



ALAMEDA COUNTY
**ADU Resource
Center**

Alameda County

ADU Resource Center

Homeowner Webinar, October 19, 2023

Alameda County Housing and Community Development,
Hello Housing & Community Planning Collaborative





Introductions

- Teresa Hester
Dylan Sweeney
Rodrigo Orduña
Alameda County
- Jennifer Duffy
Hello Housing
- Samantha Dolgoff
Josh Abrams
*Community Planning
Collaborative*



Road Map

- **ADU 101**
 - What's an ADU?
 - ADU Process
 - ADU Resource Center
 - Q&A
- **Planning Your ADU**
 - Can I build an ADU?
 - What can I build?
 - How much will it cost?
 - Getting Started
- **Final Q&A**



Logistics

- Recording
- Q&A
- Resource links
- Meeting Expectations
- Poll: Why are you joining us today?

What's an ADU?

Accessory Dwelling Unit

- Granny flats, backyard cottages, in-law units, converted garage or basement apartments
- Usually smaller than the main home
- Legally part of the same property
- Must have a kitchen, bathroom, and place to sleep
- Range from small studios to 1200 square feet

Poll: What type of ADU do you want and how will you use it?



ATTACHED

A unit attached to the main home (may include converted space)



CONVERSION

Converted space within a home or accessory structure (like a garage)



DETACHED

Freestanding unit separate from the main home



MULTI-FAMILY

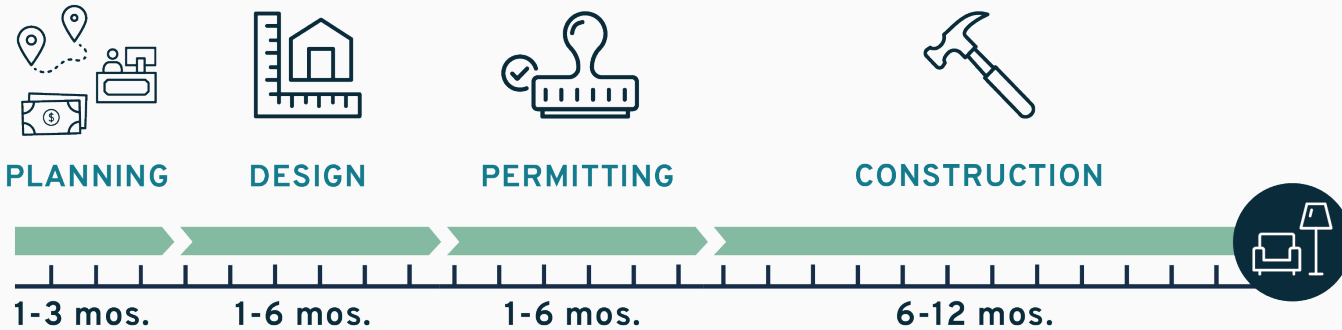
A detached, conversion, or attached unit on a property with a multi-family building

JADU

Smaller unit up to 500 square feet in or attached to a single-family home

The ADU Process

12-24 months typical length



Move In

- Housing neighbors, friends, or family
- Creating an agreement
- Planning for maintenance
- Learning the law

See Process at-a-Glance Handout for more details!

The Accessory Dwelling Unit (ADU) Process

Planning staff are available to help you through your ADU building process. Contact [local staff](mailto:local_staff) with your questions and visit the Alameda County ADU Resource Center website at ADUAlameda.org to learn more.

