

Small Units, Big Deal

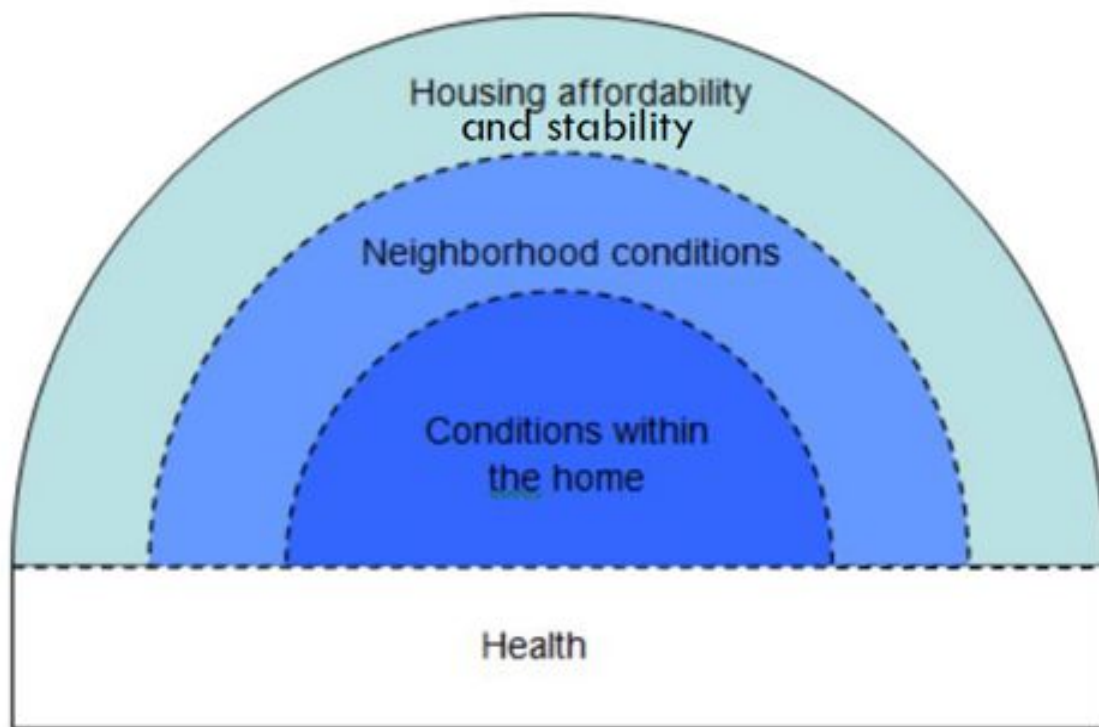
Local Initiatives to Empower Homeowners in Second Unit Development

Housing Leadership Day 2019

Get Healthy SMC Priorities

- **Stable and affordable housing** protects health and provides the ability to engage in healthy opportunities
- **Complete neighborhoods** make it easy for residents to be healthy everyday in their communities
- **High-quality education** in healthy places creates pathways to better health
- **A strong local economy** builds household financial security for all and promotes everyone's health

HOUSING AND HEALTH



Second Units San Mateo County Landscape

PRODUCTION	PRESERVATION
<p>Second Unit Resource Center San Mateo County</p> <p>21 Elements Technical Support</p> <p>Bright in Your Own Backyard (Hello Housing)</p> <p>County's Second Unit Taskforce</p>	<p>San Mateo County Amnesty Pilot and Loan Program</p> <p>East Palo Alto Accessory Dwelling Unit and Anti-Displacement Taskforce</p> <p>East Palo Alto Garage Conversion Initiative</p>

PANELISTS



- **Heather Peters**
San Mateo County Department of Housing
- **Cari Pang Chen**
Rebuilding Together Peninsula
- **Derek Ouyang**
Stanford, City Systems
- **Pam Dorr**
Soup
- **Belén Seara (Moderator)**
San Mateo County Health

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New ADU Laws & ADU Amnesty Pilot

HEATHER PETERS
Senior Housing Policy Analyst



New ADU & JADU Laws

- ✓ 60-day permitting
- ✓ Zero impact fees <750 sf
- ✓ Proportional impact fees if >750 sf
- ✓ HOAs must allow ADUs
- ✓ 2+ ADUs allowed on multi-family property
- ✓ Non-conforming zoning o.k.
- ✓ Owner occupancy moratorium for 5 yrs.





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- ✓ Zero impact fees <750 sf
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- ✓ HOAs must allow ADUs
- ✓ 2+ ADUs allowed on multi-family property
- ✓ Non-conforming zoning o.k.
- ✓ Owner occupancy moratorium for 5 yrs.
- ✓ No minimum lot size
- ✓ No lot coverage rules
- ✓ Zero to 4' setbacks
- ✓ No replacement parking
- ✓ At least 800 sf allowed
- ✓ At least 16' tall allowed
- ✓ JADUs allowed
- ✓ 1 ADU + 1 JADU!
- ✓ Enforcement by Attorney General



New State ADU Amnesty Law

If an ADU built before 1/1/20* receives a notice of violation of building standards:

- Owner may request a 5-year delay in enforcement
- “Enforcement Agency” SHALL delay enforcement IF it “determines that correcting the violation is not necessary to protect health and safety.”
- Agency SHALL “consult with the entity responsible for enforcement of building standards and other regulations of the State Fire Marshal pursuant to Section 13146.”

Last day to apply is 1/1/30

* or later in a local jurisdiction that, at the time the ADU was built, had a noncompliant ADU ordinance, but the ordinance is compliant at the time the request is made.





San Mateo County ADU Health & Safety Certification

Eligibility:

- Unpermitted ADU in unincorporated SMC (but not in the Coastal Zone)
- Built prior to January 2017
- On lot with residential zoning

Process:

- Third party inspector creates scope of work and estimates cost
- Homeowner applies to program & makes needed repairs
- Third party inspector verifies health & safety of repaired ADU
- County issues Certificate of no code enforcement

Bonus:

- Explore the program without the County knowing
- Only inspect ADU, not other potential violations
- Loans available to low-income homeowners



East Palo Alto's ADU Initiative: How can low-income communities of color benefit from the Second Unit "Boom"?

October 25, 2019



Recent Headlines



Opinion

Help for California's housing crisis is in the backyard

Bloomberg Published 7:12 am PDT, Monday, September 30, 2019

REAL ESTATE

Will California's new ADU laws create a backyard building boom?

A package of legislation passed in California may accelerate the creation of new housing in single-family neighborhoods

By **Patrick Sisson** | Oct 11, 2019, 12:00pm EDT

BUSINESS > HOUSING

California in-law units could be cheaper, easier to build under new bills

The governor has until Oct. 13 to act on several bills. Lawmakers are optimistic the measures will be signed.

[Business](#) > [Real Estate](#)

Are in-law units the secret solution to California's housing shortage?



Low-income families have been building ADUs/Secondary Units/Granny Flats/In-Law Units to provide affordable housing in their communities for decades.

How do we preserve and legalize these units and ensure that our low-income communities of color also benefit from the Second Unit “boom”?

Why is RTP involved?

Nonprofit organization serving the Peninsula community since 1989, providing repairs for approximately 200 low-income households and community facilities each year.



Vision: Safe homes and communities for everyone.

Mission: Repairing homes, revitalizing communities, and rebuilding lives.

Responding to a community crisis: Code Enforcement & Displacement in East Palo Alto

2013-2014: EPA Secondary Unit Study Sessions & Ordinance

2016: Code Enforcement & Displacement as a community crisis

- 65+ Accessory Dwelling Units (ADUs) were red-tagged
- Community White Paper
- Community Benefits Partnership with Facebook



2017: Secondary Unit & Anti-Displacement Task Force formed by EPA City Council

2018: RTP created an ADU initiative / workgroup



ADU Initiative Workgroup



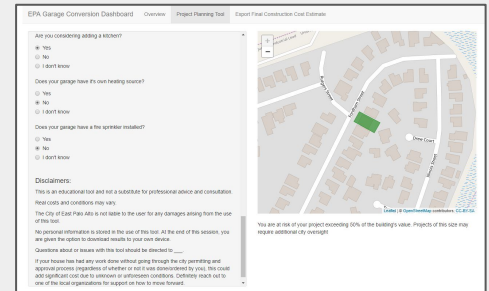
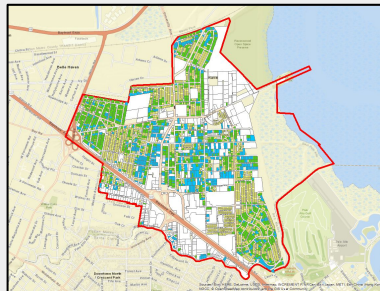
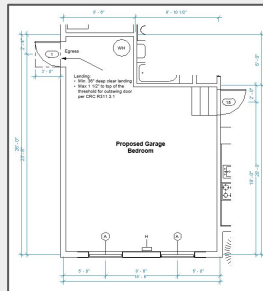
Funders



1. Learn from legalizing 4 existing garage conversions



2. Provide education, tools, resources for making more informed decisions about ADU legalization or construction options



Keys to success



- ❖ Initial Community Organizing by Faith In Action & Other Community-Based Organizations to Bring Attention to the Issue
- ❖ Creation of the Second Unit/Anti-Displacement Task Force by the City Council
- ❖ Ongoing community organizing by Faith In Action & Task Force Members
- ❖ Supportive community partners
- ❖ Willing city staff and supportive council members
- ❖ Funding to support this effort

What have we learned so far?

