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Sent: Wednesday, September 13, 2023 12:48 PM
To: Trost, Jennifer <trostj@cityoflacrosse.org>
Subject: ADUs in La Crosse

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Jennifer,

I wanted to reach out and express my support for recent proposal(s) that aim to increase the supply of auxiliary dwelling units (ADUs) in La Crosse. Simply put, we need more housing in the city. La Crosse is geographically constrained, making existing lots within the city an attractive place to expand our housing stock. ADUs would allow us to increase our stock of housing while allowing homeowners to keep their desired stand-alone properties (instead of turning the entire city into a string of apartment buildings).

ADUs have been studied at length in the academic literature. The shortest summary I can provide is that they seem to be well-liked by local property owners and they help suppress rent price growth by providing high-demand housing. An excellent Forbes article recently summarized some of this research. I provide an excerpt below. Thank you for your time and consideration.

"Luckily, we know how to make housing cheaper—build a lot more of it. Over the last several years, a number of state and local governments reformed their zoning codes and other land-use regulations to allow more housing construction. A collection of studies published in the latest issue of Cityscape confirms that these changes resulted in more housing.

The first study by Nicholas Marantz, Christopher Elmendorf, and Youjin Kim examines California's recent accessory dwelling unit (ADU) reforms. From 2016 to 2020 California passed several statutes to facilitate ADU construction. Today, ADUs smaller than 800 square feet are permitted as-of-right, meaning no special permission is needed to build one. They find that ADUs are contributing to the state's recent housing growth, making up about 13% of permits in the Bay Area and 19% of permits in Southern California more broadly. They also find that ADUs are likely to be built on larger lots in neighborhoods with moderate rents and close to job centers. This suggests that ADUs are helping lower and moderate-income folks find housing in areas with economic opportunities." - Adam Milsap