Accessory Dwelling Units
Building Public Education & Support

Welcome!

• Call-in: +1-415-655-0002 Access code: 664 647 858 and press #
• Webinar recording: www.mapc.org/magic
Accessory Dwelling Units

Petite, Discreet and Affordable Homes for Today’s Smaller Households

- Building Public Education & Support -

July 17, 2018

Eli Spevak and Kol Peterson

Orange Splot LLC
Presenters

Eli Spevak
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Kol Peterson
Accessorydwellingstrategies.com
kol@accessorydwellingstrategies.com
Accessory Dwelling Units

Great housing option. Terrible name. (but there are plenty of other choices...)

Carriage House
Granny Flat
In-law Suite
Mother-in-law Flat
Sidekick
Laneway House
Backyard Cottage
Garden Suite
Secondary Dwelling Unit (SDU)
Tiny House
Basement Apartment
Next Gen
Grand Retreat
Ancillary Unit
What’s an Accessory Dwelling Unit (ADU)?

An accessory dwelling unit (ADU) is a second dwelling unit on a single family residential lot.
ADU Types

- Bruce and Carolyn Nelson’s detached ADU
- Martin Brown’s garage conversion ADU
- Granger House internal ADU
- Derin & Andra Williams’ basement ADU
ADU Types

Dan Gray’s ADU (over garage)

Caleb & Tori Bruce’s main house -> ADU

Sabin Green detached ADU condo
Not Quite the Same as ADUs, Part I: Detached Bedrooms

Mother-in-Law unit (Schuyler Smith)  Ruth’s Cottages (Orange Splot LLC)
Not Quite the Same as ADUs, Part II: Tiny Homes

Dee Williams in her tiny home

Build by Portland Alternative Dwellings

Built by Orange Splot LLC

Boneyard Collective

Caravan: Tiny House Hotel

www.fourlightshouses.com
Talking Points for ADUs

Fonzie and Ritchie, from Wikipedia. The Fonz lived over the garage
1. Lack of Housing Choice

- Apartments: 30%
- Houses on Large Lots: 46%
- Houses on Small Lots: 10%
- ADUs: <1%
- Duplexes: 3%
- Attached Houses: 2%
“Missing Middle” Housing Types

For Traditional, Walkable Neighborhoods
2. Familiarity & Acceptance (A long standing American Tradition)

Jefferson’s house while Monticello was getting built (Lester Walker, A Little House of My Own)

James Borchert’s “Alley Life in Washington, DC” - Brown’s Court, S.E.

“Re-legalizing” an essential housing type

Screen capture from Terms of Endearment (1983)
3. Adaptibility: Flexible for All Stages of Life; Short & Long term uses

Accessory Dwelling Units
Infographic by Ryan Sullivan / www.pasteinplace.com

Bruce and Carolyn Nelson’s detached ADU
4. Multi-Generational Housing

Grandma Never Had It So Good

By SANDY KEENAN  MAY 7, 2014

Sandra Keenan, NYT

It’s a perfect situation for us. It’s like having three houses in one. We all eat together, but we also have our privacy when we want it.

— Marie Clausman

Kavita Daswani, LA Times

(Lesa Dixon-Gray’s mom Shirley
(from Lina Menard’s post in www.accessorydwellings.org)

Laure Joliet, NYT

Lenore Prato and Ken Finney built a small house behind their home so her parents, Arnold and Mildred, could be close by. “I like that we’re setting an example for our kids,” Ms. Prato said of their daughters, Lucia, 10, left, and Adeline, 12, right.

Laure Joliet for The New York Times
5. Demographics: Smaller Homes for Smaller Households

Source: City of Milwaukie and URBSWORKS

<table>
<thead>
<tr>
<th>YEAR</th>
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<th>SQ. FT. PER PERSON</th>
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<tr>
<td>1950</td>
<td>983</td>
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**Share of Households by Size, 1990**

- 1 person: 25%
- 2 persons: 36%
- 3+ persons: 39%

**State of Oregon**

Source: City of Milwaukie and URBSWORKS

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Share of Households by Size, 2010
State of Oregon

- 1 person: 27%
- 2 persons: 36%
- 3+ persons: 37%

US Census and National Association of Home Builders
6. Environmental Benefits of Smaller Homes