- ❖ Preservation and rehab is often *more complicated and sometimes more expensive* than building a new unit; Code enforcement violations add more complications
- ❖ Consider protections and anti-displacement efforts for existing tenants, as well as support for property owners
- ❖ New legislation opens options for what a homeowner can have on their property
- ❖ The devil is in the details
- ❖ Education and policy change can only go so far; we also need access to the capital and workforce resources

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- 2. Support System
- 3. Amnesty Program*

- 4. Tenant Protections*
- 5. Temporary Housing
- 6. ADU Accelerator*
- 7. Regulatory Reform*

- 8. Vehicle Management*
- 9. Workforce Development
- 10. Financial Resources
- * *Requires City leadership*

CONCLUSIONS

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Rapid response

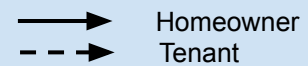
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Building project

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Temporary placement for tenant

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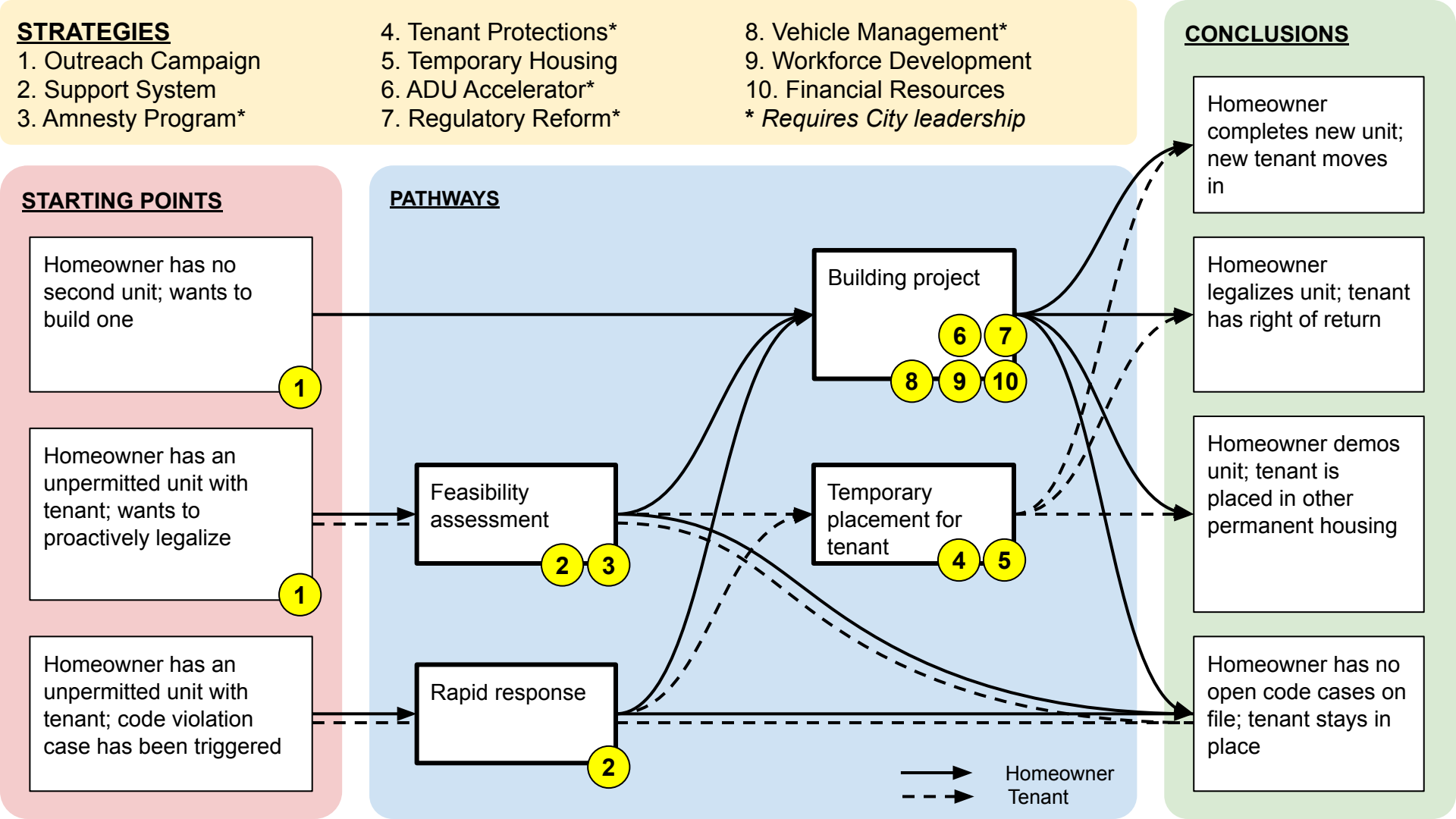


