



ACCESSORY
DWELLING
UNIT

Idea Book

FOR
MID-CENTURY
HOMES

built between
1949-67



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Get Inspired

ADUS FOR MID-CENTURY HOMES

Do you own a home built in the mid-twentieth century? Have you ever wished that your mid-century home had more space and capacity to house your family, relatives, or neighbors? Do you love your neighborhood but have concerns about your home's ability to meet your needs as you get older? Adding an Accessory Dwelling Unit (ADU) to your home could be a great option for you, your home, and your community.

An ADU—also known as a granny flat, mother-in-law suite, or carriage house—is a small unit with its own entrance, kitchen, and bathroom positioned on the same lot as the larger primary house. ADUs have historically existed in the Twin Cities region as flexible housing options that help families and communities meet their housing needs. They are great options for families who are interested in housing a relative, generating rental income,

downsizing in retirement, and/or aging-in-place. ADUs are also good for communities, as they tend to provide affordable private rental options in established neighborhoods, are environmentally friendly, and add value to existing properties. ADUs can help communities meet growing demand for both multigenerational living options and housing for smaller (1-2 person) households.

While municipalities across the Twin Cities region have adopted formal policies allowing ADUs in recent years, ADUs remain scarce in the mid-century neighborhoods that surround Minneapolis and Saint Paul. Without existing models, it may be difficult to envision how an ADU would fit into your property and your mid-century neighborhood. The purpose of this book is to help you visualize a tangible, feasible ADU that meets your family's needs and provides a new home in your community.

This Idea Book is organized in three sections:

- 01 Learn about your neighborhood's history.** Explore how mid-century neighborhoods were developed to address some of the same challenges that the Twin Cities region experiences today.
- 02 Review the basics of ADU planning.** Learn about different ADU types, consider key design questions, and get acquainted with architectural graphics.
- 03 Get inspired.** Take a look at six sample ADU plans—including architectural drawings and cost estimations—that are compatible with the architectural style, common site conditions, and local regulations for mid-century homes in the Twin Cities.

Mid-Century Housing History: How the Post-War Era Transformed the Twin Cities Region

WHY MID-CENTURY HOMES?

Houses in the mid-century neighborhoods surrounding the Twin Cities offer many commonalities—the style, size, and lot of each house on the block might look the same, and historical context reveals that these homes share a design that prioritizes affordability and flexibility to meet the changing needs of families.

The mid-century housing boom following World War II was created by a mix of market pressure, government incentives, and a booming economy. These factors spurred the building sector to produce single family homes at an unprecedented rate, in a new architectural style, leveraging new building technologies. Architects, builders, designers, and manufacturers altered their practices and learned from each other, through mass media and concerted effort, to meet the needs of the postwar housing demand. With the advent of the automobile, townships and farmland surrounding the Twin Cities became increasingly reachable and were soon subdivided, with most platting occurring south and west of Minneapolis. These first ring suburbs are packed with mass-produced, so-called “economy homes.” In the Twin Cities, the number of housing units nearly doubled between 1940 and 1960, with peaks in the years 1950 and 1955.¹ Postwar suburban development in the Twin Cities illustrates how innovative design and economic efforts changed the housing industry, created a lasting architectural style, and incorporated new building and city planning technologies.

MID-CENTURY HOUSING BOOM

During WWII, home building in the Twin Cities came to a virtual standstill. In Minneapolis, the city only issued three residential building permits in 1943.² Material scarcity, insufficient labor, and weak demand during the war created a housing shortage in the years following. Throughout the 1930s and 40s, various federal efforts sought to satiate America’s changing housing needs. New Deal legislation supported loans for the production and purchase of housing. In 1933, the government-sponsored Home Owners Loan Corporation (HOLC), provided financial assistance for new homeowners who qualified.

Page from Atlas of Richfield
Hennepin County Minnesota, 1941³

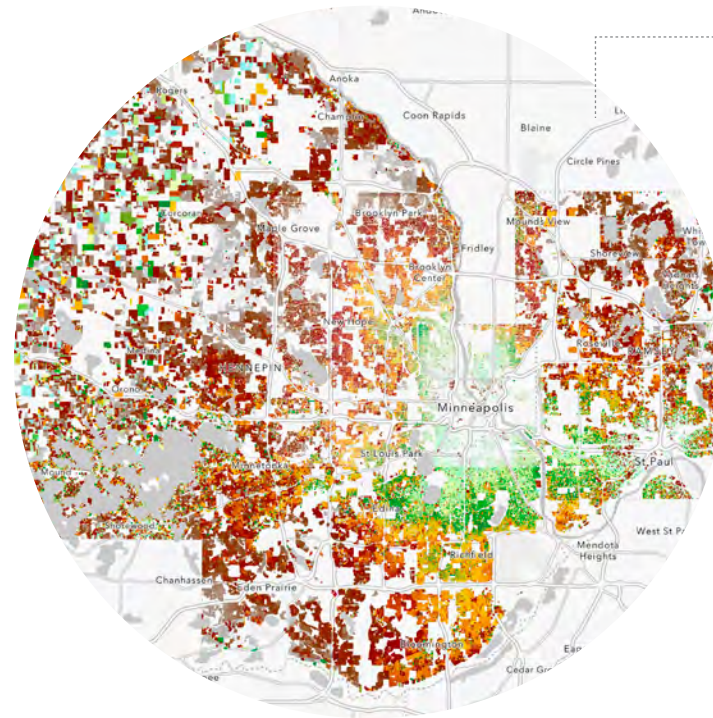
Exterior of
prefabricated house⁴



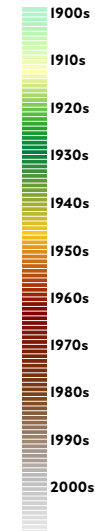
The Federal Housing Authority (FHA), established in 1934, insured mortgages to buyers and builders who operated within their austere guidelines. In 1944, the Serviceman's Readjustment Act (also known as the GI Bill) guaranteed loans with a low interest rate and small down payment to WWII veterans for the purchase of a home. The HOLC, FHA, and GI Bill were intended to help white homebuyers and purposefully excluded people of color.

These federal programs, along with private lending practices, shaped real estate development patterns in suburbs and served to deepen and solidify structural racism and segregation. The HOLC included a policy of "minority containment", an issue compounded by racist lending practices throughout the period, known as redlining.⁵ To this day, the impact of these policies and practices is evident in the demographic makeup of mid-century neighborhoods.

As the war drew to a close, the housing shortage intensified when a rush of veterans returning home were flush with purchasing power from these postwar federal policies. By the end of the 1940s, the stage was set for builders, developers, and manufacturers to change the housing industry, ushering in the mid-century housing boom: an era of mass-produced, mass-customized, single-family homes, designed for the economic and material conditions of a family. After wartime restrictions on building were lifted in 1945, the postwar housing boom took off. Three factors contributed to changing the housing industry, with lasting effects: economic growth, strong demand for housing, and readily available credit for white men.⁷ These factors gave rise to a new type of builder, one who built without a customer in mind. This merchant builder designed homes based on trade journals, market research, and in compliance with FHA guidelines. Advances in production technology allowed for mass pre-fabrication, while a surging labor force could build homes quickly. Levittown, PA, is the most famous example of this postwar mass-produced housing, creating one of the largest new suburban developments in the eastern US. Builders in the Twin Cities area tended to operate on a smaller scale, but with similar urgency.



Housing development in the Twin Cities over the last century⁶



In 1946, a Minneapolis builder boasted about finishing one house every eight hours.⁸ The Housing Act of 1949, produced in part by Senator Joseph McCarthy, reasserted the reliance of the country on private industry to meet housing demands.⁹ With subsidies for the building industry,¹⁰ more easily available mortgages, and mass production techniques, home builders were able to build cheaply like never before and worked together to meet demand.

Builders of this period exchanged information abundantly, meeting at conferences to exchange plans, specifications, and price lists.¹¹ Trade publications broadcast designs and building expertise, enabling a smaller scale of builders—a professional class as opposed to the newly emergent commercial class—who built at scale and occasionally in the speculative manner of merchant builders. In the Twin Cities, most homes were built by hundreds of small firms, who produced between 6 and 20 homes per year.¹² This exchange of information, combined with mass-produced building components and FHA guidelines, created a new type of suburban home specific to the era, with a design that would become commonplace across the country.

Levittown, PA. circa 1953



ECONOMY OF STYLE

Changes in the housing industry resulted in a new architecture of economy. FHA guidelines required that homes available for financing be priced between \$6,000 and \$8,000, and between 800 and 1000 square feet in size.¹³ This period produced the economy house, done in the minimal traditional style. FHA guidelines prohibited prewar styles, typically two stories with a pitched roof and basement, and required homes to be built with no excessive size or cost.¹⁴ The latter half of the 1940s saw rising material and labor costs, keeping house sizes small and causing a brief ebb in the housing industry.

Architectural style can be expressed in form and ornamentation. The forms of postwar single-family homes were dictated by FHA guidelines, material availability and cost, lot size, and city requirements. To keep costs down, ornamentation was one of the first design choices to be eliminated. Builders adapted existing, traditional architectural styles to these new challenges. High architectural style was a low priority. Though some homes were designed by architects, many were developer-built homes in the “minimal traditional” architectural style, where the compact and simplified form of the house takes precedence over ornamentation of a particular style.

CHANGING NEEDS

The middle of the last century saw societal changes across the world at a rate like never before. In the Twin Cities, houses were built at breakneck pace to meet demand fueled by federal housing policies and the end of a long wartime period. The housing industry changed drastically to meet the needs of the moment. By using new building technologies, sharing information, and building speculatively, the homebuilders of the postwar period built the first ring suburbs of the Twin Cities. In the 21st century, our region faces another housing shortage. Yet again, the housing industry must adapt to provide more housing options and meet growing demand, so every Minnesotan may have a safe and affordable home. Mid-century neighborhoods can adapt to create new housing options, in part by adding Accessory Dwelling Units.



Mid-century house construction¹⁵

Planning an ADU

There are three basic types of ADUs: internal, attached, and detached. The six ADU case studies in this booklet show variations of these types, such as an internal basement conversion ADU and a detached single-level ADU with a garage.

ADU TYPES

INTERNAL

ADUs are located within the structure and footprint of the main house, such as a converted basement or attic renovation.



ATTACHED

ADUs share one or more walls with the primary house. This type of ADU is commonly constructed as an addition or a conversion of an attached garage.



DETACHED

ADUs are often the most visible type of ADU, existing within the lot, but as a separate building in the back or side yard. They are typically the most expensive to build and include freestanding backyard structures, detached garage conversions, same-level additions to a detached garage, or above-garage units.





DESIGN CONSIDERATIONS

As of 2021, nineteen cities in the Twin Cities metro currently have zoning policies that allow for ADUs. Each city publishes unique provisions for building ADUs such as where on the lot ADUs are permitted, whether owner occupancy is required, and minimum and maximum sizes for ADUs. Municipalities may also regulate the appearance of an ADU, its architectural style and view from the street, alley and driveway orientation, or number of garages.

Consider these questions as you envision an ADU that could be right for you:

- How will your ADU be used?
- Who will be living in your ADU and what might be your relationship with them?
- How many rooms are preferred?
- What are the opportunities and constraints of your lot configuration?
- What is allowed in your municipal area? (see **Resources** on page 52 for contact information for your local planning department.)

For more details on the process of adding an ADU to your home, see Family Housing Fund's [**Home + home: Twin Cities ADU Guidebook for Homeowners**](#).

ARCHITECTURAL SYMBOLS

In the next section, you will find midcentury ADU case studies that use a variety of common architectural graphics to communicate different structural, contextual, and aesthetic features of each site and ADU.

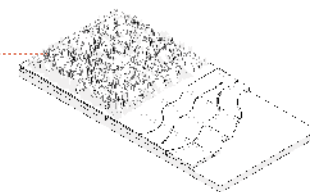
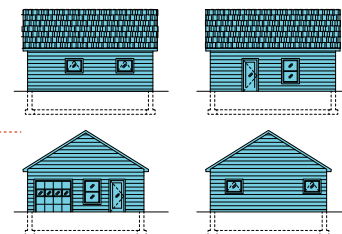
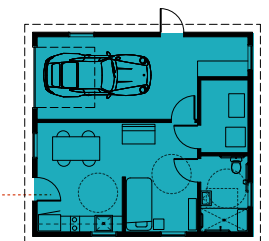
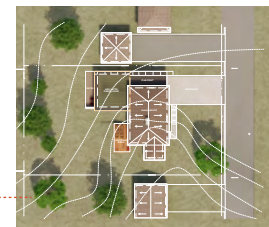
Site plans are used to communicate site conditions of the site from above.

Floor plans communicate the layout of the building and locations for walls, doors, windows, stairs, furniture, and appliances from above.

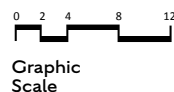
Elevations are used to communicate what each exterior side of the building and site looks like in 2D.

Details are used to communicate how structures and components are put together. Details show relationships between studs, joists, stringers, and other individual parts of the building and structure.

Renderings are artistic depictions of the look and feel of the building. Renderings are used to show relationships between things like color, scale, finish, vegetation, and people.



LEGEND



Graphic Scale



North Arrow



Wheelchair Turning Radius (30° min)

ADU Case Studies



CASE STUDY A

ADU TYPE
Detached, single level with garage

YEAR EXISTING HOME WAS BUILT
1949

LOCATION
Crystal

ADU BEDROOMS
Studio

ESTIMATED COST
\$258,890



CASE STUDY B

ADU TYPE
Detached, above garage

YEAR EXISTING HOME WAS BUILT
1950

LOCATION
Richfield

ADU BEDROOMS
Studio

ESTIMATED COST
\$254,870



CASE STUDY C

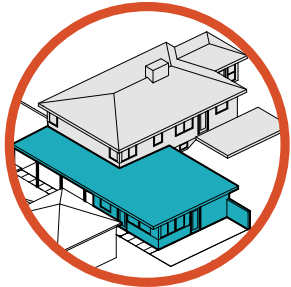
ADU TYPE
Detached, single level with garage

YEAR EXISTING HOME WAS BUILT
1952

LOCATION
Crystal

ADU BEDROOMS
1 Bedroom

ESTIMATED COST
\$258,890



CASE STUDY D

ADU TYPE
Attached, single level with carport

YEAR EXISTING HOME WAS BUILT
1954

LOCATION
Richfield

ADU BEDROOMS
2 Bedrooms

ESTIMATED COST
\$214,780



CASE STUDY E

ADU TYPE
Attached, second level addition

YEAR EXISTING HOME WAS BUILT
1962

LOCATION
White Bear Lake

ADU BEDROOMS
1 Bedroom

ESTIMATED COST
\$153,200



CASE STUDY F

ADU TYPE
Attached, interior/basement conversion

YEAR EXISTING HOME WAS BUILT
1967

LOCATION
Roseville

ADU BEDROOMS
1 Bedroom

ESTIMATED COST
\$76,250

ADU AT A GLANCE

Primary Home Built: 1949

City: Crystal

Type: Detached, single level with garage

Size: 730 sq ft ADU, 250 sq ft garage

Bedrooms: Studio

Budget: ADU: \$248,900
Landscape: \$1,600



Case Study A

DETACHED, SINGLE LEVEL WITH GARAGE

Practicality and affordability drew homeowner Tony to this 1949 Crystal home, where he currently lives and rents out a room to a friend. With a square footprint and symmetrical layout, this classic home fits well into the character of the postwar era suburb. Tony envisions himself as the primary user and resident of the proposed ADU and is considering renting out his main home to his aging parents or long-term renters.