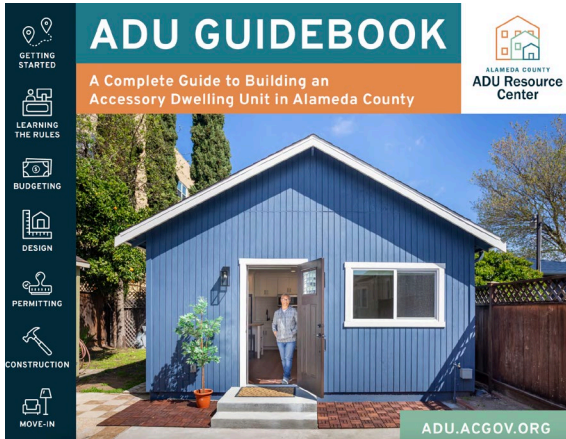
- 1 GET STARTED**
 - Think about what you want and look for inspiration on our ADU website and view floorplans and photos.
 - Learn what you can build using the Cal. Build an ADU Tool.
 - Make an informal search of your property and use our resources to help estimate costs and rental income using our ADU Calculator.
- 2 LEARN THE RULES**
 - Learn about your property including APN, lot size, and zoning.
 - Learn the local ADU rules and what you can build on your property.
 - Meet with staff early on to understand any rules that might apply to your ADU.
 - Adjust your budget as needed and create a financing plan.
- 3 DESIGN YOUR ADU**
 - Hire your team - a licensed architect or engineer and a licensed contractor or design/build team.
 - Create your initial design and discuss it with local Planning staff.
 - Finalize your design and have your designer or contractor prepare plans for permitting.
- 4 APPLY FOR PERMITS**
 - Prepare your application - confirm requirements with local staff.
 - Submit your application online or in-person and pay any required fees. Staff will review your application within 60 days, and often sooner.
 - Review your application if needed. Staff will tell you the best way to be in contact, likely by email. Generally, outstanding fees are due before issuing a permit.
- 5 CONSTRUCT YOUR ADU**
 - Ensure all funding is in place before construction.
 - Monitor construction - check in with contractors, make decisions about materials, and ensure inspections are moving along.
 - Schedule inspections throughout construction. Your contractor will do this for you.
- 6 MOVE-IN!**
 - Once your ADU has passed final inspection, it's ready for move-in!

ADU Resource Center

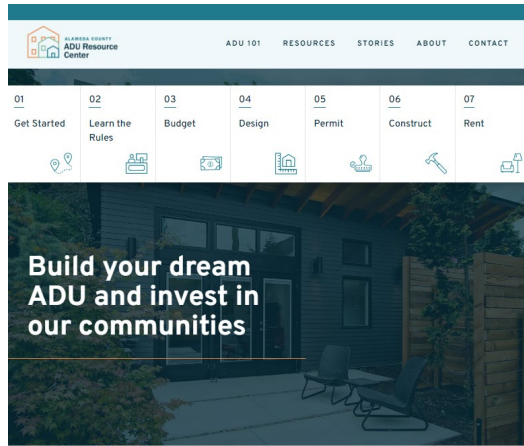
To contact Local Planning Staff visit ADUAlameda.org/planning

NEW Alameda County ADU Resource Center

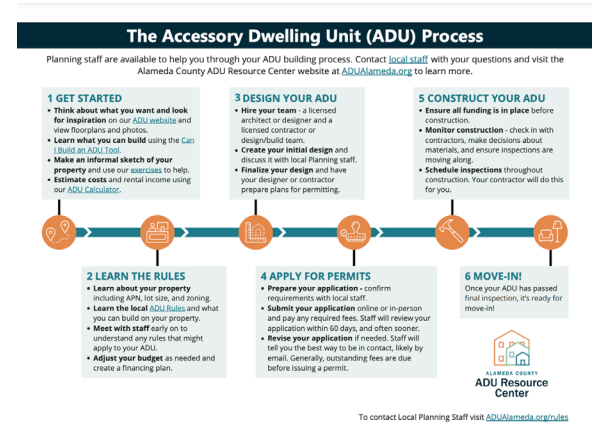
Guidebook



Website



Process Handout



Pick up your Guidebook copy at Alameda County HCD, 224 W. Winton Ave, Room 108 Hayward, CA 94544

ALL RESOURCES ONLINE AT ADU.ACGOV.ORG

NEW

Alameda County ADU Resources

What are ADUs?


Explainer Videos



NEW

Alameda County ADU Resources How do I get started?

Homeowner Exercises

 **PLANNING STAFF MEETING WORKSHEET**

One of the best things you can do is to talk to local staff early in the process. Find contact info in the Guidebook directory or at adualameda.org/contact. Many of these questions are addressed in the ADU Guidebook,* but you can take this opportunity to clarify anything unique to your property.

1. Do you have official record of my existing floor area? What areas should I count when determining existing size?
2. What are the setbacks, height, and site coverage or floor area limits for my property? Are there other development standards for my property that I should know about?
3. Does my property fall in any special zones that may impact what I can build? (Historic Districts, Coastal Zone, Fire Hazard Zone, etc.)
4. Will I need to add parking? Does my home meet parking requirements?
5. Do you require approval from my Homeowners Association?
6. Are there fire safety or sprinkler regulations I should know?

