

Seminar Schedule

SECTION 1

Overview
Registration and sign-in
Introduction
Orientation and classroom rules Seminar Description Introduction
Part 1: Definitions and Descriptions of an Accessory Dwelling Unit
Review of the Definitions and Characteristics of an Accessory Dwelling Unit, Other Names for ADUs Role of ADUs in the Housing Market Causes of the Housing Shortage and Places It Occurs Pros and Cons of Attached Versus Detached ADUs Characteristics of an Ideal Lot or an Improved Property for an ADU Reasons for Resistance to an ADU Profiles for an ADU: Buyer and Renter Profiles Highest and Best Use Morning Break
Part 2. Identifying the Master Plan and Zoning Criteria That Affect ADUs
Why Is the Master Plan and Zoning a Deciding Factor for ADU valuation? 2.1 Discussion Question 2.2 Problem: Is This an ADU? Appraiser Certification Concerns 2.3 Problem

SECTION 2

Part 3. Secondary Mortgage Market Appraisal Guidelines and Government Agency Appraisal Requirements and ADUs

Fannie Mae: Secondary Mortgage Market Appraisal Guidelines and ADUs

Fannie Mae Selling Guidelines and ADUs: Part B

3.2 Dilemma

Morning Break

3.3 Dilemma, 3.4 Dilemma

Freddie Mac: Secondary Mortgage Market Appraisal Guidelines and ADUs.

Accessory Unit FAQs

U.S. Department of Housing and Urban Development, FHA Single Family Housing Policy Handbook 4000.1

Veterans Administration: Secondary Mortgage Market Appraisal Guidelines and ADUs

Comparison of Secondary Mortgage Market Guidelines and Government Agency Appraisal Requirements

3.8 Exercise, 3.9 Exercise, 3.10 Dilemma

Review of 1004 Appraiser Certification

Lunch

SECTION 2, cont.

Part 4. Data Challenges That Complicate the Assignment

Multiple Listing Service (MLS) Data Challenges
4.1 Dilemma
Public Property Records
Other Real Estate Platforms - Zillow.com & Realtor.com
Uniform Standards of Professional Appraisal Practice:
Standards and Rules That Apply
4.2 Discussion Question
Examples of Well-Developed Scope of Work Sections
Afternoon Break

Part 5. Solving ADU Valuation Dilemmas

Sales Comparison Approach
Income Capitalization Approach
Cost Approach
Dilemmas: 5.6 Dilemma – 5.9 Dilemma
Afternoon Break
Dilemmas: 5.10 Dilemma – 5.18 Dilemma
Wrap-up, final questions