

ADU Best Practices

Does *your* jurisdiction have any of the following ADU Best Practices? Or other tools that should be highlighted?
Please let us know by emailing info@aducalifornia.org!

Jurisdictions with Good ADU Practices

- | | |
|------------------------------------|----------------------------|
| 1. Alameda County | 13. Napa City |
| 2. Austin | 14. Portland |
| 3. Campbell | 15. San Diego County |
| 4. Denver | 16. San Francisco |
| 5. East Palo Alto | 17. San Jose |
| 6. Encinitas | 18. San Luis Obispo County |
| 7. Housing Trust of Silicon Valley | 19. San Mateo County |
| 8. LA Mas | 20. Santa Barbara |
| 9. Los Angeles | 21. Santa Cruz County |
| 10. Los Angeles County | 22. Seattle |
| 11. Marin County | 23. Napa/Sonoma County |
| 12. Montgomery County, Maryland | |

Source: Baird + Driskell Community Planning

Good ADU Practices by Jurisdiction Checklist ✓

California Jurisdictions	Loan Programs	Outreach	Pre-Approved ADUs/ Prefab	Financial Assistance	Grants/ Forgivable Loans	Websites
Alameda County	<input type="checkbox"/>					<input type="checkbox"/>
Campbell						
Clovis	<input type="checkbox"/>		<input type="checkbox"/>			<input type="checkbox"/>
East Palo Alto		<input type="checkbox"/>				<input type="checkbox"/>
Encinitas		<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
Housing Trust of Silicon Valley						
LA Mas						
Los Angeles County	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
City of LA		<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marin County	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
City of Napa					<input type="checkbox"/>	
San Diego County		<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
San Francisco	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>
San Jose	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
San Luis Obispo County		<input type="checkbox"/>				
San Mateo County		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Santa Barbara						
Santa Cruz County		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Napa/Sonoma County						

Source: Baird + Driskell Community Planning

Jurisdictions Outside California	Loan Programs	Outreach	Pre-Approved ADUs/ Prefab	Financial Assistance	Grants/ Forgivable Loans	Websites
Austin						☐
Denver	☐			☐	☐	☐
Mongomery County, Maryland						
Portland	☐	☐	☐		☐	☐
Seattle						

Source: Baird + Driskell Community Planning

California Jurisdictions	Manual/Workbook	Info Sheet (fact sheet)	Application Checklist	Multicity Collaboration / efforts	Fee Waivers	Process Improvement	Amnesty
Alameda County		☐					
Campbell							
Clovis		☐	☐	☐			
East Palo Alto	☐	☐		☐			
Encinitas	☐	☐	☐	☐	☐	☐	☐
Housing Trust of Silicon Valley							
LA Mas							
Los Angeles County	☐	☐		☐		☐	
City of LA	☐	☐	☐	☐		☐	
Marin County				☐	☐	☐	☐
City of Napa				☐			
San Diego County	☐	☐	☐	☐	☐		
San Francisco	☐	☐	☐	☐	☐	☐	☐
San Jose	☐	☐	☐	☐		☐	☐
San Luis Obispo County		☐			☐		
San Mateo County	☐	☐	☐	☐	☐	☐	☐
Santa Barbara							
Santa Cruz County	☐	☐		☐			☐
Napa/Sonoma County							

Source: Baird + Driskell Community Planning

Jurisdictions Outside California	Manual/Workbook	Info Sheet (fact sheet)	Application Checklist	Multicity Collaboration / efforts	Fee Waivers	Process Improvement	Amnesty
Austin	☐	☐	☐	☐	☐		
Denver			☐				
Mongomery County, Maryland							
Portland		☐	☐	☐	☐	☐	
Seattle							

Source: Baird + Driskell Community Planning

Good Practices Highlights by Jurisdiction

California Jurisdictions	Notes
Alameda County	<ul style="list-style-type: none"> ● Home Preservation Loan Program (HPLP) assistance that offers a loan up to \$150,000 to assist low-income homeowners to rehabilitate their homes and other necessary improvements <ul style="list-style-type: none"> ○ Aimed at households that are ≤80% of AMI ● Up to \$75,000 of the maximum loan amount may be used for the creation of an ADU or JADU <ul style="list-style-type: none"> ○ Loan applications only considered if building an ADU will lower housing cost burdens
Campbell	<ul style="list-style-type: none"> ● Section 21.23.090 - Development Policy <ul style="list-style-type: none"> ○ A single-family residential subdivision that results in 5 or more parcels must follow the requirements that 20% of the parcels must prepare for future creation of an interior ADU by pre-installing electrical, natural gas, domestic water, and sanitation utilities necessary to later accommodate a bathroom and kitchen ○ Or the 20% of the parcels may already have an ADU constructed <i>concurrently</i> with the primary dwelling unit ● Currently working on a web page full of ADU designs <ul style="list-style-type: none"> ○ Also working to update their webpages
Clovis	<ul style="list-style-type: none"> ● Cottage Home Program offers 3 pre-approved ADU plans <ul style="list-style-type: none"> ○ A preliminary meeting and evaluation are required to see if the property qualifies and which layout is best for the Cottage Home ○ Permits are issued roughly 10 day after application is submitted ○ Self Help Enterprises offers a max \$80,000 loan amount to homeowners who meet income, credit worthiness, and property ownership criteria

