

# INTERESTED IN EARNING EXTRA INCOME FROM RENTING OUT AN UNUSED SPACE ON YOUR PROPERTY?

## WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?

An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home.



ADUs go by many different names throughout the U.S., including accessory apartments, secondary suites, and granny flats. ADUs have the potential to increase housing affordability (both for homeowners and tenants), create a wider range of housing options within the community, enable seniors to stay near family as they age, and facilitate better use of the existing housing fabric in established neighborhoods. *(Source: American Planning Association)*

In the City of Winter Haven, ADUs are permitted in the following zoning districts, AG, RE, R1, R2, R3, R4, & MX. ADUs must be a minimum 400 square feet. Please refer to Section 21.02 – Accessory Structures, of the Unified Land Development Code for additional regulations governing ADUs.



### ELIGIBILITY & AVAILABILITY

Homeowners within Winter Haven city limits may apply, and must meet criteria outlined for the ADU. We have funds available now and applications are open.



### DEVELOPMENT INCENTIVE

The grant is \$5,000 per bedroom, up to \$15,000. It applies to new build, conversions and updates/remodels of units that are offline.



### TIME COMMITMENT

Upon completion, homeowner must agree to renting the property below HUDs definition of Fair Market Value for a period of three years.



### FOR MORE INFORMATION

For more information, or to apply, please call/text Melinda Kalogridis at 863-307-9176 or email [Melinda@heart4wh.org](mailto:Melinda@heart4wh.org).



Heart for Winter Haven