Homeowner completes new unit; new tenant moves in

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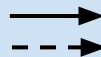
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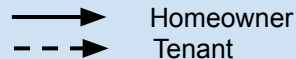
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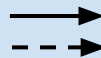
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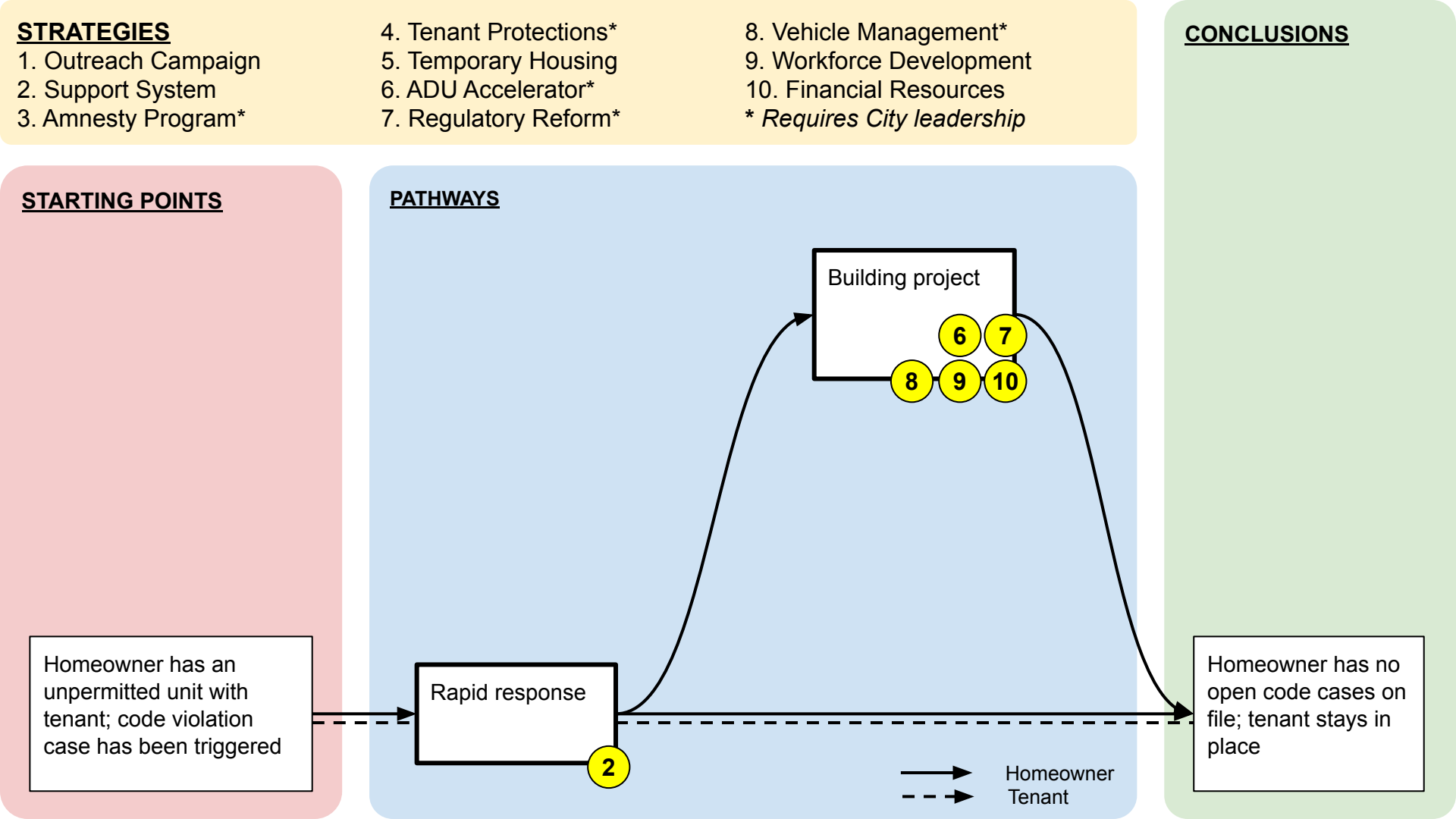
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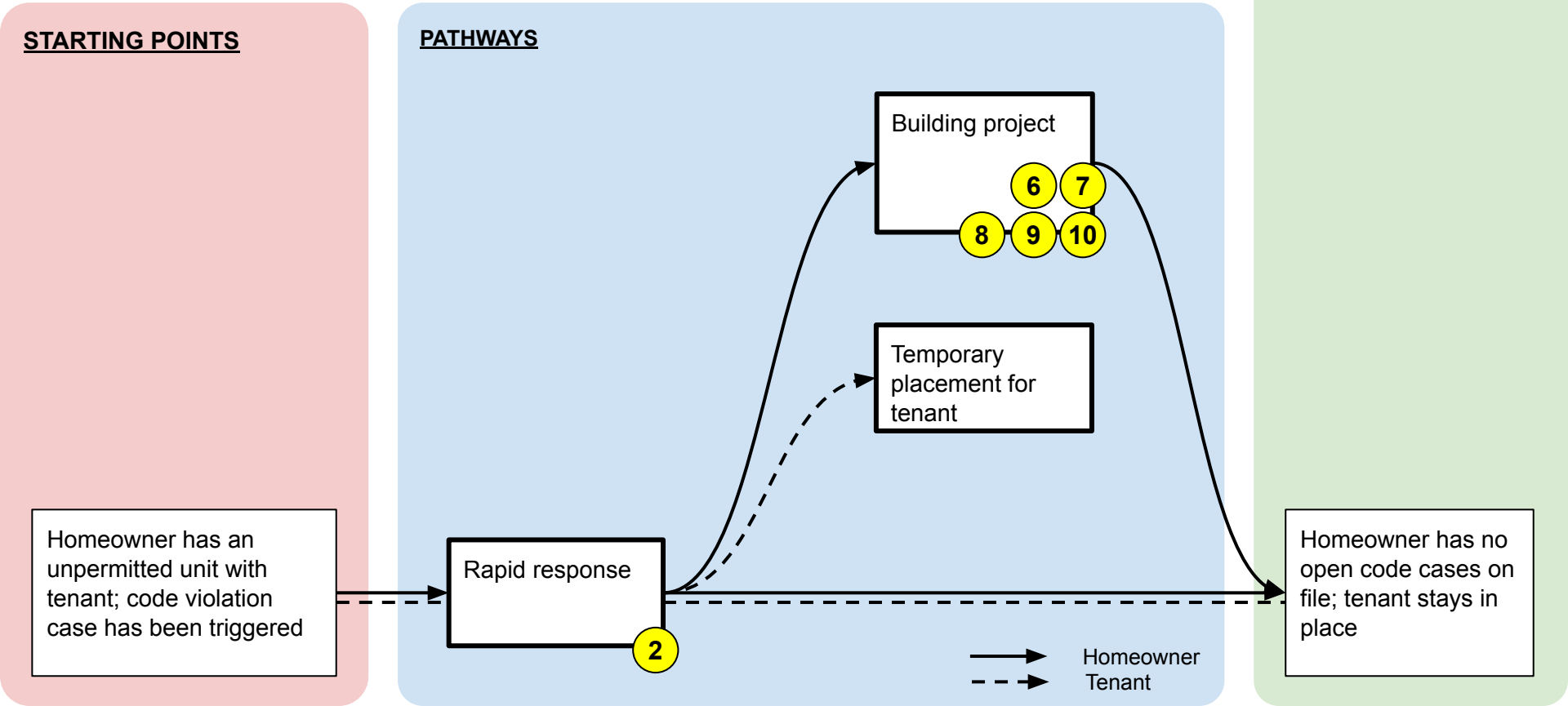
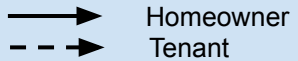
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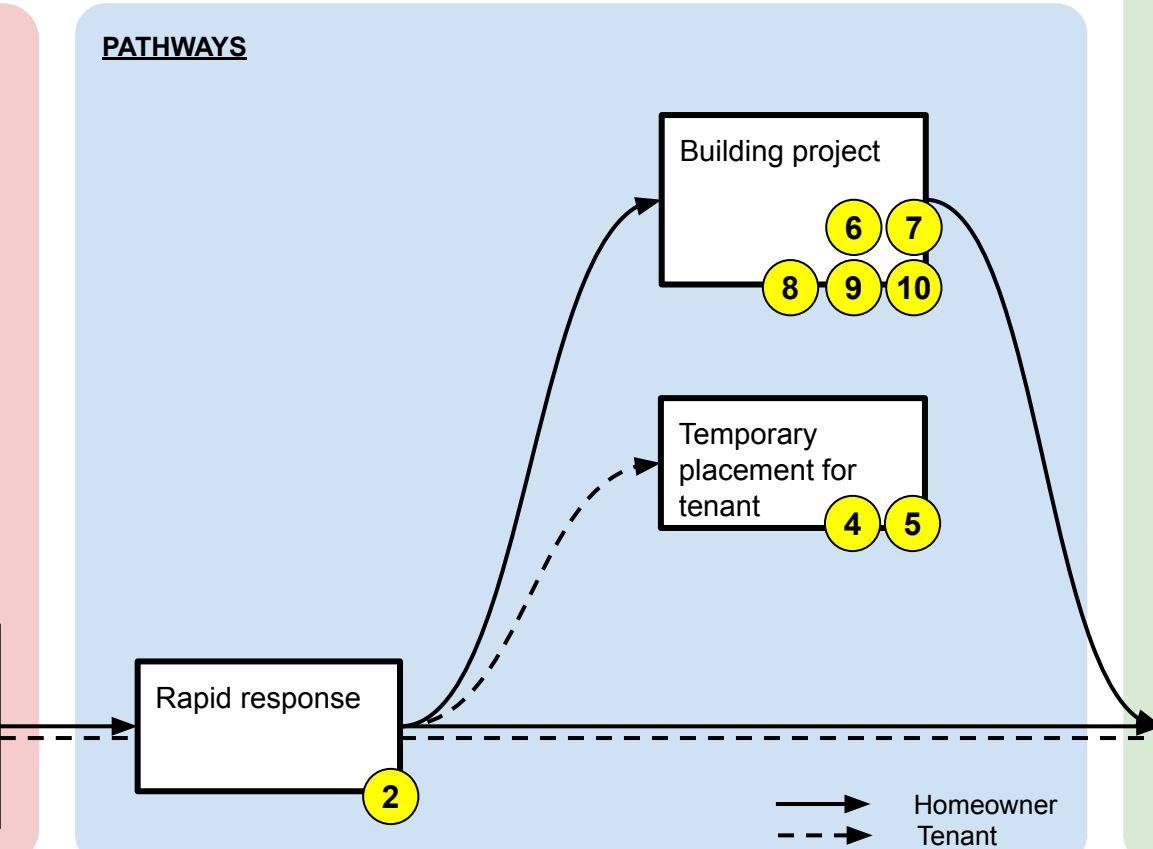
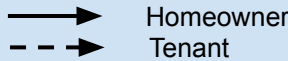
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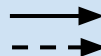
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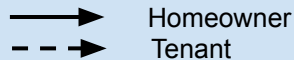