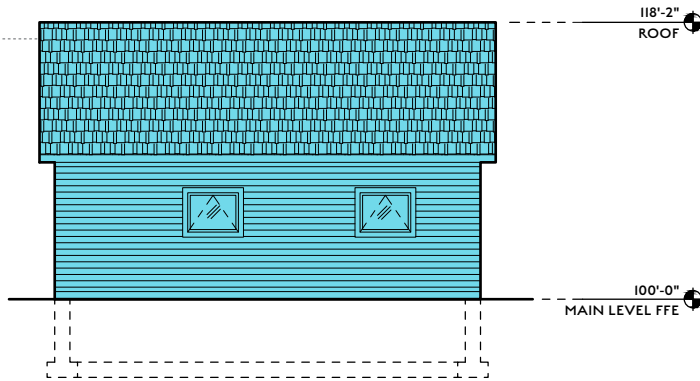
This ADU design replaces the home's detached garage with a miniature version of the primary home. The ADU's exterior shares the same gabled roof and window shape as the existing house. Because Tony imagines one day providing housing to his parents, the single-level floor plan includes accessibility considerations such as wide doorways, low door thresholds, and no stairs.

In the landscape surrounding the new ADU, ornamental grasses and shrub plantings can be added at the edges to soften the appearance of the building and help add privacy from neighbors and the primary dwelling unit.

To meet Crystal's zoning code, this ADU includes an enclosed garage and does not exceed 50% of the finished floor area of the main home. Considering the finished floor area of the main home is 1,750 square feet in size, this studio ADU with attached garage is an ideal fit for Crystal's current zoning and building code.

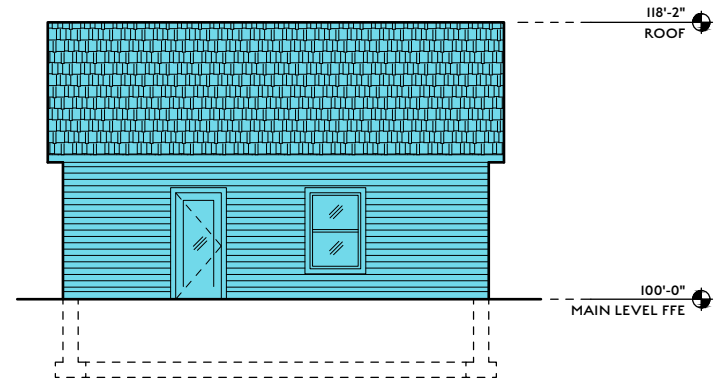
Through conversations with city officials, a homeowner may apply to construct a design that differs from current city code; this is called a variance. With a variance, this ADU design could be constructed with an additional bedroom instead of a garage, providing more living space for a future resident or family. While variances are common, it is important to determine early in your ADU design process whether to apply for a variance, and you should work with an experienced designer to include quality plans in a variance application.





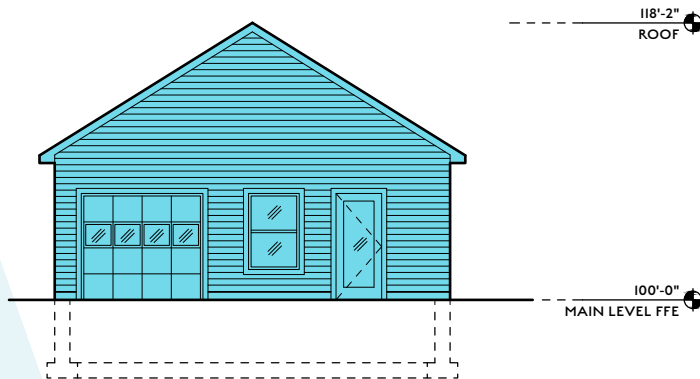
SIDE ELEVATION (NORTH)

0' 2' 4' 8' 12'



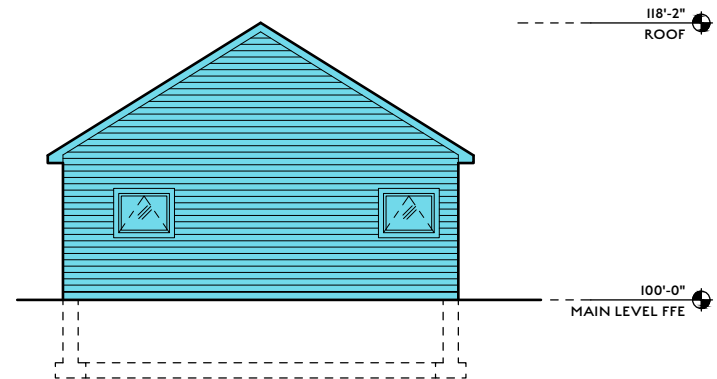
SIDE ELEVATION (SOUTH)

0' 2' 4' 8' 12'



FRONT ELEVATION (WEST)

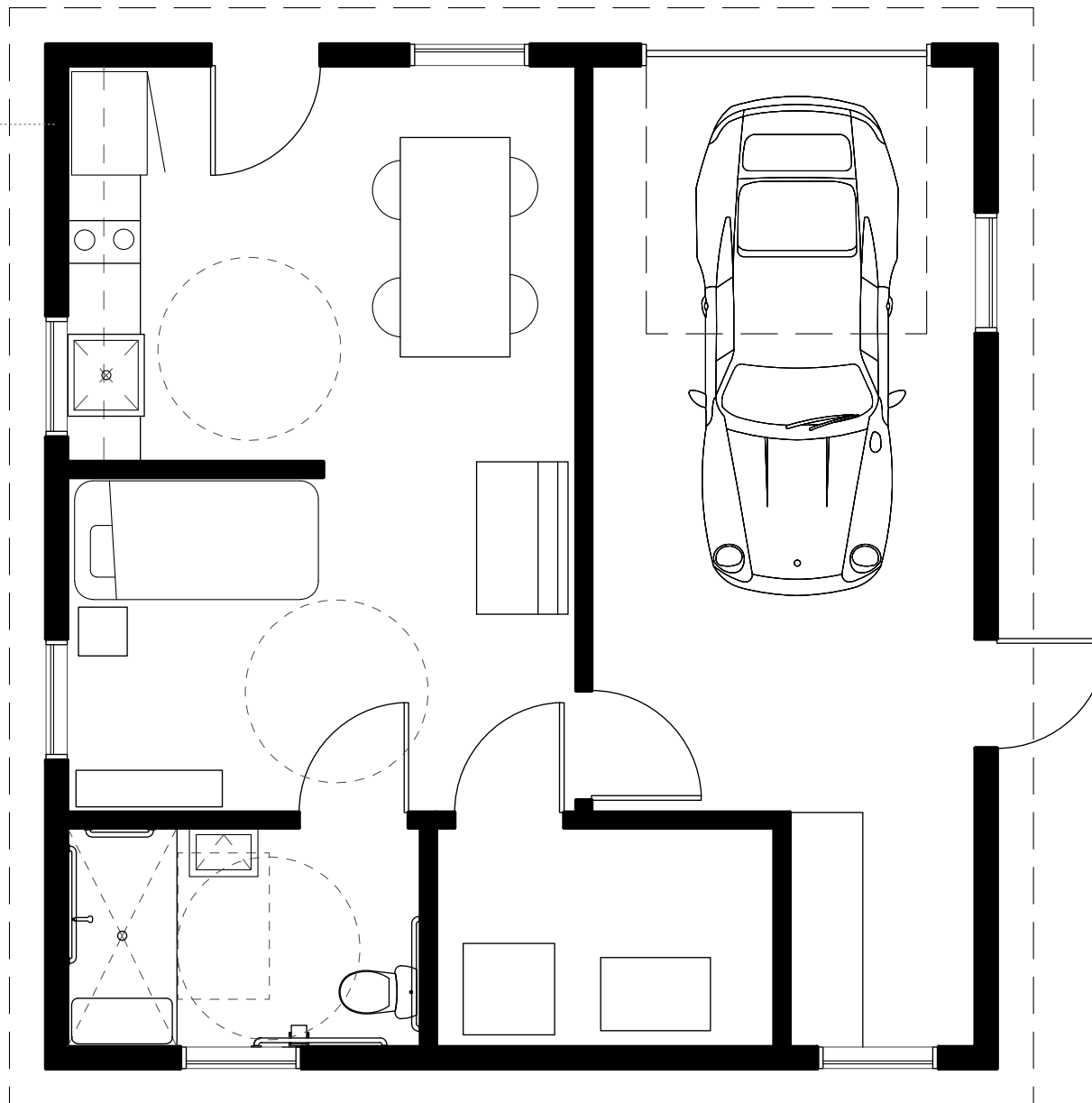
0' 2' 4' 8' 12'



REAR ELEVATION (EAST)

0' 2' 4' 8' 12'

Floor plan





DESIGN FEES THROUGH PERMIT	\$10,000	APPLIANCES	\$4,800
ENGINEERING	\$3,000	GYP BOARD	\$10,500
SURVEY FEES (EXIST, NEW)	\$2,000	CABINETS	\$4,500
PERMIT FEES	\$1,500	INTERIOR FINISHES - KITCHEN	
EXCAVATION / SHORING / DEMO	\$32,900	PAINT	\$4,300
FOUNDATION / FROST FOOTING	\$14,500	VINYL PLANK FLOORS	\$3,200
FRAMING		QUARTZ COUNTERTOP	\$4,600
TRUSSES	\$18,700	TILE	\$3,200
SHEATHING	\$6,800	INTERIOR FINISHES - BATHROOM	
STUDS	\$4,100	PAINT	\$1,200
LABOR	\$10,200	QUARTZ COUNTERTOP / VANITY	\$800
PLUMBING		TILE	\$2,100
SEWER FROM STREET	\$15,600	INTERIOR FINISHES - LIVING / BEDROOM	
WATER FROM STREET	\$7,500	PAINT	\$4,300
INTERNAL PLUMBING	\$8,800	VINYL PLANK FLOORS	\$4,600
FIXTURES / TUB / TOILET / SINK	\$1,800	SUMP PUMP / RADON / DRAIN TILE	\$6,000
WINDOWS	\$9,700	LANDSCAPE	
DOORS	\$2,500	PERENNIALS	\$980
STUCCO / BRICK EXTERIOR / PAINT	\$12,300	TREES	
ROOF / GUTTERS	\$9,000	TURF GRASS	
INSULATION	\$5,600	CONCRETE WALKWAYS / STEPS	\$870
ELECTRICAL		GATHERING AREA (PAVERS)	
HOOK UP FROM STREET	\$2,500	CONCRETE DRIVEWAY	
GENERAL ELECTRICAL INTERNAL	\$9,200	GATHERING AREA (GRAVEL)	\$440
HVAC		FENCING	
AC UNIT	\$5,000	PLANK PAVERS	\$720
FURNACE	\$7,000		
GAS HOOKUP- STREET	\$2,300		

**TOTAL
ESTIMATED
COSTS**
\$258,890

ADU AT A GLANCE

Primary Home Built: 1950

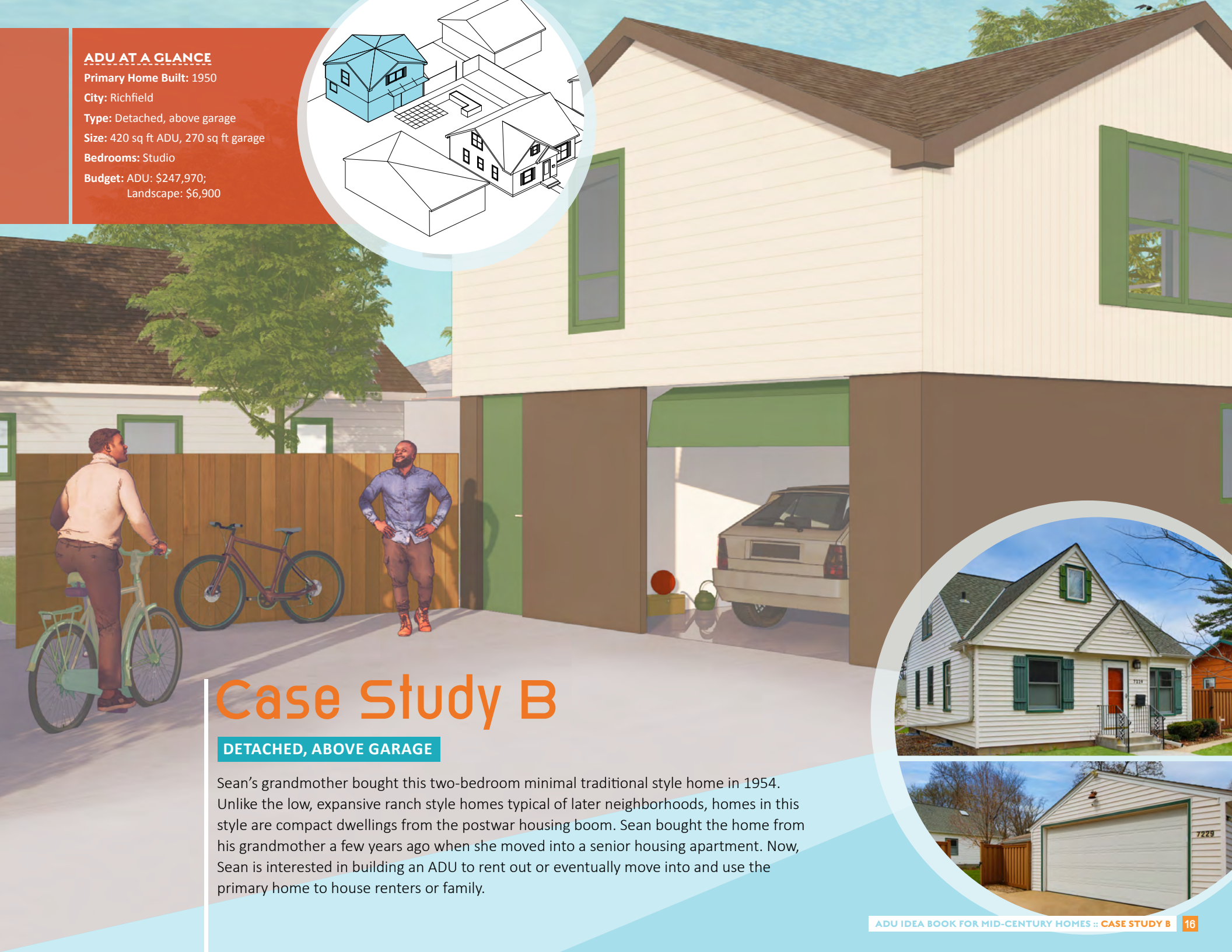
City: Richfield

Type: Detached, above garage

Size: 420 sq ft ADU, 270 sq ft garage

Bedrooms: Studio

Budget: ADU: \$247,970;
Landscape: \$6,900



Case Study B

DETACHED, ABOVE GARAGE

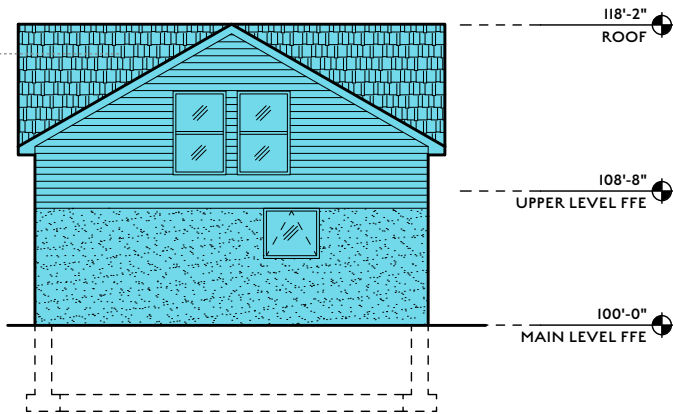
Sean's grandmother bought this two-bedroom minimal traditional style home in 1954. Unlike the low, expansive ranch style homes typical of later neighborhoods, homes in this style are compact dwellings from the postwar housing boom. Sean bought the home from his grandmother a few years ago when she moved into a senior housing apartment. Now, Sean is interested in building an ADU to rent out or eventually move into and use the primary home to house renters or family.



