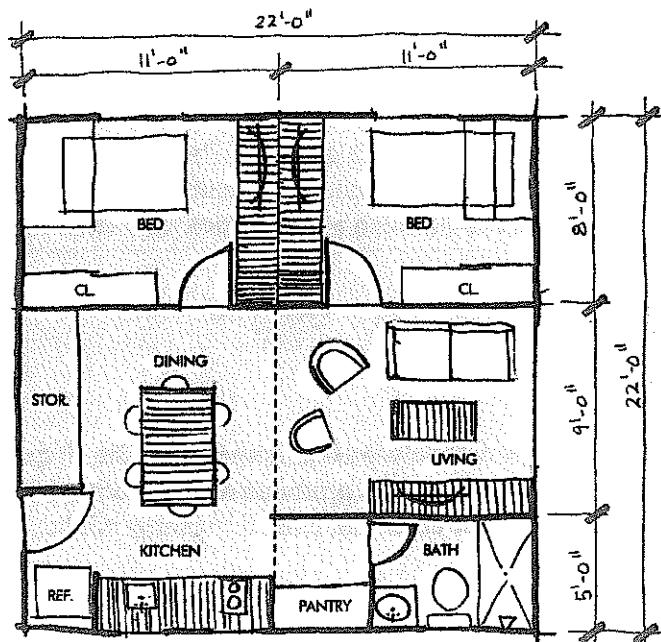
Solar photovoltaic (PV) panels and solar water heaters are widely used in homes on Oahu. Inquire with local vendors and your construction professionals about which products would work best for your ADU. They will be able to explain any rebates or tax credits that exist for solar products.

Water

You can save water by installing high efficiency kitchen and bathroom fixtures such as low-flow toilets, water-efficient faucets, and Energy Star dishwashers. A rainwater catchment system can be used to collect rainwater for watering the yard or garden, doing laundry, or other needs. Some go as far as installing gray water systems to recycle water from sinks and showers.

Floorplan examples

The following floorplans illustrate what an ADU could look like. These graphics are not complete plans; you must hire a design professional to draw up plans for your ADU project.



This floorplan shows the potential for converting a garage into a two-bedroom ADU.

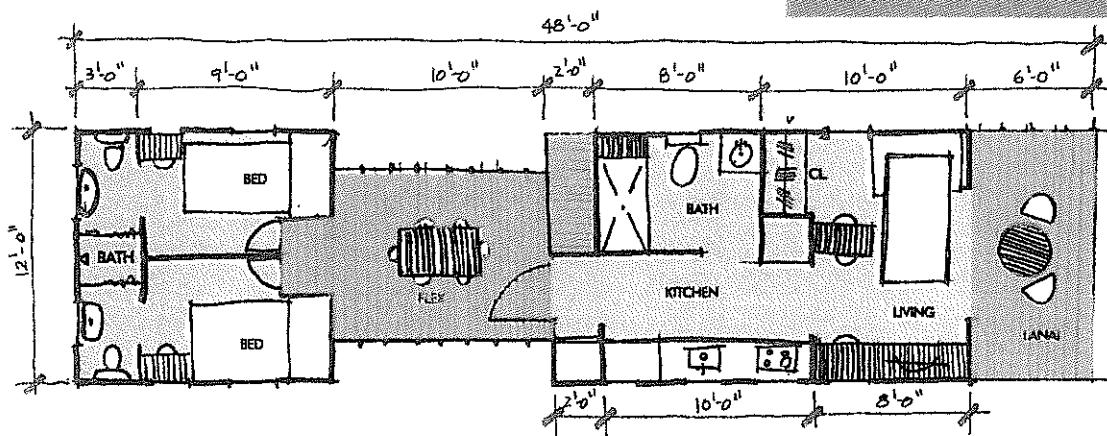
ADU: GARAGE ENCLOSURE (484 SF)

SCALE: NONE

DATE: 10.01.15

ARCHITECTS HAWAII

This floorplan of a detached ADU design that emphasizes indoor/outdoor living.



ADU: FAMILY UNIT (576 S.F.)

SCALE: NONE

DATE: 10.01.15

ARCHITECTS HAWAII

Permitting and Construction

Applying for a building permit

Once you have hired a professional to design your ADU, you can start the permitting process. Your design professional or general contractor should have the experience to help get your ADU permitted, so the following steps are an overview of what you and your hired professional will do. The Department of Planning and Permitting provides these steps to attain an ADU building permit through their online portal:

1. Complete an Internet Building Permit (IBP) application online. Note your IBP number
2. Upload to ePlans:
 - a. ADU Pre-Check Form (if completed)
 - b. Construction drawings
 - c. Other required documents
3. Download the Restrictive Covenants and submit to the Permit Issuance Branch before recording it with Bureau of Conveyance or Land Court. A permit will not be issued if this is not received.
4. Pay fees to the DPP Wastewater Branch, State Department of Health, Board of Water Supply, and the Honolulu Fire Department when contacted by each of these agencies.
5. Return signed building permit application with approved plans and required documents to the Permit Issuance Branch
6. Pay building permit fees to the Permit Issuance Branch
7. Building permit is issued

The screenshot shows the "Building Permit Application - Introduction" page. It includes sections for "Internet Permit Application", "Please select the type of permit you are applying for:", and "After you have read all of the above, click on the "Next" button below". The "Introduction" tab is highlighted in blue.

Internet Permit Application
Thank you for applying for your permit online. In the pages to follow, you will be instructed to enter pertinent information for your project. Please read the instructions carefully on each page before proceeding to the next.
The IBP number is listed at the end of the application.
Please submit the IBP number with your plans to the One-Stop Permit Center if you are submitting paper plans.

Please select the type of permit you are applying for:

Building Permit Sign Permit Other

- A separate building permit application is required for each building or structure except for a single dwelling and its accessories.
- A separate building permit application is required for solar Photovoltaic installations
- If you are applying for a Sign Permit and electrical work will be involved, you must also apply for a separate Building Permit.
- Any applicable Plan Review fees shall be paid once the plans are submitted for review.

After you have read all of the above, click on the "Next" button below.

Next **Back**

Screenshot of the IBP Application

Building Permit Application Documents

These are the forms required by the DPP for a building permit. Some forms only apply to certain applicants depending on the project specifications. These forms can be found on the DPP's website under Applications & Forms – Building Permits (see <http://www.honoluluudpp.org/ApplicationsForms/BuildingPermits.aspx>).

- Building Permit Application Worksheet
- Contractors Statement – Form DPP-29
- Specialty Contractors Statement – Form BPD 200.19a
- Called Inspection – Form BSD-10
- Supplemental Information Sheet
- ‘Ohana/ADU Pre-Check Form
- Flood Hazard Forms

Plan Requirements

You must submit four sets of plans for the ADU. The plans must be stamped and signed by a licensed architect or engineer if any of the following apply:

- One-story building project cost exceeds \$40,000
- Two-story building project cost exceeds \$35,000
- Principle structural members are of reinforced concrete or structural steel

Electrical plans must be stamped by licensed electrical engineer with the exception of demand less than 30 kilovolt-amperes.

Declaration of Restrictive Covenants

A Declaration of Restrictive Covenants must be recorded with the Bureau of Conveyances (see <http://dlnr.hawaii.gov/boc/>) or the Land Court before an ADU building permit is issued. See the instructions in the appendix on how to prepare and file the restrictive covenants. There is a one-time fee for filing documents. Please see the Bureau of Conveyance's fee page (<http://dlnr.hawaii.gov/boc/recording-fees/>) for further information.

To check whether you need to record with the Bureau of Conveyances or the Land Court, search for your property on the City and County of Honolulu's Real Property Assessment Division (http://qpublic9.qpublic.net/hi_honolulu_search.php?search=parcel) using your Tax Map Key. It will provide information when the owner acquired title and the document number of the conveying document. If the document number is shown by the year and document number, i.e. 1998-008768, it is recorded in the Regular System. If the document number is a number with no year reference, it is recorded in Land Court.

Fees

The Department of Planning and Permitting provides a building permit fee calculator (<http://dppweb.honolulu.gov/DPPWeb/default.aspx?FossePresentationId=5000>) based on the cost of the project. The calculator gives the amounts for the building permit fee and the plan review fee. The plan review fee is due when your plans are accepted for review, while the building permit fee is due after your plans are approved.

There are other fees not included in the DPP's building permit fee calculator, like the fees charged for utility connections. Ask your professionals or contact each department for your project's fees (See appendix for each department's contact information). These fees may vary depending on the project.

Timeline

It is difficult to give an accurate estimate for the time it takes to complete the permitting process because each property and project is unique. An estimate for the pre-check process is one month. As for the building permit process, if there are no complications the permit may be issued in two to four months. Remember, ADUs are new to the City and County of Honolulu and the departments involved with the building process are continuously making improvements to their ADU procedures to ensure ADU development is an island-wide success. The process may seem long, but it is well worth the time to make certain your ADU will be safe and legal.

What to do during construction

Maintain communication with your contractor

Set the expectation for how often you will touch base, which could be once a week or a couple times per month. Be available to respond to questions when needed.

Monitor the work during construction and after completion

When it is appropriate, walk through the construction site to monitor the quality of work, timeliness of completed work, etc. Be careful not to interfere too much, as this might delay work.

Make decisions in a timely fashion

You will be asked to select things like fixtures, appliances, and other materials. Make these decisions within a reasonable amount of time for your contractor to order and install the materials. Try to avoid making changes that will affect your project timeline and budget, unless you have the means to increase your budget.

Meet all the responsibilities as written in the contractor's agreement

Keep up with all other duties you agreed to fulfill to bring your project to completion.

Inspections

When construction is complete, your ADU will be inspected to ensure it is built to code. There are no additional fees for this inspection (it is included in your building permit fees). Submit a completed Request for Building Inspection form to the DPP to schedule your final inspection.

Property Taxes and Insurance

The Real Property Assessment Division of the City and County of Honolulu's Department of Budget and Fiscal Services will receive notice when your property has been permitted and inspected. Expect a property tax increase.

Remember to update your property insurance to cover your ADU. Costs will vary based on your insurer and the assessed property value.

Being a Landlord

Remember that the homeowner or designated representative must reside in the primary dwelling or the ADU when either of the units is rented out. In addition, the length of the lease must be at least six months. After those first six months pass, the landlord may rent to the same tenant on a month-to-month basis. Failure to comply with these rules provide grounds for suspension or revocation of the ADU building permit.

Fair Housing Act and other regulations

According to the Fair Housing Act (see http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/FHLaws/yourrights), it is unlawful to discriminate against potential renters because of race, color, religion, sex, familial status, or national origin. Read through Hawaii's Landlord-Tenant Code (see http://files.hawaii.gov/dcca/ocp/landlord_tenant/landlord-tenant-handbook.pdf), which describes the responsibilities of both the landlord and tenant including rental agreements, maintenance, and how to deal with different issues that may come up.

General Excise Tax (GET)

You must pay the GET on the rental income you receive. First, review the basic information about the GET on the Department of Taxation's GET page (<http://tax.hawaii.gov/geninfo/get/>) and their factsheet (available at <http://files.hawaii.gov/tax/legal/taxfacts/tf2015-37-1.pdf>). The next step is to fill out the State of Hawaii Basic Business Application (available at <http://files.hawaii.gov/tax/forms/2015/bb1packet.pdf>) to apply for a GET license. There is a one-time \$20 application fee.

Determining how much to charge for rent

Talk to your financial adviser

Discuss your financial needs with your lender or financial counselor to identify a reasonable amount of rent that will help you cover your mortgage or other payments. To determine what is "reasonable", you can research rental properties with similar amenities, square footage, number of bedrooms, and location.

Affordable housing

Accessory dwelling units are part of an island-wide affordable housing initiative; the people who pushed for the legalization of ADUs on Oahu did so to bring about more affordable housing on the island. You have the freedom to decide how much to charge for rent, so consider renting to a Section 8 participant or setting rent at an affordable level. Housing is considered affordable when it costs 30 percent or less of the tenant's household's income. When a tenant can comfortably pay rent, the landlord also has peace of mind knowing that the rent can be paid without issue.

Choosing a tenant

Advertise

There are many ways to advertise your ADU/primary dwelling for rent. Given the rental housing market here on Oahu, you may experience a high amount of interest. Here is a list of channels to advertise through:

- Word of mouth through family, friends, neighbors, and coworkers
- Flyers at local businesses and public bulletin boards
- Craigslist.com
- Apartments.com
- Zillow.com

The Declaration of Restrictive Covenants you signed to obtain the ADU building permit restricts you from using the ADU or your main house as a short-term rental (less than 6 month leases). If you advertise the ADU or your main house as a vacation rental or bed and breakfast, it can be used as evidence against you as a violation of the Restrictive Covenants, providing grounds for suspension or revocation of the permit. If you proceed with renting the ADU or main house as a short-term rental, you can be fined \$1,000 per day.

Seek Expertise

Hawaiian Community Assets (HCA) offers homeowners enrolled in its services access to Hawaii Tenant Referral Services. Through Hawaii Tenant Referral Services, you can advertise your unit to individuals who have completed a client intake, rental housing workshop, and individualized counseling with HCA.

In addition, HCA will provide you, as the homeowner, with potential renters' Renter-Ready Packet which will include a cover letter detailing HCA services completed by the individual, copy of a credit report, and a financial assessment to confirm their existing monthly income and debt. Potential renters may also qualify for loans and grants to assist with first month's rent and deposits through HCA.

Once the renter has signed a lease with you, as the homeowner, Hawaii Tenant Referral Services will bill you for a \$150 one-time fee that will allow other homeowners in Hawai'i to utilize this service.

Overall, Hawaii Tenant Referral Services provides you with critical financial information about your potential renter and gives you piece of mind that whomever you choose has gone through the steps to become financially qualified renter.

Screen

Invite potential renters to visit the property and decide if it fits their needs. Once they tour the ADU/primary dwelling, you can provide a rental application. If multiple people will be renting together, provide each with a separate application.

You may want to request the following information on the rental application:

1. First, middle, and last name
2. Current address

3. Date of birth
4. Social security number
5. Driver's license/ID number
6. Past addresses
 - a. If rental, provide landlord name and number/email
 - b. Length of stay
7. Employment history
 - a. Address
 - b. Supervisor name and number/email
 - c. Salary/wage
8. Bank reference
 - a. Bank name
 - b. Account number
 - c. Phone number
9. Personal references
 - a. Name
 - b. Address
 - c. Relationship
 - d. Phone number/email
10. Criminal history

Along with checking the references on the application, you may charge an application fee in order to pay for both a credit and criminal background check.

Some renters have difficulty finding housing due to a spotty credit history, which is sometimes the result of events that occurred out of the person's control. Keep an open mind and consider looking to Hawaiian Community Assets for a tenant who completed their renter preparation program.

Make a decision

Keeping in mind the Fair Housing Act and the Landlord-Tenant Code of Hawaii, you should choose the first applicant who qualifies and offer them the lease agreement.

Sign the lease

Prepare a lease agreement and have it checked by an attorney or real estate agent. Have the tenant sign the lease and provide you with a security deposit and first month's rent before giving them the keys.

Acknowledgements

Hawaii Appleseed would like to recognize the following organizations for their contributions to this manual.

Content

City & County of Honolulu Department of Planning and Permitting
Hawaiian Community Development Board
Hawaiian Community Assets

Graphics and Images

Architects Hawaii, Ltd.

We would also like to thank the City of Santa Cruz, the City of Seattle, and the City of San Francisco, which provided examples of work they have done to assist homeowners with the development of ADUs.

Appendix

Bill 20 (Ordinance 15-41)



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE 15-41

BILL 20 (2015), CD1

A BILL FOR AN ORDINANCE

TO AMEND CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990, AS AMENDED (THE LAND USE ORDINANCE), RELATING TO ACCESSORY DWELLING UNITS.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose and intent. The purpose of this ordinance is to establish accessory dwelling units as a permitted use in all residential zoning districts, to encourage and accommodate the construction of accessory dwelling units, increase the number of affordable rental units and alleviate the housing shortage in the City, and to establish land use standards for those accessory dwelling units.

SECTION 2. Section 21-2.140-1, Revised Ordinances of Honolulu ("Specific circumstances"), is amended by adding a new subsection (o) to read as follows:

"(o) Conversion of accessory structures. An existing, legally established, accessory structure constructed prior to the effective date of this ordinance in the country or residential district may be converted to an accessory dwelling unit and allowed to exceed the maximum floor area established by Section 21-5. (c)(1) and/or be exempted from the off-street parking requirement established by Section 21-5. (c)(4) and contained in Table 21-6.1 subject to the following conditions:

- (1) Provided the director finds that viable constraints do not allow the reduction of the floor area of the existing accessory structure,
- (2) Provided that the director finds that no feasible alternative off-street parking site exists due to the placement of structures on, and/or the topography of, the zoning lot."

SECTION 3. Table 21-3, Revised Ordinances of Honolulu 1990 ("Master Use Table"), is amended by amending the "Dwelling and Lodgings" category to permit duplex units and detached two-family dwellings within Country and R-10 and R-20 Residential zoning districts and add "accessory dwelling units," to read as follows:



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**"TABLE 21-3
MASTER USE TABLE**

In the event of any conflict between the text of this Chapter and the following table, the text of the Chapter shall control. This following table is not intended to cover the Waikiki Special District; please refer to Table 21-2 B(A).

KEY: Ac = Special accessory use subject to standards in Article 5
Cm = Conditional Use Permit-minor subject to standards in Article 5; no public hearing required (see Article 2 for exceptions);
C = Conditional Use Permit-major subject to standards in Article 5; public hearing required
P = Permitted use
Pic = Permitted use subject to standards in Article 5
PRU = Plan Review Use

	ZONING DISTRICTS																		
	R-2	R-1	H-2	H-1	General	R-2a	R-1a	R-2c	R-1c	R-2d	R-1d	R-2e	R-1e	R-2f	R-1f	R-2g	R-1g	R-2h	R-1h
USLS <small>(Note: Certain uses are defined in Article 10.)</small>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwellings and Lodgings																			
Accessory dwelling units																			
Boarding facilities																			
Condominium																			
Duplex Units																			
Guestrooms, owners or occupants' temporary lodging																			
Guestrooms for temporary caregivers	Ac	Ac																	
Dwellings, detached, one-family																			
Dwellings, detached, two-family																			
Dwellings, multi-family																			
Farm dwellings	Pic	Pic																	
Group living facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Guest houses (R-2D only)					Ac														
Hotels																			
Homeless Housing																			
Spices' needs housing for the elderly																			
Tent housing																			
Transient overnight areas																			
Vacation rentals	C																		



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SECTION 4. Table 21-3.2, Revised Ordinances of Honolulu 1990 ("Residential Districts Development Standards"), is amended to read as follows:

**"Table 21-3.2
Residential Districts
Development Standards**

Development Standard		District						
		R-3.5	R-5	R-7.5	R-10	R-20		
Minimum lot area (square feet)	One-family dwelling, detached, and other uses	3,500	5,000	7,500	10,000	20,000		
	Two-family dwelling, detached	7,000	7,500	14,000	[Use not permitted] 15,000	[Use not permitted] 25,000		
	Duplex	3,500	3,750	7,000	[Use not permitted] 7,500	[Use not permitted] 12,500		
Minimum lot width and depth (feet)		30 per duplex unit, 50 for other uses		35 per duplex unit, 65 for other uses	65 for dwellings, 100 for other uses	100		
Yards (feet):	Front	10 for dwellings, 30 for other uses						
	Side and rear	5 for dwellings ¹ , 15 for other uses			5 for dwellings ¹ , 15 for other uses			
Maximum building area		50 percent of the zoning lot						
Maximum height (feet) ²		25-30						
Height setbacks		per Sec. 21-3.70-1(c)						

¹For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is zero feet for that portion of the lot containing the elevation wall.