Lifecycle greenhouse gas impacts (GHG) of a standard newly constructed OR home

![Chart showing lifecycle greenhouse gas impacts over 70 years (kgCO2e)]

- ~15%
- ~80%

2011 Study by Oregon Department of Environmental Quality

From Jordan Palmeric, Oregon DEQ
7. Affordability

For Residents
1. 13% of ADU occupants are charged $0 in rent
2. 5% of ADU occupants are charged <$500/month
3. Unlike professional property managers, many Mom & Pop landlords never get around to raising the rent

For Owners
3. Rental income from an ADU can help cover mortgage payments for younger homeowners and people on fixed incomes.
4. 48% of ADU owners are between 55 and 74 years old.
8. Great niche for small/emerging contractors and architects
A few more arguments for ADUs

9. Politically Palatable: Discreet Density & Disbursed Impact

10. Life Safety problems with illegal ADUs

11. Aging in Place without leaving the neighborhood

12. Why shouldn’t I be allowed to do an ADU?

Derin & Andra Williams’ basement ADU

Martin Brown’s garage conversion ADU
Political Alliances for ADUs

- Affordable Housing Advocates
- Environmental & Climate change groups (Sierra Club, Audubon, CLF…)
- Green building community (GCs, architects)
- Smart Growth organizations
- Renters
- AARP
- Housing preservation groups
- Libertarians
- Tiny home advocates
- ADU owners & renters (actual and aspirational)
The Power of History & Maps
Old and New Portland Zoning Maps
1927 Zoning Map (and current nbhds)
Single Family Zoning, pre-WWII
Data Matters to Decision-makers
(although it probably doesn’t change many minds)

<table>
<thead>
<tr>
<th>Year</th>
<th>ADU (count)</th>
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<tbody>
<tr>
<td>1995</td>
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<td>1996</td>
<td>3</td>
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<td>2015</td>
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<tr>
<td>2016</td>
<td>551</td>
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<tr>
<td>2017</td>
<td>321</td>
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City of Portland

Martin Brown, Analysis of Oregon DEQ survey data

Jordan Palmeri, Oregon DEQ
Who Lives in ADUs?

Occupant Age Profile

- 18-24 years: 3%
- 25-34 years: 24%
- 35-55 years: 18%
- Over 55 years: 15%
- Don't know: 7%

From Jordan Palmeri, Oregon DEQ
Who owns Homes with ADUs?

- **70%** owned and occupied
- **30%** non-owner occupied

From Jordan Palmeri, Oregon DEQ
Do ADUs cause parking problems?

Each ADU contributes 0.46 street parked cars

From Jordan Palmeri, Oregon DEQ
Getting Real About *Who Actually Builds ADUs*...

Amateur homeowner developers
It’s not Easy!

Obstacles to Overcome

1. Regulations, Fees, Discretionary processes
2. Climbing the learning curve (zoning, building codes)
3. ADUs aren’t cheap
4. Limited financing options: Cash & HELOCs
5. Inefficiencies of scale: Finding and managing an architect & contractor
6. No scalable/production model (at least not yet)
7. Becoming a landlord isn’t for everyone
Tours & Classes

BUILD SMALL, LIVE LARGE

FRIDAY, SEPT 8TH
6PM-9PM
ADU WORKSHOP
GETTING STARTED WITH PERMITTING, FINANCING & DESIGN
PRESENTED BY RILEY KRAUS

SATURDAY, SEPT 9TH
10AM-4PM
SELF-GUIDED ADU TOUR
NORTHEAST PDX
4PM-8PM
FREE PARTY
AT CABAYAN
THE TINY HOUSE HOTEL
"MASSIVE" BEER & 3 WOMEN
ADULT ADMISSION FOR PUBLIC

SUNDAY, SEPT 10TH
10AM-4PM
SELF-GUIDED ADU TOUR
SOUTHEAST PDX

PORTLAND'S ACCESSORY DWELLING UNIT TOUR
SEPT 9TH – 10TH, 2017

EARLY BIRD TICKETS UNTIL AUG 19TH
$25 $25 $50 $75
REGULAR ADMISSION
$30 $30 $60 $90

REGISTER AT: ACCESSORYDWELLINGS.ORG

REQUEST TO USE IN PARTNERSHIP WITH:
Get inside 24 rentable granny flats: Portland's Accessory Dwelling Unit Tour (photos)