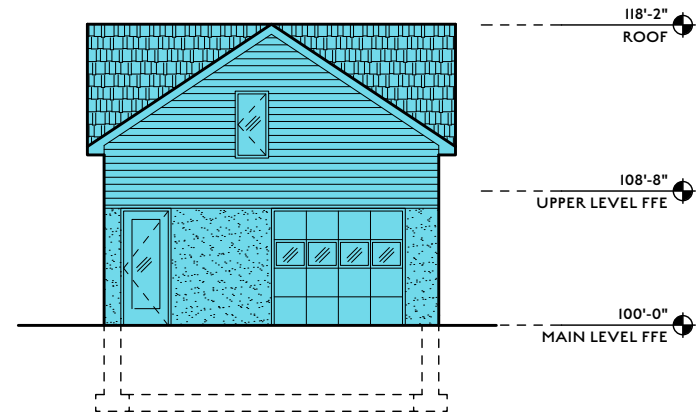
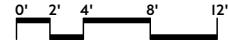
An above-garage ADU is the best choice for Sean, considering the lot size, alley access, and Richfield's current parking requirements. This detached two-story structure would replace the existing garage, providing a new one-car garage on the first level and a studio apartment on the second.

The ADU will have a private interior entry with space for laundry machines and stairs that lead up to the second floor. To conform with Richfield's height requirements, this ADU has a cross gable roof that maximizes the unit's volume while also nodding to the primary home's minimal traditional style. The cross-gable roof organizes the studio apartment into four quadrants: the kitchen, living area, bathroom, and stairs. The corners of this ADU design have low ceilings, perfect for storage and utility space (either finished or unfinished). Outside the ADU's entrance is a private patio and raised beds that can be shared by tenants and divide the outdoor spaces of the two homes.



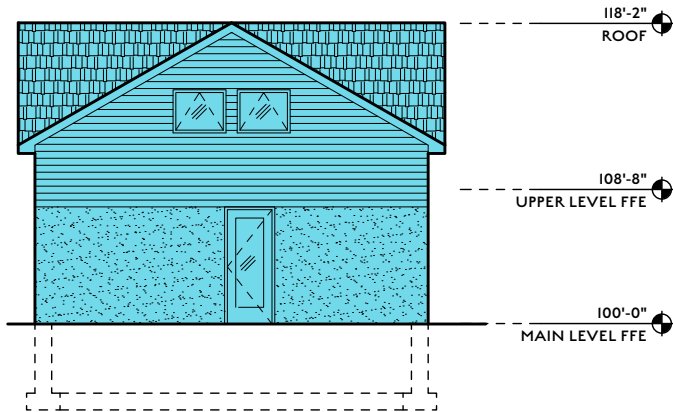
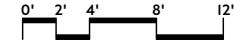


SIDE ELEVATION (EAST)

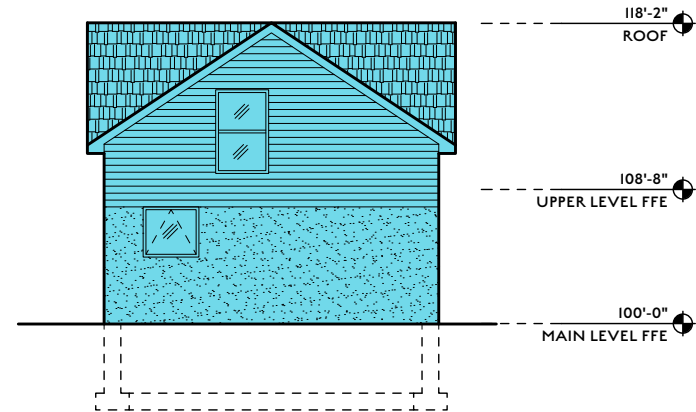
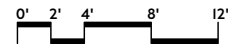


FRONT ELEVATION (SOUTH)

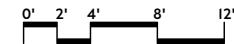
SCALE = 1/4" = 1'-0"



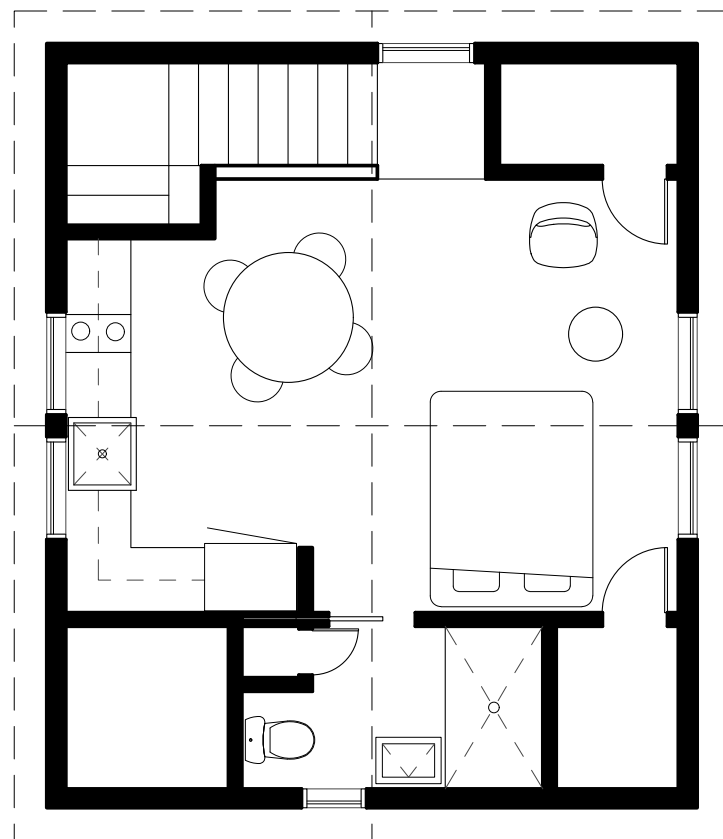
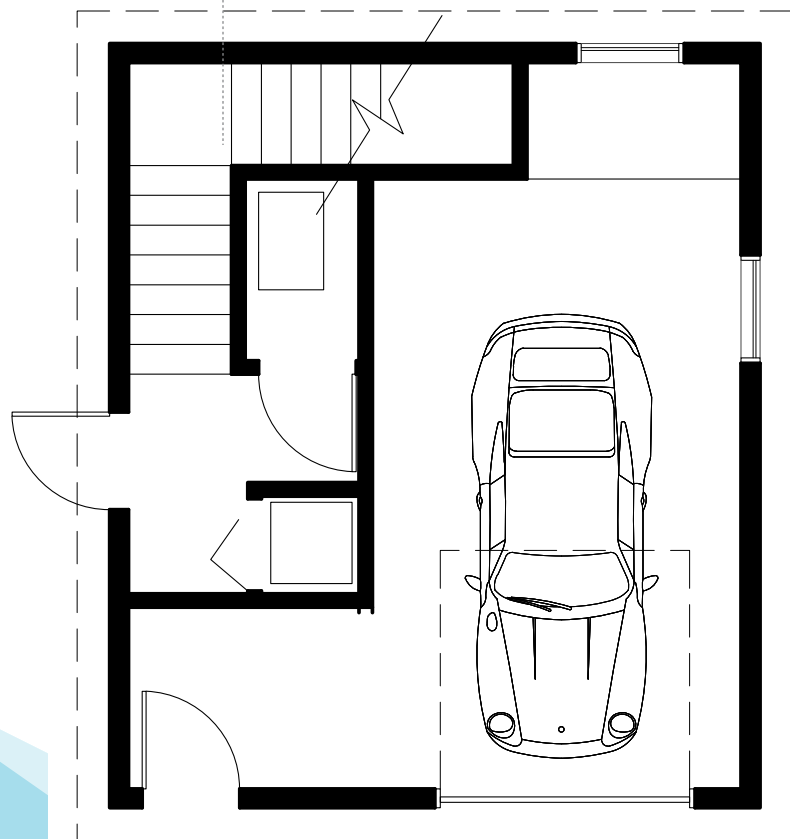
SIDE ELEVATION (WEST)



REAR ELEVATION (NORTH)

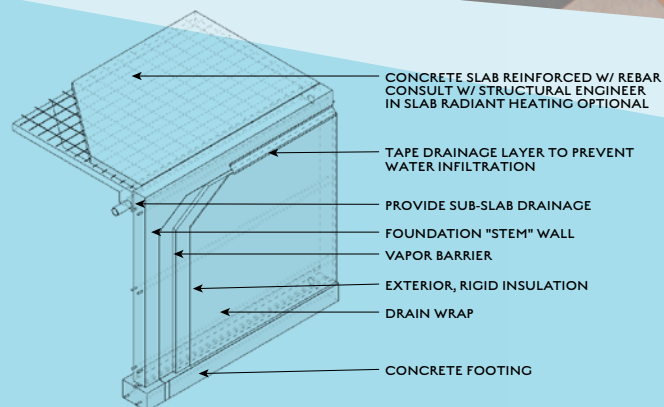


Floor plan





TYPICAL FOUNDATION + CONCRETE FLOOR



DESIGN FEES THROUGH PERMIT	\$10,000	APPLIANCES	\$4,800
ENGINEERING	\$3,000	GYP BOARD	\$8,700
SURVEY FEES (EXIST, NEW)	\$2,000	CABINETS	\$4,500
PERMIT FEES	\$1,500	INTERIOR FINISHES - KITCHEN	
EXCAVATION / SHORING / DEMO	\$25,800	PAINT	\$3,100
FOUNDATION / FROST FOOTING	\$12,800	VINYL PLANK FLOORS	\$2,980
FRAMING		QUARTZ COUNTERTOP	\$4,700
TRUSSES	\$21,400	TILE	\$3,500
SHEATHING	\$7,890	INTERIOR FINISHES - BATHROOM	
STUDS	\$4,200	PAINT	\$1,200
LABOR	\$11,200	QUARTZ COUNTERTOP / VANITY	\$800
PLUMBING		TILE	\$2,100
SEWER FROM STREET	\$16,200	INTERIOR FINISHES - LIVING / BEDROOM	
WATER FROM STREET	\$8,200	PAINT	\$3,400
INTERNAL PLUMBING	\$9,100	VINYL PLANK FLOORS	\$3,900
FIXTURES / TUB / TOILET / SINK	\$1,800	SUMP PUMP / RADON / DRAIN TILE	\$5,200
WINDOWS	\$5,200	LANDSCAPE	
DOORS	\$2,300	PERENNIALS	\$1,580
STUCCO / BRICK EXTERIOR / PAINT	\$13,300	TREES	\$300
ROOF / GUTTERS	\$8,800	TURF GRASS	
INSULATION	\$9,800	CONCRETE WALKWAYS / STEPS	\$2,100
ELECTRICAL		GATHERING AREA (PAVERS)	\$2,200
HOOK UP FROM STREET	\$2,500	CONCRETE DRIVEWAY	
GENERAL ELECTRICAL INTERNAL	\$8,800	GATHERING AREA (GRAVEL)	
HVAC		FENCING	\$800
AC UNIT	\$5,000	PLANK PAVERS	
FURNACE	\$7,000		
GAS HOOKUP- STREET	\$2,100		