²Heights above the minima of the given range may require height setbacks or may be subject to other requirements. See the appropriate section for the zoning district for additional development standards concerning height.



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SECTION 5. Chapter 21, Article 5, Revised Ordinances of Honolulu 1990 ("Specific Use Development Standards"), is amended by adding a new Section for "Accessory dwelling units," to be appropriately numbered by the revisor of ordinances and to read as follows:

***Sec. 21-5. Accessory dwelling units.**

- (a) The purpose of this section is to encourage and accommodate the construction of accessory dwelling units to increase the number of affordable rental units, without substantially altering existing neighborhood character, in order to alleviate the housing shortage in the city.
- (b) It is intended that accessory dwelling units only be allowed in areas where wastewater, water supply, and transportation facilities are adequate to support the additional dwelling units.
- (c) One accessory dwelling unit may be located on a lot in the country, R-3.5, R-5, R-7.5, R-10, and R-20 zoning districts, subject to the following conditions:

- (1) The maximum size of an accessory dwelling unit shall be as follows:

<u>Lot Area</u>	<u>Maximum Floor Area</u>
<u>3,500 to 4,999 sq. ft.</u>	<u>400 sq. ft.</u>
<u>5,000 sq. ft. or more</u>	<u>800 sq. ft.</u>

- (2) Accessory dwelling units are not permitted:

- (A) On lots with a lot area of less than 3,500 square feet;
 - (B) On lots that have more than one dwelling unit, including but not necessarily limited to, more than one single-family dwelling, two-family dwelling, accessory authorized ohana dwelling, guest house, multi-family dwellings, planned development housing cluster, or group living facility; or
 - (C) On lots that are landlocked.
 - (3) The property owner or owners or persons who are related by blood, marriage, or adoption to the property owner or owners, or designated authorized representative shall occupy the primary dwelling unit or the accessory dwelling unit; except in unforeseen hardship circumstances



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(e.g., active military deployment, serious illness) that prevent the continued occupancy of the primary dwelling unit or the accessory dwelling unit, subject to confirmation by the director.

- (4) One off-street parking space per accessory dwelling unit must be provided in addition to the required off-street parking for the primary dwelling unit, except for accessory dwelling units located within one-half mile of a rail transit station. For purposes of this section, the minimum distance requirement is measured as the shortest straight line distance between the edge of the station area and the zoning lot line(s) of the project site.
- (5) The owner or owners of the lot shall record covenants running with the land with the bureau of conveyances or the land court of the State of Hawaii, or both, as is appropriate, stating that:
 - (A) Neither the owner or owners, nor the heirs, successors or assigns of the owner or owners will submit the lot or any portion thereof to a condominium property regime under the provisions of HRS Chapter 514A to separate the ownership of an accessory dwelling unit from the ownership of its primary dwelling unit;
 - (B) The property owner or owners, or persons who are related by blood, marriage, or adoption to the property owner or owners, or designated authorized representative(s) shall occupy the primary dwelling unit or the accessory dwelling unit so long as the other unit is being rented or otherwise occupied; except in cases of unforeseen hardship circumstances (e.g., active military deployment, serious illness) that prevent the continued occupancy of the primary dwelling unit or the accessory dwelling unit, subject to confirmation by the director. For purposes of this section, "designated authorized representative(s)" means the person or persons designated by the property owner or owners to the department of planning and permitting, who are responsible for managing the property.
 - (C) The accessory dwelling unit may only be used for long-term rental or otherwise occupied for periods of at least six months, and cannot be used as a bed and breakfast home or transient vacation unit;
 - (D) If the property owner or owners, or persons who are related by blood, marriage or adoption to the property owner or owners, or designated authorized representative(s) choose to receive rent for,



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the primary dwelling unit and occupy the accessory dwelling unit,
the primary dwelling unit may only be used for long-term rental or
otherwise occupied for a minimum period of six months, and cannot
be used as a bed and breakfast home or transient vacation unit;

- (E) The accessory dwelling unit is limited to the approved size in accordance with the provisions of Chapter 21; and
- (F) The deed restrictions lapse upon removal of the accessory dwelling unit, and all of the foregoing covenants are binding upon any and all heirs, successors and assigns of the owner or owners.

The covenant must be recorded on a form approved by or provided by the director and may contain such terms as the director deems necessary to ensure its enforceability. The failure of an owner or of an owner's heir, successor or assign to abide by such a covenant will be deemed a violation of Chapter 21 and will be grounds for enforcement by the director pursuant to Section 21-2.150, et seq.

- (6) All other provisions applicable to the zoning district apply.
- (7) All rentals of an accessory dwelling unit, or of the primary dwelling unit if the property owner or owners, or persons who are related by blood, marriage or adoption to the property owner or owners, or designated authorized representative(s) choose to receive rent for the primary dwelling unit and occupy the accessory dwelling unit, must be evidenced by a written rental agreement signed by the owner and the tenant for a lease period of at least six months; provided that after the initial lease period is concluded, the owner may allow the same tenant to continue renting the accessory dwelling unit on a consecutive month-to-month basis.
- (d) At the time of application, the applicant shall first obtain written confirmation from the responsible agencies that wastewater treatment and disposal, water supply, and access roadways are adequate to accommodate the accessory dwelling unit.
- (e) An accessory dwelling unit may be created by building a new structure (attached or detached from the primary dwelling unit) or through conversion of a legally established structure (attached to or detached from the primary dwelling unit), attic or basement, subject to meeting all pertaining zoning requirements.



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- (l) The owner of a structure constructed without a building permit prior to the effective date of this ordinance, who wants to convert that structure to an accessory dwelling unit shall obtain an after-the-fact building permit. In addition to fulfilling the base requirements of the after-the-fact permit, any adjustments to the structure must conform to the accessory dwelling unit regulations enumerated in this section and any additional adopted policies and rules.
- (m) The department of planning and permitting must be notified upon removal of an accessory dwelling unit.
- (n) Prima facie evidence. If an accessory dwelling unit is advertised as a bed and breakfast home or transient vacation unit, the existence of such advertisement will be prima facie evidence of the following:
 - (1) That the owner of the advertised unit disseminated or directed the dissemination of the advertisement in that form and manner; and
 - (2) That a bed and breakfast home or transient vacation unit, as applicable, is being operated at the location advertised.

The burden of proof is on the owner to establish otherwise with respect to the advertisement and that the subject property either is not being used as a bed and breakfast or transient vacation unit, or that it is being used legally for such purpose."

SECTION 6. Section 21-6.30, Revised Ordinances of Honolulu 1990 ("Method of determining number"), is amended by amending subsection (d) to read as follows:

- "(d) All required parking spaces [shall] must be standard-sized parking spaces, except that duplex units, detached dwellings and multifamily dwellings may have up to 50 percent compact spaces, and accessory dwelling units may have one compact space."

SECTION 7. Table 21-6.1, Revised Ordinances of Honolulu 1990 ("Off-street Parking Requirements"), is amended by amending the DWELLINGS AND LODGINGS category to read as follows:



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Table 21-6.1

Off-street Parking Requirements

Use ¹	Requirement ²								
DWELLING AND LODGINGS									
Boarding facilities	2 plus 0.75 per unit								
Consulates	1 per dwelling or lodging unit, plus 1 per 400 square feet of office floor area, but not less than 5								
Dwellings, accessory dwelling unit	1 per accessory dwelling unit or none if the accessory dwelling unit is located within one-half mile of a rail transit station								
Dwellings, detached, duplex and farm	2 per unit plus 1 per 1,000 square feet over 2,500 square feet (excluding carport or garage)								
Dwellings, multifamily	<table> <thead> <tr> <th>Floor Area of Dwelling or Lodging Units</th> <th>Required Parking per Unit</th> </tr> </thead> <tbody> <tr> <td>600 sq. ft. or less</td> <td>1</td> </tr> <tr> <td>More than 600 but less than 800 sq. ft.</td> <td>1.5</td> </tr> <tr> <td>800 sq. ft. and over</td> <td>2</td> </tr> </tbody> </table> <p>Plus 1 guest parking stall per 10 units for all projects</p>	Floor Area of Dwelling or Lodging Units	Required Parking per Unit	600 sq. ft. or less	1	More than 600 but less than 800 sq. ft.	1.5	800 sq. ft. and over	2
Floor Area of Dwelling or Lodging Units	Required Parking per Unit								
600 sq. ft. or less	1								
More than 600 but less than 800 sq. ft.	1.5								
800 sq. ft. and over	2								
Hotels: dwelling units	1 per unit								
Hotels: lodging units	0.75 per unit								

SECTION 8. Section 21-6.40, Revised Ordinances of Honolulu 1990 ("Arrangement of parking spaces"), is amended by amending subsection (c) to read as follows:

- "(c) All spaces [shall] must be arranged so that any automobile may be moved without moving another except that tandem parking [shall be] is permissible in any of these instances:
- (1) Where two or more parking spaces are assigned to a single dwelling unit and/or a parking space is assigned to an accessory dwelling unit.
 - (2) For use [for] as employee parking, except that at no time [shall] can the number of parking spaces allocated for employees exceed 25 percent of the total number of required spaces. Also, for employee parking, "tandem" parking [shall be] is limited to a configuration of two stacked parking stalls.
 - (3) Where all parking is performed by an attendant at all times, and vehicles may be moved within the lot without entering any street, alley or walkway.



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- (4) For public assembly facilities and temporary events when user arrivals and departures are simultaneous and parking is attendant directed."

SECTION 9. Section 21-8.20, Revised Ordinances of Honolulu 1990 ("Housing-Ohana dwellings"), is amended by amending subsection (c) to read as follows:

- (c) One ohana dwelling unit may be located on a lot zoned for residential, country, or agricultural use, with the following limitations:
- (1) The maximum size of an ohana dwelling unit [shall] is not [be] limited but [shall] will be subject to the maximum building area development standard in the applicable zoning district.
 - (2) Ohana dwelling units [shall] are not [be] permitted on lots within a zero lot line project, cluster housing project, agricultural cluster, country cluster, planned development housing, R-3.5 zoning districts, or on duplex unit lots.
 - (3) An ohana dwelling unit [shall] is not [be] permitted on any nonconforming lot.
 - (4) The ohana dwelling unit and the first dwelling [shall] may be located within a single structure, i.e., within the same two-family detached dwelling, or the ohana dwelling unit may be detached from the first dwelling and located on the same lot as the first dwelling.
 - (5) The ohana dwelling unit [shall] must be occupied by persons who are related by blood, marriage or adoption to the family residing in the first dwelling. Notwithstanding this provision, ohana dwelling units for which a building permit was obtained before September 10, 1992 are not subject to this restriction and their occupancy by persons other than family members is permitted.
 - (6) All other provisions of the zoning district [shall] apply.
 - (7) The parking provisions of this chapter applicable at the time the ohana building permit is issued [shall] apply and the provision of such parking [shall be] is a continuing duty of the owner.
 - (8) The owner or owners of the lot shall record in the bureau of conveyances of the State of Hawaii, or if the lot is subject to land court registration under HRS Chapter 501, they shall record in the land court, a covenant



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that neither the owner or owners, nor the heirs, successors or assigns of the owner or owners shall submit the lot or any portion thereof to the condominium property regime established by HRS Chapter 514A. The covenant [shall] must be recorded on a form approved by or provided by the director and may contain such terms as the director deems necessary to ensure its enforceability. The failure of an owner or of an owner's heir, successor or assign to abide by such a covenant [shall] will be deemed a violation of Chapter 21 and be grounds for enforcement of the covenant by the director pursuant to Section 21-2.150, et seq., and [shall] will be grounds for an action by the director to require the owner or owners to remove, pursuant to HRS Section 514A-21, the property from a submission of the lot or any portion thereof to the condominium property regime made in violation of the covenant."

SECTION 10. Section 21-10.1, Revised Ordinances of Honolulu 1990 ("Definitions"), is amended by adding new definitions of "Accessory dwelling unit" and "Designated authorized representative," to read as follows:

"Accessory dwelling unit" means a second dwelling unit, including separate kitchen, bedroom and bathroom facilities, attached or detached from the primary dwelling unit on the zoning lot."

"Designated authorized representative" means one or more persons appointed by the owner or owners to reside in the primary dwelling unit or accessory dwelling unit and act on behalf of the owner or owners in his or her absence."

SECTION 11. Ordinance material to be repealed is bracketed. New material is underscored. When revising, compiling or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the revisor of ordinances need not include the brackets, the bracketed material, or the underscoring.



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SECTION 12. This ordinance takes effect upon its approval.

INTRODUCED BY:

Ernest Martin (BR)

DATE OF INTRODUCTION:

March 5, 2015
Honolulu, Hawaii

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

John S. Litchfield
Deputy Corporation Counsel

APPROVED this 14th day of September, 2015.

Kirk Caldwell
KIRK CALDWELL, Mayor
City and County of Honolulu

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

ORDINANCE 15-41

BILL 20 (2015), CD1

Introduced: 03/05/15

By: ERNEST MARTIN (BR)

Committee: ZONING AND PLANNING

Title: A BILL FOR AN ORDINANCE TO AMEND CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990 AS AMENDED (THE LAND USE ORDINANCE), RELATING TO ACCESSORY DWELLING UNITS.

Voting Legend: * = Aye w/Reservations

03/11/15	COUNCIL	BILL PASSED FIRST READING AND REFERRED TO COMMITTEE ON ZONING AND PLANNING. 8 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, OZAWA. 1 ABSENT: PINE.
04/25/15	PUBLISH	PUBLIC HEARING NOTICE PUBLISHED IN THE HONOLULU STAR-ADVERTISER.
04/30/15	ZONING AND PLANNING	CR-155 – BILL REPORTED OUT OF COMMITTEE FOR PASSAGE ON SECOND READING AND SCHEDULING OF A PUBLIC HEARING.
05/06/15	COUNCIL/PUBLIC HEARING	CR-155 ADOPTED. BILL PASSED SECOND READING, PUBLIC HEARING CLOSED AND REFERRED TO COMMITTEE ON ZONING AND PLANNING. 9 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, OZAWA, PINE.
05/13/15	PUBLISH	SECOND READING NOTICE PUBLISHED IN THE HONOLULU STAR-ADVERTISER.
05/28/15	ZONING AND PLANNING	CR-223 – REQUESTING 120-DAY EXTENSION OF TIME.
06/03/15	COUNCIL	CR-223 ADOPTED. 9 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, OZAWA, PINE.
07/23/15	ZONING AND PLANNING	BILL DEFERRED IN COMMITTEE.
08/20/15	ZONING AND PLANNING	CR-335 – BILL REPORTED OUT OF COMMITTEE FOR PASSAGE ON THIRD READING AS AMENDED IN CD1 FORM.
09/02/15	COUNCIL	CR-335 ADOPTED AND BILL 20 (2015), CD1 PASSED THIRD READING AS AMENDED. 9 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, OZAWA, PINE.

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this Bill. *

GLEN TAKAHASHI, CITY CLERK

ERNEST Y. MARTIN, CHAIR AND PRESIDING OFFICER

15-41

Sample Declaration of Restrictive Covenants

**CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PLANNING AND PERMITTING
650 SOUTH KING STREET, HONOLULU, HAWAII 96813
<http://www.honoluludp.org/>**

INSTRUCTIONS FOR PREPARING AND FILING A DECLARATION OF RESTRICTIVE COVENANTS FOR ACCESSORY DWELLING UNITS

Before the accessory dwelling permit can be issued, the fee owner(s) of the lot must prepare and file the declaration of restrictive covenant with the Bureau of Conveyances or the Land Court. A certified copy of the declaration showing proof of recordation must be presented to the Permit Issuance Branch before issuance of the building permit.

Preparation of the Declaration of Restrictive Covenants

Reproduce a document similar to the sample copy. Fill in blanks and omit blank spaces.

- Type or print neatly in black ink.
- All documents should be no larger than 8 1/2" x 11" and should be single-sided sheets of written text.
- All documents should be able to reproduce legibly under photographic or electrostatic methods. Highlights are not acceptable for imaging.
- The first page of the document must have the following:
 - Top three and one-half inches (3 1/2") must be reserved for Registrar's recording information.
 - The following one inch (1") must be reserved for information showing to whom the recorded document should be returned with the complete mailing address.
 - The mailing address to whom the document should be returned must begin one and one-half inches (1 1/2") from left the margin and not exceed three and one-half inches (3 1/2") per line.
 - Must identify the full names of all fee owners, addresses and tax map key number. If the property is owned by a trust, the trustee must be identified and affiliation to the trust must be explained.
 - Must identify the specific zoning designation for the property (County, R-3.5, R-5, R-7.5, R-10 or R-20) as well as the lot area.
- The names of parties must conform throughout the document (body of instrument, below signature line and notary page).
- Signatures must be notarized.
- Attach and label "Exhibit A." "Exhibit A" is the description of the property which is usually attached to the deed or other conveyances document.