Updated on August 29, 2017 at 7:52 AM, Posted on August 28, 2017 at 5:04 AM

Gallery: Get inside 24 rentable granny flats

By Janet Eastman, jeastman@oregonian.com
The Oregonian/OregonLive

'Granny Pods' Help Keep Portland Affordable
August 15, 2017 - 4:52 AM ET
Heard on Morning Edition

Portland's new housing stock is tilting to Accessory Dwelling Units

By Steve Law Thursday, March 02, 2017

Permit numbers for ADUS close in on those for single-family homes

Portland's new housing stock is getting miniaturized, with builders planning nearly as many accessory dwelling units as regular single-family houses.

Newly released data show the city issued 615 building permits for new accessory dwelling units or ADUs in 2016, approaching the 867 permits issued for regular houses.

Once a tiny niche in the market, ADUs — also called granny flats or mother-in-law apartments — now are poised to surpass regular home construction in the city. Data from the Bureau of Planning and Sustainability and Bureau of Development Services shows ADUs are growing in popularity each year, while the number of new regular houses seems to have plateaued.

In contrast, a decade ago, the city issued 30 times as many permits for single-family houses as ADUs.
Basic web communication from the City

- Program Guide
- Zoning codes
- Building codes
- Fees
- Utilities
- Permit sets
Stromges & Case Studies

Accessory Dwellings
A one-stop source about accessory dwelling units, multigenerational homes, laneway houses, ADUs, granny flats, in-law units...

Natalie & Justin Strom’s ADU: Two Bathrooms & An Attic

www.accessorydwellings.org
Political Advocacy

Accessory Dwellings
A one-stop source about accessory dwelling units, multigenerational homes, laneway houses, ADUs, granny flats, in-law units...

Preview of Some of the ADUs Featured on the Fall, 2015 ADU Tour

The Death of Detached ADUs in Portland and What To Do About It

eg. SDC waiver, Zoning Code updates, Property taxation
Importance of Buzz
(especially for homeowners)
Looking beyond the local level: State and/or Regional Mandates

- Metro Region (NW Oregon)
- Oregon
- New Hampshire
- California
- Massachusetts (proposed)
Discussion Break
33.205 Accessory Dwelling Units

Sections:
- 33.205.010 Purpose
- 33.205.020 Where These Regulations Apply
- 33.205.030 General Requirements
- 33.205.040 Development Standards
- 33.205.050 Density

33.205.010 Purpose
Accessory dwelling units are allowed in certain situations to:
- Create new housing units while respecting the look and scale of single-dwelling development;
- Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives;
- Allow more efficient use of existing housing stock and infrastructure;
- Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services; and
- Provide a broader range of accessible and more affordable housing.

33.205.020 Where These Regulations Apply
An accessory dwelling unit may be added to a house, attached house, or manufactured home in an R, C, or EX zone, except for attached houses in the R20 through R5 zones that were built using the regulations of 33.110.240.E, Duplexes and Attached Houses on Corners.

33.205.030 General Requirements

A. Number of residents. The total number of individuals that reside in both units may not exceed the number that is allowed for a household.

B. Other uses.
   1. Type B home occupation. An accessory dwelling unit is prohibited on a site with a Type B home occupation.
   2. Type A accessory short-term rental. An accessory dwelling unit is allowed on a site with a Type A accessory short-term rental.
   3. Type B accessory short-term rental. An accessory dwelling unit is allowed on a site with a Type B accessory short-term rental if the accessory dwelling unit meets the standards of Paragraph 33.815.040.B.1.
But Regulations DO matter

1. Simple
2. Fair
City: Let’s legalize ADUs!
City: Let’s legalize ADUs!

Neighbors: Oh no!!
City: Let’s legalize ADUs!

Neighbors: Oh no!!

City: Okay, we’ll limit this, require that, etc
ADU Code Ingredients

- **Eligibility: Where allowed?**
  - What types of houses can add ADUs?
  - Which zones or neighborhoods can add ADUs?
  - What should the minimum lot size be?

- **Best practice: Allow widely, with all (most) houses**

- **Number: How many?**
  - How many ADUs may be added per house?