* adualameda.org/guidebook
ALAMEDA ADU GUIDEBOOK EXERCISES ADUALAMEDA.ORG/GUIDEBOOK CONTINUED

Local ADU Rules

Alameda County ADU Standards and Rules
View or download the free [ADU Guidebook](#) for more information about the ADU process.
USE THE [ALAMEDA COUNTY PUBLIC ACCESS MAP](#) AND THE [CAN I BUILD TOOL](#) TO FIND MORE INFORMATION ABOUT YOUR PROPERTY.

FOR MORE INFORMATION	
ADU Website & Resources Links	Alameda County ADU Resource Center Website Accessory Dwelling Units - Alameda County
Contact information	Email: planninginfo@actov.org Phone: 510-670-5400 In-person: 399 Elmhurst Street, Suite 141, Hayward (by appointment only)

STANDARDS	
Process	<ul style="list-style-type: none"> • Submit a building permit application and required construction drawings and calculations to the Building Department • Once reviews by all applicable departments and resubmittals are complete and fees paid, you can collect your permit
Zones allowed	All zones where residential is allowed
Minimum size	150 square feet
Maximum size	ADUs: 1,200 square feet ADUs: up to 500 square feet State Law says: Max size, lot coverage, and/or open-space standards can't require ADU to be less than 800 square feet
Maximum height	<ul style="list-style-type: none"> • 16 feet and one story if located within the setbacks required for the main dwelling unit • Otherwise may have the same height restrictions as the main dwelling unit • State law allows: <ul style="list-style-type: none"> o Up to 18 feet tall, if property is within one-half mile walking distance of a major transit stop or on a high-quality transit corridor, plus two additional feet for a sloped roof o Up to 18 feet tall, if property already has or is proposing multi-family building with multiple stories
Setbacks	<ul style="list-style-type: none"> • 6 foot minimum distance from main dwelling unit; • If one story and 16 feet tall max: 4 feet from rear property line, 4 feet from side

NEW

Alameda County ADU Resources

What can I build?

Calculator

Can I Build? Tool

Accessory Dwelling Unit Calculator

Estimate the cost of converting part of your home or constructing a rental unit.

Save/Load My Settings English

Structure Construction Finance Rents **Costs** Value Projections

Physical Characteristics

Where will your second unit be built?
Premise

Type of Construction

- New Construction**
New construction includes both attached and detached second units.
- Conversion of Part of Garage or Pool House**
Taking an existing garage or pool house, and turning it into a second unit.
- Modular**
Modular units are built partially or entirely off site and delivered to the property.
- Conversion of Finished Part of House**
Taking existing living space, like a bedroom and turning it into a second unit.
- Conversion of Unfinished Part of House**
Taking un-labeled space, like a basement or an attic, and turning it into a second unit.

Monthly Rent
\$1,836

Monthly Expenses
\$3,375

- \$2,054 Loan Payment
- \$113 Taxes
- \$207 Insurance
- \$100 Management
- \$111 Utility Allowance
- \$51 Repairs

Development Cost
\$412K

- \$107,693 Hard Costs
- \$93,478 Soft Costs
- \$1,116 Local Government Fees*

*Includes FUSD school fees. Contact Alameda County Water District, Union Sanitary District, and PG&E for their fees.

Hard costs cover constructing the accessory dwelling unit, both labor and materials. Soft costs are things like architects. Fees are charged by your local government.

Find out what you're eligible to build

Enter a residential address to see if you are allowed to build an ADU that adds square footage to your property.

Enter your city below:

EMERYVILLE

Enter your address below:

1270 63RD ST EMERYVILLE 94608

Go!

APN: 49-1471-3-1

Recorded Use: Triplex; double or duplex with single family home

Zoning: Unavailable

According to County records, there is an existing residential use on this property.

Therefore, state law allows an ADU to be built.