<p>East Palo Alto</p>	<ul style="list-style-type: none"> ● EPA CAN DO has an ADU Pilot Program that will focus on EPA in Year 1 and then be implemented county-wide by Year 2 <ul style="list-style-type: none"> ○ Beginning Jan. 2020 for 2 years, homeowners who are earning or renting to household <80% AMI will receive project management ○ Coalition of local non-profits and resident task force prepared strategic policy recommendations for amnesty recommendations and anti-displacement ● Rebuilding Together Peninsula and other local non-profits are concluding 3-pilot garage conversions to legalize unpermitted units to prevent displacement
<p>Encinitas</p>	<ul style="list-style-type: none"> ● Permit Ready ADU program (PRADU) <ul style="list-style-type: none"> ○ 8 Pre-approved ADU plans that include studio, one-bedroom, two-bedroom, and three-bedroom units ● <i>All</i> development service department fees are waived for both ADUs and JADUs <ul style="list-style-type: none"> ○ Offers Housing for Generations (ADU workshops) throughout the year → had 4 meetings on learning about ADUs
<p>Housing Trust of Silicon Valley</p>	<ul style="list-style-type: none"> ● Housing Trust of Silicon Valley was awarded a \$120,000 grant from Wells Fargo to help the Small Homes, Big Impact (SHBI) program <ul style="list-style-type: none"> ○ SHBI is a pilot program that offers educational workshops and financial assistance <ul style="list-style-type: none"> ■ The ADU program holds quarterly ADU workshop with over 60 attendees ● The financial assistance program will consist of a planning report grant and a construction loan
<p>LA City</p>	<ul style="list-style-type: none"> ● CityLab UCLA provides a guidebook to ADUs in the city of LA ● Looser regulations led to increase in ADU permits <ul style="list-style-type: none"> ○ About 13,000 additional permit requests since 2018 ● LA ADU Accelerator Program provides financial incentives to homeowners who own or want to build an ADU ● Bloomberg Philanthropies donated \$1 million and grants \$10k-\$30k if homeowners agree to let the ADU to housing insecure tenants for up to 3-5 years

<p>LA County</p>	<ul style="list-style-type: none"> ● Second Dwelling Unit (ADU) Pilot Program: <ul style="list-style-type: none"> ○ Provides up to \$75k to build 2-3 new ADUs and up to \$50k to preserve 2-3 unpermitted ADUs in the form of a forgivable loan ○ Must commit to renting the ADU to a homeless family/individual or participant in the housing voucher program (must be ≤80% of the AMI) ● Many organizations in LA County tackle community outreach and provide financial assistance <ul style="list-style-type: none"> ○ LA Mas → to participate in the Backyard Homes project, homeowners are <i>required</i> to rent to a Section 8 tenant for a minimum of 5 years <ul style="list-style-type: none"> ■ Backyard Homes is an incentive program offering optional financing, design, permitting, and construction support to homeowners
<p>Marin County</p>	<ul style="list-style-type: none"> ● The Rental Rehab Loan program provides technical assistance and loans to rehab an existing rental unit or to build a new unit to qualified very-low income homeowners <ul style="list-style-type: none"> ○ \$25k to rehab an existing rental unit ○ \$30k to build a new unit ○ For Section 8 voucher holders ○ Marin County offers fee waivers capped at \$1500
<p>Napa City</p>	<ul style="list-style-type: none"> ● Napa City has a junior unit program to create units that are affordable to households whose income is ≤80% of AMI <ul style="list-style-type: none"> ○ Maximum monthly rent shall be set at 1/12th of 30% of 60% of AMI for 10 years ○ Forgivable loan up to \$40k ○ Every year for 10 years, if owner is compliant, 10% or up to \$4k of the loan will be forgiven