- **Best practice: Allow widely, with all (most) houses**
  - *Vancouver, BC allows 1 internal and 1 detached ADU per lot*
ADU Code Ingredients

- What types of ADUs are allowed?
  - Attached, detached and internal conversions
  - Conversion of existing space or new construction
  - Timing of ADU construction: simultaneous with main house or deferred
  - Conversion of primary house into ADU with new primary house added on site

- Best practices:
  - Allow three types, new or converted construction
  - Allow simultaneous construction and conversion of primary dwelling to ADU
ADU Code Ingredients

• What dimensional standards apply to ADUs? How big, how tall?
  – 18 – 25ft; typically capped at height of primary dwelling
  – 600 – 1,000sf; typically capped at percentage of primary dwelling
  – *Percentage size caps can effectively limit ADUs for older, smaller homes*
  – Side and rear setbacks, front setback behind primary dwelling

• Best practices
  – High enough to allow two stories, depending on height definition
  – +/-800sf, no percentage of primary dwelling
  – 5-10ft max side and rear setbacks
ADU Code Ingredients

• Design
  – Match roof pitch and material, window proportions, siding, trim…
  – Locate detached ADU behind primary dwelling
  – Create no new entrances facing the street
  – *Consider waiving design compatibility for very small ADUs and/or allowing them to meet community design standards in lieu of matching the primary dwelling*

• Best practices
  – Clear & objective standards
  – Caution around “compatibility,” vague and restrictive
ADU Code Ingredients

• How much parking is needed?
  – Main house and ADU requirements
  – How to access, is driveway parking allowed

• Best practices
  – 0-1 space for ADU, no more than 2 combined total spaces
  – Flexibility to configure off-street spaces
  – On-street parking credit
ADU Code Ingredients

• Occupancy: Who can live here (ADU and main house)?
  – Does the owner have to live on site, in ADU or main house?
  – How many people can live on the property?
  – Does the ADU occupant have to be a family member?

• Best practices:
  – No owner-occupancy requirements
  – ADU and main house defined as a ‘dwelling,’ occupied by a ‘family’
ADU Code Ingredients

• Use: How can I use this?
  – Short term rentals
  – Affordability restrictions

• Best practices:
  – Develop comprehensive short-term rental policy, if needed

• Review required: How do I get approved?
  – By-right approvals
  – Conditional use permits

• Best practices:
  – By-right review, with building permit
ADU Code: Recipe Results

• What is the overall impact of regulations?
  – How many ‘poison pills’?
  – Any work-arounds for common restrictions?

For more Pacific NW examples of the code gauntlet, check out: “ADUs and Don’ts” by Alan Durning at [http://daily.sightline.org/2013/03/15/adus-and-donts/](http://daily.sightline.org/2013/03/15/adus-and-donts/)

For links to ADU codes from around the US and Canada, check out “What are the rules where I live?” by Eli Spevak, Martin Brown and others at: [http://accessorydwellings.org/adu-regulations-by-city/](http://accessorydwellings.org/adu-regulations-by-city/)
Resources
Is your community ripe for zoning reform?

Great work is being done in Portland and around the country to support housing types that use land, space, and energy more efficiently; are well-served by transit and neighborhood services; are designed to strengthen our local communities; and people can afford.

Below, please find resources from advocates, developers, and others we think might help accelerate this critical evolution in local planning around residential development. We've mixed in some articles and op-ed's that do a great job of communicating these issues to the public. So don't start from scratch ... take, adapt, & use away!

**Green & Affordable Infill Strategies**

Support letter for bill to increase the supply of affordable and market rate housing in more Oregon communities
Testimony to Portland City Council – Housing Affordability Strategies – Ruth Adkins for Oregon Opportunity Network (Oregon ON)
Testimony to Metro Council – Code Updates to Meet Metro's Future Housing Needs – with Housing Land Advocates, Oregon ON,
Cascadia Green Building Council, & many more signatories
Testimony to Portland City Council – Environmental case for small, in-fill housing options
"A progressive Portland developer’s plan for an affordable infill policy"
Portland Tribune opinion piece: "New Ideas Solve Portland's Housing Needs"
Portland Tribune opinion piece: "Infill Project A Good First Step for Housing"