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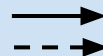
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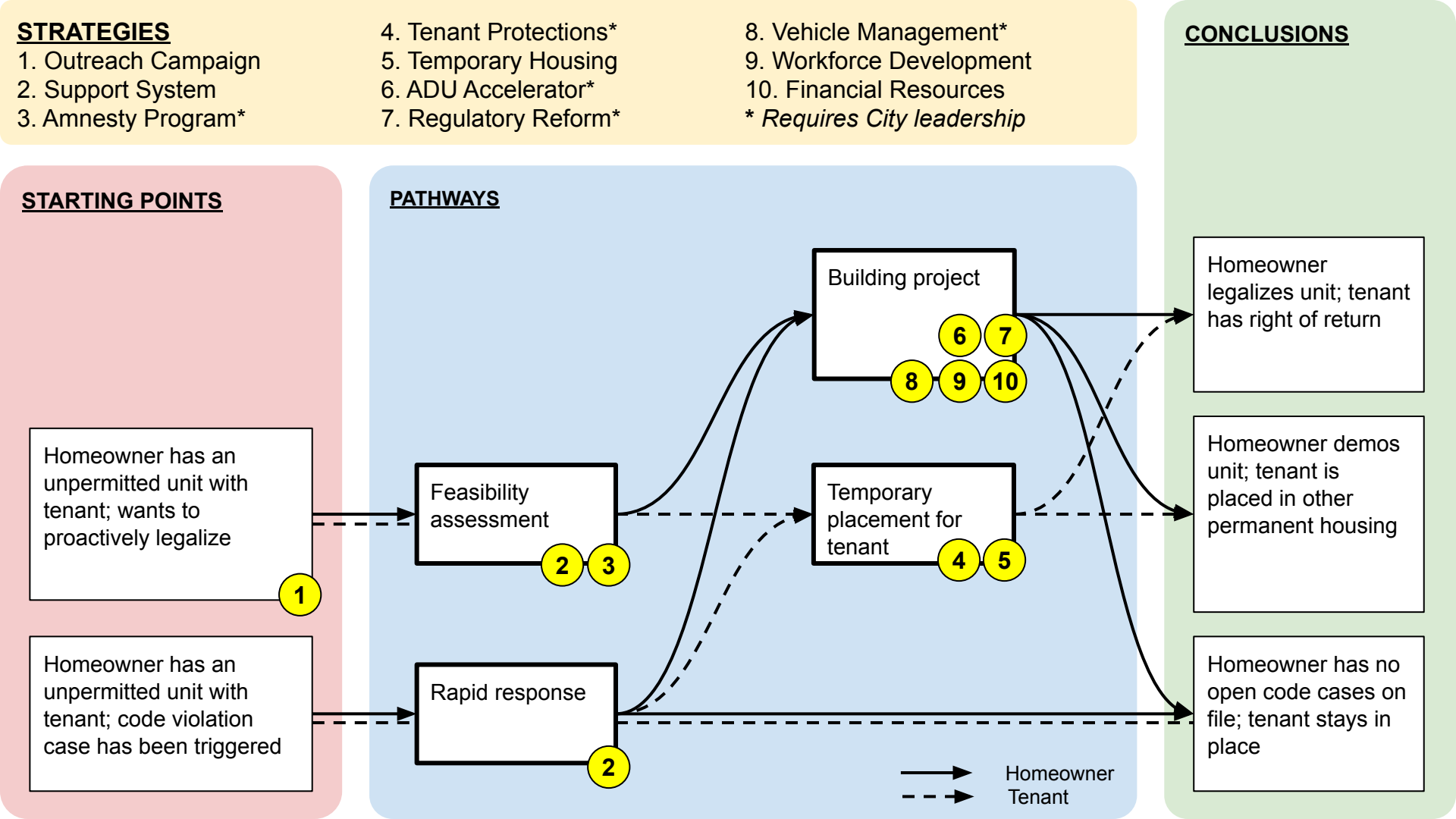
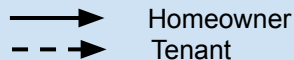
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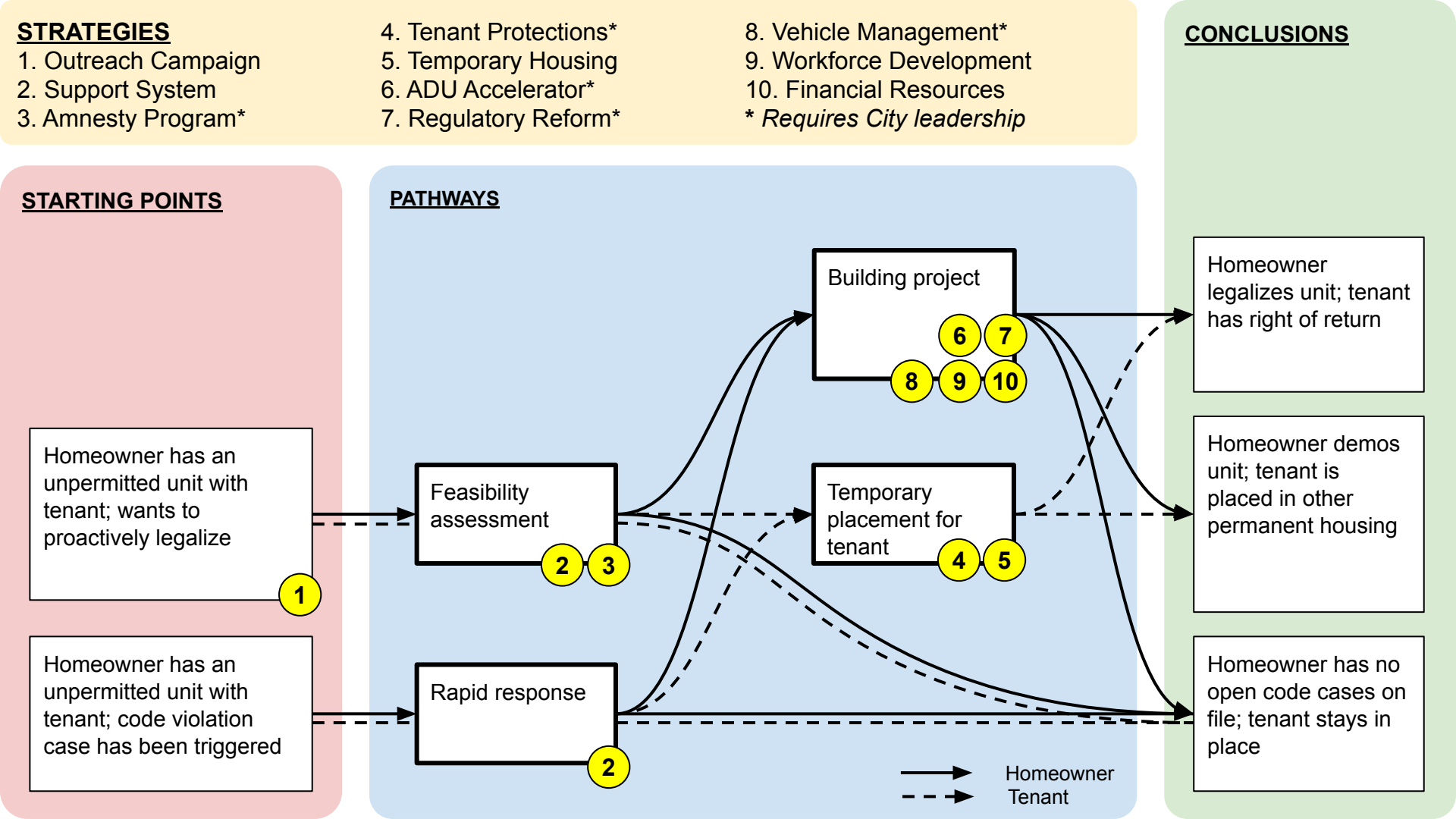
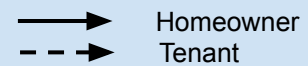
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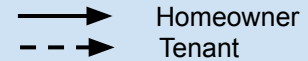
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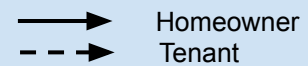
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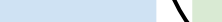
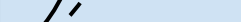
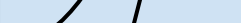
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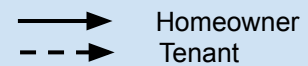
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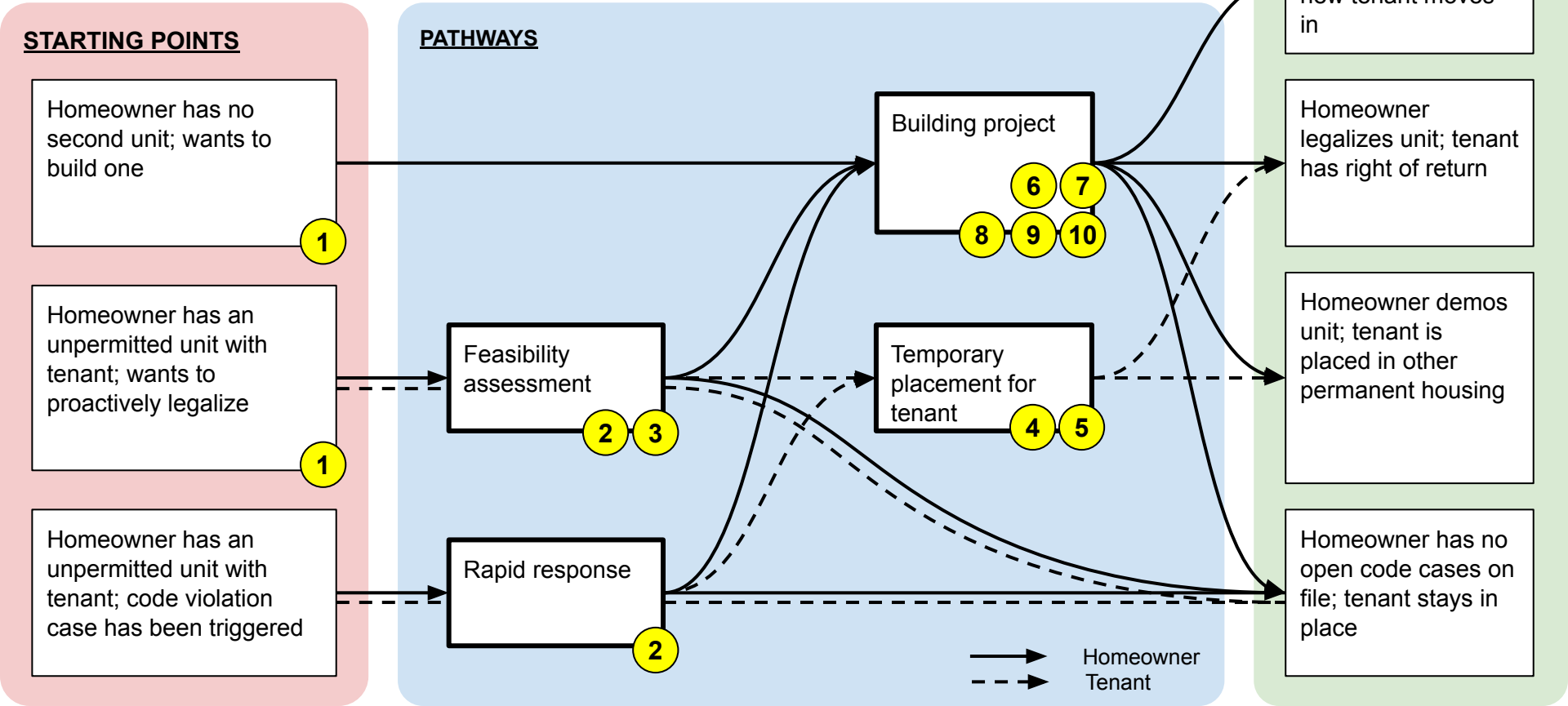