**TOTAL
ESTIMATED
COSTS**
\$254,870

ADU AT A GLANCE

Primary Home Built: 1952

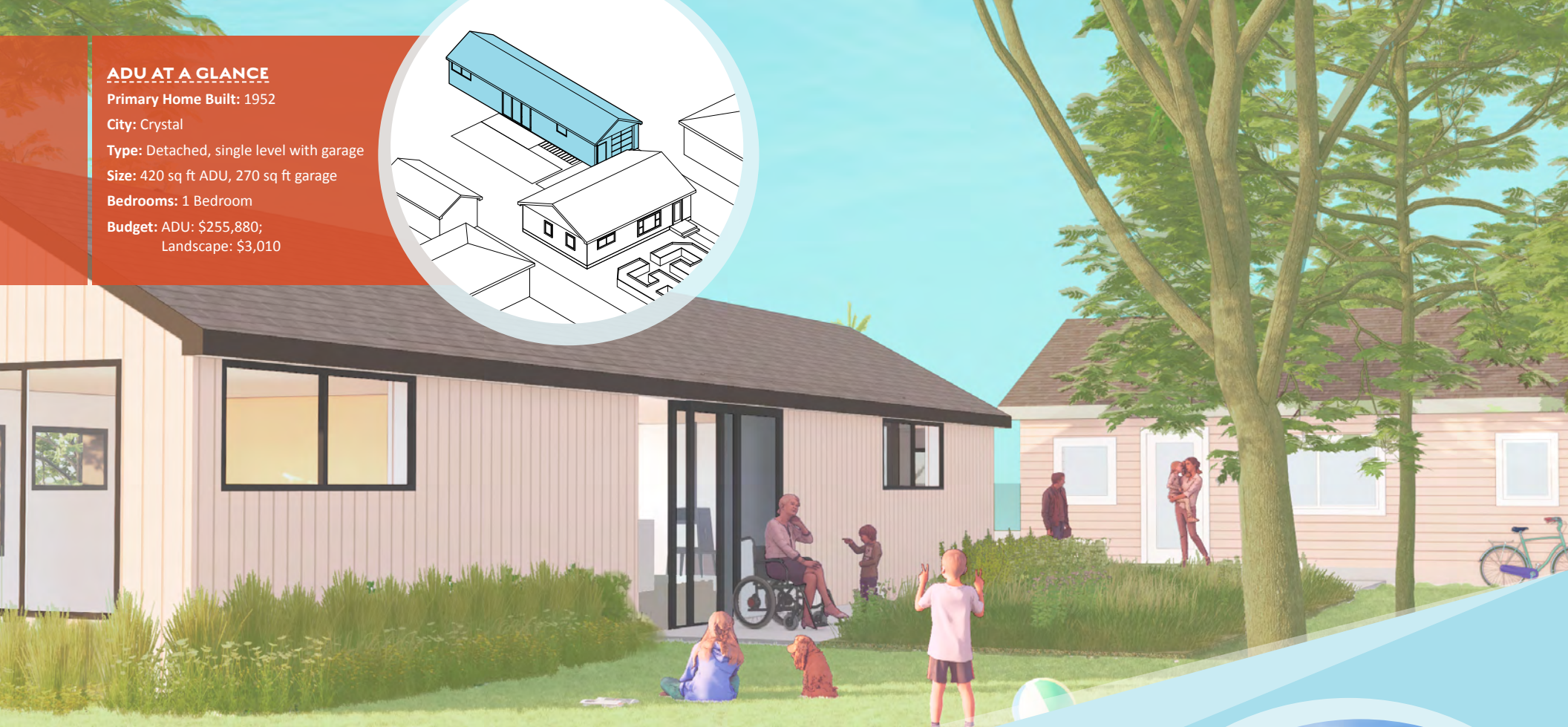
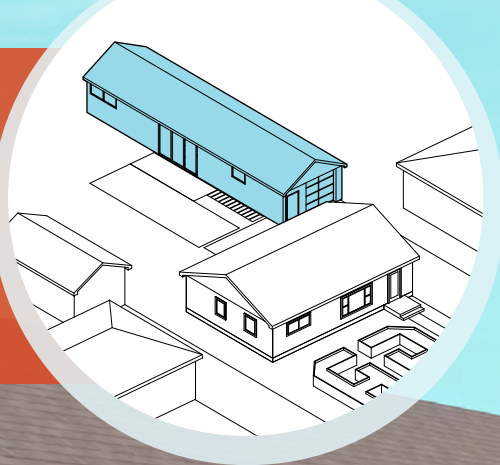
City: Crystal

Type: Detached, single level with garage

Size: 420 sq ft ADU, 270 sq ft garage

Bedrooms: 1 Bedroom

Budget: ADU: \$255,880;
Landscape: \$3,010



Case Study C

DETACHED, SINGLE LEVEL WITH GARAGE

Elizabeth's 1952 rambler in Crystal is home to a family of seven, one dog, and two cats—with a baby on the way. For the last two years, another two relatives lived here with Elizabeth as well. Now, as she explores options for adding space for her growing family, she wants to make sure an addition to her home has the flexibility to house a family member in the future. Many homes in the neighborhood resemble Elizabeth's in their minimal traditional style and small size. For this home, a detached ADU stretching into the backyard is a welcome addition.



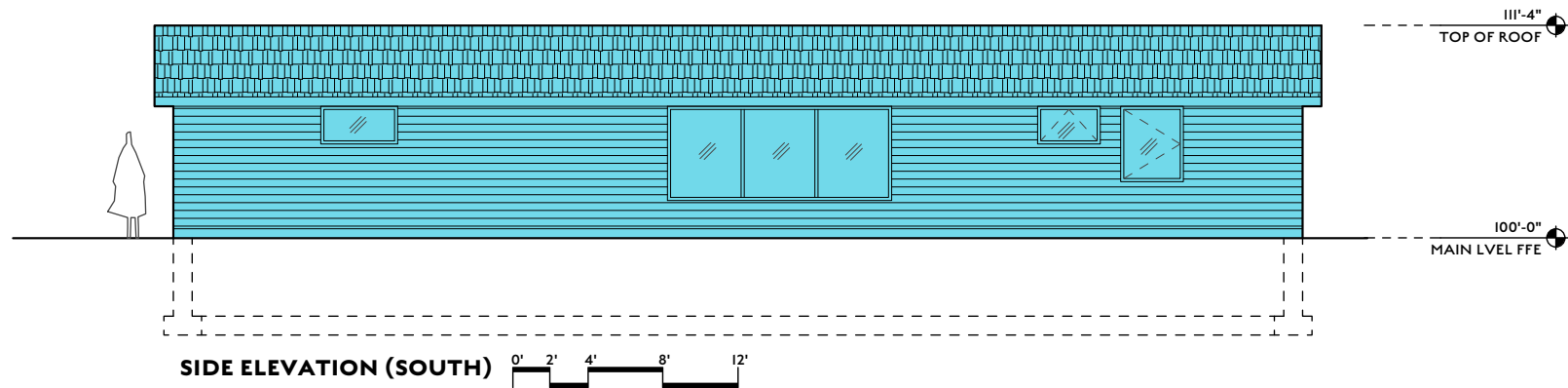
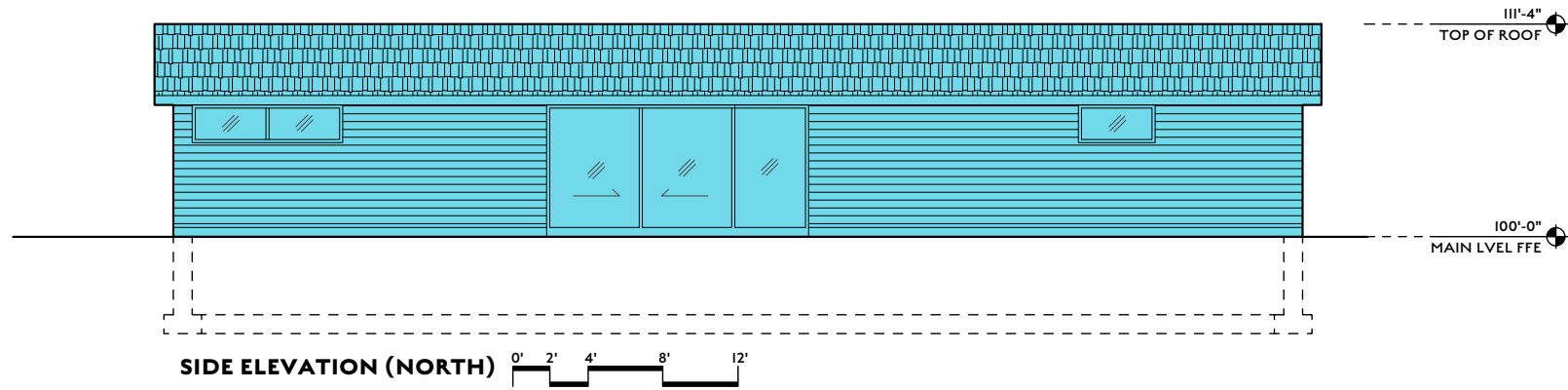
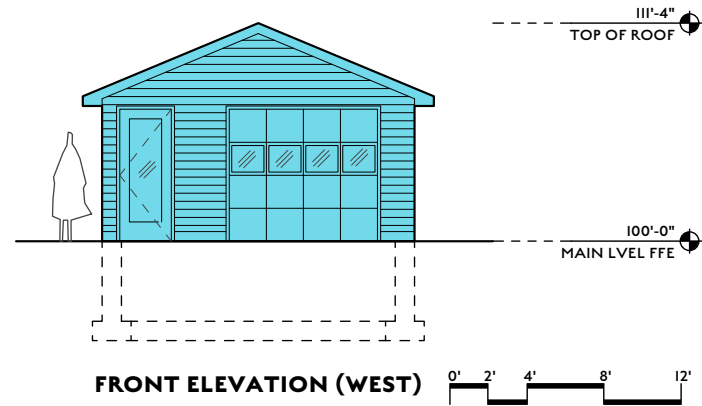
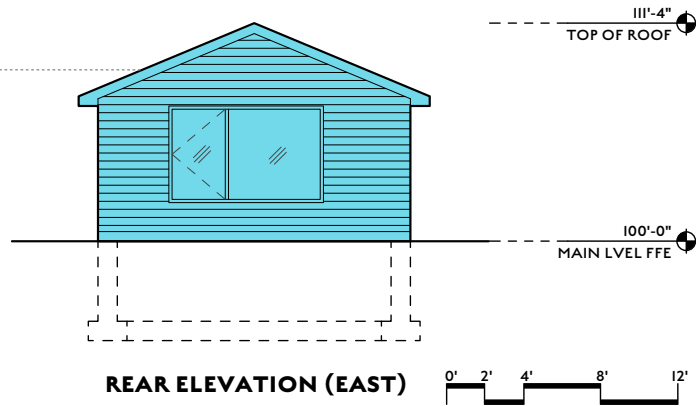


In this design concept, the existing garage is demolished and replaced with the detached ADU. The ADU extends to the back of the lot, to maximize usable space and create an L-shape that frames the exterior spaces between the two homes. This shared outdoor space links the two dwelling units and creates a cozy backyard for both.

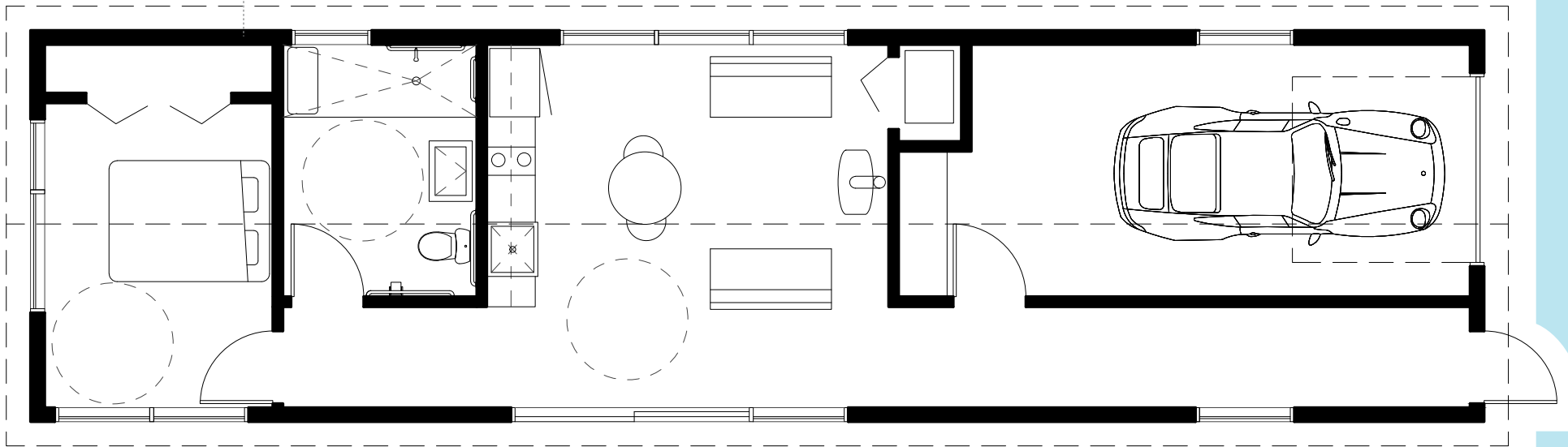
Per Crystal's zoning code, the ADU includes a required garage stall. This ADU design specifies windows in the garage door to maximize the space's potential as a workshop, a workout room, space for cars, or some other semi-conditioned space. Large sliding doors on the ADU's exterior wall facing the backyard connect

the exterior and interior living spaces and allow for a keeping an eye on backyard play.

This ADU is adaptable and a great option for aging in place or housing an aging relative. It includes design choices in compliance with the Americans with Disabilities Act (ADA), such as ample space for wheelchair turning radii, no stairs, structural support for grab bars, and low thresholds at doors. These accessibility elements may add to your construction budget, but your architect can help you make choices that minimize added costs.

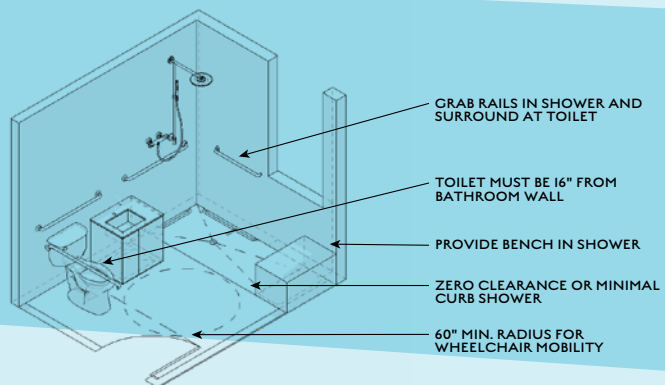


Floor plan





ADA BATHROOM



DESIGN FEES THROUGH PERMIT	\$10,000	APPLIANCES	\$4,800
ENGINEERING	\$3,000	GYP BOARD	\$10,500
SURVEY FEES (EXIST, NEW)	\$2,000	CABINETS	\$4,500
PERMIT FEES	\$1,500	INTERIOR FINISHES - KITCHEN	
EXCAVATION / SHORING / DEMO	\$32,900	PAINT	\$4,300
FOUNDATION / FROST FOOTING	\$14,500	VINYL PLANK FLOORS	\$3,200
FRAMING		QUARTZ COUNTERTOP	\$4,600
TRUSSES	\$18,700	TILE	\$3,200
SHEATHING	\$6,800	INTERIOR FINISHES - BATHROOM	
STUDS	\$4,100	PAINT	\$1,200
LABOR	\$10,200	QUARTZ COUNTERTOP / VANITY	\$800
PLUMBING		TILE	\$2,100
SEWER FROM STREET	\$15,600	INTERIOR FINISHES - LIVING / BEDROOM	
WATER FROM STREET	\$7,500	PAINT	\$4,300
INTERNAL PLUMBING	\$8,800	VINYL PLANK FLOORS	\$4,600
FIXTURES / TUB / TOILET / SINK	\$1,800	SUMP PUMP / RADON / DRAIN TILE	\$6,000
WINDOWS	\$9,700	LANDSCAPE	
DOORS	\$2,500	PERENNIALS	\$980
STUCCO / BRICK EXTERIOR / PAINT	\$12,300	TREES	
ROOF / GUTTERS	\$9,000	TURF GRASS	
INSULATION	\$5,600	CONCRETE WALKWAYS / STEPS	\$870
ELECTRICAL		GATHERING AREA (PAVERS)	
HOOK UP FROM STREET	\$2,500	CONCRETE DRIVEWAY	
GENERAL ELECTRICAL INTERNAL	\$9,200	GATHERING AREA (GRAVEL)	\$440
HVAC		FENCING	
AC UNIT	\$5,000	PLANK PAVERS	\$720
FURNACE	\$7,000		
GAS HOOKUP- STREET	\$2,300		