**Accessory Dwelling Units**

ADU Model Code – with AccessoryDwellings.org co-editors Martin Brown, Kol Peterson, Jordan Palmeri & Ben Schonenberger
Testimony to Portland City Council – Waive SDCs for ADUs – with Beth Meredith, Eric Storm, Sam Hagerman, Ben Shook, Stephen Aiguier, David Todd, Kria Lacher, Shawn Busse & Martin Brown
Testimony to Portland City Council – Supporting accessory structure code updates
"Making Big Sense of Small Homes" – AARP
"Grandma Never Had It So Good" – NY Times

[http://www.orangesplot.net/open-source-advocacy/](http://www.orangesplot.net/open-source-advocacy/)
Character-Compatible, Space-Efficient Housing Options for Single-Dwelling Neighborhoods

May 2016

www.orangesplot.net/research/
A growing number of older adults are looking to downsize because they don’t want or can’t afford a large home.

Should we create smaller housing options where they can age in their own community? Care for grandkids? Live near their caregivers?
Choices for our younger residents

Will each of our neighborhoods have places where teachers can afford to live? For first time homebuyers?

For people moving out of their parent’s home? For new families?
Presenters

Eli Spevak
www.orangesplot.net
eli@orangesplot.net

Kol Peterson
Accessorydwellingstrategies.com
kol@accessorydwellingstrategies.com
Portland’s ADU Story

Re:PDX.com blog post
Portland’s Zoning (45% SF)
Portland’s ADU History

ADUs permitted per year & Applicable Regulations

Pre-1996

50 Permitted ADUs from 1981 to 1996

ALLOWED BY RIGHT

NO OFF STREET PARKING

NO MINIMUM LOT SIZE

SIZE CAP: PRIMARY HOUSE

“A” OVERLAY ZONE ONLY

OWNER OCCUPANCY

INTERNAL CONVERSION ONLY

IMPACT FEES ???

DESIGN COMPATIBILITY
Portland’s ADU History

ADUs permitted per year & Applicable Regulations


1996 - 2009

ADU Blast Off ?

ALLOWED BY RIGHT
NO OFF STREET PARKING
ALLOWED CITY-WIDE
CAN RENT BOTH UNITS
IMPACT FEES ???

NO MINIMUM LOT SIZE
SIZE CAP 33% / 800SF
TYPES: INTERNAL ADDITIONS DETACHED
DESIGN COMPATIBILITY

CITY-WIDE TYPES:
INTERNAL ADDITIONS
DETACHED
Portland’s ADU History

ADUs permitted per year & Applicable Regulations

1996 - 2009

ALLOWED BY RIGHT
NO OFF STREET PARKING
ALLOWED CITY-WIDE
CAN RENT BOTH UNITS
NO MINIMUM LOT SIZE
SIZE CAP 33% / 800SF
TYPES: INTERNAL ADDITIONS DETACHED

IMPACT FEES 50%
DESIGN COMPATIBILITY

ADU Blast Off ??
Portland’s ADU History

ADUs permitted per year & Applicable Regulations


2010 - 2015

- ALLOWED BY RIGHT
- NO OFF STREET PARKING
- ALLOWED CITY-WIDE
- CAN RENT BOTH UNITS
- IMPACT FEES WAIVED
- NO MINIMUM LOT SIZE
- SIZE CAP 33% / 800SF
- TYPES: INTERNAL ADDITIONS DETACHED
- DESIGN COMPATIBILITY

ALLOWED BY RIGHT
NO OFF STREET PARKING
ALLOWED CITY-WIDE
CAN RENT BOTH UNITS
IMPACT FEES WAIVED
NO MINIMUM LOT SIZE
SIZE CAP 33% / 800SF
TYPES: INTERNAL ADDITIONS DETACHED
DESIGN COMPATIBILITY
Portland’s ADU History

ADUs permitted per year & Applicable Regulations

2015 - 2016

- Allowed by Right
- No Off Street Parking
- Allowed City-Wide
- Can Rent Both Units
- Impact Fees Waived
- No Minimum Lot Size
- Size Cap 75% / 800SF
- Types: Internal Additions Detached
- Design Compatibility
BONUS SLIDES

Sample ADU Site Plans
ADU Design

Photo by radworld (creative commons)
Stephen Williams’ Alley ADU
Sabin Green ADUs

Sabin Green ADUs (Communitecture and Orange Splot)
Cole ADU conversion of attached garage (Naomi Cole, Asmund Tweto, Nick Weitzer Co.)
Phillips Straw Bale ADU (Communitecture, Flying Hammer Productions)