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STARTING POINTS

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1

Homeowner has an unpermitted unit with tenant; wants to proactively legalize

1

Homeowner has an unpermitted unit with tenant; code violation case has been triggered

PATHWAYS

Feasibility assessment

2 3

Building project

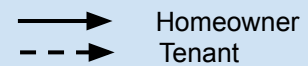
6 7
8 9 10

Temporary placement for tenant

4 5

Rapid response

2

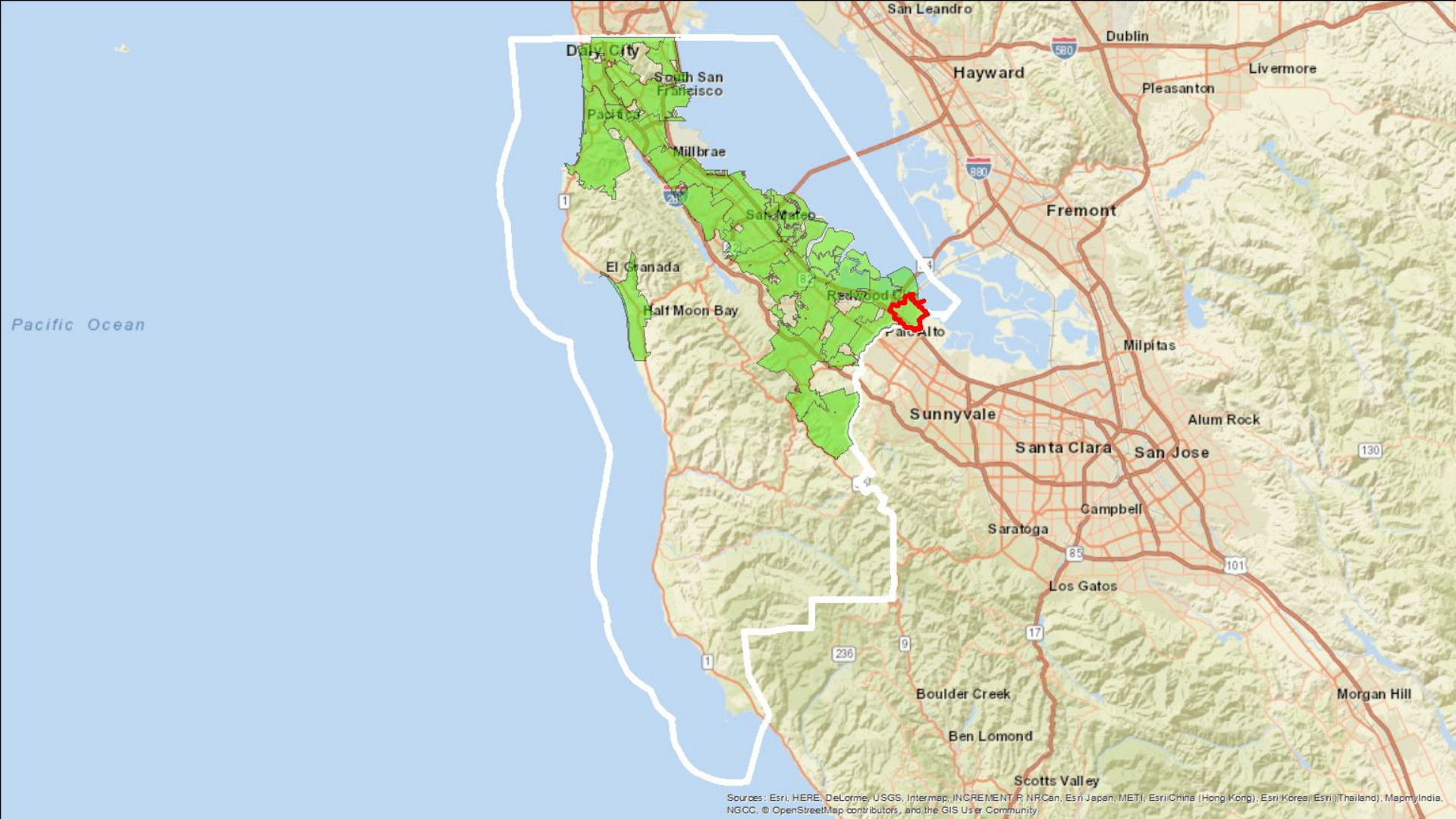


Homeowner completes new unit; new tenant moves in

Homeowner legalizes unit; tenant has right of return

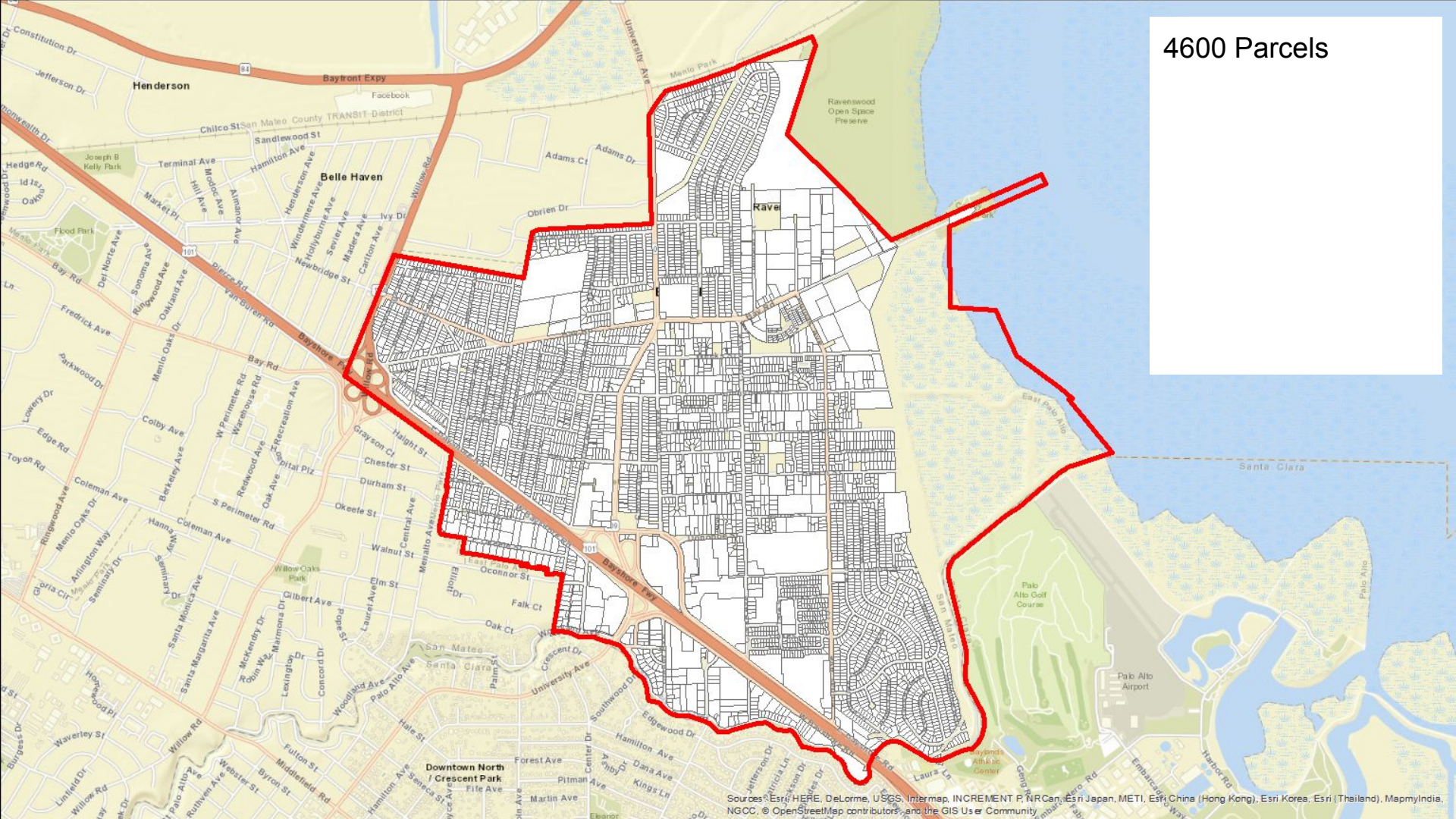
Homeowner demos unit; tenant is placed in other permanent housing