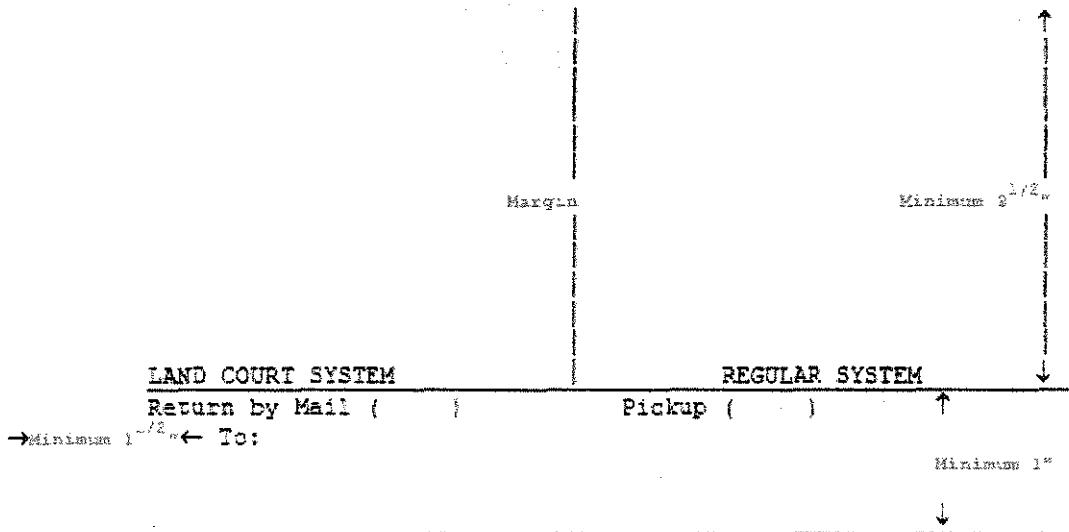
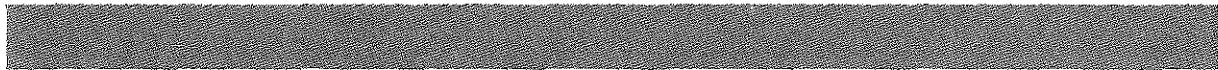
Most of the above information was obtained from the State Bureau of Conveyances. Please access their website at <http://dlnr.hawaii.gov/boc/recording-fees/>

Review and Recordation

The declaration must be reviewed and approved by the assigned residential plans examiner. Therefore:

- Submit an unsigned (not notarized) and not recorded declaration of restrictive covenant (prepared per instructions above) to the assigned residential plans examiner at the Permit Issuance Branch.
- The plans examiner will review the information in the declaration and inform you if corrections or addition are needed.
- Once the declaration has been approved by the plans examiner, take it to the Bureau of Conveyances or Land Court for recordation at Kalanimoku Building, 1151 Punchbowl Street, Room 120.
- After the recordation, submit a certified copy of the recorded declaration to the assigned residential plans examiner.

ATTENTION: It is the sole responsibility of the fee owner(s) to properly fill-in the declaration of restrictive covenant and file it with the Bureau of Conveyances. When you submit the filled-in and unsigned declaration of restrictive covenant to the Permit Issuance Branch (prior to being recorded) the plans examiner will only review it for content relating to building permit.



DECLARATION OF RESTRICTIVE COVENANTS

This Declaration made by _____, Owner(s) in fee simple of that certain parcel of land at _____ also known as Lot _____ of _____, identified by Tax Map Key _____, and more particularly described in Exhibit "A" attached hereto and made a part thereof (the "Property").

WHEREAS, by Deed dated _____, recorded in the Bureau of Conveyances (Regular System) of the State of Hawaii in Liber #_____, Page _____, or in Document/Instrument No. _____, and/or filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. _____ and noted on Certificate of Title No. _____, _____ (name of owner(s)) became the sole owner(s) of the Property and is/are hereinafter collectively called the "Declarant."

WHEREAS, the Declarant has applied for a building permit from the Department of Planning and Permitting of the City and County of Honolulu, Building Permit Application No. _____ ("Building Permit Application"), for the construction, and/or maintenance of an accessory dwelling unit on the Property.

WHEREAS, pursuant to the Land Use Ordinance of the City and County of Honolulu, in a _____ District on a zoning lot of _____ square feet, a one-family detached dwelling may only be erected and maintained on said premises, except under the provisions of the Land Use Ordinance relating to Accessory Dwelling Units.

NOW, THEREFORE, in accordance with the provisions and definitions in the Land Use Ordinance pertaining to Accessory Dwelling Units, the Declarant hereby covenants and agrees to subject the Property described in Exhibit "A" to the following restrictive covenants:

1. Neither the owner or owners, nor their heirs, successors or assigns of the owner or owners will submit the lot or any portion thereof to a condominium property regime under the provisions of HRS Chapter 514A to separate the ownership of an accessory dwelling unit from the ownership of its primary dwelling unit.
2. The property owner or owners or persons who are related by blood, marriage, or adoption to the property owner or owners, or designated authorized representative(s) shall occupy the primary dwelling unit or the accessory dwelling unit so long as the other unit is being rented or otherwise occupied; except in cases of unforeseen hardship circumstances (e.g., active military deployment, serious illness) that prevent the continued occupancy of the primary dwelling unit or the accessory dwelling unit, subject to confirmation by the director. For purposes of this section, "designated authorized representative(s)" means the person or persons designated by the property owner or owners to the department of planning and permitting, who are responsible for managing the property.
3. The accessory dwelling unit may only be used for long-term rental or otherwise occupied for periods of at least six months, and cannot be used as a bed and breakfast home or transient vacation unit.
4. If the property owner or owners, or persons who are related by blood, marriage or adoption to the property owner or owners, or designated authorized representative(s) choose to receive rent for the primary dwelling unit and occupy the accessory dwelling unit, the primary dwelling unit may only be used for long-term rental or otherwise occupied for a minimum period of six months, and cannot be used as a bed and breakfast home or transient vacation unit.
5. The accessory dwelling unit is limited to the approved size in accordance with the provisions of Chapter 21.
6. The deed restrictions lapse upon removal of the accessory dwelling unit, and all of the foregoing covenants are binding upon any and all heirs, successors and assigns of the owner or owners.
7. This Declaration of Restrictive Covenants shall run with the land and shall bind, insure to the benefit of, and constitute notice to the respective successors, grantees, assignees, mortgagees, lienees, and any other person who claims an interest in the Property.
8. Declarant shall file a certified recorded copy of this Declaration of Restrictive Covenants with the Department of Planning and Permitting of the City and County of Honolulu, as a condition precedent to the issuance of the Building Permit.

6. This Declaration of Restrictive Covenants shall not terminate, extinguish nor cancel without the express approval of the Director of Planning and Permitting of the City and County of Honolulu, State of Hawaii.
10. The failure to maintain the development in accordance with this Declaration of Restrictive Covenants shall constitute grounds for the City and County of Honolulu to revoke or suspend any building permits issued hereunder.
11. The City and County of Honolulu, State of Hawaii, shall have the right to enforce this Declaration of Restrictive Covenants and the conditions contained herein by appropriate action at law or suit in equity against Declarant and any persons claiming an interest in the Property.

IN WITNESS WHEREOF, the undersigned hereunto sets his/her hand on this
day of _____, 20 _____.

 NAME OF OWNER

 NAME OF OWNER

STATE of HAWAII
) ss
CITY AND COUNTY OF HONOLULU)

On this _____ day of _____, 20_____, before me personally appeared _____ known to me to be the _____ Declarant hereunder, described in and who executed the foregoing instrument, and acknowledge that he executed the same as his free act and deed and as the act and deed of Declarant.

Notary Public, State of Hawaii
Print Name:

My commission expires:

NOTARY CERTIFICATE (Hawaii Administrative Rules §5-11-8)

Date of Doc: _____ # Pages: _____

Name of Notary: _____ Notes: _____

Doc. Description:

Notary Signature Date

First Circuit, State of Hawaii

(stamp or seal)

NOTARY CERTIFICATION

Sample ADU Pre-check Form

ACCESSORY DWELLING UNITS (ADU) RECOMMENDED PUBLIC FACILITIES PRE-CHECK FORM DEPARTMENT OF PLANNING AND PERMITTING				
TAX MAP KEY				
Zone	Sec	Plat	Par	Loc
ZONING DISTRICT: _____				
LOT AREA: _____				
ADDRESS/LOCATION OF PROPERTY: _____				
APPLICANT: _____			PHONE: _____	
AGENT: _____			PHONE: _____	
ADU - PART I (To be completed by applicant)				
<p>1. PROPOSAL FOR: (check only one)</p> <p><input type="radio"/> One new <u>attached</u> unit <input type="radio"/> Use of existing <u>attached</u> second unit <input type="radio"/> One new <u>detached</u> unit <input type="radio"/> Use of existing <u>detached</u> second unit <input type="radio"/> Alteration work only (conversion of garage, guest quarters, recreation rooms, basement, etc.) <input type="radio"/> Other _____</p>				
<p>2. TOTAL NUMBER OF BEDROOMS IN BOTH UNITS: _____ (for DOH review, if required)</p>				
<p>3. PARCEL NOW SERVED BY OR HAS: (check Yes or No)</p> <p>a. Meets minimum lot size required <input type="radio"/> Yes <input type="radio"/> No b. City water <input type="radio"/> Yes <input type="radio"/> No c. City sewerage <input type="radio"/> Yes <input type="radio"/> No d. Cesspool or septic tank. If "Yes", see II.b. - State Department of Health e. Direct access to a street with minimum paved roadway width of 20 feet (18 feet if street serves no more than 5 lots) <input type="radio"/> Yes <input type="radio"/> No f. Sufficient area for required number of parking spaces <input type="radio"/> Yes <input type="radio"/> No</p>				
ADU - PART II (To be completed by government agencies) <i>If you do not meet any requirement, permit cannot be granted.</i>				
<p>I. DPP CUSTOMER SERVICES DIVISION: Parcel meets zoning and lot size/dimension standards.</p> <p><input type="radio"/> Yes <input type="radio"/> No Checked by: _____ Signature: _____ Date: _____</p>				
<p>II. WASTEWATER DISPOSAL (either a or b)</p> <p>a. DPP WASTEWATER BRANCH: Sewer service is available and capacity is adequate.</p> <p><input type="radio"/> Yes <input type="radio"/> No Checked by: _____ Signature: _____ Date: _____</p>				
<p>b. STATE DEPARTMENT OF HEALTH - WASTEWATER BRANCH: Existing/proposed individual Wastewater System meets requirements.</p> <p><input type="radio"/> Yes <input type="radio"/> No Checked by: _____ Signature: _____ Date: _____</p>				
<p>III. BOARD OF WATER SUPPLY - SERVICE ENGINEERING: Existing water system is adequate.</p> <p><input type="radio"/> Yes <input type="radio"/> No Checked by: _____ Signature: _____ Date: (Valid for 120 days)</p> <p>BWS ONLY: Approval for one-time 90-day extension. Checked by: _____ Signature: _____ Date: (Valid for 90 days)</p>				
<p>IV. DPP TRAFFIC REVIEW BRANCH: Meets minimum roadway requirements.</p> <p><input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/A Checked by: _____ Signature: _____ Date: _____</p>				
Additional comments (attach if necessary): _____				

Revised February 2016

Contractor Checklist

Hiring a Contractor Checklist

Are you planning to remodel your home? This checklist will help you make sure you've done everything you need to do for your project. Check off each item when they're complete.

- ___ Get three written estimates for the job.
- ___ Verify the licenses of all contractors and subcontractors with DCCA Call 587-3222
- ___ Check prior complaints history for all contractors and subcontractors with DCCA Call 587-3222
- ___ Ask contractor for references
- ___ Request a list of subcontractors to be used
- ___ Draw up a written contract
- ___ Read the entire contract and understand all the terms and conditions
- ___ Purchase performance, material and completion bonds through the contractor
- ___ Obtain the appropriate building permits
- ___ See and understand any plans and blueprints before approving them
- ___ Periodically check on the progress of the work
- ___ Get lien releases from subcontractors and material supplies
- ___ Keep copies of all documents and correspondence
- ___ Publish a notice of completion in the newspaper once the job is done.

Hawaiian Community Assets Punawai IDA and MATCH Savings Accounts

Hawaiian Community Assets (HCA) provides access to loans and grants to help qualified individuals build their ADUs. Two programs—Punawai IDA and HCA MATCH—may be of particular interest to homeowners who are considering building an ADU. *Although these two programs are available only to persons of Native Hawaiian ancestry, HCA also provides services that are available to others who do not meet the ancestry requirement of Punawai IDA and HCA MATCH.*

You can find out more about HCA's services at <http://www.hawaiiancommunity.net>.

Additional information about the Punawai IDA and HCA MATCH programs is included below.

Punawai IDA

Before you can be approved for enrollment into the Office of Hawaiian Affairs' Punawai IDA you will need to complete the following steps:

1. Complete an HCA client intake packet.
2. Enroll in a financial or housing program with HCA.
3. Complete a Kahua Waiwai Financial or Housing Education workshop delivered by a certified Kahua Waiwai Trainer.
4. Receive HUD-approved financial coaching to develop a budget, review your credit, and establish a financial action plan.
5. Complete a Punawai IDA Orientation meeting and enrollment forms.
6. Establish a savings goal and a Punawai IDA Savings Plan.
7. Open, or have an existing, bank or trust account.

Punawai IDA Objectives

Hawaiian Community Assets' (HCA) objective for the Punawai IDA is to assist Native Hawaiian individuals and families develop savings habits necessary to prevent emergencies and reach a financial goal. Punawai IDA is intended to assist participants with:

- Developing personal financial management skills;
- Establishing regular savings habits and disciplines;
- Identifying a financial goal;
- Completing a savings plan with Punawai IDA funds that results in securing a financial goal.

Punawai IDA provides:

- Kahua Waiwai Financial Education
- Individualized HUD-approved financial coaching to help participants achieve their savings goal; and
- A savings incentive – Punawai IDA provides a 2:1 match for every dollar saved by participants toward a savings goal. Maximum Punawai IDA is \$1,000 per participant. *Example: Participant saves \$1,000. Punawai IDA will match the savings by \$2,000 (2:1), resulting in a total of \$3,000 to use for a financial goal.*

Participant Eligibility

Eligible participants of the Punawai IDA include individuals or families with Native Hawaiian ancestry residing in Hawaii who:

- Are 18 years of age or older;
- Are at or below 250% Federal Poverty Guideline for Hawai'i;

- Have completed a Kahua Waiwai Financial Education Workshop
- Have completed HUD-approved counseling
- Complete *Punawai IDA Participant Application Form*; and
- Sign and abide by the rules set forth in the *Participant Savings Plan Agreement and Enrollment Form*.

On-Going Participant Requirements

To maintain eligibility in the HCA MATCH Savings Account, participants must:

- ✓ Open, or have an existing, savings or trust account;
- ✓ Must make monthly deposits in bank or trust account with NO withdrawals. If a withdrawal is made, participants will be ineligible to receive matching funds and encouraged to re-enroll in the HCA MATCH Savings Account;
- ✓ Meet with assigned HCA Community Services Specialist to provide information on spending/savings habits, progress toward savings goal, and savings account statements;
- ✓ Share feedback about the product in an exit interview and through follow-up contact;
- ✓ Stay enrolled in the product for at least three (3) months but not to exceed a maximum term of twenty-four (24) months from initial enrollment.

Eligible Uses of Punawai IDA Match Funds

Program participants can ONLY use match funds for the following financial goals:

Goal	Eligible Uses
Housing	Mortgage/rent payments, utilities, down payment, closing costs, application fees, homeowners insurance, property taxes, program fees, home repair/maintenance
Education	Tuition, books, application fees, laptop
Business	Start-up/expansion costs, business plan development, equipment
Medical	Costs for dental, vision, or health services, emergency services
Debt	Collections, judgments, liens, credit cards, loans
Transportation	Car purchase, car repair, purchase of bus passes
Career	Professional work clothing, job/career training
Family	Funeral, childcare
Assistive Technology	Technology for persons with special needs to live, work, or attend school

HCA Match Savings Account

Before you can be approved for enrollment into the HCA MATCH you will need to complete the following steps:

1. Enroll in financial literacy/renter education and credit counseling program with HCA.
2. Complete Kahua Waiwai Financial Literacy or Housing Education workshop series delivered by HCA or approved provider.
3. Complete HUD-approved housing counseling with an HCA Community Services Specialist.
4. Complete HCA MATCH Orientation meeting and program enrollment forms.
5. Establish a savings goal and HCA MATCH Savings Plan.
6. Open, or have an existing, savings or trust account.

HCA MATCH Objectives

Hawaiian Community Assets' (HCA) objective for the HCA MATCH Savings Account is to assist Native Hawaiian individuals and families in developing savings habits necessary to secure and sustain affordable housing. The HCA MATCH Savings Account is intended to assist participants with:

- ✓ Developing personal financial management skills;
- ✓ Establishing regular savings habits and disciplines;
- ✓ Identifying housing costs;
- ✓ Completing a savings plan with HCA MATCH funds that results in securing rental housing or sustaining homeownership.

The HCA MATCH Savings Account provides:

- ✓ Kahua Waiwai Financial Literacy and Housing Education workshops
- ✓ Ongoing, individualized HUD-approved housing counseling and case management to help participants achieve their savings and housing goal; and
- ✓ A savings incentive – HCA MATCH provides a 2:1 match for every dollar saved by participants toward a savings goal. Maximum HCA MATCH is \$1,000 per participant. *Example: Participant saves \$1,000. HCA MATCH will match the savings by \$2,000 (2:1), resulting in a total of \$3,000 to use toward housing related costs for renters or homeowners.*

Our goals with the HCA MATCH Savings Accounts are to support the success of each participant to implement positive savings and spending habits to achieve a realistic savings goal.

Participant Eligibility

Eligible participants of the HCA MATCH Savings Account include individuals or families with Native Hawaiian ancestry receiving services from HCA or an HCA-approved partner organization in Hawai'i who:

- ✓ Is 18 years of age or older;
- ✓ Has verified monthly income;
- ✓ Is at or below 80% HUD Area Median Income for their County of residence;
- ✓ Has completed Kahua Waiwai Financial Literacy or Housing Education workshop and HUD-approved housing counseling delivered by HCA or an approved provider;
- ✓ Complete *HCA MATCH Participant Application Form*; and
- ✓ Sign and abide by the rules set forth in the *Participant Savings Plan Agreement and Enrollment Form*.

On-Going Participant Requirements

To maintain eligibility in the HCA MATCH Savings Account, participants must:

- Open, or have an existing, savings or trust account;
- Must make monthly deposits in bank or trust account with NO withdrawals. If a withdrawal is made, participants will be ineligible to receive matching funds and encouraged to re-enroll in the HCA MATCH Savings Account;
- Meet with assigned HCA Community Services Specialist to provide information on spending/savings habits, progress toward savings goal, and savings account statements;
- Share feedback about the product in an exit interview and through follow-up contact;
- Stay enrolled in the product for at least three (3) months but not to exceed a maximum term of twenty-four (24) months from initial enrollment.