**TOTAL
ESTIMATED
COSTS**
\$258,890

AT A GLANCE

Year Built: 1954

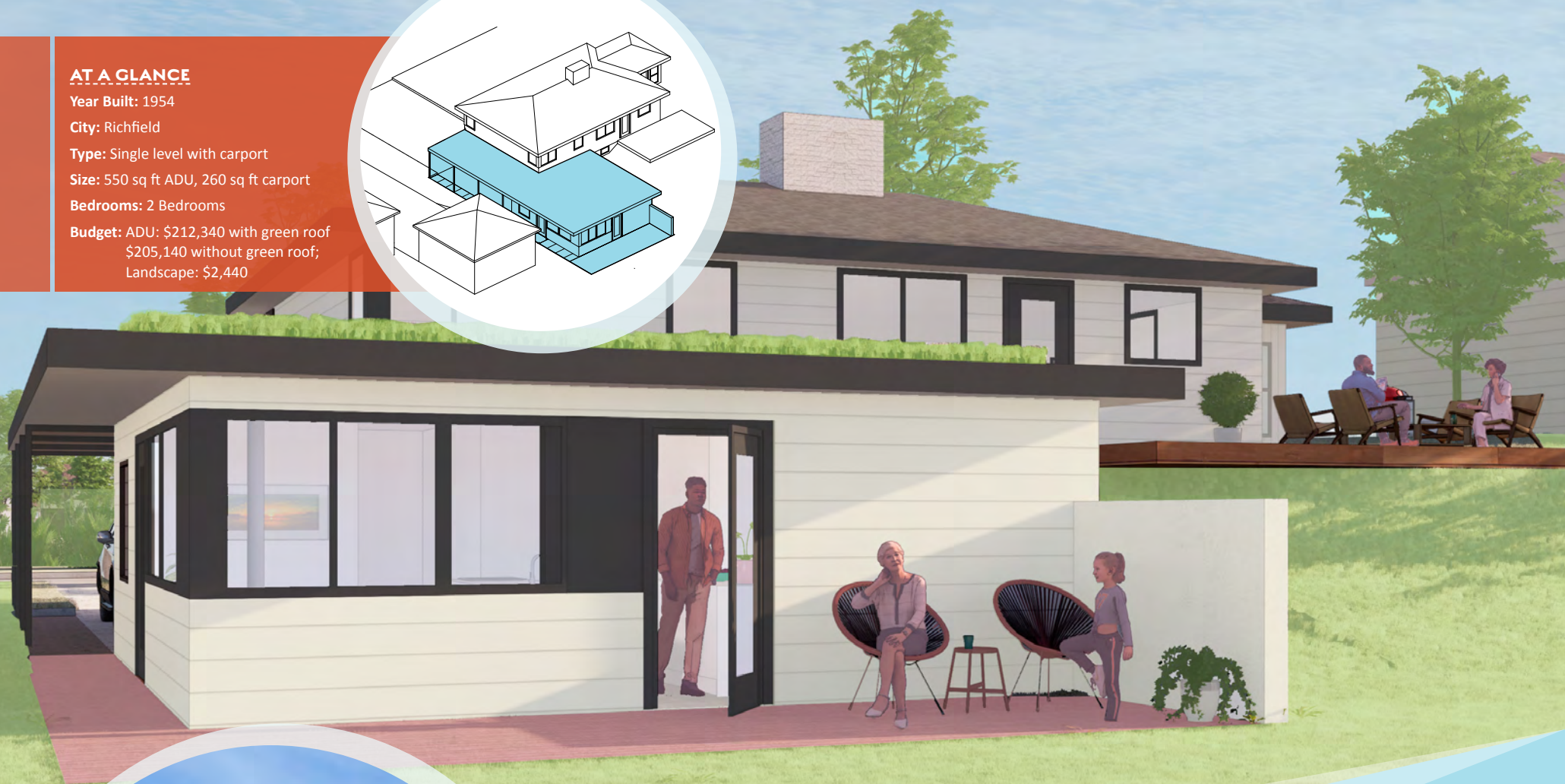
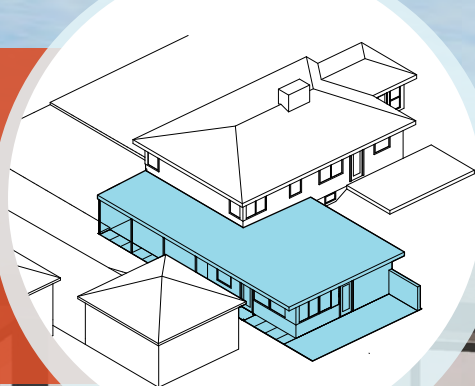
City: Richfield

Type: Single level with carport

Size: 550 sq ft ADU, 260 sq ft carport

Bedrooms: 2 Bedrooms

Budget: ADU: \$212,340 with green roof
\$205,140 without green roof;
Landscape: \$2,440



Case Study D

SINGLE LEVEL WITH CARPORT

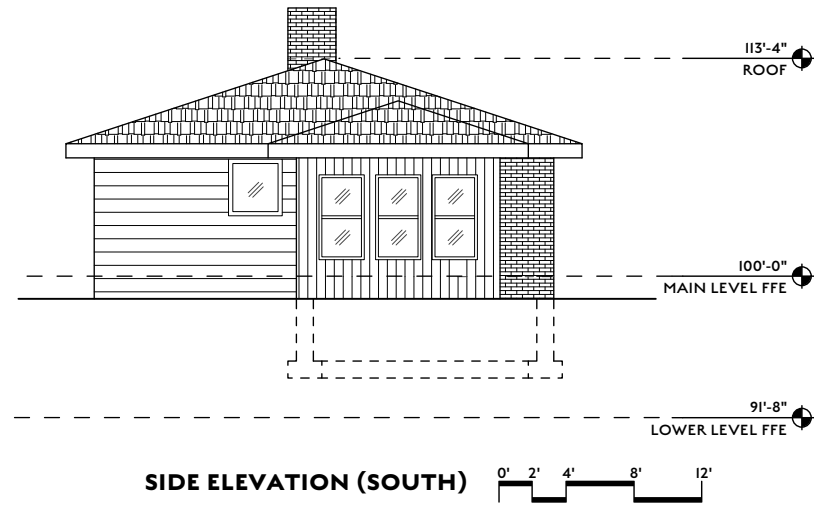
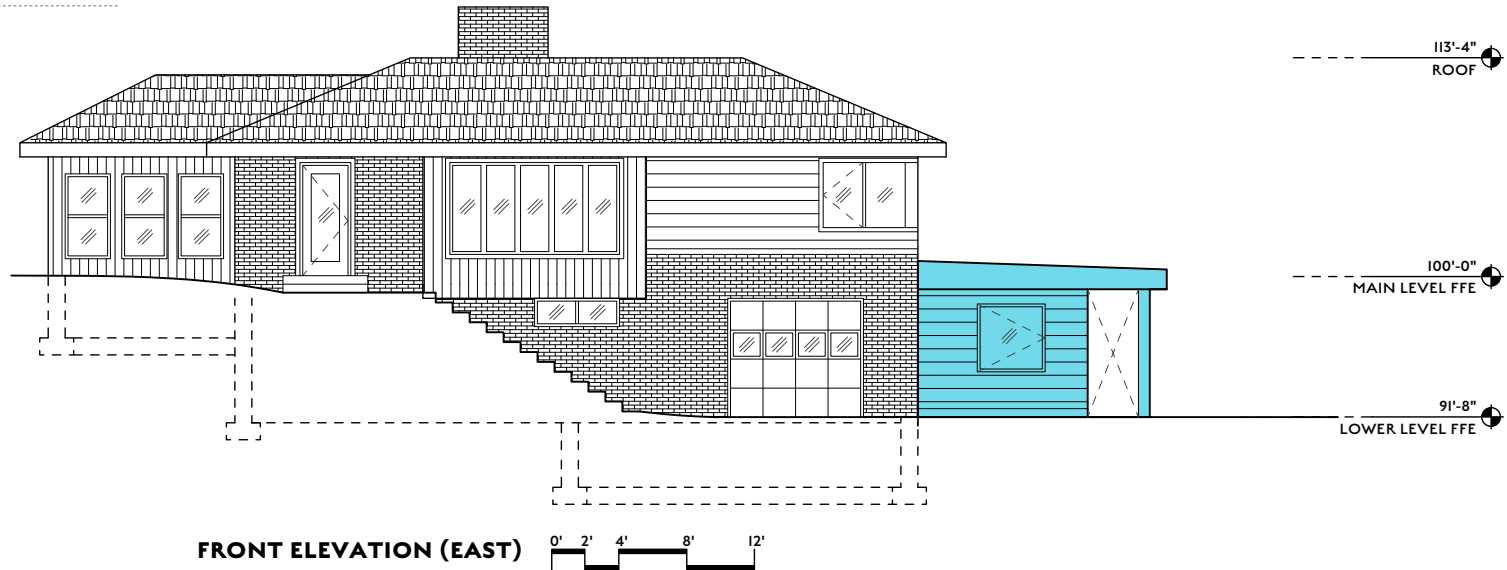
Bryan and Kate purchased this Richfield home for their family of three in 2012. For this family, an ADU presents the opportunity to earn rental income and help them pay their mortgage. Their prairie-style home has a tuck-under garage nestled into the slope of the site and a large lot with ample room for an attached ADU. As a landscape architect, Bryan is interested in adding a green roof to the ADU to improve the view from the main house and make the ADU feel nestled into the sloping backyard.

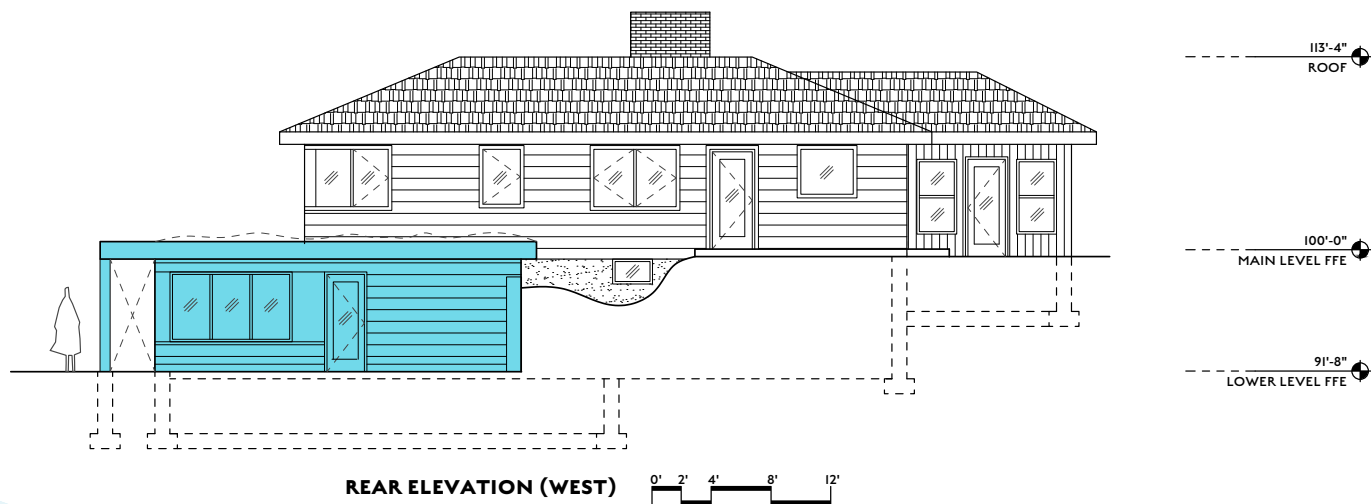
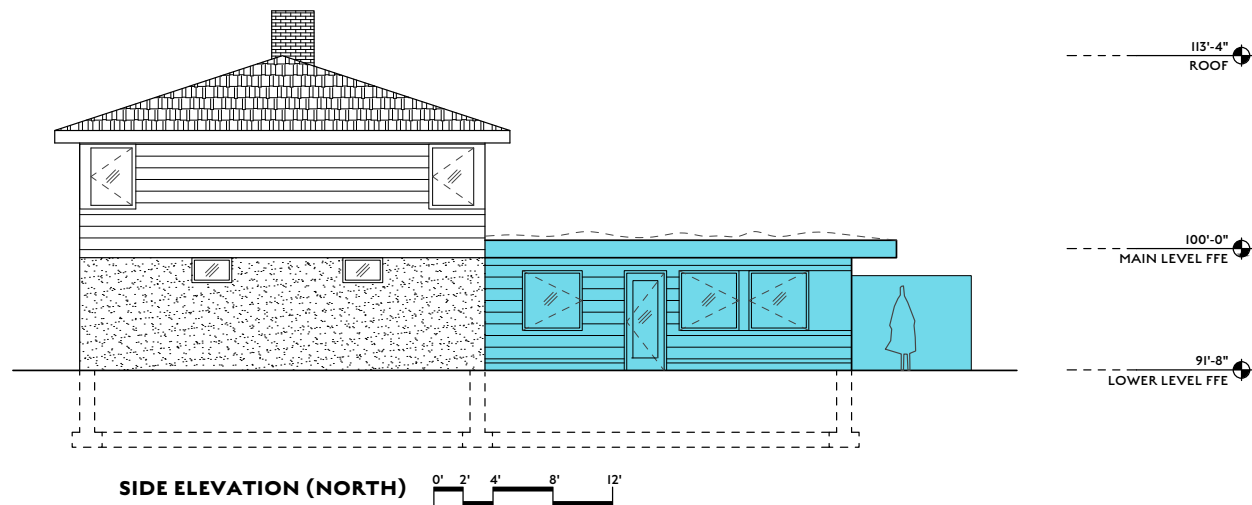
Prairie-style architecture prioritizes connection to the landscape. In the same spirit, this ADU is placed on the low end of the lot and uses an extensive green roof to complement the yard. It also borrows the deep eaves and horizontal lines of the main home, supporting the midcentury aesthetic and character of the neighborhood.