Homeowner has no open code cases on file; tenant stays in place

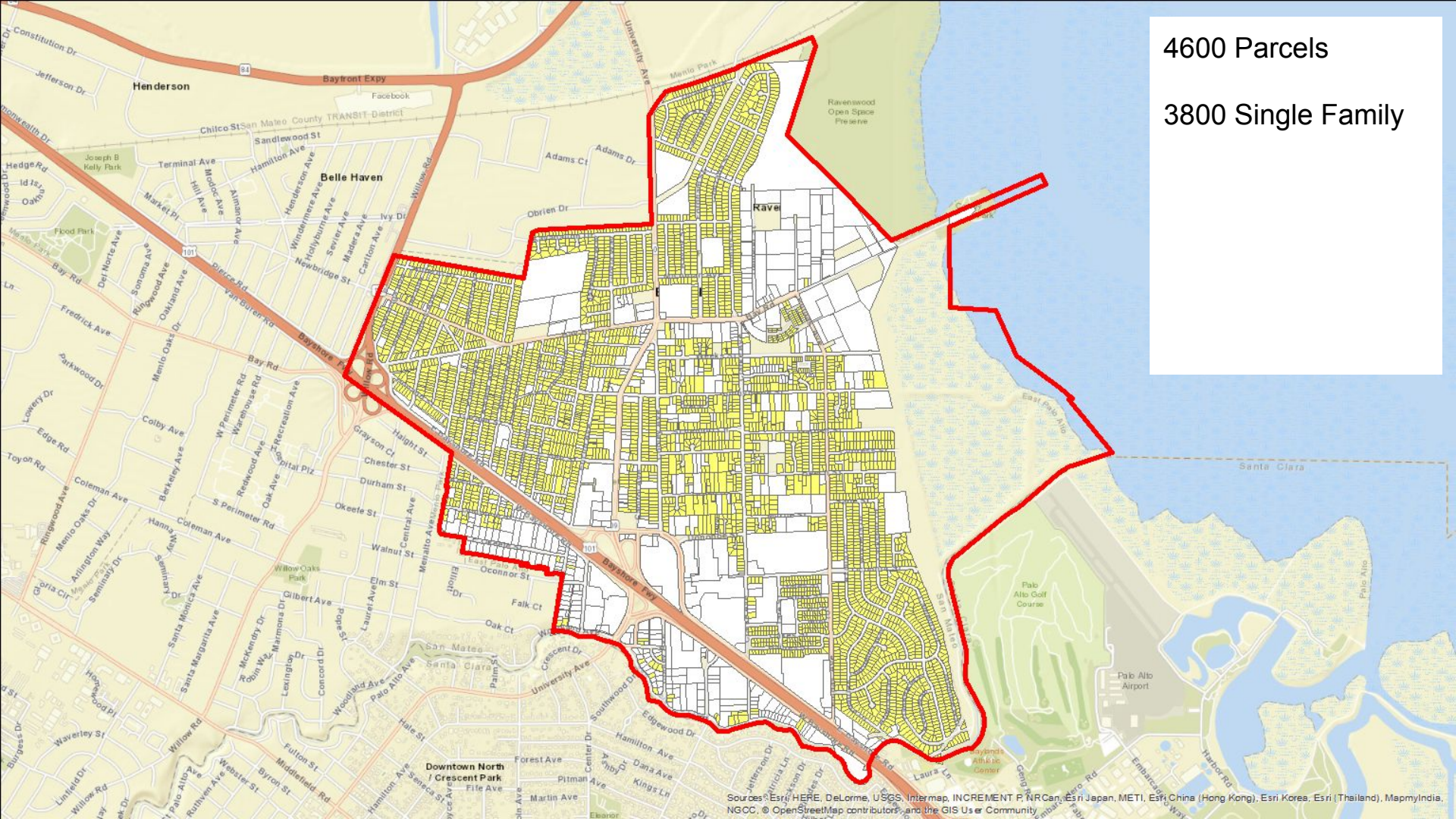


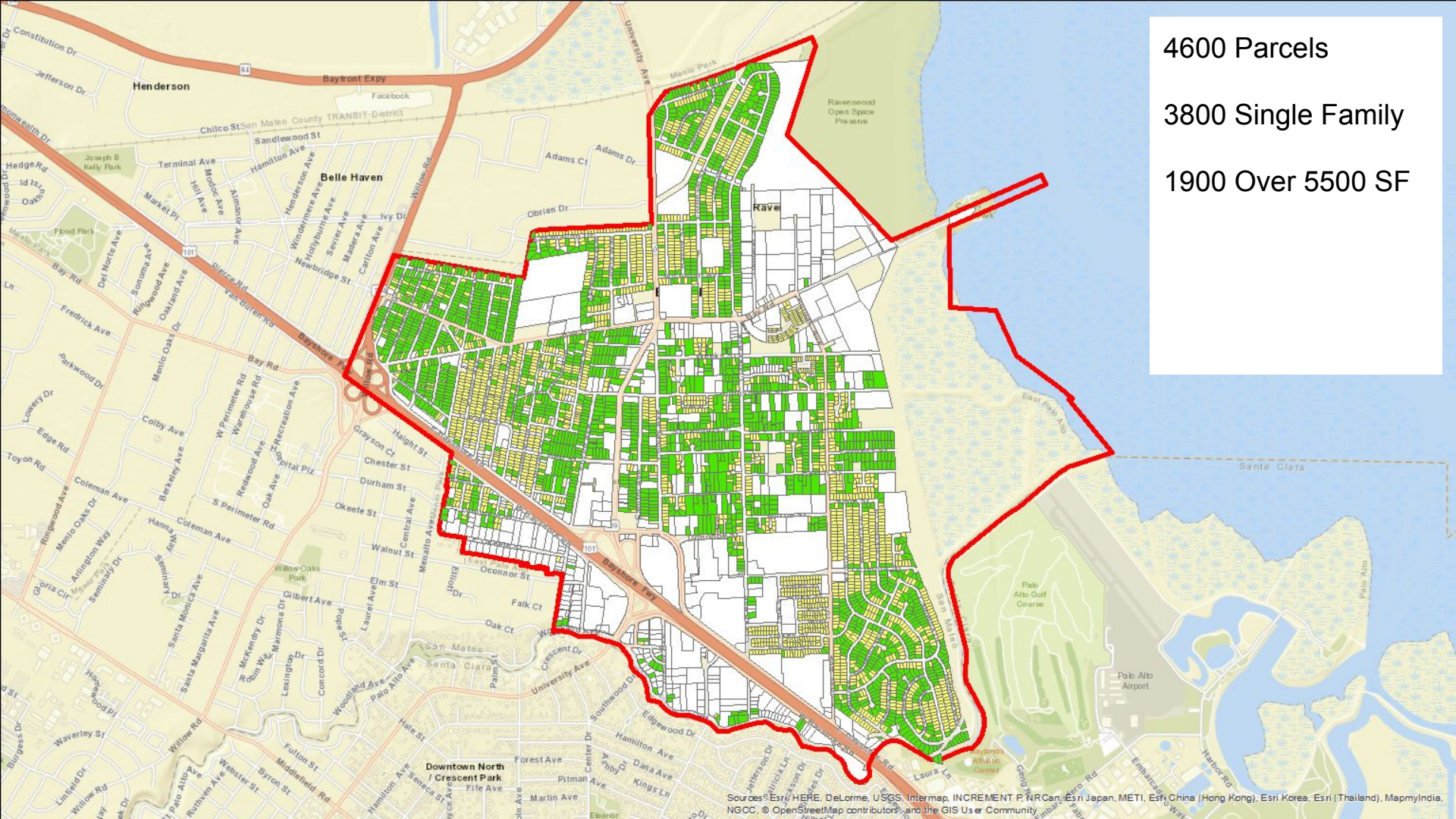
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