Materials Chart

MATERIALS

	\$	\$\$	\$\$\$
ROOF			
EXTERIOR WALLS			
GUTTERS + DOWNSPOUTS			
RAILINGS			
EXTERIOR FLOORING			
DOORS + WINDOW FRAMES			
INTERIOR WALLS			
INTERIOR WALL FINISH			
INTERIOR TRIM			
INTERIOR FLOORING			
LIGHTS			
CABINETS			

Useful Contacts

Hawaii Appleseed

119 Merchant St., Suite 605A
Honolulu, HI 96813
(808) 587-7605
www.hiappleseed.org

Hawaiian Community Development Board

1188 Bishop St., Suite 907
Honolulu, HI 96813
www.hawndev.org

Hawaiian Community Assets

200 N. Vineyard Boulevard, Suite A300
Honolulu, HI 96817
1-866-400.1116 (toll-free)
www.hawaiiancommunity.net

Department of Planning and Permitting (DPP)

www.honoluludpp.org

Customer Services Division
Permit Issuance Branch
Frank Fasi Municipal Building
650 South King St., 1st Floor
(808) 768-8220

Customer Services Division
Building Permit Center
Kapolei Hale
1000 Uluohia St., 1st Floor
(808) 768-3123

Wastewater Branch
Frank Fasi Municipal Building
650 South King St., 1st Floor
(808) 768-8197

Land Use Permits Division
Zoning Regulations & Permits Branch
Frank Fasi Municipal Building
650 South King St., 7th Floor
(808) 768-8021

Board of Water Supply (BWS)
Service Engineering Section
630 S. Beretania St., 1st Floor
(808) 748-5460

State Department of Health (DOH)
Environmental Management Division
Wastewater Branch
919 Ala Moana Blvd., Rm 309
Honolulu, HI 96814
(808) 586-4294

Department of Land and Natural Resources
Bureau of Conveyances
1151 Punchbowl St., Rm 121
Honolulu HI 96813
(808) 587-0147

Office of Consumer Protection
Residential Landlord-Tenant Center (hotline)
(808) 586-2634
Monday through Friday, 8am-12pm
cca.hawaii.gov/hfic/landlord_tenant

Regulated Industries Complaints Office
235 S. Beretania St., 9th Floor
Honolulu, HI 96813
cca.hawaii.gov/rico

How to solve California's housing shortage? Build 'granny flats' in homeowners' backyards



Beverly Grove homeowner Rochelle D. Ventura, in front of her backyard art studio. Ventura tried to get approval to get a secondary unit several years ago, but was denied by the city. (Francine Orr / Los Angeles Times)

By Liam Dillon and Andrew Khouri

JULY 26, 2016, 3:00 AM

To help ease California's housing crisis, Gov. Jerry Brown and state lawmakers are turning to people's backyards.

Multiple bills with the endorsement of Brown are moving through the Legislature to make it easier for homeowners to build small units on their properties, whether in their garages, as additions to existing homes or as new, freestanding structures.

Los Angeles Mayor Eric Garcetti and other supporters hope the relaxed rules will spur backyard home building to combat a housing shortage that, by one estimate, leaves the state annually more than 100,000 new units behind what's needed to keep pace with soaring home prices.

"These bills enhance homeowners' ability to provide needed housing," Garcetti and Los Angeles City Councilman Gil Cedillo wrote in a letter supporting measures from Assemblyman Richard Bloom (D-Santa

Monica) and Sen. Bob Wieckowski (D-Fremont).

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Together, the Bloom and Wieckowski bills would force cities to permit the backyard homes — also known as “secondary units” or “granny flats” — eliminate cities’ ability to require additional parking spaces for units near transit, and limit fees charged to connect to local water and sewer systems.

Homeowners such as Rochelle D. Ventura could stand to benefit if the bills pass.

The retiree, who once worked in city government, said she spent around \$5,000 several years ago in an attempt to build a secondary unit in her Beverly Grove backyard.

But after the design was submitted to the city, Ventura said she was denied: The driveway that led to the backyard wasn’t wide enough, and a portion of it was covered.

“I couldn’t do it, and that is a shame,” said Ventura, 78. “I have a beautiful granddaughter who was going to live there.”

For more than a decade, state law has tried to encourage homeowners to build additional units on their properties, but the authors say that cities’ processes remain too complicated and expensive for homeowners to take advantage.

The morass is especially deep in Los Angeles.

For the moment, city officials have stopped approving secondary units because a Superior Court ruling this year invalidated the city’s permitting rules. Officials expect to present a fix to the City Council in August to allow homeowners to build again.

But even before the moratorium, Los Angeles homeowners added few secondary units to their properties. Since 2003, only 591 units have been permitted and only 347 completed, according to a planning department report.

Planning experts said construction has been muted because of additional city requirements to build and difficulty homeowners have in securing financing. In addition, the decision to build a backyard unit is made by individual homeowners who might be leery of taking on the time-consuming and messy construction process.

The package of bills tries to ease some of the burden. Bloom’s bill, for example, would also bar cities from mandating large uncovered pathways from secondary units to the public street — thus allowing a simple side yard to suffice for access.

That change could have a big impact on Los Angeles, where a requirement for a 10-foot wide passageway clear to the sky has made secondary units impractical for many Angelenos, including Ventura, said Mark Vallianatos, an urban planning expert and co-founder of the advocacy group Abundant Housing L.A.

"It could help unlock a lot more properties," he said.

Bloom said Los Angeles' difficulties with building secondary units is one of the main reasons new laws are needed.

"The city is relying on us to get this legislation passed," Bloom said.

Still, like the backyard homes themselves, this answer to the state's housing problems is small. Adding a secondary unit to just 10% of single-family properties within Los Angeles would create 50,000 new homes, according to a motion before the City Council. A similar percentage of homeowners adding second units in the San Francisco Bay Area would lead to 150,000 new homes.

But the state bills are unlikely to create housing on such a scale — at least any time soon, said Dana Cuff, director of cityLAB at UCLA's School of the Arts and Architecture.

Local jurisdictions could still impose additional regulations. Furthermore, Cuff noted, units will be added one by one, at the whim of individual homeowners.

"It's not like taking a finger out of the dike," said Cuff, who is helping Bloom craft his bill. "It will just make it slightly easier for homeowners."

The two bills, alongside a narrower measure from Assemblyman Tony Thurmond (D-Richmond) that would help remove obstacles for homeowners wanting to convert unused space inside their homes into new housing, have received broad support in the Legislature. The bills must be taken up by the end of August.

Ventura, the thwarted homeowner, said she still likes the idea of a secondary unit, but it's no longer practical — even if the law is changed. After receiving her denial, she decided to build an outdoor dining and lounge area instead of another housing unit.

"If they can change the law to make it easier, that's great," she said. "It's too late for me, but hopefully it will work out for others."

liam.dillon@latimes.com, andrew.khoury@latimes.com

Twitter: @dillonliam, @khouriandrew

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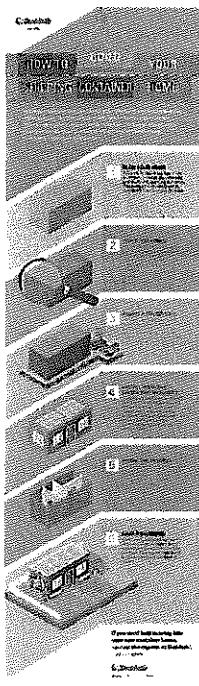
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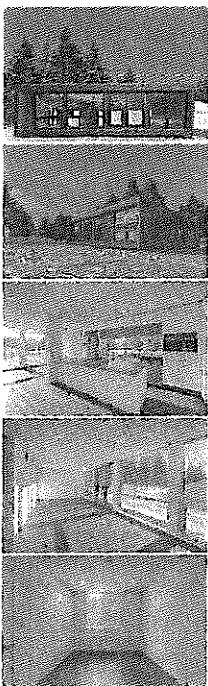
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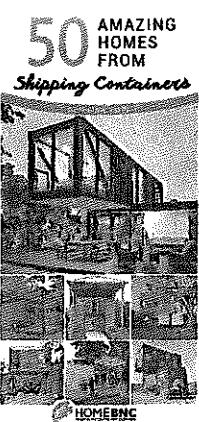
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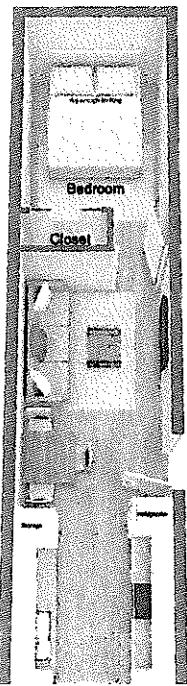
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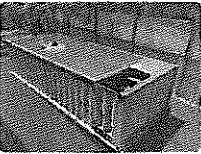
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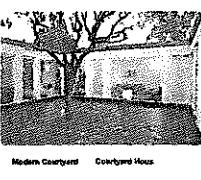
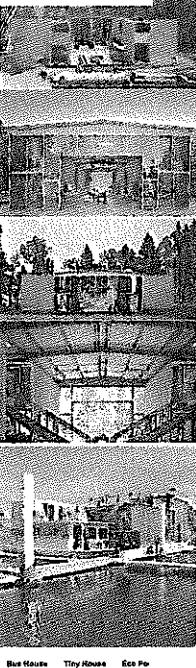
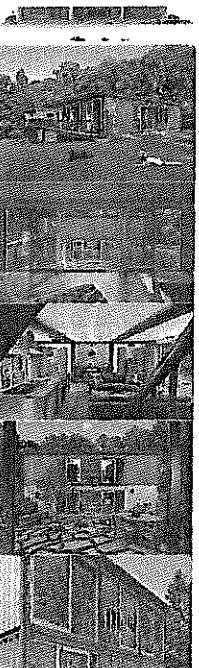
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[Tropical Houses](#) [Tropical House Ideas](#)
 20 Chic Homes Made Out of Shipping Containers | Brit + Co
[See More](#)
 5k 1.683 13

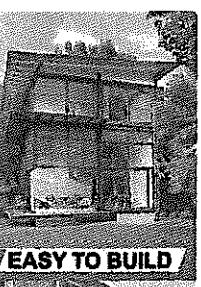


[Modern Courtyard](#) [Container House](#)

A beautiful modern home that incorporates an inner courtyard. #containerhome #shippingcontainer
[See More](#)



[Shipping Container Interior](#) [Shipping](#)
 10 Surprisingly Beautiful Shipping Container Homes | Articles & Advice from Service Central
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 3.5k 518 18



[EASY TO BUILD](#)

From \$24k
See More
258 → 26 → 1



Tour a New York Houseboat
See More
200 → 179 → 1



Shipping Container Homes Book
Series - Book 145 - Shipping
Container Home Plans - How to Plan,
Design and Build your own House out
of Cargo Containers
219 → 30



[www.freedomhouse.com](#)

Converted Shipping Container → 3h

Learn how to build a Shipping
Container Home with the best plans
period.

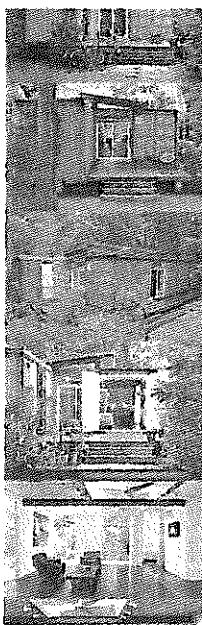
See More

5.5k → 857 → 8



Search for easy dinners, fashion, etc.

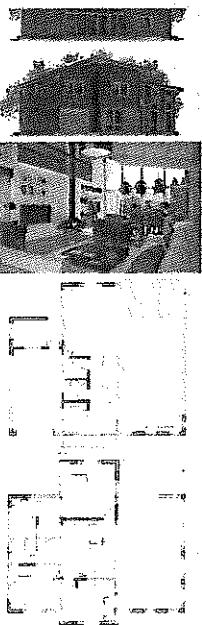
Log In



Container House → Container Design

Shipping Container Home with plans..
They really are a very good option if's
really all i would need love to do this
on the coast or in the country
See More

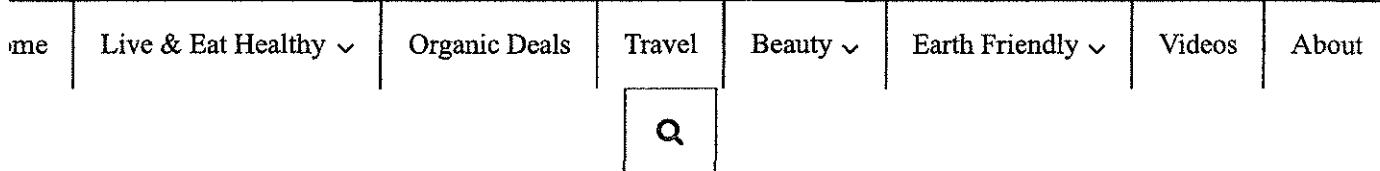
11.6k → 1.6k → 10



Steel House → Simple Bathroom

Home Plan
See More
3.7k → 618 → 1

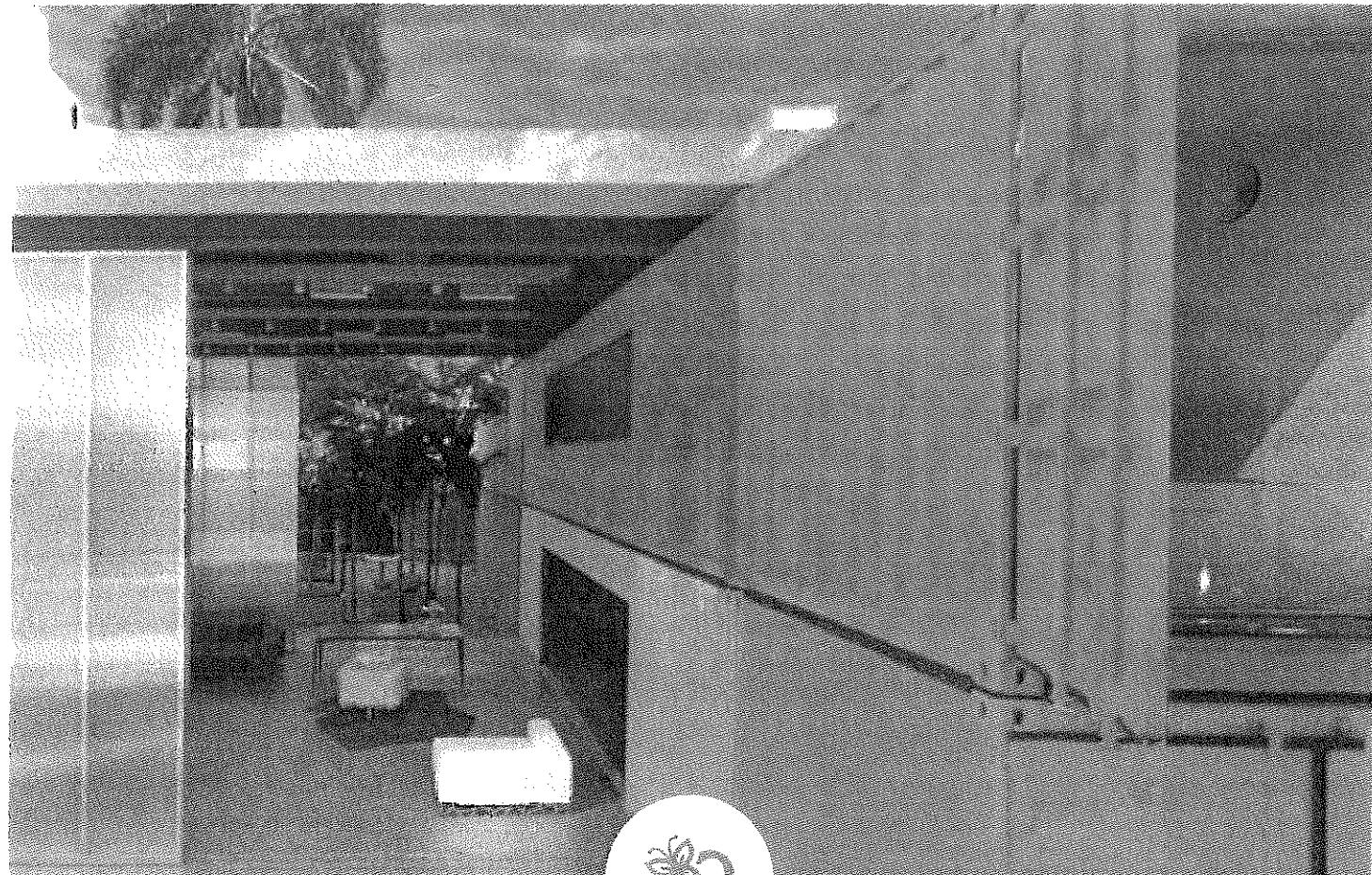
11.6k → 1.6k → 10



Eco Design

24 Breathtaking Homes Made from.. \$1800 Shipping Containers

by Organics • 12 Comments • 506,145 Views



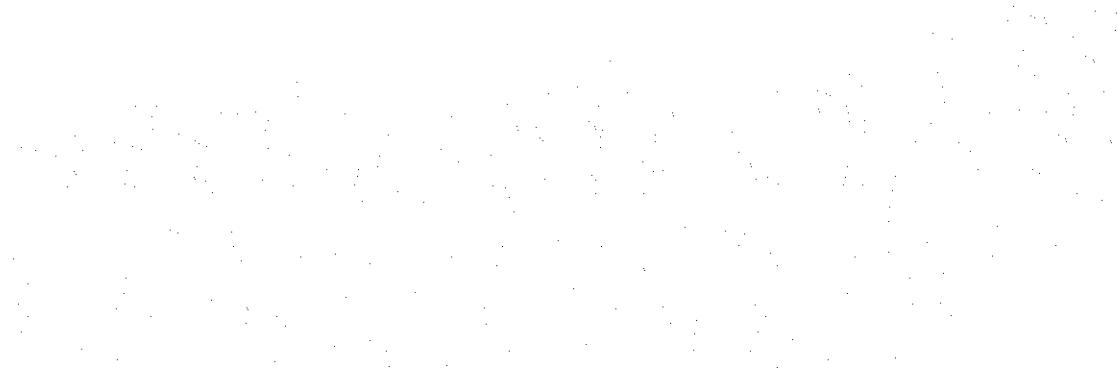
Average home prices have risen to about \$300,000 these past few years. While the location of the homes may have a significant impact on the price of the home, the house itself costs a lot of money, a lot more than what most people can afford. This is why many people are choosing alternative ways to live.

