

From: [Bogdin Family](#)
To: [Council](#); [DS Public Hearings](#)
Subject: Adu
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Hi all

I just wanted to say that during my tenure as neighborhood chair the things I have seen echo the research that Jonathan Hill, Fort Utah neighborhood chair, has found. I am sure he will send a separate email with the data but here is a fb post he wrote:

“Thanks for posting this, Travis. I support your more slow methodical approach. While I agree that assuring housing options for all demographics is important, there are many ways to do this. Provo is already pursuing several, and ADUs may not be a beneficial addition.

From what I have read concerning ADUs in other areas, I am not convinced that ADUs are a good fit in many areas of Provo. Here is what ADUs are meant to do and how that fits into our specific situation in Provo:

1. ADUs are meant to increase small, low-cost rentals. Adding ADUs results in exactly zero additional homes for purchase in a market. Instead, they take a larger home and turn it into two small units, including one that is rented. They actually decrease the number of homes in a market suitable for move-up stock or larger families. In Provo, we are building apartments at a rate of 9:1 over single family homes, and we have 70% of the affordable housing in the county. Adding more rentals will not help the cost of living issues we face.
2. ADUs are often promoted as a way to help people afford a home who can't otherwise. However, these benefits are limited to a small group. One study showed that the possibility of converting a home to an ADU increased its price by up to 50%, and drove up prices in the neighborhood by 15%. By the time you add in the conversion costs, etc. there are few who can afford them. One article even concluded that the only people who benefit are the "young relatives of the wealthy."
3. ADUs have been proposed as a way to more efficiently use underutilized road infrastructure. However, several areas in Provo are already strained. A city engineer told me that Center Street west of I15 is the busiest 2-lane road in the city, and there has been strong opposition to widening 820 N. In addition, sewage infrastructure in our area has led engineering to recommend a cap of 4 units per acre on the west side. This ADU ordinance limits the ability for the city to review projects for their effects on infrastructure. It is also the antithesis of transportation oriented development.

There are also many variables that are unknown regarding the change in BYU housing policy and enforcement in general. For these reasons, we should carefully roll it out and measure its effects before making it city wide.“

I realize that staff, specifically Robert Mills, feels that ADUs are good for Provo. I get this from a private conversation I had with him a couple of months ago as well as listening to his presentation during Council session. However, I feel they are only looking upon their data from the rental dwelling license program and are not looking into what is really going on with the current a overlay areas that we have. I believe a good housing audit would give you a better picture of what is going on than current rental dwelling license data.

Back when Beth Alligood was active in the neighborhood program she reached out to the neighborhoods that had a overlays in place. She found that those neighborhoods had lost their move up housing units. They had all been permanently converted to duplexes.

A few years ago when the rental dwelling license was under revision by the council Hannah Petersen, the spring

creek vice chair, also took a dive into the a overlays. She found that those with the a overlays had high rental rates. At the time the Dixon neighborhood chair had stated 80% of the neighborhood was rental. Dave Harding told me in a meeting about a month and 1/2 ago that he felt it was 70% rental. Either way that is a very high rate.

Instead of seeing opportunities of home ownership in Provo, I am seeing housing stock permanently converted into duplexes. Families are choosing to move to another city in the county because there is no housing stock in Provo that can accommodate their growing family and either selling the Provo home or renting it out. I am not seeing those homes converted back from a duplex into a single family dwelling unit once the family needs more space for their growing family.

I feel a blanket adu allowance for the entire city would have serious effects and repercussions. It has been discussed often lately how low income many of the neighborhoods in the city are and how this negatively impacts our schools, our church organizations and our ability to attract and keep retail.

I am particularly concerned about how this blanket ordinance will impact west Provo. Many of our housing units here in west Provo are starter homes. We need these big move up homes for many reasons. I am concerned that it is easier to just finish a basement into an adu than convert an existing finished basement. Then with the changes being discussed to add a variety of housing types in the mix and the current need for married student housing units, I am concerned the blanket adu ordinance will throw that balance out of wack. I would like us to take our time and use caution so that we are not creating more issues that the west side and other neighborhoods are seeing with our poverty rates and not accomplishing what we have set out to do in balancing that out.

In my neighborhood those that want the blanket adu are those who already have one. These are either older people who have bought our newly built move up homes...about 1/3 of these are being purchased by retirees with apartments built in the basement instead of a finished basement to supplement their retirement or aide family members who are down on their luck. Or investors who buy them and illegally convert them and rent them out.

What I am hearing from the neighborhood is frustration. Beth mentioned the same when she did her study. When people buy in these new neighborhoods with these move up homes, they buy into the idea that these are single family neighborhoods not a bunch of duplexes rented out. I encourage them to turn these matters into zoning and they do only to be frustrated again because zoning does nothing. Some of these dwellings have multiple neighbors calling but yet enforcement is lacking.

I appreciate your time in reading this lengthy piece. I hope we can take our time on this without rush. I am hearing Curt Bramble is stating Provo is already in compliance with its a and s overlays along with its over 60 adu allowance. If this is the case, why the rush? If it is not the case then please consider leaving west Provo out of the mix for now and discussing this later with our mixture of housing types.

Thank you

Becky Bogdin.

Sent from my iPhone