4600 Parcels



4600 Parcels
3800 Single Family

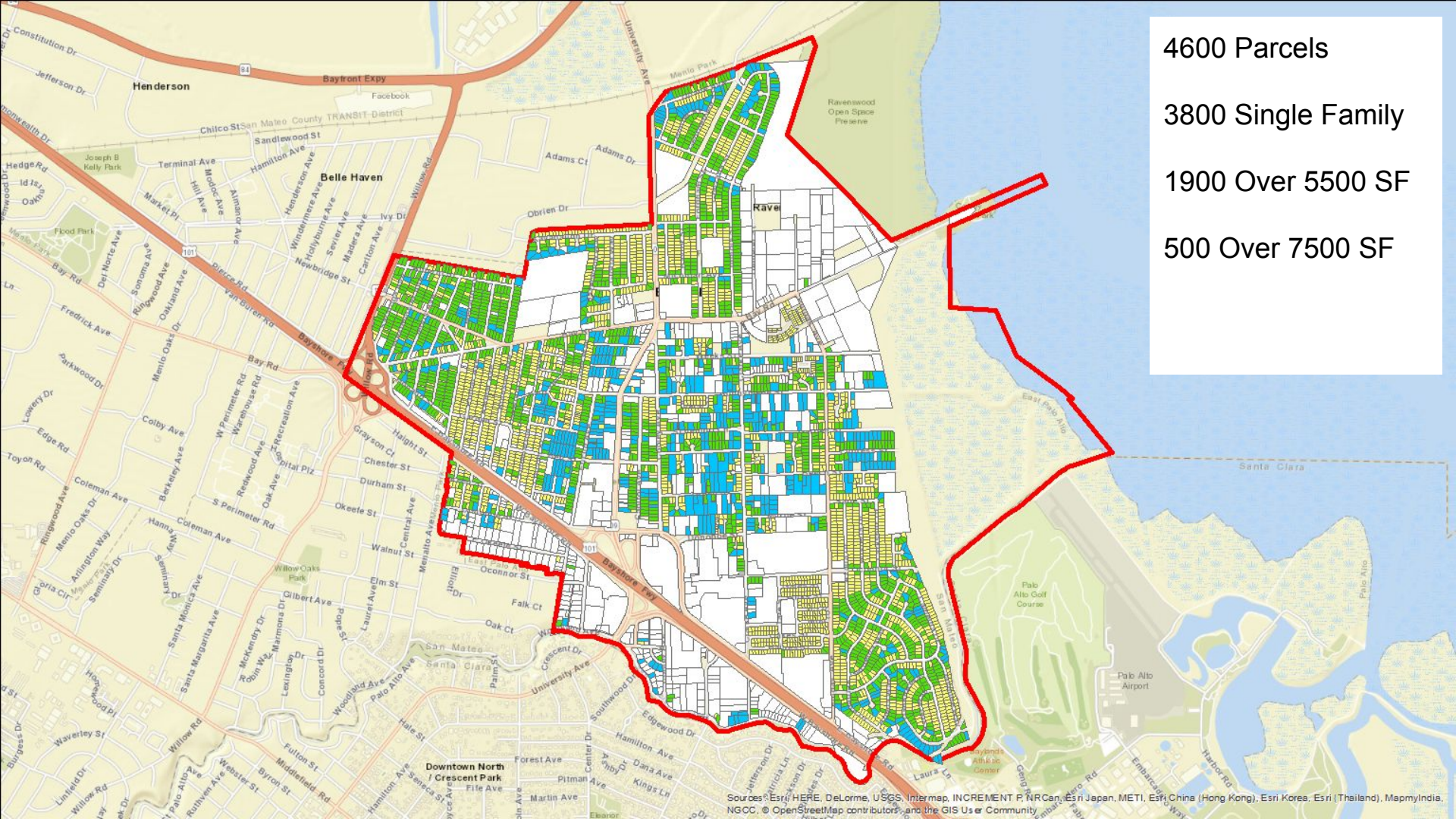




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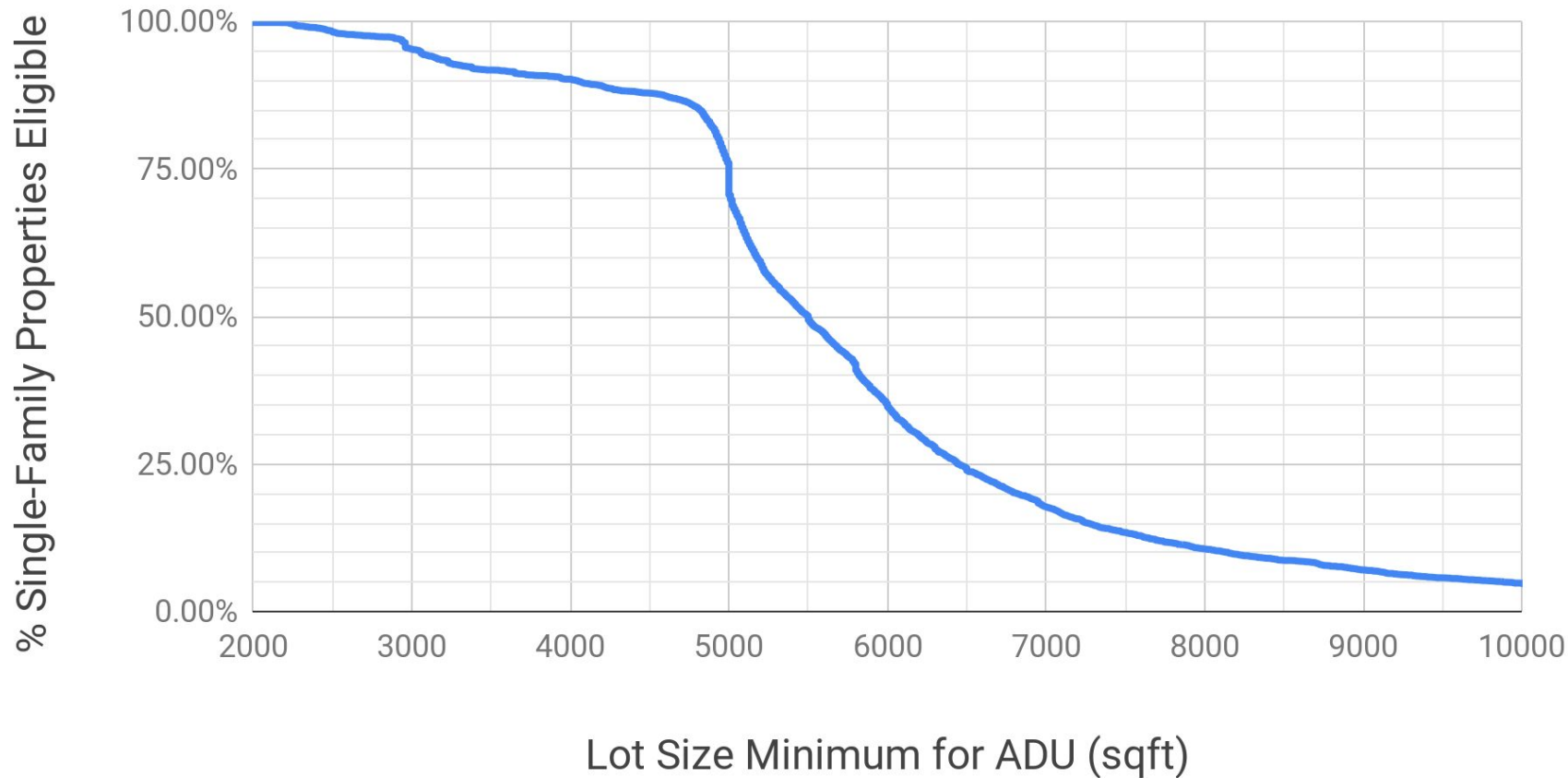
3800 Single Family