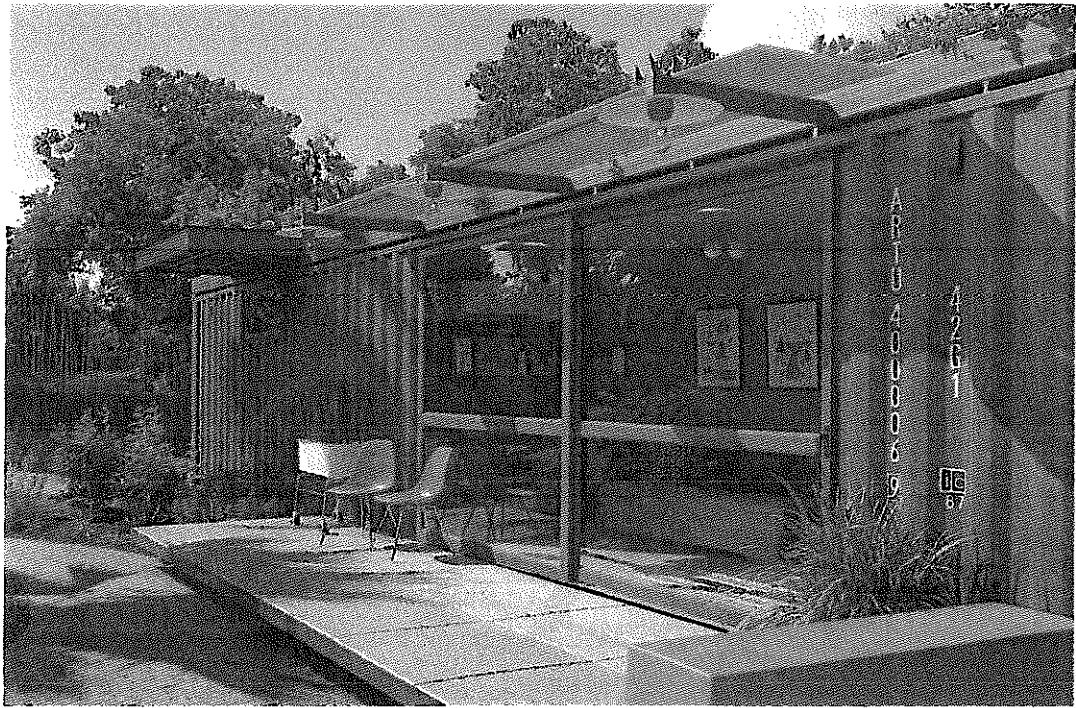
Modern urban ingenuity allowed us to create and make use of living spaces that would have been considered absurd at any other point in time. The deteriorating economy, rising levels of pollution and rapid increase in population forced people to consider more eco-friendlier ways. The newest solution for living spaces? Shipping containers. People are building actual homes from these containers. It's called cargo container architecture. It's super cheap, compact and eco-friendly.

Why Shipping Containers?

Shipping containers typically cost only \$1800 – \$5000 (some as little as \$800) depending on their size. They are readily available for purchase as containers that are shipped to their final destinations are usually too expensive to ship back. These containers are also eco-friendly, as they are re-purposed into homes instead of being melted down when they are scrapped or shipped back empty. Containers are also "virtually indestructible". Typical homes in the US seem like they are made of paper, they can't handle extreme climate conditions. Containers, on the other hand, are tough. They are built to handle heavy loads, harsh climate conditions, and being handled by cranes. Containers can also be easily stacked to form multi-story homes. These sturdy houses can be welded together and built in a very short time, and handle just about anything that is thrown at them. Just like with any other irregular structures, container homes do have some disadvantages, so be sure to do some research. Here are some modern container homes that you can drool over.

1. Container Guest House by Jim Poteet

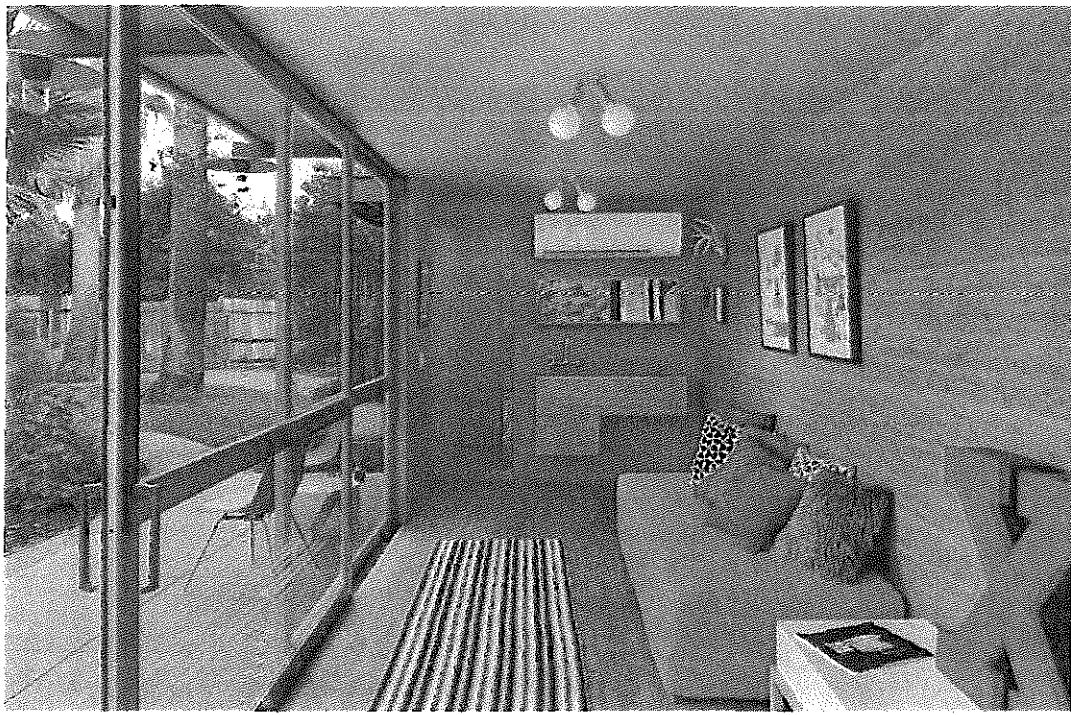




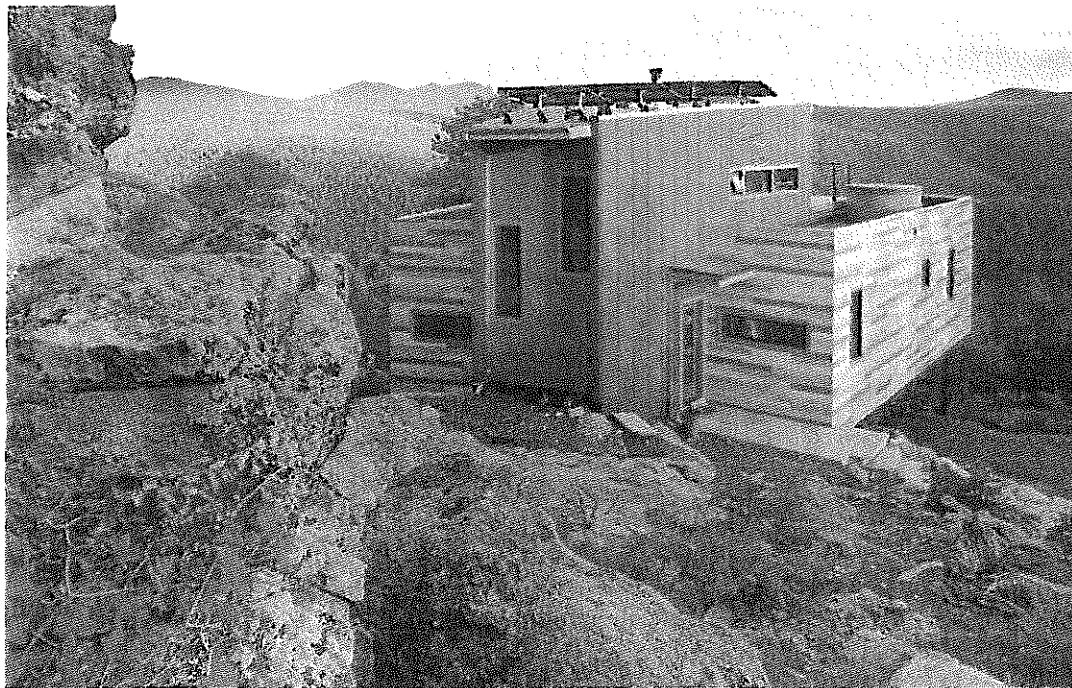
Comes with a cute rooftop garden as well!



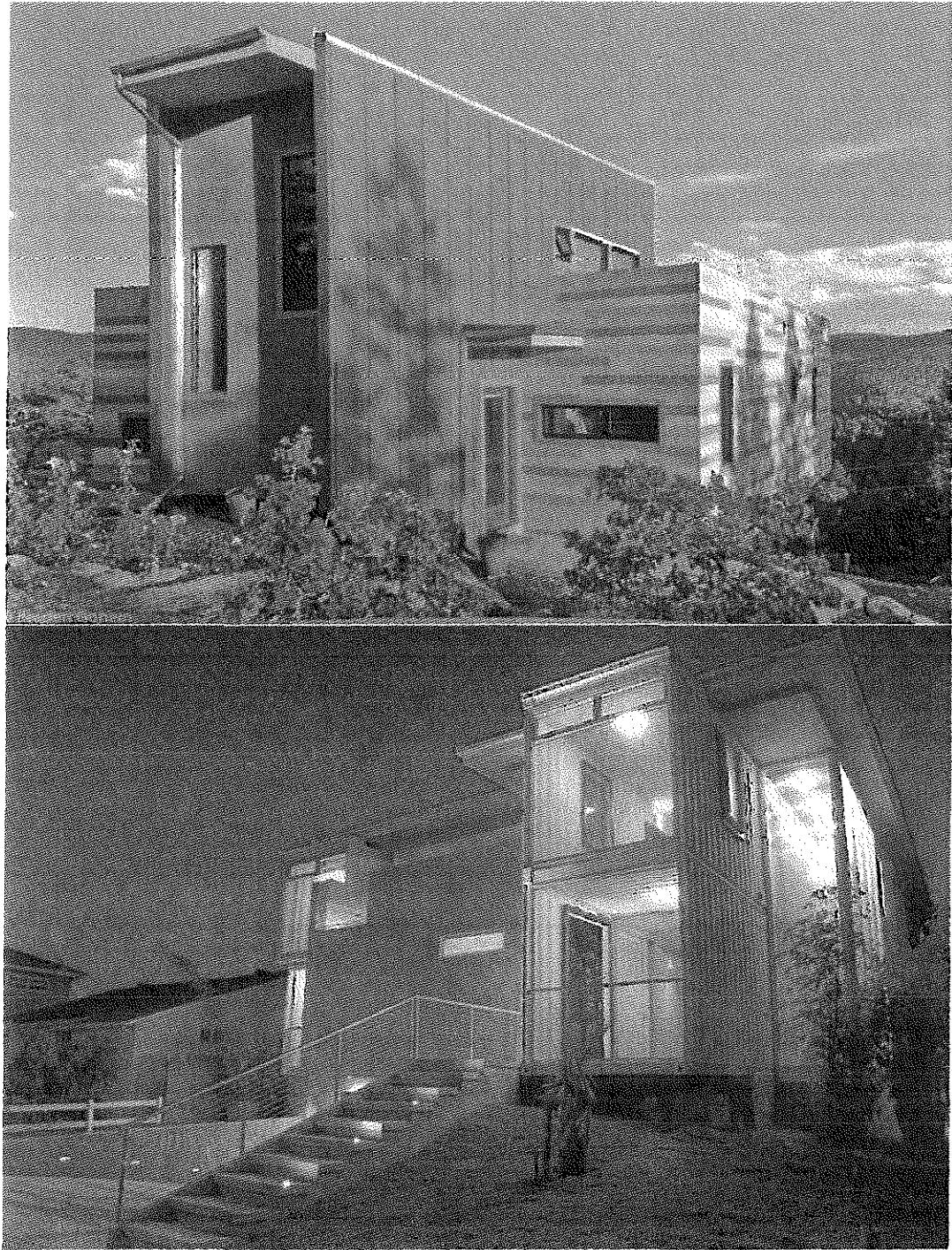
And that hardwood floor.



2. Off Grid Container Home in Nederland, Colorado



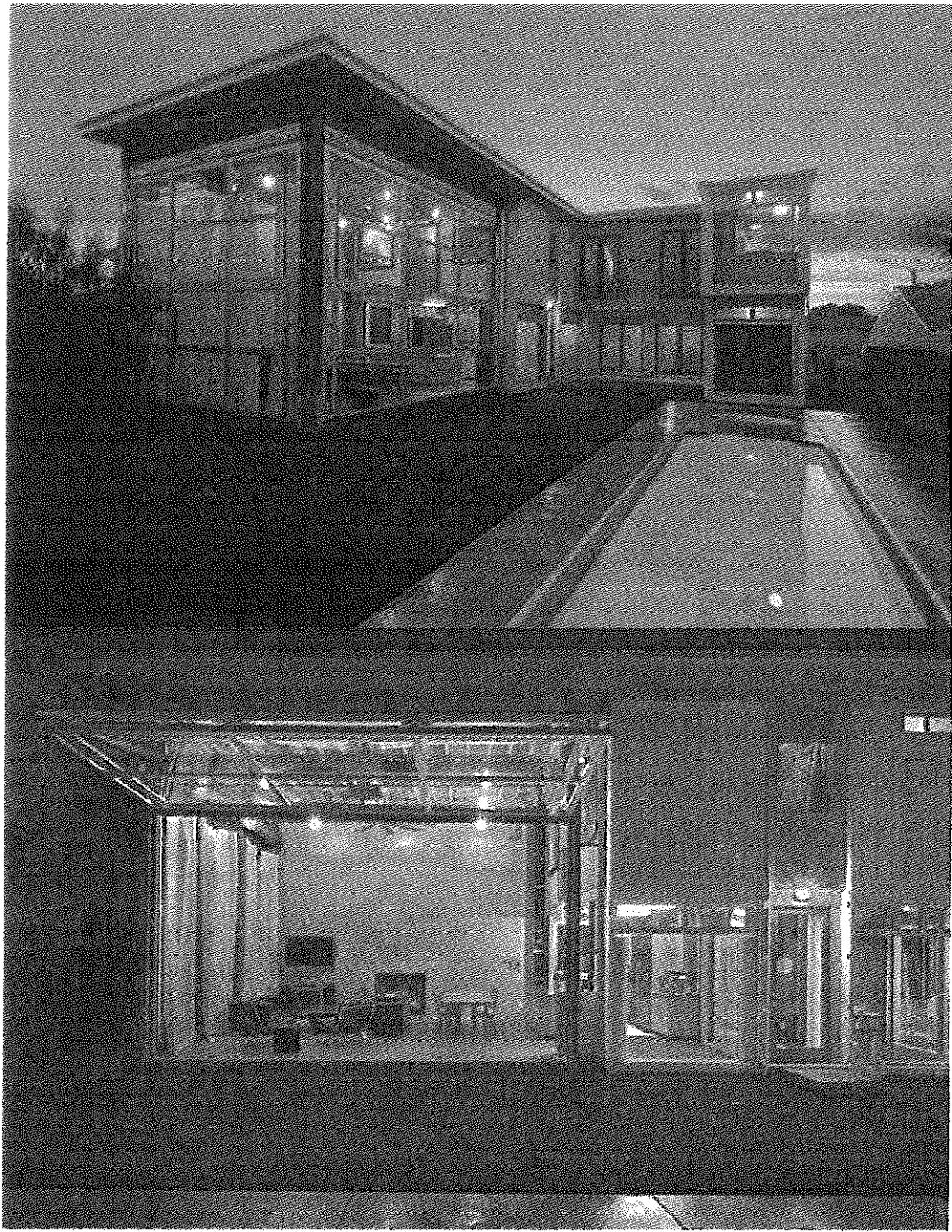
3. Super Bright and Modern Beach Home in Redondo Beach



Oh, and it comes with a gorgeous
backyard too...

Back view of the home

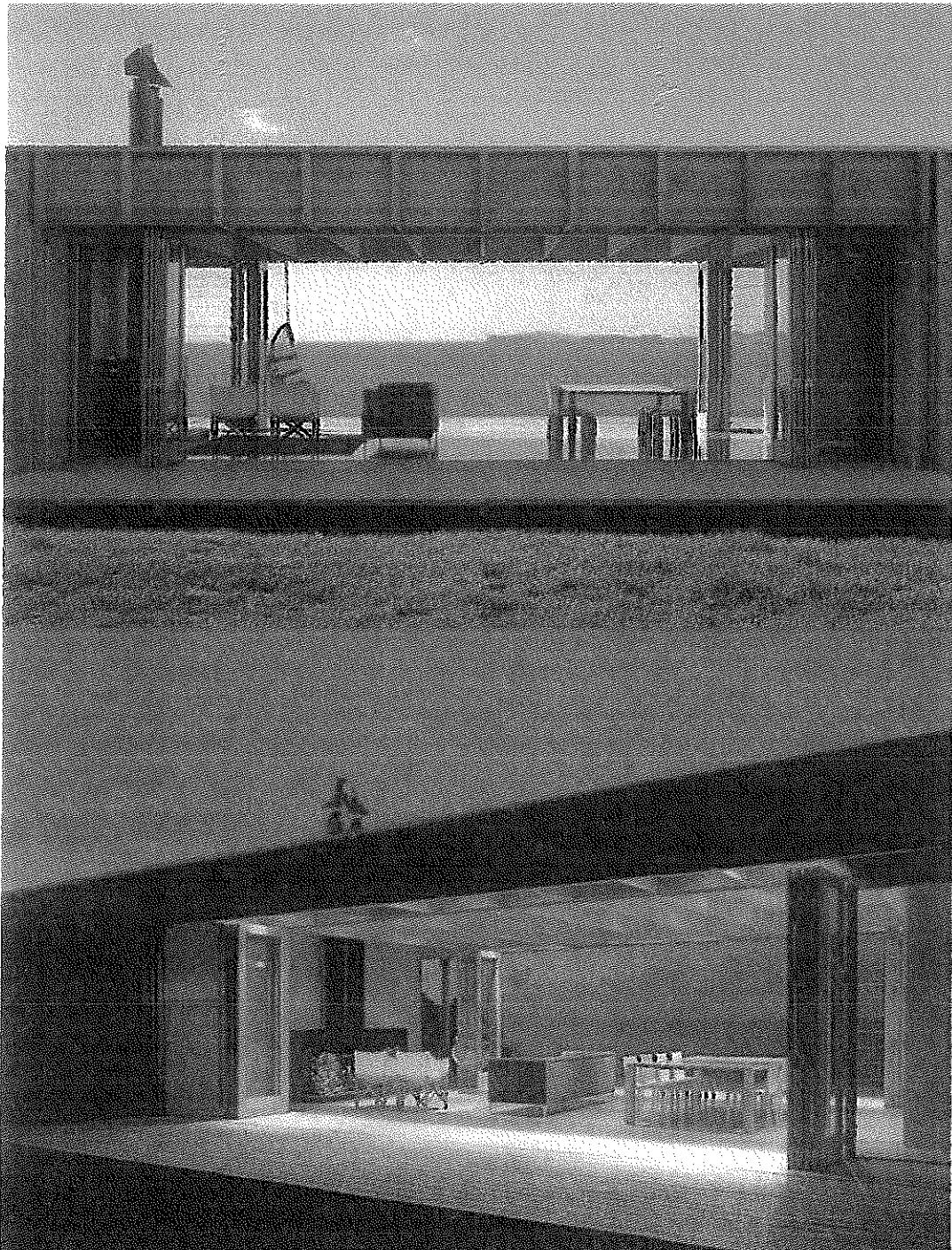
4. Sunny New Zealand Beach Home



It's even cozier at night!