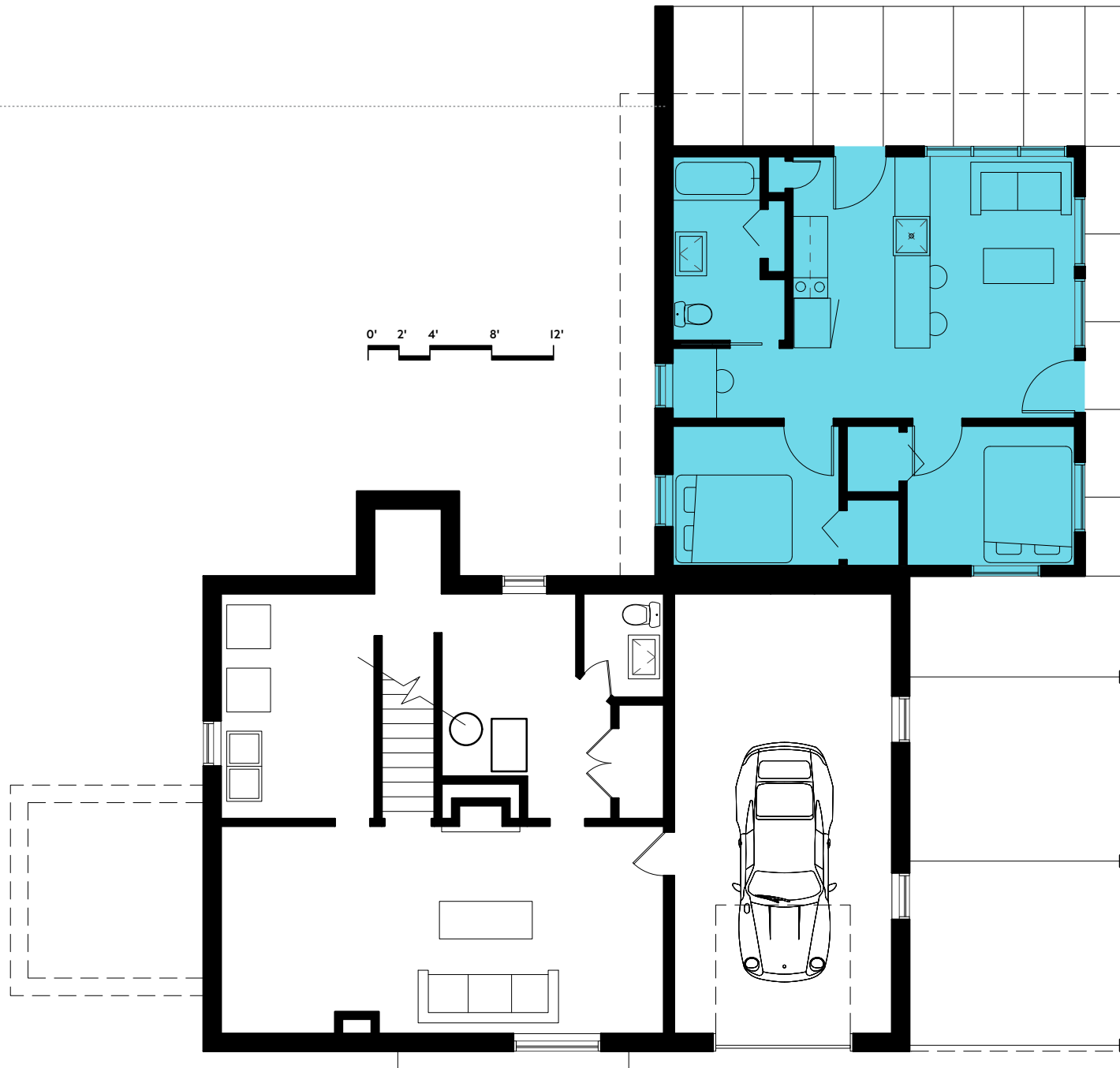
This two-bedroom ADU could be rented to another young family. The thick retaining wall that is built into the slope of the site extends to the exterior, creating a private patio for the ADU residents, so both families on the lot may have their own exterior spaces. To meet Richfield's parking requirements, this ADU includes a new carport, a popular feature in midcentury housing. The carport offers a cost-effective means of sheltering vehicles in the winter months and could even double as a covered gathering space in warmer months.

Green roofs may provide additional insulation and help reduce energy costs, but they will add to the upfront cost of building your ADU. One alternative to the green roof in this ADU design is a shallow sloped roof ($\frac{1}{4}$ " / ft minimum slope) constructed of rigid, tapered insulation protected by a durable, commercial-grade rubber roof. With help from your architect or building team, you should consider which roof type is right for you early in the design process.



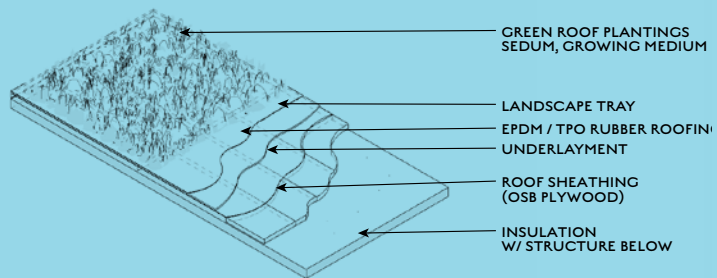








EXTENSIVE GREEN ROOF LAYERS



DESIGN FEES THROUGH PERMIT	\$10,000	APPLIANCES	\$4,800
ENGINEERING	\$3,000	GYP BOARD	\$4,200
SURVEY FEES (EXIST, NEW)	\$2,000	CABINETS	\$4,600
PERMIT FEES	\$1,500	INTERIOR FINISHES - KITCHEN	
EXCAVATION / SHORING / DEMO	\$4,600	PAINT	\$2,800
FOUNDATION / FROST FOOTING	\$5,800	VINYL PLANK FLOORS	\$2,760
FRAMING		QUARTZ COUNTERTOP	\$4,800
TRUSSES	\$32,200	TILE	\$3,600
SHEATHING	\$3,990	INTERIOR FINISHES - BATHROOM	
STUDS	\$3,400	PAINT	\$1,200
LABOR	\$4,500	QUARTZ COUNTERTOP / VANITY	\$800
PLUMBING		TILE	\$2,100
SEWER FROM STREET	\$18,000	INTERIOR FINISHES - LIVING / BEDROOM	
WATER FROM STREET	\$7,000	PAINT	\$3,200
INTERNAL PLUMBING	\$8,800	VINYL PLANK FLOORS	\$3,800
FIXTURES / TUB / TOILET / SINK	\$1,800	SUMP PUMP / RADON / DRAIN TILE	\$4,400
WINDOWS	\$4,800	LANDSCAPE	
DOORS	\$1,800	PERENNIALS	
STUCCO / BRICK EXTERIOR / PAINT	\$6,890	TREES	
ROOF / GUTTERS	\$10,900	TURF GRASS	\$50
INSULATION	\$4,800	CONCRETE WALKWAYS / STEPS	\$1,870
ELECTRICAL		GATHERING AREA (PAVERS)	
HOOK UP FROM STREET	\$1,800	CONCRETE DRIVEWAY	\$9,500
GENERAL ELECTRICAL INTERNAL	\$7,800	GATHERING AREA (GRAVEL)	\$520
HVAC		FENCING	
AC UNIT	\$5,000	PLANK PAVERS	
FURNACE	\$7,000		
GAS HOOKUP- STREET	\$2,400		

**TOTAL
ESTIMATED
COSTS**

\$214,780

AT A GLANCE

Year Built: 1962

City: White Bear Lake

Type: Attached, second level addition

Size: 630 sq ft ADU

Bedrooms: 1 Bedroom

Budget: ADU: \$151,700,
Landscape: \$1,500



Case Study E

ATTACHED, SECOND LEVEL ADDITION

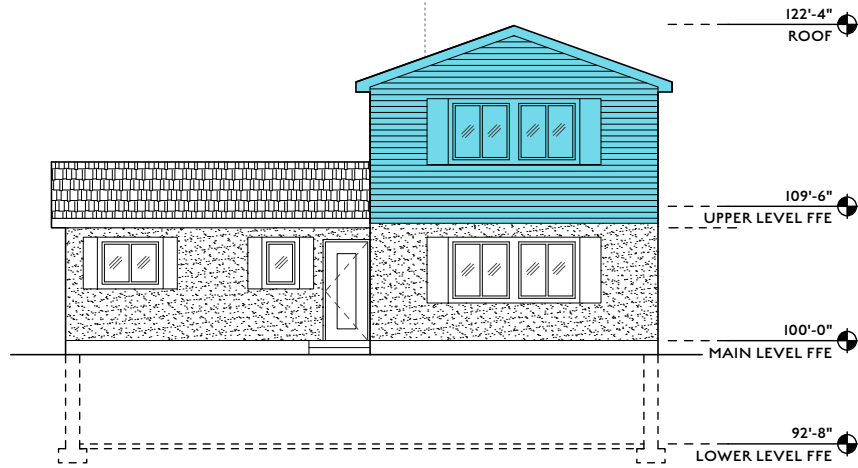
This single-story, L-shaped home is currently owned by Twin Cities Habitat for Humanity, who will rehab the house and sell to a new homeowner. Adding an ADU to the property would give a new homeowner the opportunity to bring in rental income and build additional wealth as an owner-occupant landlord.

While an ADU could be built above the detached garage according to White Bear Lake's regulations, opting to build an attached, interior ADU is a great opportunity for cost savings. A second-level addition ADU can share sewer, water, and other connections, as well as make use of the existing foundation. Without a current owner or renter living in the home, this type of ADU is an ideal fit – otherwise current residents would need to relocate during construction. While not part of TC Habitat's current plan for this home, this hypothetical ADU provides inspiration for future projects.

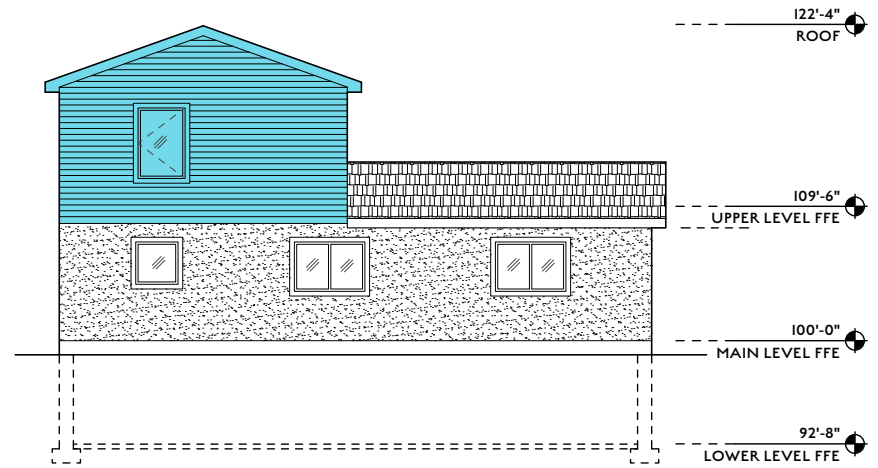
Discrete entrances for both primary and accessory dwelling units maintain privacy for the residents and are required by code in White Bear Lake. The front door of the existing home has been designed to become the main entrance to the ADU, and the side door closest to the garage becomes the entry door to the main house.

In this design, structural and plumbing elements are stacked in order to maximize the potential costs savings and conserve space while meeting the specific city regulations for second levels. For example, the new stair to the second-story ADU is stacked upon the existing basement stairs. However, many basement stairways in older homes do not comply with current building codes because they are too steep. A major renovation, like the addition of a second-level ADU, could require an inspection of the existing house including these basement stair conditions.

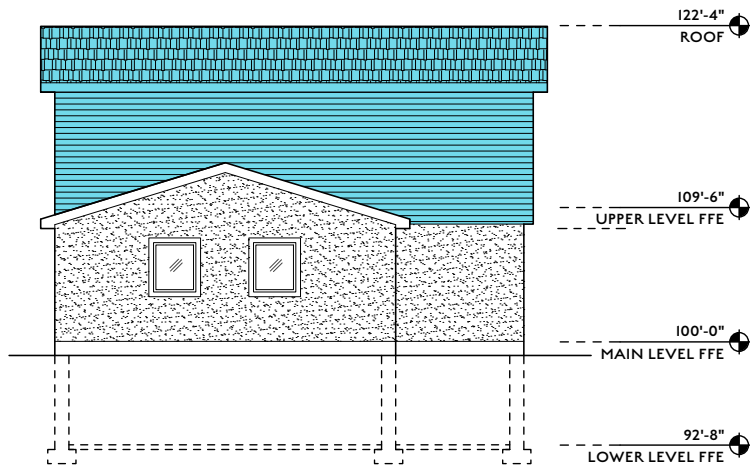




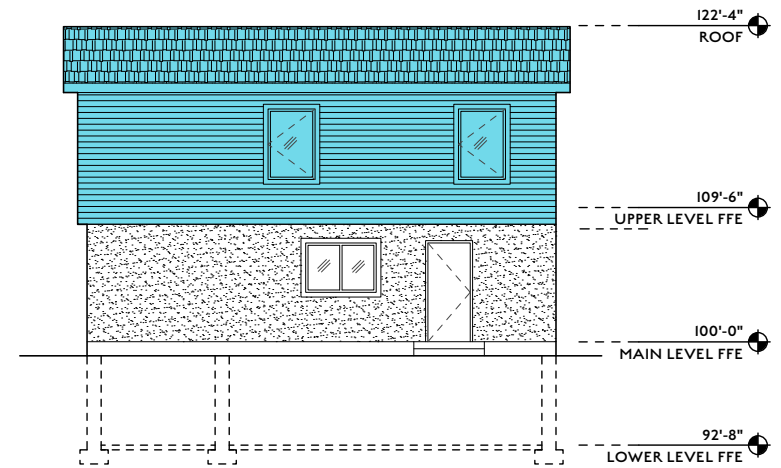
FRONT ELEVATION (SOUTH)



REAR ELEVATION (NORTH)