ADU type:

Detached



NEW

Alameda County ADU Resources Get Inspired

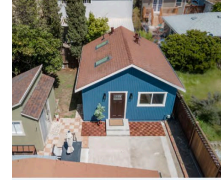
Local ADU Spotlights



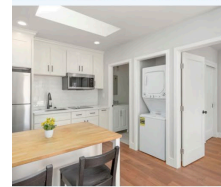
Renee & Debra ALAMEDA

Keeping generations together and thriving

When I became a single parent, my mom, Debra, moved in with me to help me with my son. My mother is an incredible source of support and we wanted to stay close and keep our connection strong. We had planned on finding a daycare and senior housing nearby but the pandemic made us rethink our plans. Instead, we decided to purchase a property in Alameda and convert the garage into an ADU so we could stay together. My mom managed construction while also assisting with childcare, which allowed me to continue focusing on my career.



Teaming up with my mom was fun. At first she was worried about downsizing, but we found we were able to fit a one-bedroom ADU that, with access to the main house, feels spacious. It was exciting working with our team, and we made sure the ADU was designed for my mom to age in place. We added accessibility features like a full-size fridge and a low-entry shower. We contacted a design company, got permits in November 2021, and started construction from March to December 2022. The permitting process took longer than anticipated due to the high volume of construction applications and delays resulted in additional costs because material prices fluctuated a lot during that time.



In the end, it was all worth it. The ADU has added value to our property and we've decided to rent it out for additional income. Even better, it gives us flexibility to host visiting family and friends. And most importantly, our family can stay connected. It has been a huge win, and we are excited that it's finally complete!



"The ADU gives us flexibility to host visiting family and friends. And most importantly, our family can stay connected."

TYPE/LAYOUT	Conversion 1-bedroom
COST	\$150,000
SIZE	400 square feet



Floorplans Gallery





Q & A

Add your questions to the chat!

Planning your ADU

- Can I build an ADU?
- What can I Build?
- How much will it cost?
- Get started





Can I build an ADU?

In almost all cases, yes!

ADUs are allowed on:

- Single-family and multi-family properties
- All residential zones, including mixed-use



How many ADUs can I have?

- Single-family homes can have **both an ADU and a JADU.**
- Multi-family buildings may have **multiple ADUs.**

Can I build Tool

Find out what you're eligible to build

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Zoning: Unavailable

According to County records, there is an existing residential use on this property. Therefore, state law allows an ADU to be built.



adu.acgov.org/build

A photograph of a blue vertical-slat tiny house with a white gable roof. A person is standing in the open doorway, which reveals a kitchen interior with white cabinets. To the right of the door is a window with a white frame. The house is situated in a backyard with a wooden lattice fence and trees in the background. A semi-transparent white banner is overlaid across the top half of the image, containing the text "What can I build? What are the rules?".

What can I build?
What are the rules?

Can I put an ADU in my garage?

Yes!

- You can convert any legally built structure
- ADUs: Detached or attached
- JADUs: Interior or attached

Note: Garage conversions may require significant changes to meet building code



How big can my ADU be?

Size depends on ADU type and your property

- Size rules vary by zone & location
- May be limited by type of ADU, number of bedrooms, size of main home, etc.
- Other limits: Floor area ratio, Lot coverage limits, open space

Find rules for your area:
adu.acgov.org/rules

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Maximum height	<ul style="list-style-type: none">• 16 feet and one story if located within the setbacks required for the main dwelling unit• Otherwise may have the same height restrictions as the main dwelling unit• State law allows:<ul style="list-style-type: none">○ Up to 18 feet tall, if property is within one-half mile walking distance of a

State law allows you to build an 800 SF ADU, including in the front yard if it does not fit in the back or side.

How tall can it be?

Size depends on ADU type and your property



Attached ADU

25 feet high or zoning code (if higher)



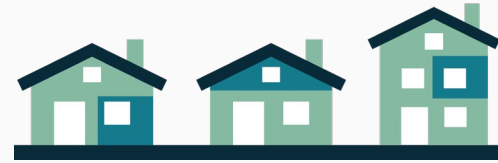
Detached ADU

Single-family: 16 feet
Multi-family or near transit: 18 feet



Conversion ADU

Usually limited to height of the primary house or zoning code



JADU (Junior ADU)