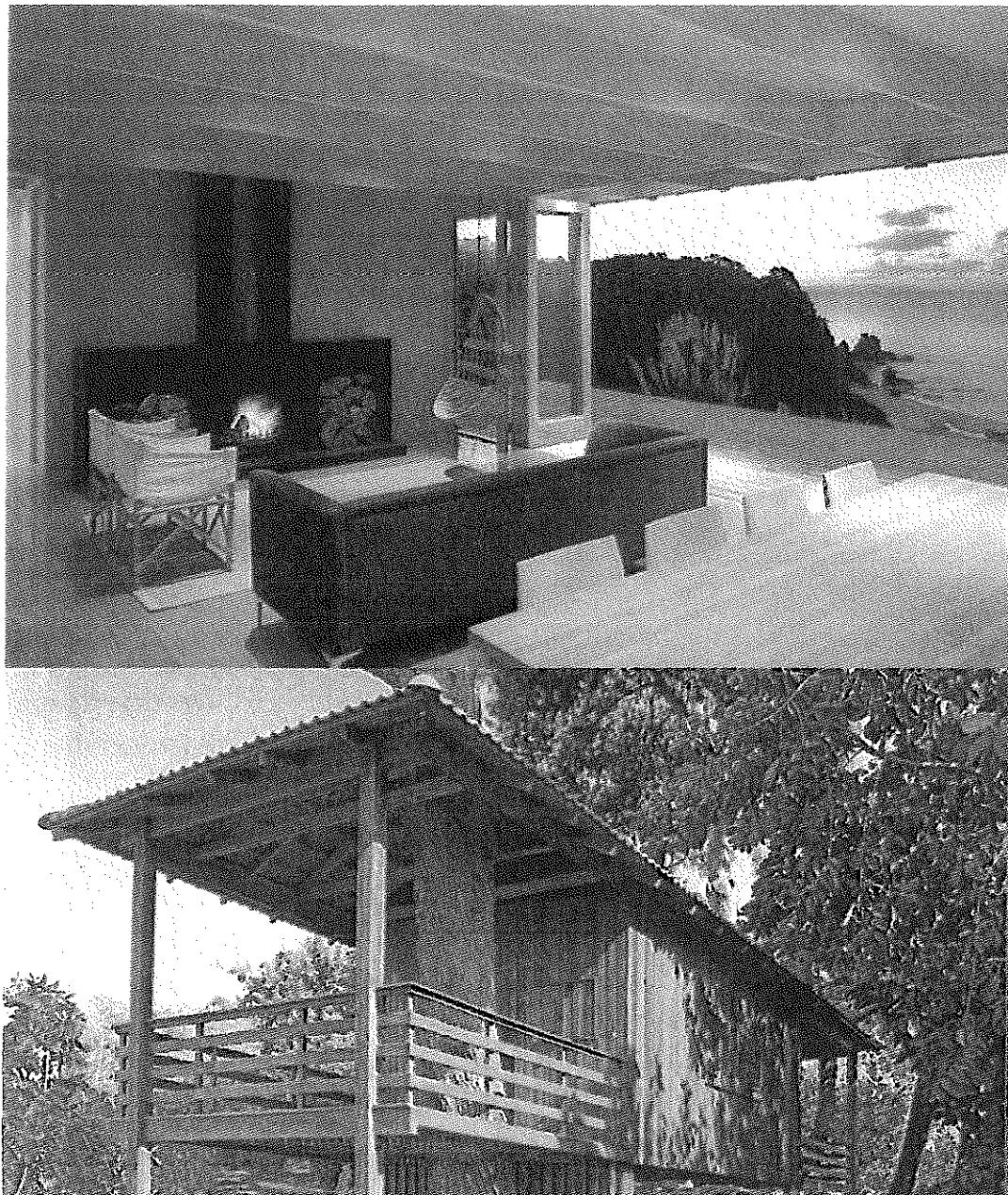
Maybe too cozy! Who said containers can't have fireplaces?

5. Container home/childhood dream come true



6. New Jerusalem Orphanage in South Africa

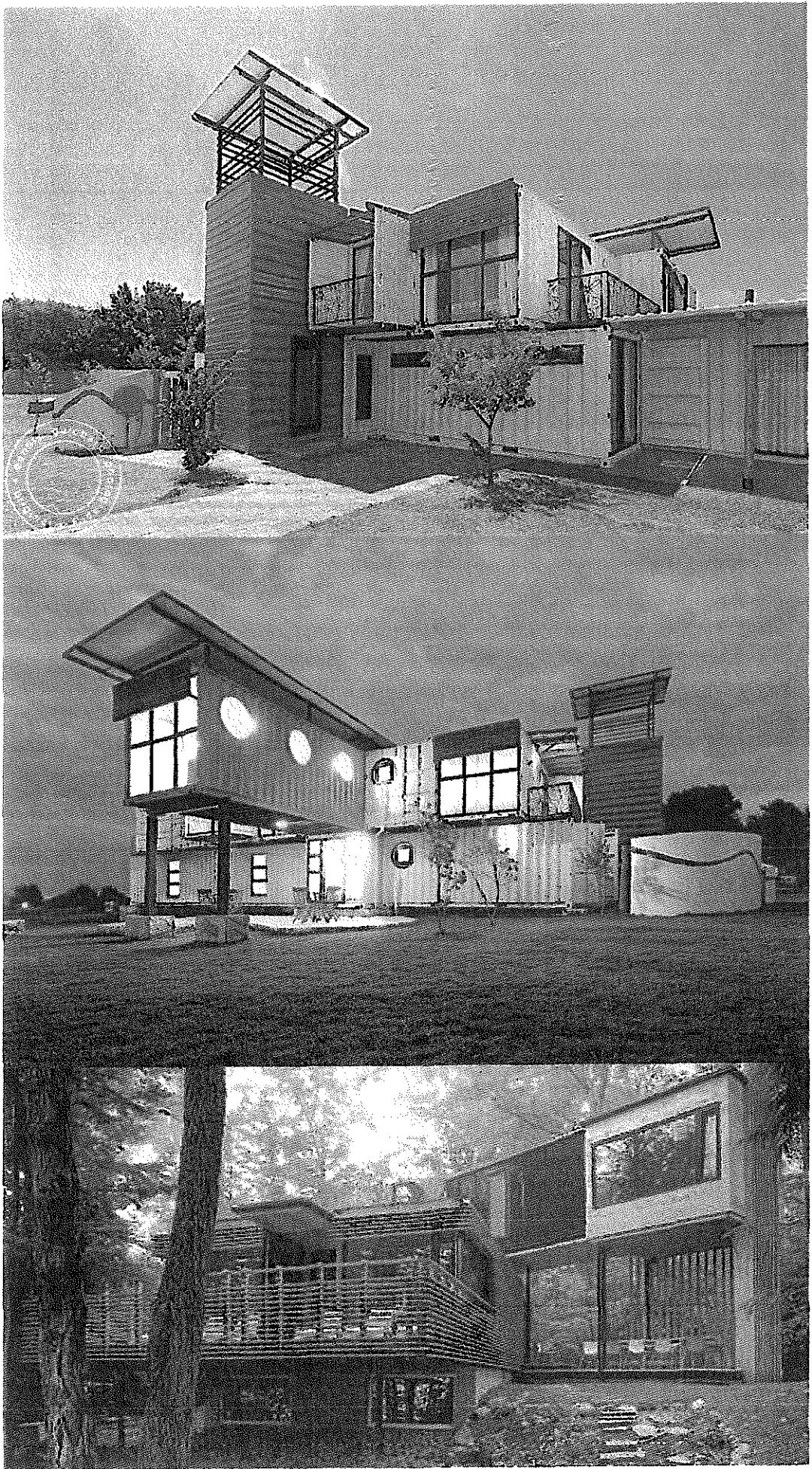
28 donated shipping containers were built together to form this beautiful home for kids



7. Your dream cottage in the woods

8. Accordion Style Modern Red Home

If you ever decide to move, these elements pop back into place for easy





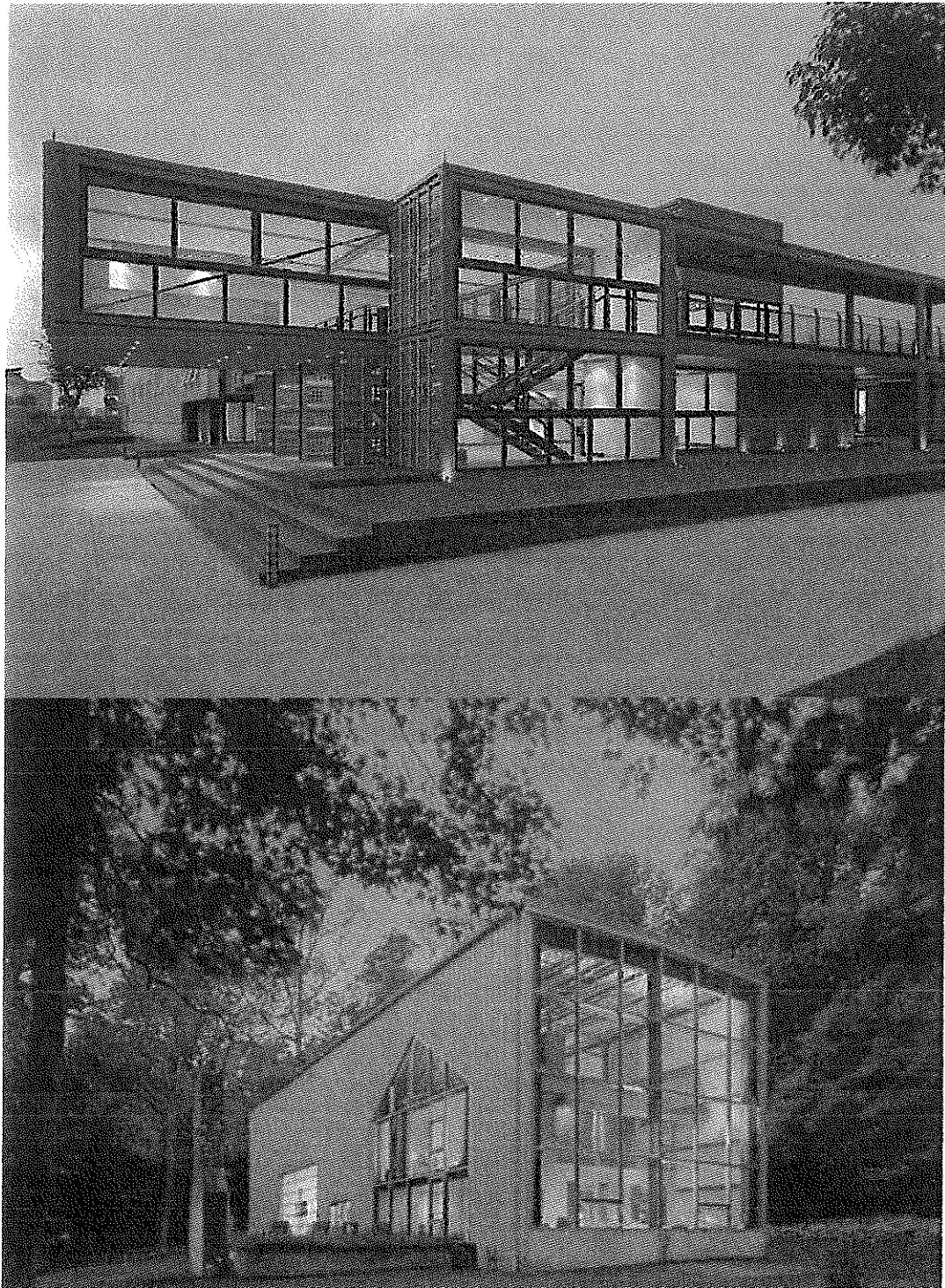
transportation.



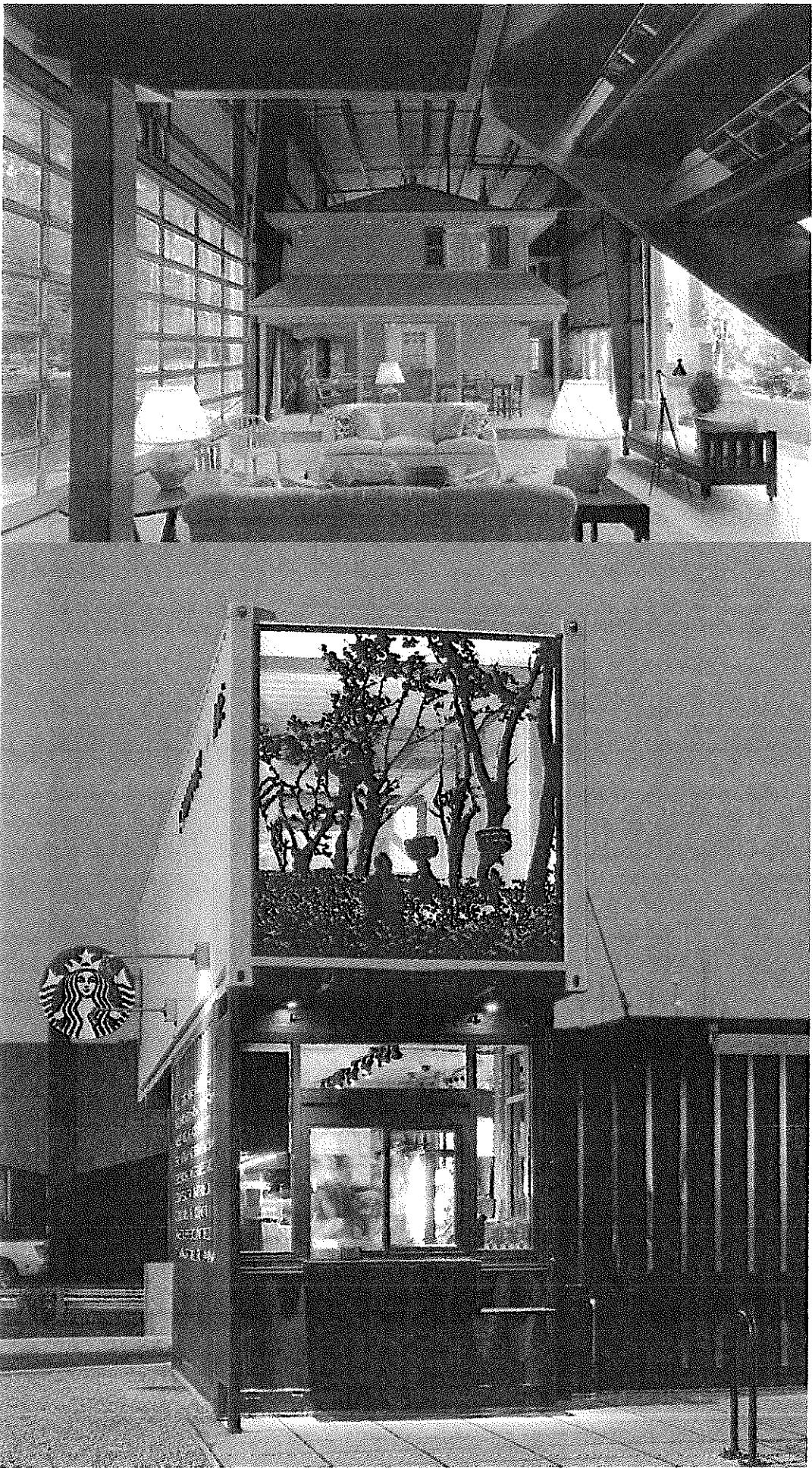
9. Tony's Organic Farm Building
(packing station, visitor center,
hotel, and office)

10. High ceiling container home
that has a....

Another house inside of it!



11. Starbucks Drive-Through
made from a Repurposed
Shipping Container (Tukwila,
Washington)



12. Get cozy in this hobbit-like container dwelling that blends with the environment

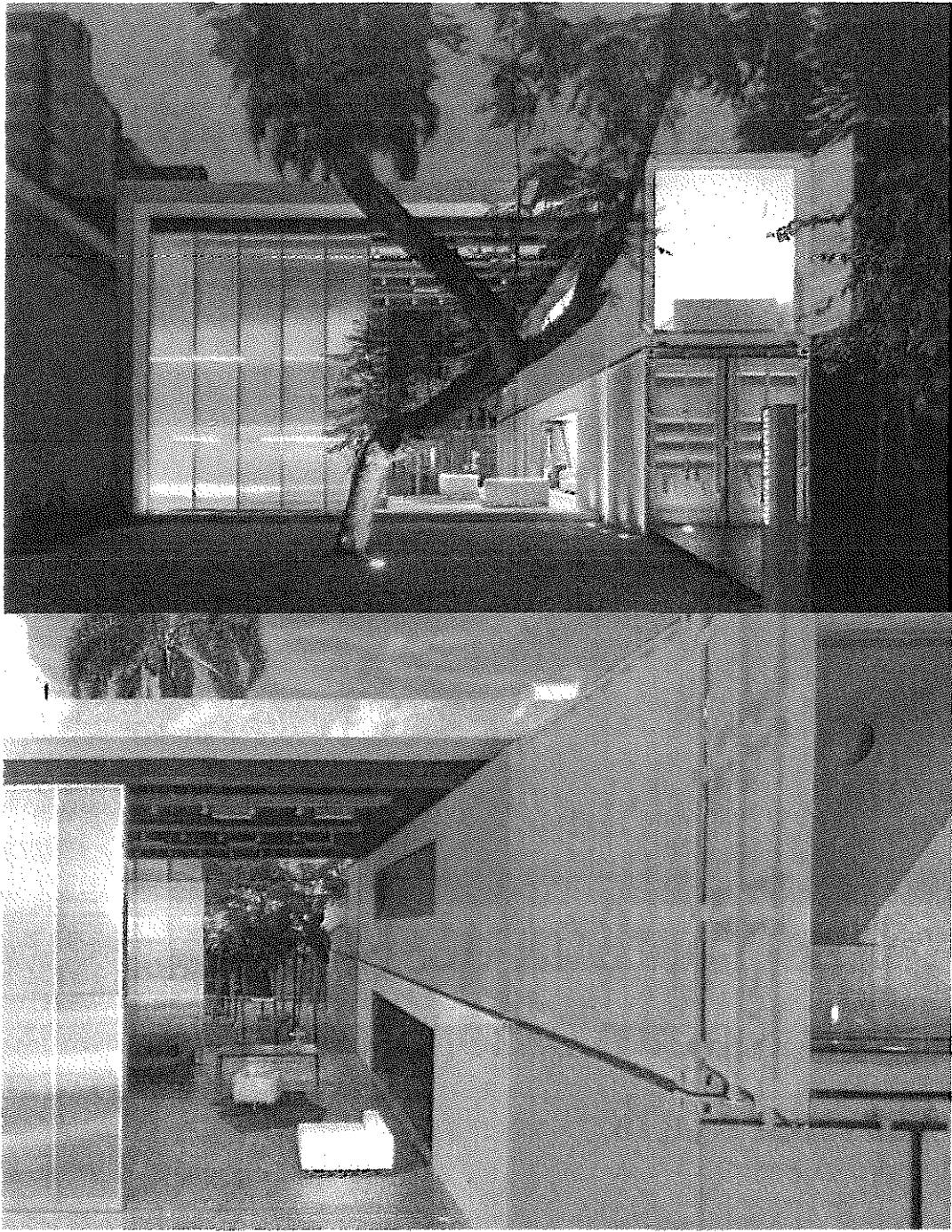


13. This Youthful design by Marcio Kogan embraces the container look

and their beautiful colors.