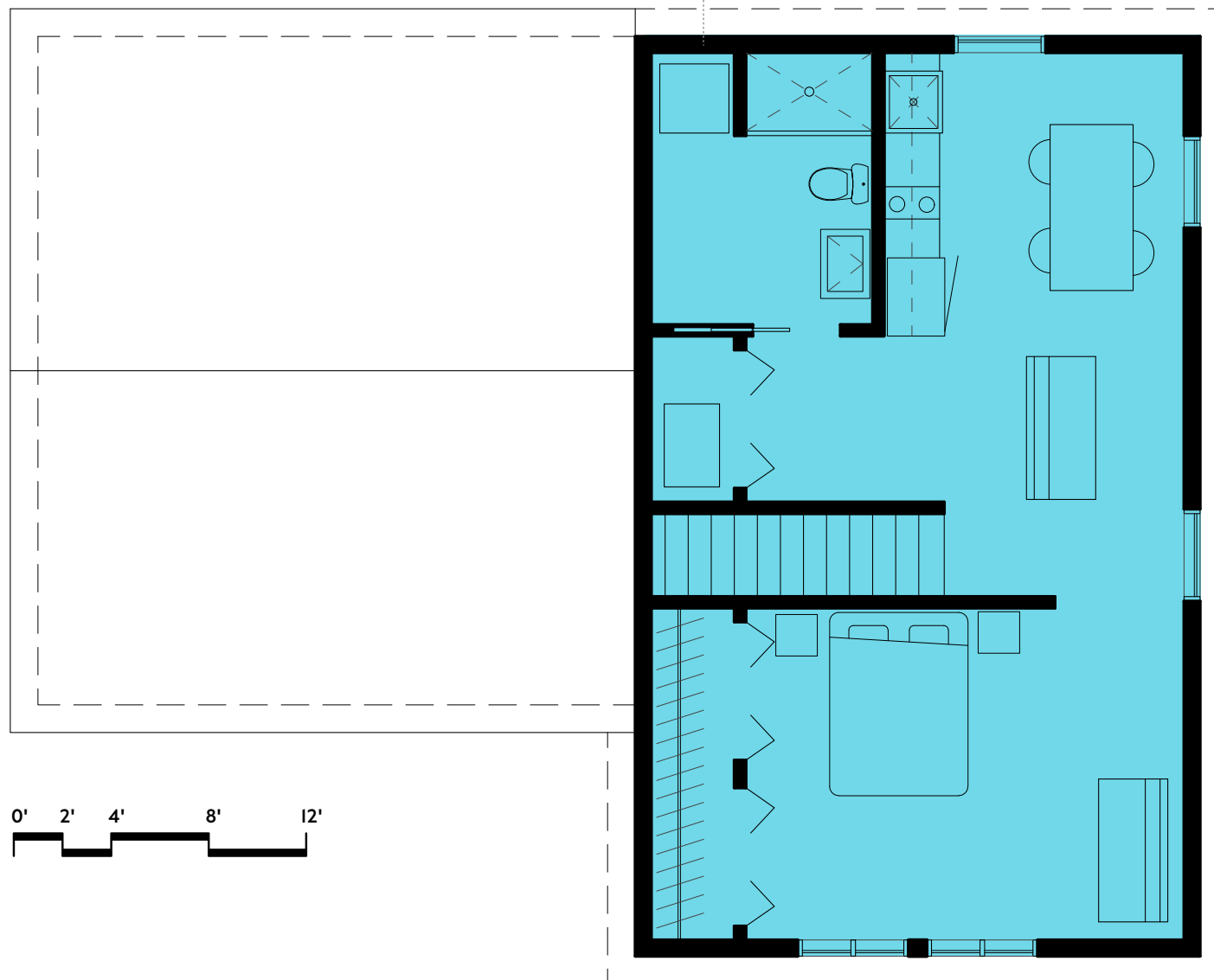


SIDE ELEVATION (WEST)



SIDE ELEVATION (EAST)

Floor plan





DESIGN FEES THROUGH PERMIT	\$10,000	APPLIANCES	\$4,800
ENGINEERING	\$2,500	GYP BOARD	\$6,300
SURVEY FEES (EXIST, NEW)	\$0	CABINETS	\$4,600
PERMIT FEES	\$1,500	INTERIOR FINISHES - KITCHEN	
EXCAVATION / SHORING / DEMO	\$13,000	PAINT	\$3,600
FOUNDATION / FROST FOOTING	N/A	VINYL PLANK FLOORS	\$3,200
FRAMING		QUARTZ COUNTERTOP	\$4,300
TRUSSES	\$12,300	TILE	\$3,200
SHEATHING	\$4,600	INTERIOR FINISHES - BATHROOM	
STUDS	\$5,300	PAINT	\$1,300
LABOR	\$14,500	QUARTZ COUNTERTOP / VANITY	\$800
PLUMBING		TILE	\$1,200
SEWER FROM STREET	\$0	INTERIOR FINISHES - LIVING / BEDROOM	
WATER FROM STREET	\$0	PAINT	\$1,300
INTERNAL PLUMBING	\$0	VINYL PLANK FLOORS	\$4,200
FIXTURES / TUB / TOILET / SINK	\$1,800	SUMP PUMP / RADON / DRAIN TILE	\$0
WINDOWS	\$2,400	LANDSCAPE	
DOORS	\$1,500	PERENNIALS	\$1,500
STUCCO / BRICK EXTERIOR / PAINT	\$12,300	TREES	
ROOF / GUTTERS	\$1,800	TURF GRASS	
INSULATION	\$6,800	CONCRETE WALKWAYS / STEPS	
ELECTRICAL		GATHERING AREA (PAVERS)	
HOOK UP FROM STREET	\$0	CONCRETE DRIVEWAY	
GENERAL ELECTRICAL INTERNAL	\$7,600	GATHERING AREA (GRAVEL)	
HVAC		FENCING	
AC UNIT	\$5,000	PLANK PAVERS	
FURNACE	\$7,000		
GAS HOOKUP- STREET	\$0		

**TOTAL
ESTIMATED
COSTS**

\$153,200

AT A GLANCE

Year Built: 1967

City: Roseville

Type: Attached, interior/basement conversion

Size: 750 sq ft ADU

Bedrooms: 1 Bedroom

Budget: ADU: \$71,360; Landscape: \$4,890



Case Study F

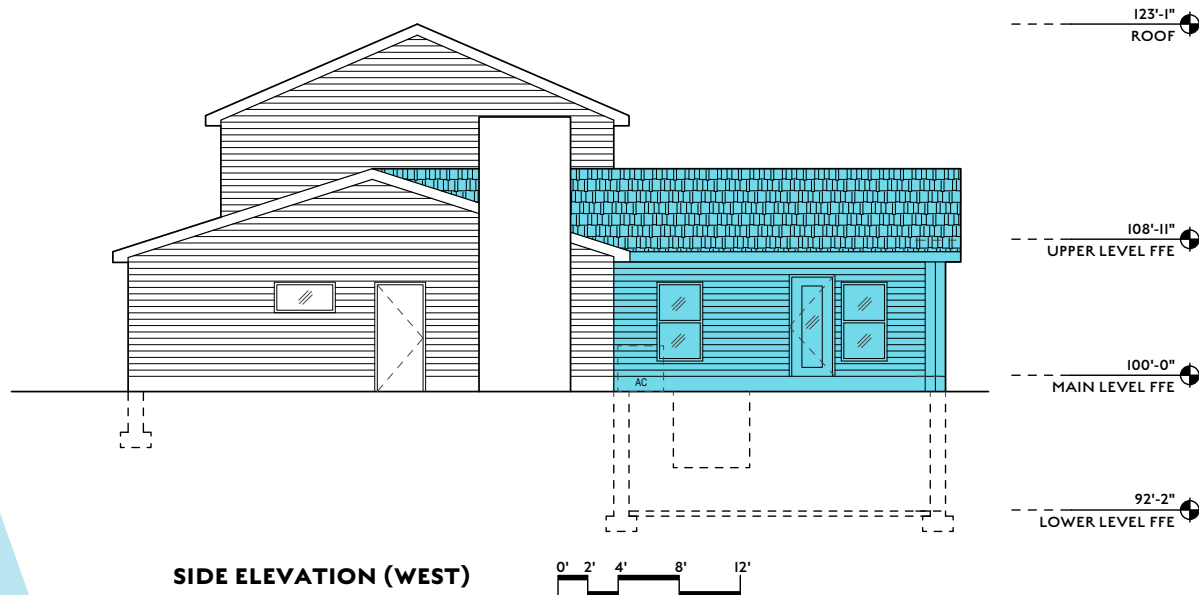
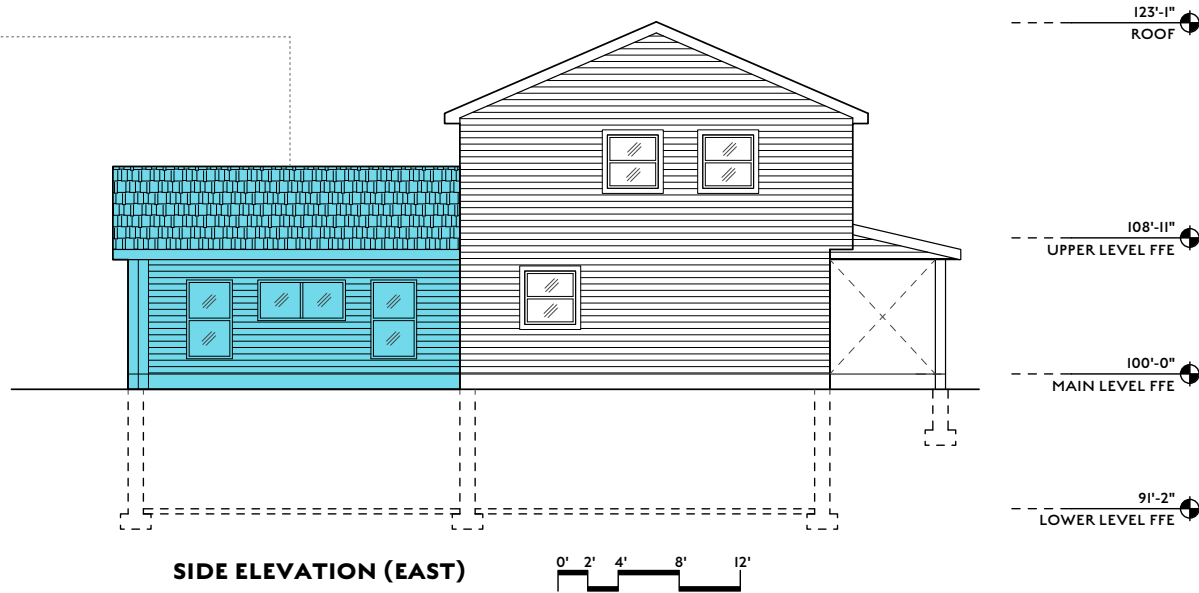
ATTACHED, INTERIOR/BASEMENT CONVERSION

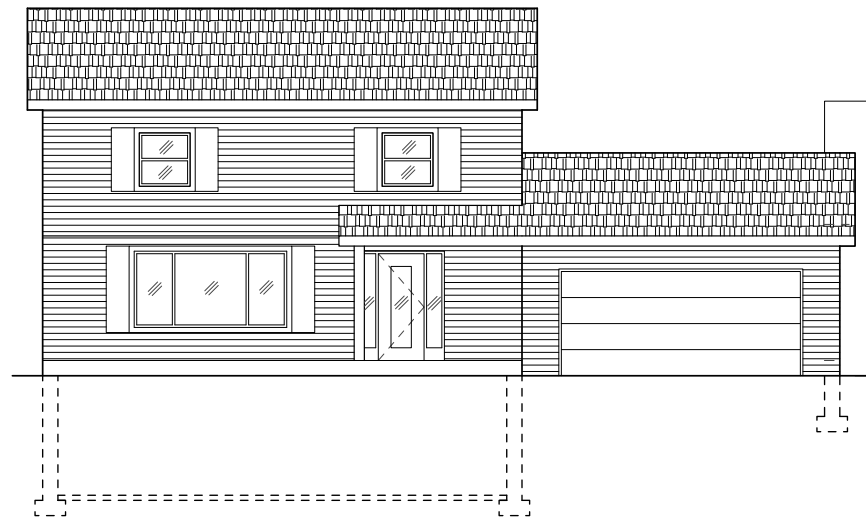
This two-level Roseville home belongs to soon-to-be empty nesters Fiona and Angus. They envision using a new ADU as a long-term rental and, after living in a duplex as owner-occupants for many years, are comfortable sharing outdoor spaces. This home is more spacious than the others presented in this book; late '60s homes tend to be larger in comparison to homes from the late 1940s and early 1950s, making them a great candidate for an interior ADU.

This ADU converts an existing sunroom and part of the basement into a two-level ADU with gracious windows and an open southern stair that brings sunlight into the lower level. While many midcentury houses were built with unfinished attics or basements, a basement-only ADU was not a convenient option for this home due to ceiling height regulations and other structural factors. This ADU shares a roof and some internal walls with the existing home, and discrete entrances separate the units. A new walkway leads to the entrance of the ADU. Landscape plantings screen the ADU's new egress window. The addition of a tree and relocation of the patio door on the main level of the existing house provides greater privacy to both homes.

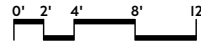
An interior renovation to create an ADU is an opportunity to rework existing spaces to benefit both the house and the neighborhood. If the main house is large enough to accommodate an ADU, an interior renovation is also an effective cost saving measure. In this design, the ADU can share the sewer, water, and other connections with the primary house, significantly reducing construction costs. There is also no need to provide a new foundation or roof. With new windows and doors, the addition of a new exterior walkway and landscaping, and an interior renovation, this lot can accommodate two homes.