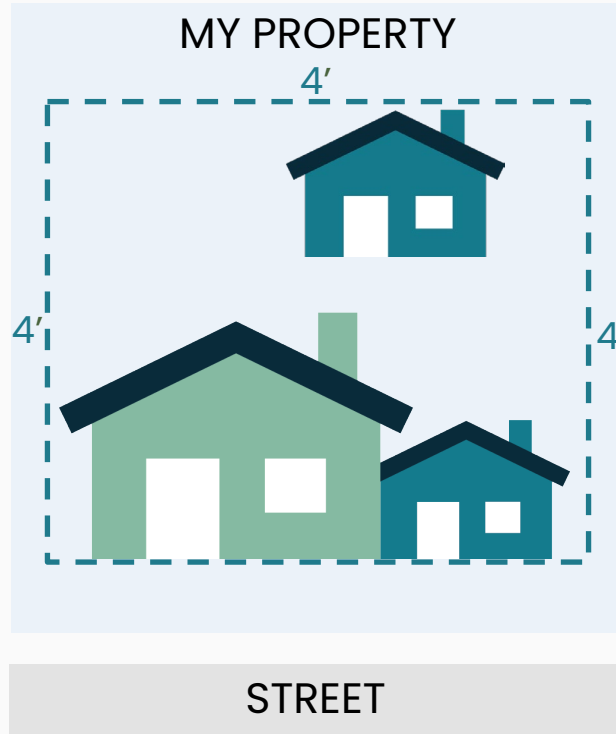
Usually limited to height of the primary house or zoning code

Rules may vary based on where you live. Find local rules online at adu.acgov.org/rules.

How close can it be to the edge of my property?

New Construction:
Generally, 4 feet from
the property line.

Conversions: Can
replace an existing
structure if same size
and height.



If these rules make it impossible for you to build an 800 SF ADU, talk to Planning staff about your project and what adjustments are possible

Other important rules

- Design requirements
- Rental regulations and short-term rentals
- HOA review
- Deed restrictions
- Owner occupancy

Do I need to add parking?

JADUs – no new spaces

ADUs – no new spaces if:

- Parking permit required but not provided
- Historic property/district
- Near transit
- Some other conditions

Generally, replacement parking is not required if you demolish a garage/covered parking structure

Find local rules online at adu.acgov.org/rules.



How much will it cost?

2023 Average Project Costs:

\$400-\$550 per square foot

- Includes design, fees, construction, etc.



Alameda ADU Calculator
adu.accgov.org/calculator

Accessory Dwelling Unit Calculator



Estimate the cost of converting part of your home or constructing a rental unit.

Save/Load My Settings

English

Structure Construction Finances Rents COSTS VALUE PROJECTIONS

Physical Characteristics

Where will your second unit be built?

Fremont

Type of Construction

New Construction
 New construction includes both attached and detached second units.

Conversion of Part of Garage or Pool House
 Taking an existing garage or pool house, and turning it into a second unit.

Modular
 Modular/panelized are built partially or entirely off site and delivered to the property.

Conversion of Finished Part of House
 Taking existing living space, like a bedroom and turning it into a second unit.

Conversion of Unfinished Part of House
 Taking unused space, like a basement or an attic, and turning it into a second unit.

Bedrooms

Studio	1	2	3
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Bathrooms

1	1.5	2	2.5	3
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ADU Square Footage

2 Bedrooms are typically 600 sqft-800

800⁺ sqft

Monthly Rent

\$1,836

Monthly Expenses

\$3,375



Development Cost

\$412K



*Includes FUSD school fees. Contact Alameda County Water District, Union Sanitary District, and PG&E for their fees.

Hard costs cover constructing the accessory dwelling unit, both labor and materials. Soft costs are things like architects. Fees are charged by your local government.



Where do I start?



Get inspired

- Browse floorplans, read our ADU stories
- Make a sketch of your property



Learn the rules

- Research your property
- Learn what you can build, meet with local planning staff



Budget & Financing

- Estimate project costs
- Establish financing options





ALAMEDA COUNTY
ADU Resource
Center

ADU.ACGOV.ORG

Questions?

Contact

Alameda County HCD, hcdhomeownership@acgov.org

Hello Housing, helloadu@hellohousing.org

Samantha Dolgoff, dolgoff@planningcollaborative.com

Pick up your Guidebook copy at Alameda County HCD, 224 W. Winton Ave, Room 108 Hayward, CA 94544