14. Made entirely from recycled materials and embraces off-grid lifestyle

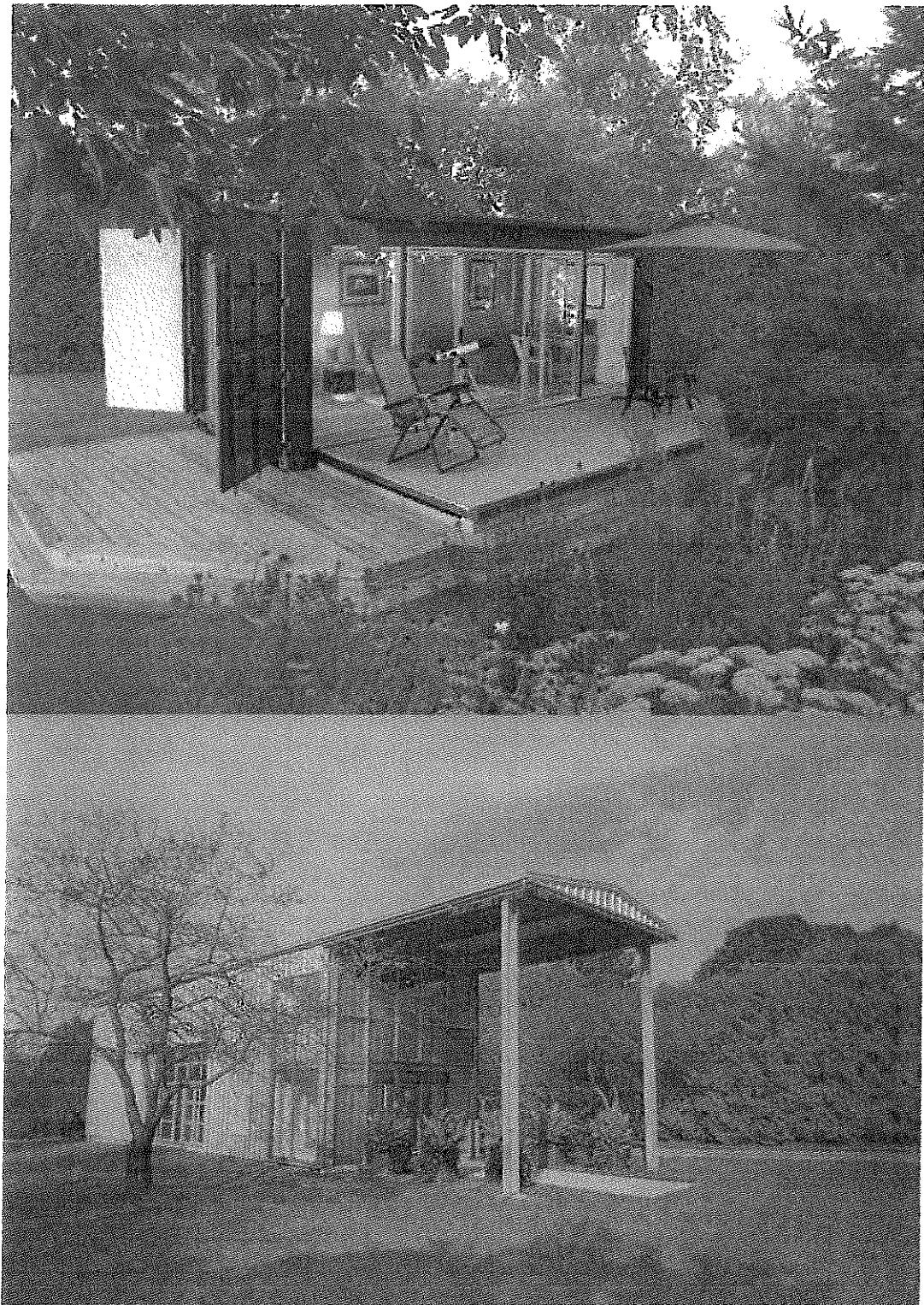
15. Talk about an entrance to



your home! (Kalkin House,
Vermont)

You can be indoors and outdoors at the
same time! Feel the breeze.

16. Winter Getaway in Quebec,



Canada. Took 7 containers to make!

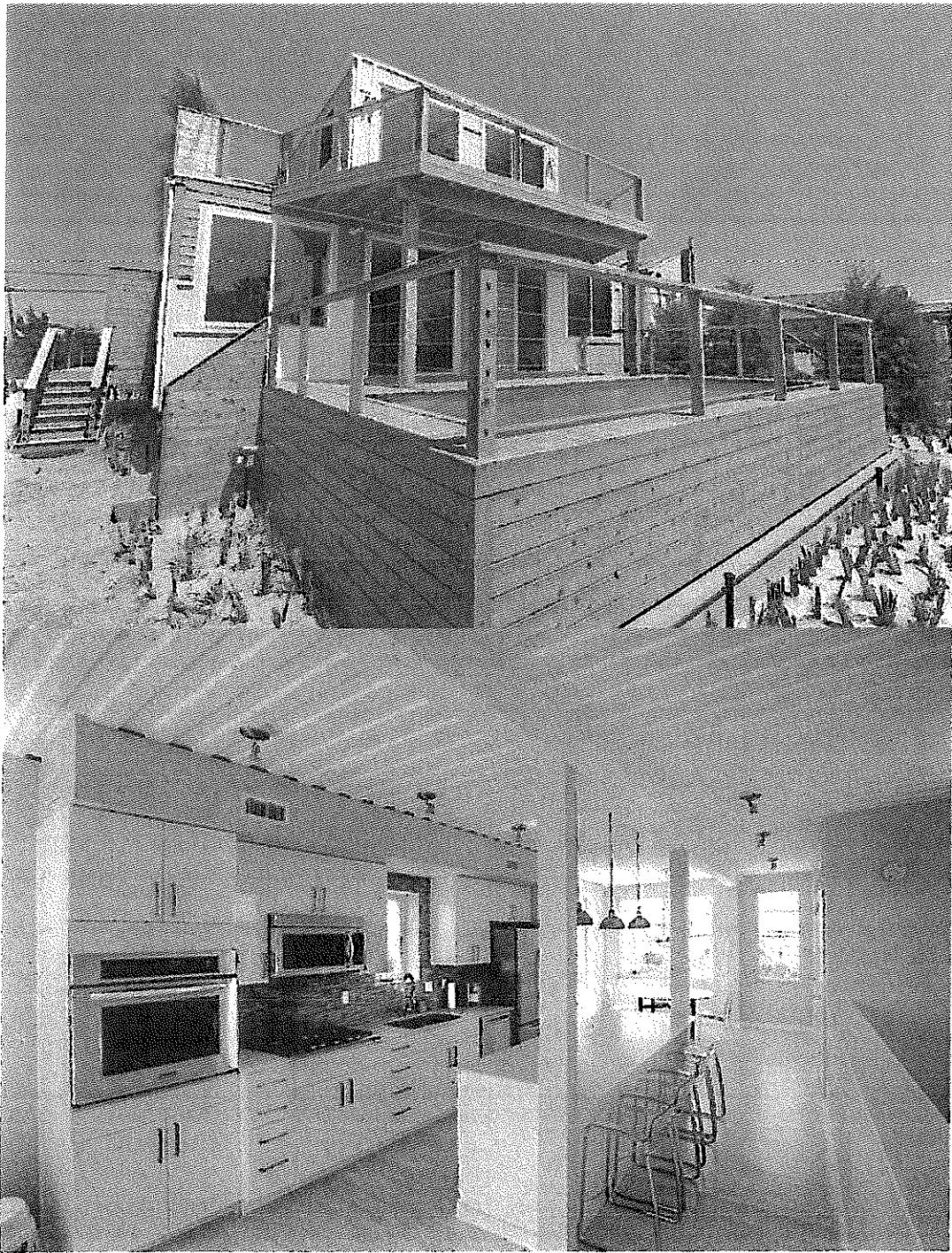
17. There is a Beach House in Hamptons Made out of



Containers!

The ceilings need no further decoration!

18. Bright Modern Barbie-Like Home



19. Beautiful Two Story Container Home Embraces its Looks

20. This home is located in the Mojave dessert! Almost makes



you want to move there. Almost.

21. Modern Cabin in the Woods
that Will Bring Back your
Childhood Memories

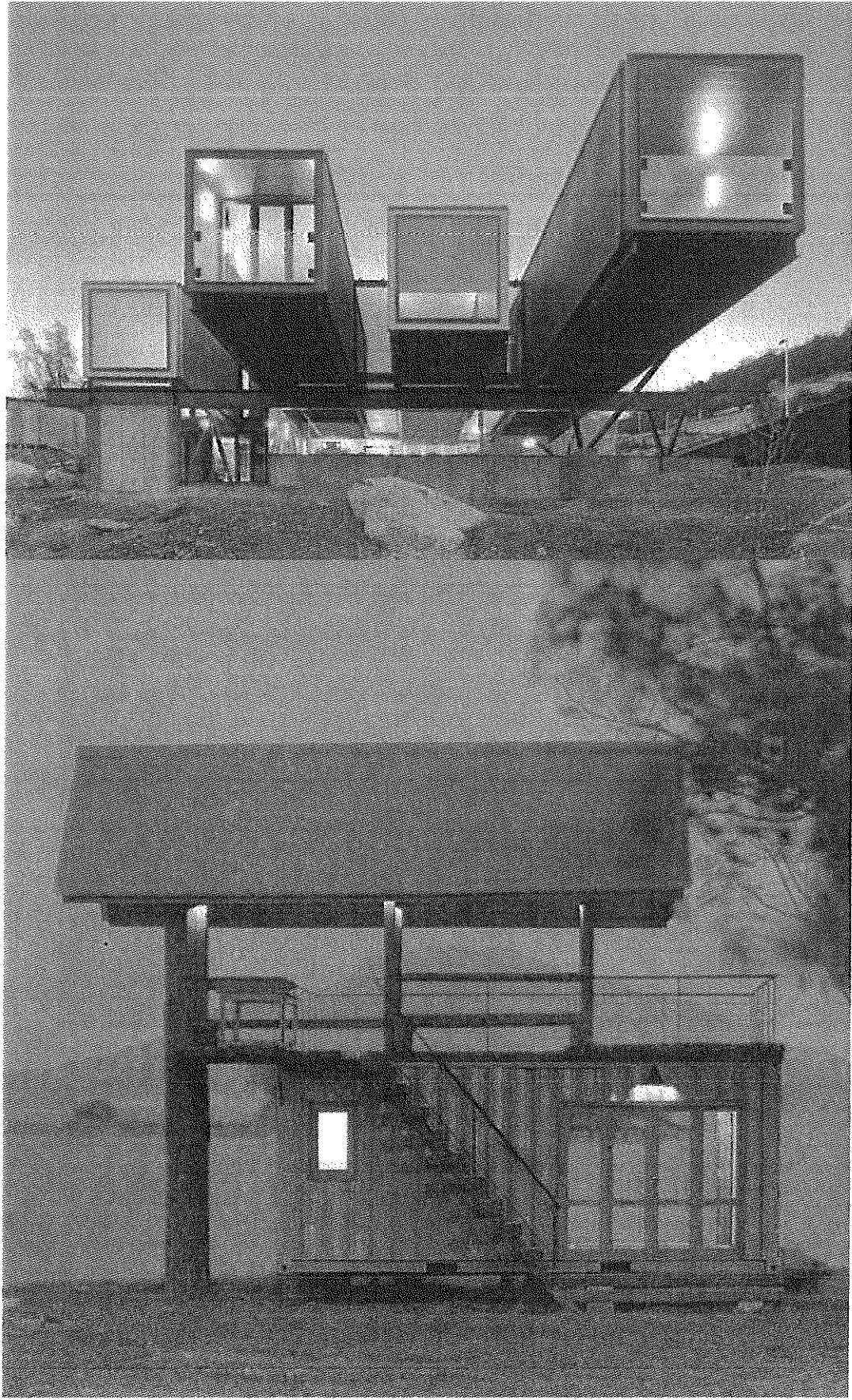
22. A modern twist on the



container home design in Chile!

23. Holiday Cabin in Sri Lanka

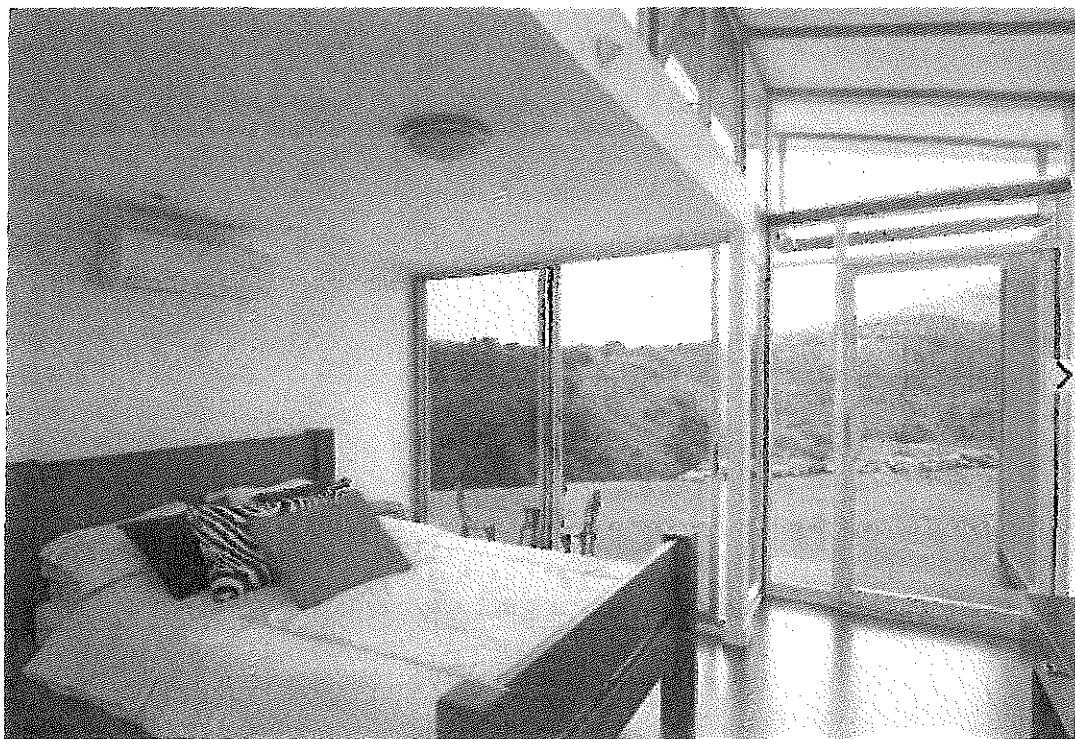
Built on an army base, made from reclaimed materials including the shipping container, old weapons boxes and remaining bunker materials.



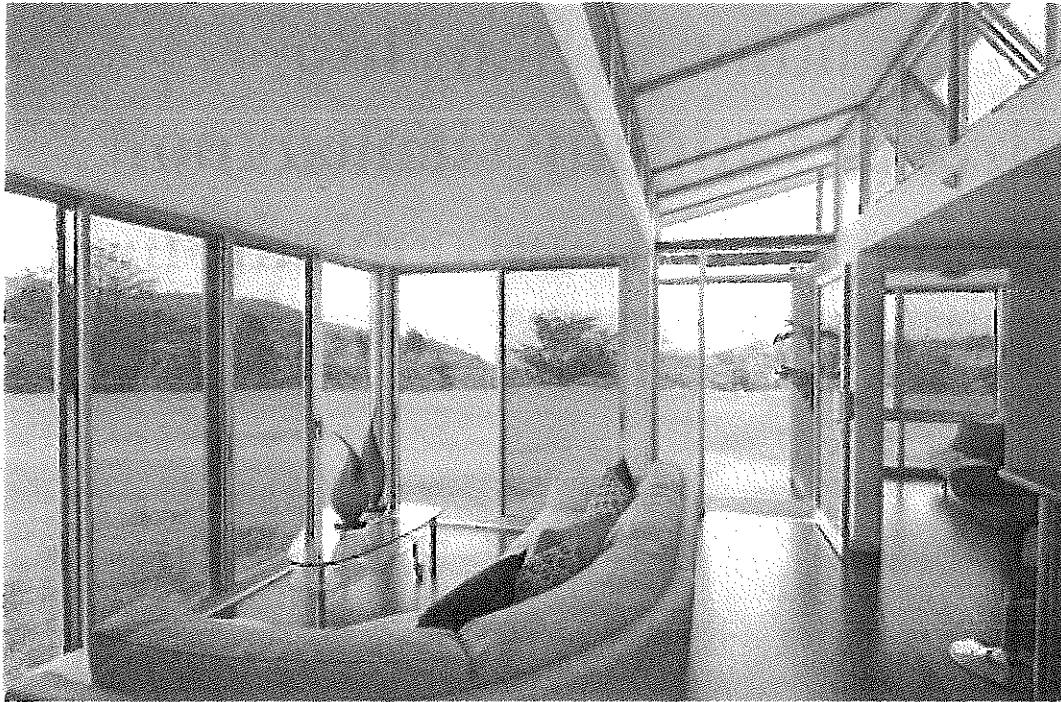
24. This home in San Jose utilizes it's slightly slanted roof to let hot air out and cool air in



The price tag? Only \$40,000 to build!