<p>San Diego County</p>	<ul style="list-style-type: none"> ● San Diego County passed a fee waiver that increased permit applications ● SD county provides a website that includes information such as an application checklist, new pre-approved ADU plans, and more handouts <ul style="list-style-type: none"> ○ Pre-approved ADU plans include 6 different building plans ● Organizations such as ADU Coalition of San Diego hosts workshops offering technical assistance through the permitting process, a cost calculator, and service hours to answer any questions
<p>San Francisco</p>	<ul style="list-style-type: none"> ● San Francisco provides a website with all necessary information in an organized fashion, utilizing specific tabs for different information <ul style="list-style-type: none"> ○ Cost calculator, a handbook that has a clear run-down of the process of building an ADU ● Offers a “no waiver” and “waiver” ADU program <ul style="list-style-type: none"> ○ Homeowner service hours to plan review prior to or when filing a permit
<p>San Jose</p>	<ul style="list-style-type: none"> ● Yes, In My Backyard is a program that provides property owners a forgivable loan up to \$20k under the terms that the homeowners restrict the unit’s rent to a low to moderate household income level for 5 years ● San Jose offers a city-funded loan program that provides forgivable loans up to \$20k to qualifying homeowners to build ADUs for affordable housing <ul style="list-style-type: none"> ■ San Jose County has an ADU ally which provides additional help to homeowners
<p>San Luis Obispo County</p>	<ul style="list-style-type: none"> ● SLO has waived impact fees and increased ADU application approvals ● SLO invites lots of community input, hosting community meetings that allow community members to voice opinions ● SLO offers a GIS map that allows homeowners to look up property information ● Offers additional resources to research the permit process and property information

<p>San Mateo County</p>	<ul style="list-style-type: none"> ● Offers a second unit workbook with information on the process of building an ADU from basic information to how to plan and design an ADU ● SMC has many organizations that work on community outreach such as Hello Housing and Home for All which offers fee waivers and improves the permit review process by making it simpler and quicker ● SMC also provides an application checklist, additional information on the ADU codes and other related documents on the website
<p>Santa Barbara</p>	<ul style="list-style-type: none"> ● Not sure what they are doing, but Santa Barbara went from one ADU building to 345 after 2017
<p>Santa Cruz County</p>	<ul style="list-style-type: none"> ● Santa Cruz’s website allows people to give feedback on their ADU program and also provides a financing guide, a cost calculator, and GIS tool allowing homeowners to determine if their property can have an ADU ● ADU prototype architecture which aid in designing and planning an ADU ● Santa Cruz County offers a Limited Immunity Amnesty Program (LIAP) that promotes inspections of unpermitted structures and offers technical assistance to get the structure permitted ● The county has a forgivable loan program that offers loans up to \$40k for those who are willing to rent the ADU to low-income households ($\leq 80\%$ of AMI) at affordable rents up to 20 years
<p>Sonoma County</p>	<ul style="list-style-type: none"> ● Sonoma County offers ADU customer service hours and a simpler ADU process with more information on their website ● There is a 50% fee reduction if the size is $>750 \text{ ft}^2$, but a fee waiver below that ● The county offers a workbook that guides homeowners through the ADU process

	<ul style="list-style-type: none"> ● Homes for Sonoma works to build more affordable, permanent housing and creating a program for private homeowners to build ADUs
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California Jurisdictions	Notes
Austin, Texas	<ul style="list-style-type: none"> ● Alley Flat Initiative → offers discounted architectural services and permit fee waivers in exchange for complying with <u>affordability</u> and <u>sustainability</u> <ul style="list-style-type: none"> ○ Rent must be limited to 28% of 80% MFI for 5 years ● Looser regulations resulted in an increase in ADU permit applications from 170 to 227 from 2015-2016 <ul style="list-style-type: none"> ○ May have 2 ADUs on property ● The Austin Strategic Housing plan offers affordable units by creating 35,000 units for those at 80% AMI ● The city offers a strategic housing blueprint that includes goals for affordable housing in every city council district to ensure that there is affordable housing throughout the city
Denver, CO	<ul style="list-style-type: none"> ● Forgivable loan up to \$25,000 to aid in building an ADU... <ul style="list-style-type: none"> ○ ... with the commitment of renting the ADU to households who earn ≤80% of the AMI ● and rent must not exceed 80% of the AMI maximum rent for 25 years
Montgomery County, Maryland	<ul style="list-style-type: none"> ● The county approved <u>ZTA 19-01</u> on ADUs <ul style="list-style-type: none"> ○ ADUs can be built on lots from 6,000 ft² to 20,000 ft² ○ Homeowners can build on small lots in single family homes as long as all zoning rules (setbacks, lot coverages etc.) are followed ○ No minimum distance between accessory apartments ○ New homes can be built with an ADU already in the original building plans ● Allows for the habitable space alone to reach 50% of the main house's size w/ no fixed maximum

Portland	<ul style="list-style-type: none"> ● Offers fee waivers, resources on their websites, application checklist, and increased application approvals ● Revisions to the ADU regulations led to a fee waiver if the ADU will not be used a short-term rental for 10 years ● In Multnomah County, it launched a pilot that build ADUs in four private backyards for homeless families to live in, rent-free, for five years ● Enhabit is a community non-profit that works to accelerate the development of affordable ADU programs by providing resources, designs, and engagement tools
Seattle	<ul style="list-style-type: none"> ● Block Project builds backyard cottages to house those experiencing homelessness ● Looser regulations that allow for 2 ADUs to be built on the property

Source: Baird + Driskell Community Planning