FRONT ELEVATION (NORTH)

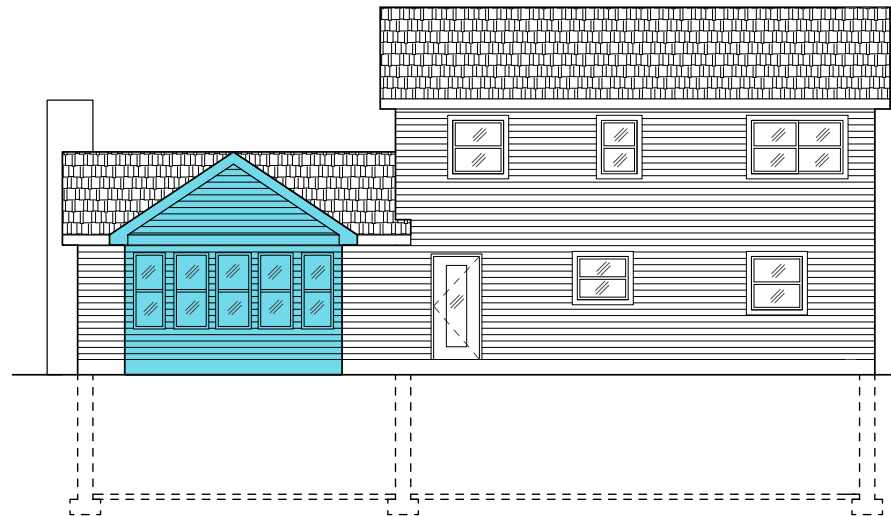


123'-1" ROOF

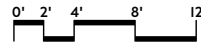
108'-11" UPPER LEVEL FFE

100'-0" MAIN LEVEL FFE

91'-2" LOWER LEVEL FFE



REAR ELEVATION (SOUTH)



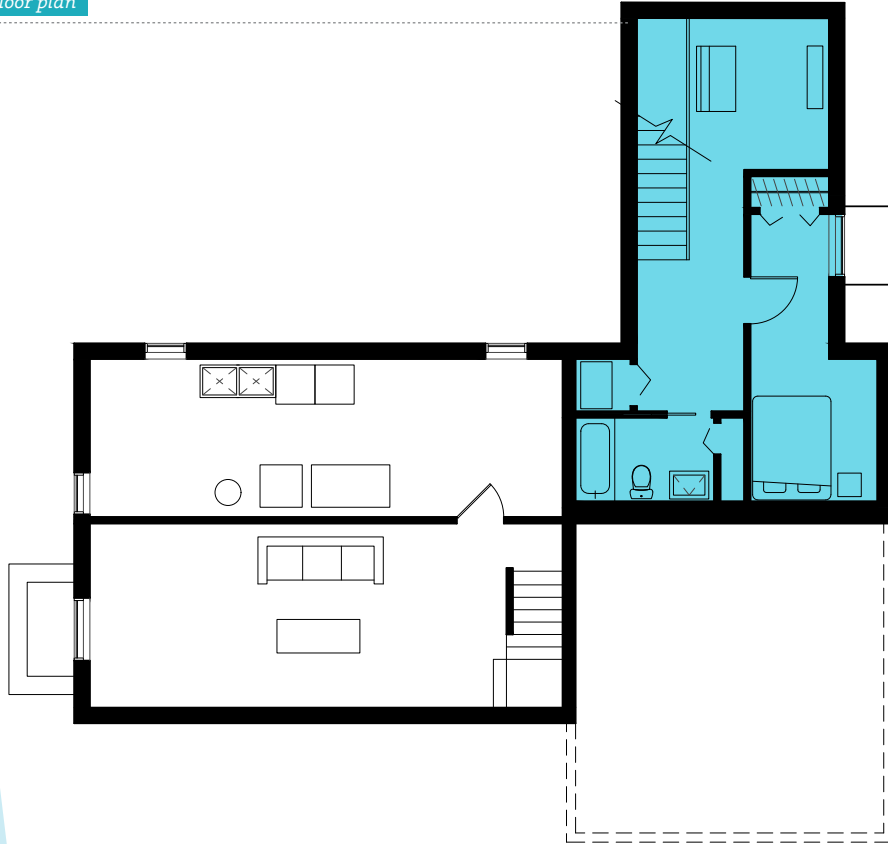
123'-1" ROOF

108'-11" UPPER LEVEL FFE

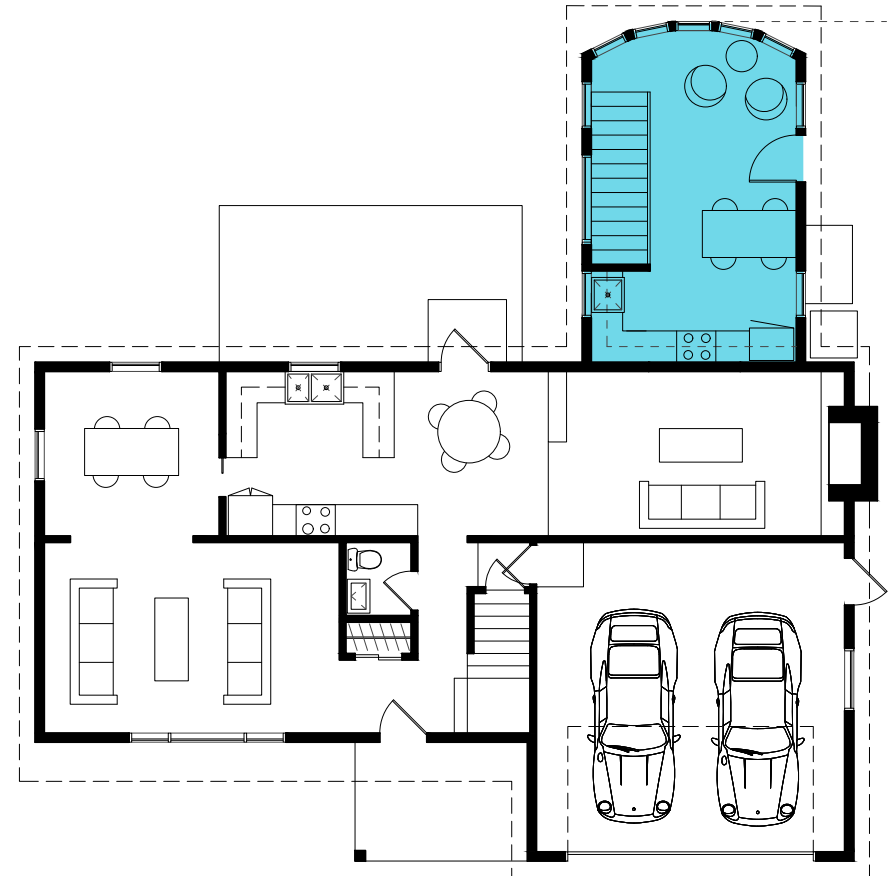
100'-0" MAIN LEVEL FFE

92'-2" LOWER LEVEL FFE

Floor plan



0' 2' 4' 8' 12'





DESIGN FEES THROUGH PERMIT	\$8,000	APPLIANCES	
ENGINEERING	\$1,500	GYP BOARD	\$6,500
SURVEY FEES (EXIST, NEW)	\$0	CABINETS	
PERMIT FEES	\$1,000	INTERIOR FINISHES - KITCHEN	
EXCAVATION / SHORING / DEMO	\$4,500	PAINT	\$3,500
FOUNDATION / FROST FOOTING	N/A	VINYL PLANK FLOORS	
FRAMING		QUARTZ COUNTERTOP	
TRUSSES	\$0	TILE	\$0
SHEATHING	\$0	INTERIOR FINISHES - BATHROOM	
STUDS	\$4,560	PAINT	\$0
LABOR	\$12,400	QUARTZ COUNTERTOP / VANITY	\$0
PLUMBING		TILE	\$0
SEWER FROM STREET	\$0	INTERIOR FINISHES - LIVING / BEDROOM	
WATER FROM STREET	\$0	PAINT	\$3,400
INTERNAL PLUMBING	\$0	VINYL PLANK FLOORS	\$3,700
FIXTURES / TUB / TOILET / SINK		SUMP PUMP / RADON / DRAIN TILE	\$0
WINDOWS	\$1,000	LANDSCAPE	
DOORS	\$2,300	PERENNIALS	\$2,250
STUCCO / BRICK EXTERIOR / PAINT	\$0	TREES	\$300
ROOF / GUTTERS	\$0	TURF GRASS	
INSULATION	\$2,400	CONCRETE WALKWAYS / STEPS	\$2,340
ELECTRICAL		GATHERING AREA (PAVERS)	
HOOK UP FROM STREET	\$0	CONCRETE DRIVEWAY	
GENERAL ELECTRICAL INTERNAL	\$5,600	GATHERING AREA (GRAVEL)	
HVAC		FENCING	
AC UNIT	\$5,000	PLANK PAVERS	
FURNACE	\$6,000		
GAS HOOKUP- STREET	\$0		

**TOTAL
ESTIMATED
COSTS**

\$76,250

Conclusion

Mid-century neighborhoods were developed to provide affordable homes that met the changing needs of families following World War II. In the same spirit, ADUs now present a small but meaningful way to create more affordable housing options while meeting family needs as they change and evolve over time. ADUs create important opportunities for families to expand, downsize, and age in place; to bring in additional income; and to house family members or caretakers. They also benefit communities by increasing housing options and improving access to neighborhoods that historically excluded renters and Black families, Indigenous families, and people of color.

The ADU concepts presented in this book were designed to maximize affordability and replicability while meeting the unique conditions of each of the case study homes. These designs are intended to help you visualize what is possible for your mid-century home and ease the design process for you. By using these designs as a starting point in your ADU journey, you may be able to save time, energy, and costs in the design process.

Inspired to learn more and get started on your own ADU project? Look through Family Housing Fund's **[ADU Guidebook for Homeowners](#)** for an in-depth, step-by-step guide through the process of building an ADU.

Endnotes

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2. Smith, *Postwar Housing*, 1.
3. John W. Shaffer and Company. *Atlas of Richfield, Minnesota, Village of Richfield*. 1940. Richfield Historical Society, collection.mndigital.org/catalog/p16022coll25:26.
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7. Smith, *Postwar Housing*, 6.
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9. Jacobs, James A. *Detached America: Building Houses in Postwar Suburbia*. University of Virginia Press, 2015.
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14. Friedman, "Evolution of Design Characteristics," 131.
15. *House construction, location unknown* (Supplied Title). 1955. Norton & Peel Photograph Collection, Minnesota Historical Society, Saint Paul, MN.

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Appendix

CODES, TECH, AND PERMITTING

Residential Building Code: The International Residential Code, or IRC, describes minimum requirements and basic conditions required to design and build most single-family homes and ADUs. Building codes are used by cities and municipalities to protect public health, safety and general welfare as they relate to the construction and occupancy of buildings and structures. The code is lengthy and detailed, so you should consult with a design professional, an architect, or a contractor for guidance.

Zoning Code: Metro areas all have unique zoning codes that have been adapted over time. These codes pertain to building zoning types (commercial, residential, industrial, etc.), rules for setbacks and heights, parking requirements, and other requirements. Zoning code often takes into consideration the size of the parcel, the proposed square footage of interior spaces, the lot coverage, as well as adjacent building conditions. It is highly advisable to meet with city planning staff for your local jurisdiction early on in the process to confirm all setbacks, height restrictions, lot coverage requirements, and other relevant regulations prior to substantial development of your ADU design. All city zoning codes are available online and can be found in the planning department section of your local municipality.

Technology: Conventional wood framing has been embraced for this booklet as a cost effective and efficient method of construction. Forced air furnaces are separate from the home and provide a cost-effective way to heat and cool. Frost footings, which are foundation walls that extend below the front line, are not the only footing type possible for ADUs in Minnesota, however they are highly recommended and even required for attached ADUs. For all detached ADUs in this booklet, utilities are metered separately as is required by most jurisdictions. Insulation values are an essential part of keeping your ADU conditioned. In Minnesota, exterior walls are made with 2x6 construction to allow for an insulation value of approximately R-19.

Permitting: All jurisdictions require a building permit to begin construction work. They will also require inspections at key points during the construction and again to provide a certificate of occupancy once the construction is substantially complete, if relevant. When applying for a permit, you must provide an application as well as design and engineering drawings to the city for approval of zoning and building code requirements. The application will clearly outline all required drawings, including architectural, structural and surveys that are required for approvals. Once an application is deemed complete by city staff, it can be fully reviewed by the city for a fee. A city may request revisions during the review process if required.

Glossary

- **Mid-century Neighborhood:** Any neighborhood with platting and housing construction occurring between the 1930s and the 1960s.
- **First Ring Suburb:** Townships, cities, and neighborhoods surrounding an urban core. First ring suburban development peaked in the postwar era and predates that of newer, second ring suburbs. Twin Cities first ring suburbs include Richfield and Roseville.
- **Economy Home:** Mass-produced and mass-designed homes typical of midcentury neighborhoods. FHA guidelines required homes available for financing to cost between \$6,000 and \$8,000 (roughly \$110,000 and \$150,000 in 2021) and to be between 800 and 1,000 sq ft.
- **Internal ADU:** Accessory dwelling units that are located within the structure of the main dwelling unit, such as a converted basement or attic. These are generally the least expensive type of ADU to build.
- **Attached ADU:** Accessory dwelling units that are physically connected to the main dwelling unit by one or more walls. These ADUs are commonly constructed as additions to the primary house or conversions of attached garages.
- **Detached ADU:** Accessory dwelling units that are not physically connected to the main dwelling unit. These ADUs are generally the most expensive to build and include freestanding backyard structures and detached garage conversions.
- **Zoning Code:** These are laws regulating land use for a municipal area. Examples of zoning code relating to ADUs include minimum and maximum sizes, parking space requirements, and building materials.
- **Building Code:** These are laws regulating building construction and are enforced locally via plan reviews and inspections. Examples include fire protection, ventilation, and accessibility requirements.
- **Building Permits:** Permits are required documents for new construction, reconstruction, and alteration of buildings. Check with local government office for permitting requirements relative to ADUs.
- **Finished Floor Area:** This is the floor area of a building that has been finished. Zoning codes relating to ADUs are often based on the finished floor area of the main dwelling unit.
- **Accessibility:** Refers to the level of usability of an ADU. Accessibility considerations include ramps, single-story layouts, door frame widths, and wheelchair turning radius.
- **Age in Place:** When someone chooses to live in their home or on their lot as they age. Many people use ADUs as a way to age in place, by constructing and moving into an accessible ADU and having family members or caretakers move into the main dwelling unit.

Additional Resources

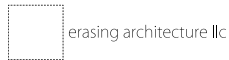
- Family Housing Fund's Home + home: *ADU Guidebook for Homeowners* (includes contact information for Twin Cities planning departments) www.fhfund.org/report/adu/
- Twin Cities ADU Designers and Contractors, compiled by Family Housing Fund www.fhfund.org/report/adu-designers-and-contractors/
- Twin Cities Municipal ADU Policies, compiled by Family Housing Fund www.fhfund.org/report/twin-cities-municipal-adu-policies/
- Book
Peterson, Kol. 2018. *Backdoor Revolution: The Definitive Guide to ADU Development*. Accessory Dwelling Strategies, LLC
- Websites
www.accessorydwellings.org
www.buildinganadu.com
www.secondunitcentersmc.org
- Other Guidebooks
Los Angeles, California: *Building an ADU: Guidebook to Accessory Dwelling Units in the City of Los Angeles* www.citylab.ucla.edu/adu-guidebook
San Mateo County, California: *Second Unit Inspiration* www.secondunitcentersmc.org/wp-content/uploads/ADU-Idea-Book-FINAL-ONLINE-VERSION.pdf
Santa Cruz, California: *Accessory Dwelling Unit Manual: Growing Santa Cruz's Neighborhoods from the Inside* www.cityofsantacruz.com/home/showdocument?id=8875
Santa Cruz County, California: *ADU Basics* www.scoopanning.com/Portals/2/County/adu/ADU%20Basics.pdf?ver=2018-06-07-110146-073
Santa Cruz County, California: *ADU Financing Guide* www.scoopanning.com/Portals/2/County/adu/ADU%20Financing%20Guide.pdf?ver=2018-06-07-110307-117
San Francisco, California: *sf-ADU* www.sfplanning.org/resource/accessory-dwelling-unit-handbook
Seattle, Washington: *A Guide to Building a Backyard Cottage* www.seattle.gov/Documents/Departments/SeattlePlanningCommission/BackyardCottages/BackyardCottagesGuide-final.pdf

About Family Housing Fund

The Family Housing Fund believes it takes all of us working together to build a strong system that supports access to decent, affordable homes for everyone. Established as a nonprofit housing intermediary in 1980, we support the Cities of Minneapolis and Saint Paul, the Metropolitan Council, and Minnesota Housing in their efforts to meet the seven-county metropolitan region's affordable housing needs. We are unique in focusing on all facets of housing and working across sectors to ensure systemic change.

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