But the view is priceless.



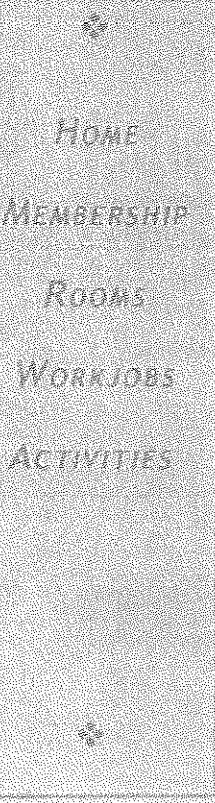
Also Read: [13 Shipping Container Homes that Will Make You Jealous](#) & [Shipping Container Homes: The Complete Guide To Affordable and Sustainable Life](#)

Incoming search terms:

- container homes for sale
- shipping container homes for sale
- container homes
- shipping container homes
- shipping container homes cost
- container house
- Container Houses for Sale
- storage container homes
- container house price
- container houses

#architecture #eco-friendly

Summit Avenue Cooperative



HOME

VACANCIES



We Have Openings for June
and August!

Give us a call (608) 238-3441 or
email us
membership@summitavenue.coop.

Also, see our [Facebook page](#).

Our House

The house known as Summit Avenue Cooperative is a 1920's mansion at the top of a hill in a well-established residential neighborhood in University Heights just west of Camp Randall Stadium. The property has a large yard with off-street parking and bountiful vegetation. Our house offers members and guests a fireplace, hardwood floors, a computer, and a large sunroom. The neighborhood can be a bit confusing to navigate, so the [provided map](#) may be helpful.

Who We Are

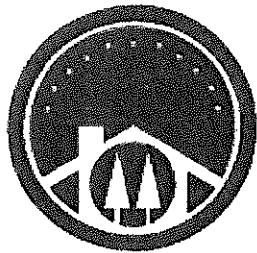
We are a 17-member, independent, self-sustaining co-op. The typical make-up of the house is half male and half female. We share no particular political or ideological bent. We would like to encourage people of all ages, backgrounds, and beliefs to visit us and to consider membership at Summit Avenue Cooperative.

Member Responsibilities

In our cooperative environment, each member participates in about 5 hours of work-job duties per week such as cooking, cleaning, maintenance, grounds, and administrative jobs. In addition to these assigned duties, each member is also responsible for cleaning up after dinner about 3 times per month. Another responsibility of each member is to attend house meetings, which occur every 2-1/2 weeks on Sundays and Wednesdays. Members are also responsible for paying rent on the 1st of each month.

The cooperative nature of our home helps keep the rent low. Rent is composed of two fees; a House Fee and a Room Fee. The House Fee is \$299, and Room Fees range from \$0 to \$188, depending on the size of the room and whether it is single or double occupancy. There is also a non-optional \$84 monthly fee for food which covers 5 dinners per week, numerous non-perishable goods such as rice, flour, sugar, and pasta, and seasonings.

1870 Sunnyside Avenue, Madison, Wisconsin 53726, 608/238-3441

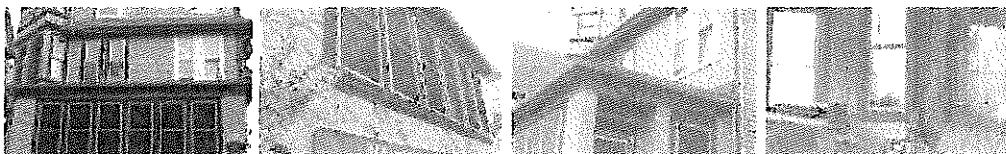


MADISON COMMUNITY COOPERATIVE

[HOME](#) [ABOUT US](#) [FOR MEMBERS](#) [CO-OPS](#) [MAINTENANCE](#) [OPENINGS](#) [FACEBOOK](#) [LINKS](#)

1. Co-ops

Audre Lorde



Number of Rooms: 15

Number of residents: 15-17

Children: 0

In Our Words:

Audre Lorde Co-op is a 15 room household which provides a safe space for people of all ages committed to advocating a sustainable and socially just society. We are an actively racial justice, pro-People-of-Color, pro-Feminist, and pro-Queer/LGBT-

Loving household. Our intent is to bring together individuals in an environment that fosters and is supportive of their activist endeavors as well as creating a safe place for living.

House decisions are made by group modified consensus. House members contribute a required 6 hours of their time each week for workjobs such as cooking, washing dishes, cleaning various common spaces, paying bills, grocery shopping, serving as a house representative for various committees of Madison Community Co-operative, and many other jobs that go towards the upkeep and continuance of the household.

Everyone in the house pays \$95 a month to purchase bulk food which is mostly organic, and locally-grown when possible; we strive to buy from vendors that are owned and run by people-of-color and/or women. A vegetarian meal with vegan option is served during the weekdays around 7pm.

Are all house meals vegetarian?: All meals are vegetarian

Vegetarian option at all meals?: Vegetarian option at all meals.

Vegan option at all meals?: Vegan option at all meals.

What other food options are available at some meals?: Raw vegan option at some meals.

Is meat allowed in the house?: Meat is allowed

Are there any restrictions on meat in the house?:

Housemates purchase meat with their own money (separate of monthly food fees) and store it in the personal fridge.

Meals/Week: 4-5

Meals Cost: \$95.00/month

Food Member Allowed: No

Meal Plan Participation: Required. Exceptions are made on a case by case basis.

Pets Allowed: Pets Allowed

Are there currently pets: No

University of Wisconsin-Madison

Neighborhood: University

Parking available?: Parking is available.

What kind of parking is available?: There is space for 5 cars.

Address: 625 North Frances Street

ZIP: 53703

email: audrelordecoop@gmail.com

Rooms Available

House	Room Number	Price	Date Available	Main Area	Notes
Audre Lorde	#Unspecified	\$392/mo			<p>We currently have one room available. We have 1 room available for summer 2015 (can be extended after the summer). We will have 2 rooms available beginning August 15, 2015. Rent ranges from \$392.36 (small) to \$458.40 (large) per month. Food is \$95 per month on top of rent.</p>

If you are interested in these rooms, please contact us as soon as possible (audrelordecoop@gmail.com). Applications are reviewed on a rolling basis.

Upcoming Events

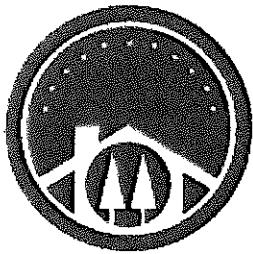
Title	Start and End Time	Location
MCC Finance Committee	02/28/2017 - 7:30pm	Social Justice Center
MCC Coordinating Committee	03/01/2017 - 7:30pm	Social Justice Center
TUPOCC	Repeats every month on the first Thursday 20 times . 03/02/2017 - 8:00pm	Lothlorien 244 W Lakelawn Pl
MCC Maintenance Committee	03/07/2017 - 6:00pm	TBA
MCC Board of Directors	03/08/2017 - 6:00pm	TBA
Officer Nomination and Evaluation Committee (ONEC)	03/08/2017 - 6:00pm	after Board meeting
General Membership Meeting	03/12/2017 - 1:00pm	TBA

[See full calendar](#)

1202 Williamson St, Ste. 106, Madison, WI 53703

(608) 251-2667

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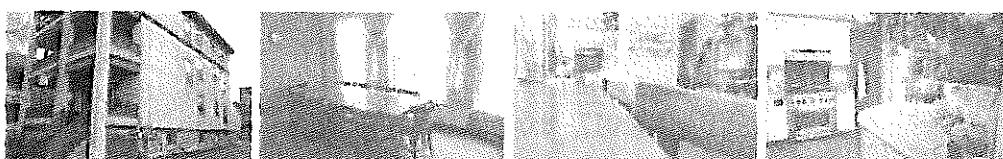
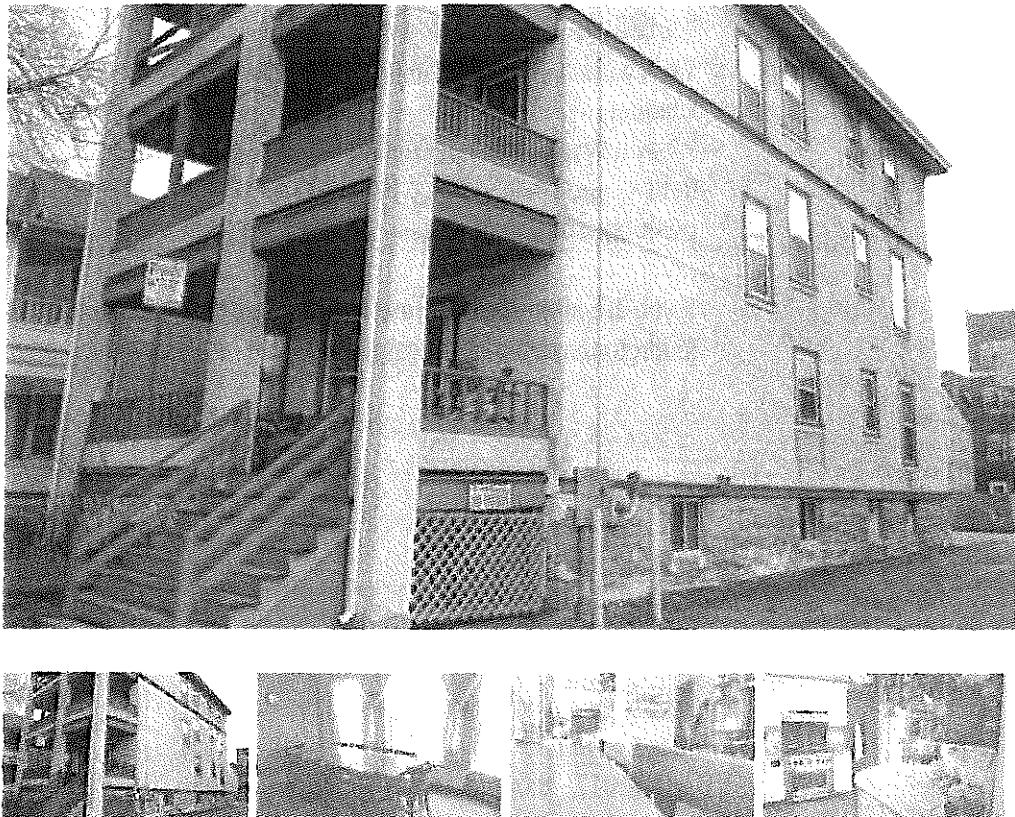


MADISON COMMUNITY COOPERATIVE

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1. Co-ops

Friends



Number of Rooms: 12

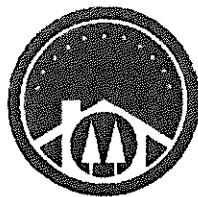
Number of residents: 12-14

Adults: 11

Children: 0

Low Rent: \$315.00/mo

High Rent: \$500.00/mo



MADISON COMMUNITY COOPERATIVE

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Welcome to Madison Community Cooperative

[View](#) [Revisions](#)

[Join MCC](#)



MCC has 11 cooperative houses. Learn about our houses and find out which one is right for you!

Our History



MCC has provided cooperative housing in Madison since 1968.

Houses with Openings

Audre Lorde 3

Friends 2

International 12

In Our Words:

Our community is brought together by a sense of playfulness and currently consists of 12 adults of varying ages. Our recent attic renovation has increased our usable common space, allowing for more game nights, studying hangouts, and guests from political, cooperative, and animal rights organizations. Our garden brings members together and provides us with valuable experience in growing healthy food for our 100% vegetarian and frequently 100% vegan house meals. We enjoy working together to find creative solutions to problems both in informal discussions and formal decisions made by consensus. We use consensus to make collective decisions with which all members are comfortable. This pushes us to consider all of the possible effects and implications of our decisions, and to ensure that everyone's ideas and concerns are understood and recognized.

Food

Are all house meals vegetarian?: All meals are vegetarian

Vegetarian option at all meals?: Vegetarian option at all meals.

Vegan option at all meals?: Vegan option at all meals.

What other food options are available at all meals?:

We accommodate any dietary preference, e.g. gluten-free.

Is meat allowed in the house?: Meat is allowed

Are there any restrictions on meat in the house?:

Members may purchase and prepare meat separately from house dinners.

Meals/Week:

Meals Cost: \$85.00/month

Food Member Allowed: Yes

Meal Plan Participation: Required. Exceptions are made on a case by case basis.

Pets Allowed: Pets Allowed

Current Pet Situation: 2 cats, and 1 dog

Pet Policy:

Pets larger than a toaster must be membershiped and agreed upon by consensus. No dogs will be accepted. Limit of 3 cats. To membership, pets must visit the house for a few hours with their owner. Pet owners are required to have a back-up location to which their pet could move if issues arise. The person agreeing to provide a back-up home must provide a reference letter for the pet, including a statement of their commitment to provide back-up housing. There will be a 2-3 week adjustment

period after a pet moves in, after which all members will have an opportunity to voice concerns at a house meeting. If the pet owner does not adequately address major concerns within 2 weeks, the house may require a pet owner to leave with their pet, or to transfer the pet to their back-up home within 4 weeks.

Are there currently pets: Yes

LOCATION/CONTACT INFO

Neighborhood: University-Downtown

Parking available?: Parking is available.

What kind of parking is available?:

6 spaces are available at no charge. If more than 6 people need parking, all pool together to pay for extra spots.

Address: 437 W. Johnson St.

ZIP: 53703

phone: No landline

email: friendsmembership@madisoncommunity.coop

MEMBERSHIP

Membership Process:

Attend 3 meals, complete a written questionnaire, attend a formal interview following the third dinner, and submit two letters of reference (one character reference, one financial reference). If you currently live outside of Wisconsin, webcam meetings can be substituted for in-person meals.

Rooms Available

House	Room Number	Price	Date Available	Main Area	Notes
Friends	#2	\$385/mo	02/20/2017	124 Sq. ft.	Nice medium-size light-filled room on the first floor. Recently refinished hardwood floors and ample storage space.
Friends	#4	\$440/mo	02/20/2017	174 Sq. ft.	This is a large-sized room with three east facing windows and two large closets.

Upcoming Events

Title	Start and End Time	Location
MCC Finance Committee	02/28/2017 - 7:30pm	Social Justice Center
MCC Coordinating Committee	03/01/2017 - 7:30pm	Social Justice Center
TUPOCC	Repeats every month on the first Thursday 20 times. 03/02/2017 - 8:00pm	Lothlorien 244 W Lakelawn Pl
MCC Maintenance Committee	03/07/2017 - 6:00pm	TBA
MCC Board of Directors	03/08/2017 - 6:00pm	TBA
Officer Nomination and Evaluation Committee (ONEC)	03/08/2017 - 6:00pm	after Board meeting
General Membership Meeting	03/12/2017 - 1:00pm	TBA

[See full calendar](#)

1202 Williamson St, Ste. 106, Madison, WI 53703

(608) 251-2667

©2014 Madison Community Cooperative

Zip	bedrooms	Rent amount
90712	2	\$ 2,300.00
90714	1	\$ 900.00
90714	1	\$ 900.00
90714	1	\$ 800.00
90714	1	\$ 800.00
90714	2	\$ 1,100.00
90802	1	\$ 660.00
90802	2	\$ 1,060.00
90802	2	\$ 950.00
90802	1	\$ 1,060.00
90802	1	\$ 1,200.00
90802	1	\$ 1,060.00
90802	1	\$ 1,075.00
90802	1	\$ 1,175.00
90802	1	\$ 1,150.00
90802	1	\$ 1,295.00
90802	1	\$ 810.00
90802	1	\$ 1,295.00
90802	1	\$ 525.00
90802	1	\$ 1,036.00
90802	1	\$ 1,085.00
90802	1	\$ 1,150.00
90802	1	\$ 1,010.00
90802	1	\$ 995.00
90802	1	\$ 967.00
90802	1	\$ 992.00
90802	1	\$ 1,100.00
90802	1	\$ 875.00
90802	1	\$ 925.00
90802	1	\$ 800.00
90802	1	\$ 1,070.00
90802	1	\$ 995.00
90802	1	\$ 1,100.00
90802	1	\$ 1,070.00
90802	1	\$ 1,200.00
90802	1	\$ 1,175.00
90802	1	\$ 1,070.00
90802	1	\$ 1,025.00
90802	1	\$ 1,125.00
90802	1	\$ 825.00
90802	1	\$ 1,125.00
90802	1	\$ 1,125.00
90802	1	\$ 975.00
90802	1	\$ 975.00
90802	1	\$ 1,025.00
90802	1	\$ 1,195.00

Zip Code/Bedrooms	Average Rent
90802	\$1,186.05
1	\$1,069.92
2	\$1,402.56
90803	\$1,490.00
1	\$1,358.10
2	\$1,588.93
90804	\$1,060.46
1	\$1,006.99
2	\$1,212.79
90805	\$1,114.16
1	\$1,006.48
2	\$1,227.07
90806	\$1,095.98
1	\$996.50
2	\$1,325.54
90807	\$1,695.91
1	\$1,385.00
2	\$1,765.00
90808	\$1,020.00
1	\$1,020.00
90810	\$1,194.44
1	\$1,087.50
2	\$1,280.00
90813	\$1,086.67
1	\$972.65
1.5	\$800.00
2	\$1,249.95
90814	\$1,319.58
1	\$1,228.69
2	\$1,401.15
90815	\$1,242.86
1	\$1,150.00
2	\$1,280.00

90802	1	\$	1,050.00
90802	1	\$	1,150.00
90802	1	\$	1,095.00
90802	1	\$	975.00
90802	1	\$	975.00
90802	1	\$	1,195.00
90802	1	\$	1,050.00
90802	1	\$	1,150.00
90802	1	\$	1,095.00
90802	1	\$	1,050.00
90802	1	\$	1,050.00
90802	1	\$	1,200.00
90802	1	\$	1,075.00
90802	1	\$	1,075.00
90802	1	\$	1,150.00
90802	1	\$	1,050.00
90802	1	\$	1,125.00
90802	1	\$	1,375.00
90802	1	\$	1,000.00
90802	1	\$	660.00
90802	1	\$	850.00
90802	1	\$	1,200.00
90802	1	\$	1,125.00
90802	1	\$	1,125.00
90802	1	\$	1,125.00
90802	1	\$	1,295.00
90802	1	\$	810.00
90802	1	\$	810.00
90802	1	\$	1,100.00
90802	1	\$	1,295.00
90802	1	\$	525.00
90802	1	\$	800.00
90802	1	\$	525.00
90802	1	\$	995.00
90802	1	\$	1,475.00
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