

## Why Owner Occupancy Requirements are Important for ADU Development

For Accessory Dwelling Units (ADUs) to be successful in Eugene they must blend into existing low-density residential neighborhoods with minimal negative impacts. Current Eugene law requires that the owner must occupy either the main house or the ADU. We believe this is a vitally important requirement for the following reasons:

- Owner occupants are directly impacted by the decisions they make regarding design, siting, and construction of an ADU and are therefore likely to be more considerate of potential impacts to others.
- Owner occupants are directly impacted by their leasing arrangements (long-term rentals and AirBnBs) and their tenants, making them more considerate of the impacts on the immediate neighborhood.
- An owner occupant provides some accountability and serves as an onsite contact for any issues that may arise impacting the tenants or the neighbors.
- Potential impacts of a poorly designed or managed ADU are numerous and include noise, traffic, parking, lighting, trash, illegal activity, and lack of property maintenance. Such impacts can rapidly degrade neighborhood character and quality.
- An owner occupant maintains neighborhood stability by maintaining residency and commitment to the neighborhood and by avoiding conversions of home ownerships to absentee landlords and out-of-state investors.