1900 Over 5500 SF

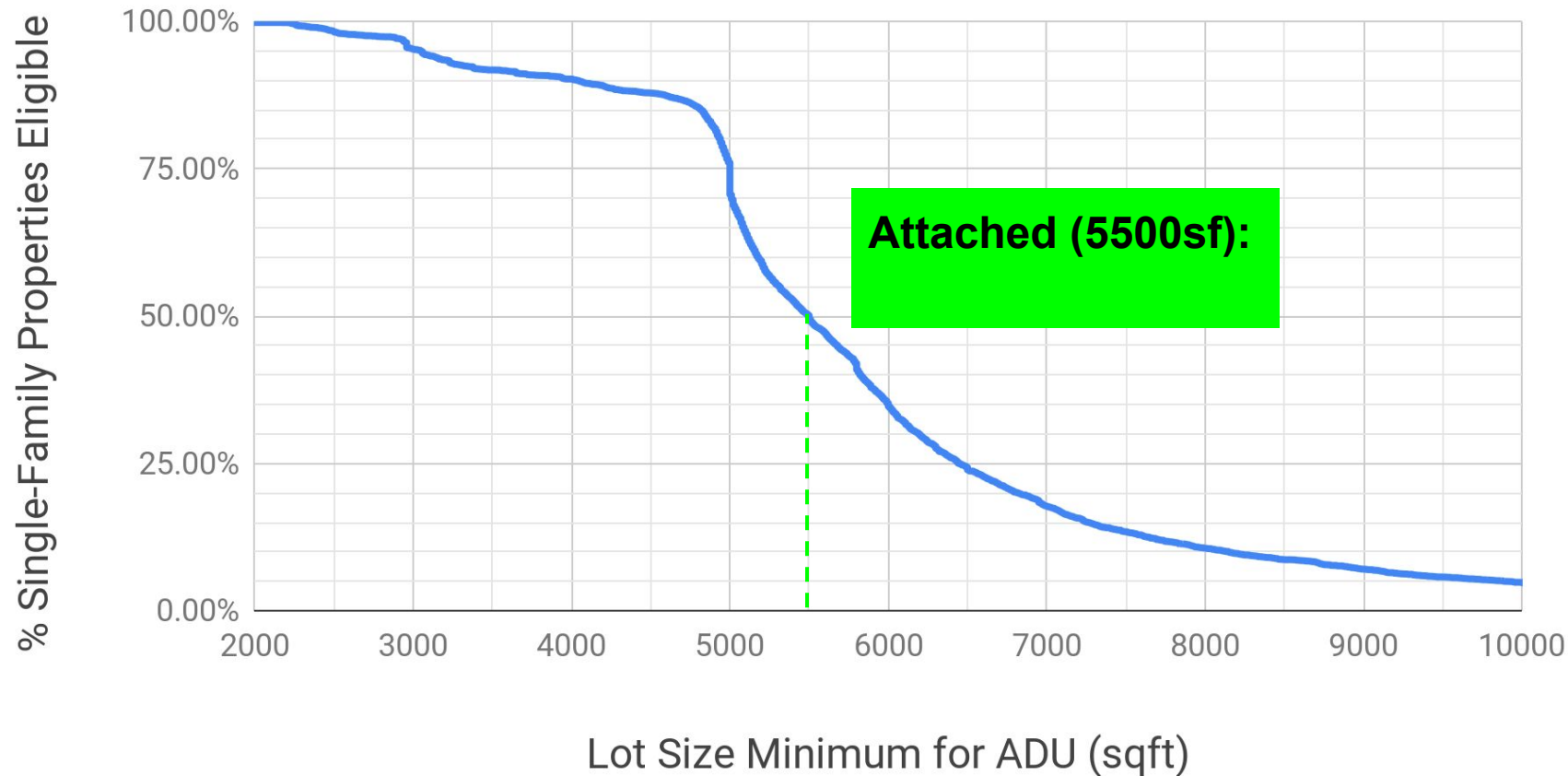


4600 Parcels
3800 Single Family
1900 Over 5500 SF
500 Over 7500 SF

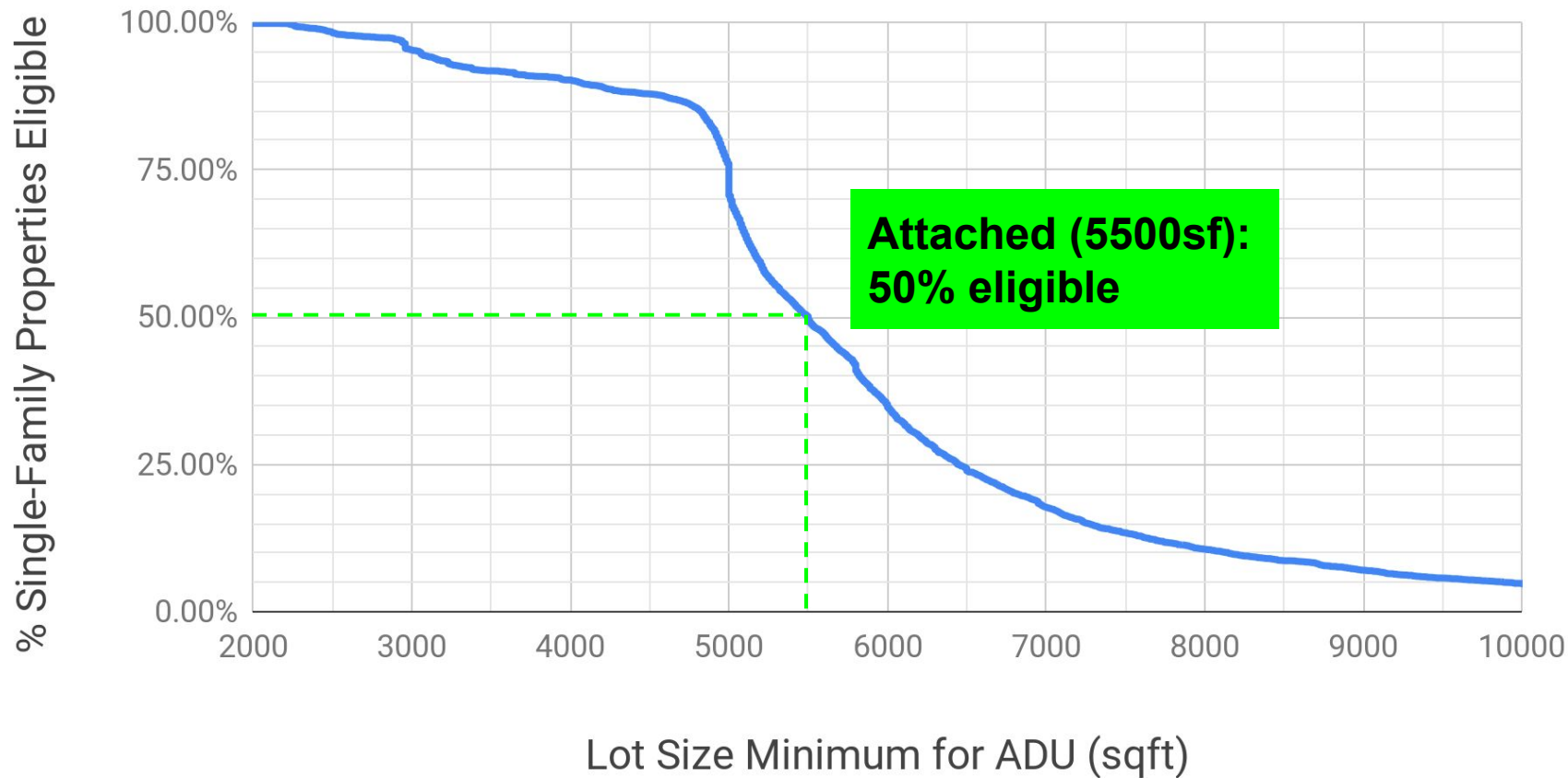
% EPA Single-Family Properties Eligible for ADU, based on Lot Size Minimum



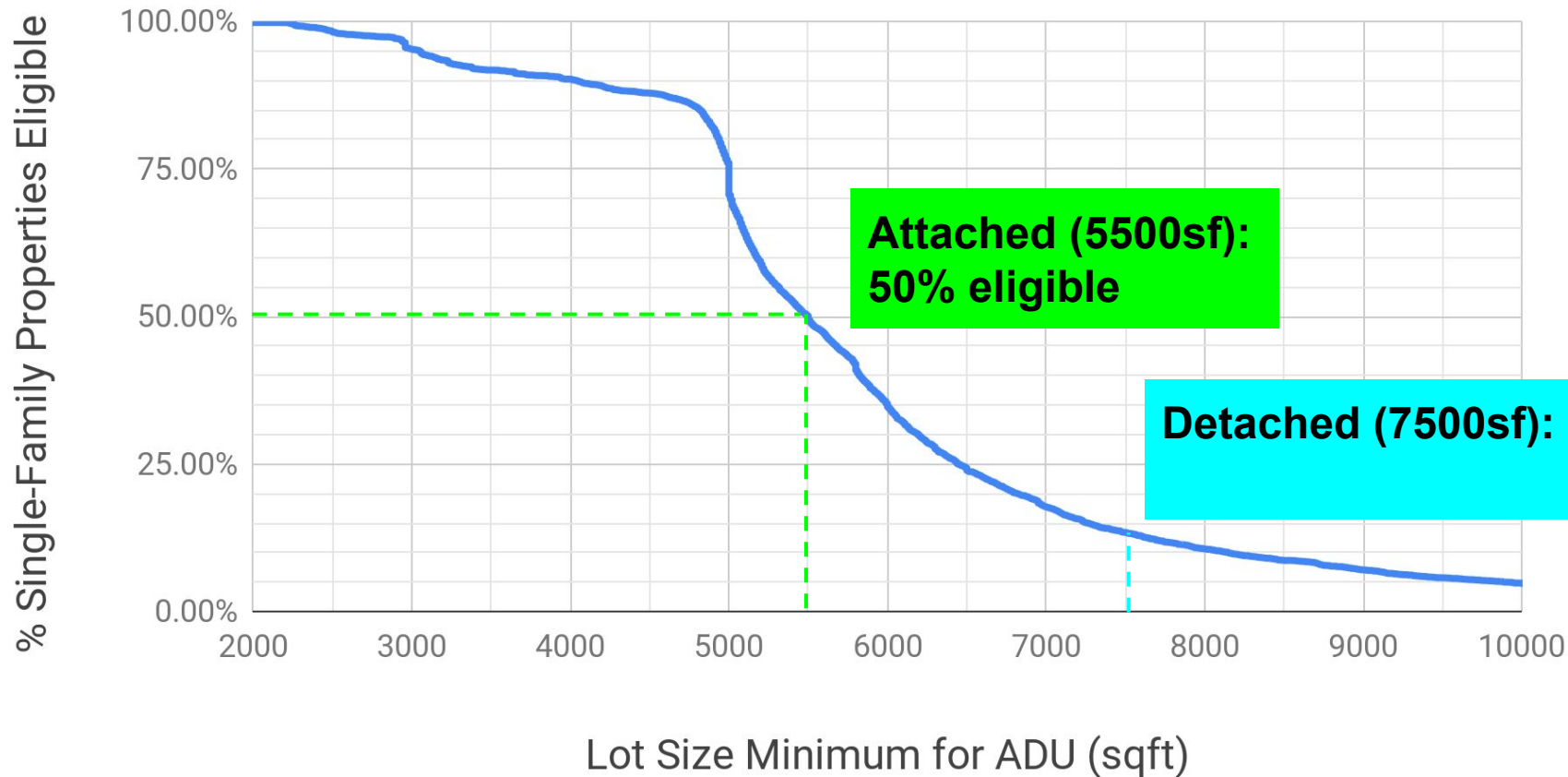
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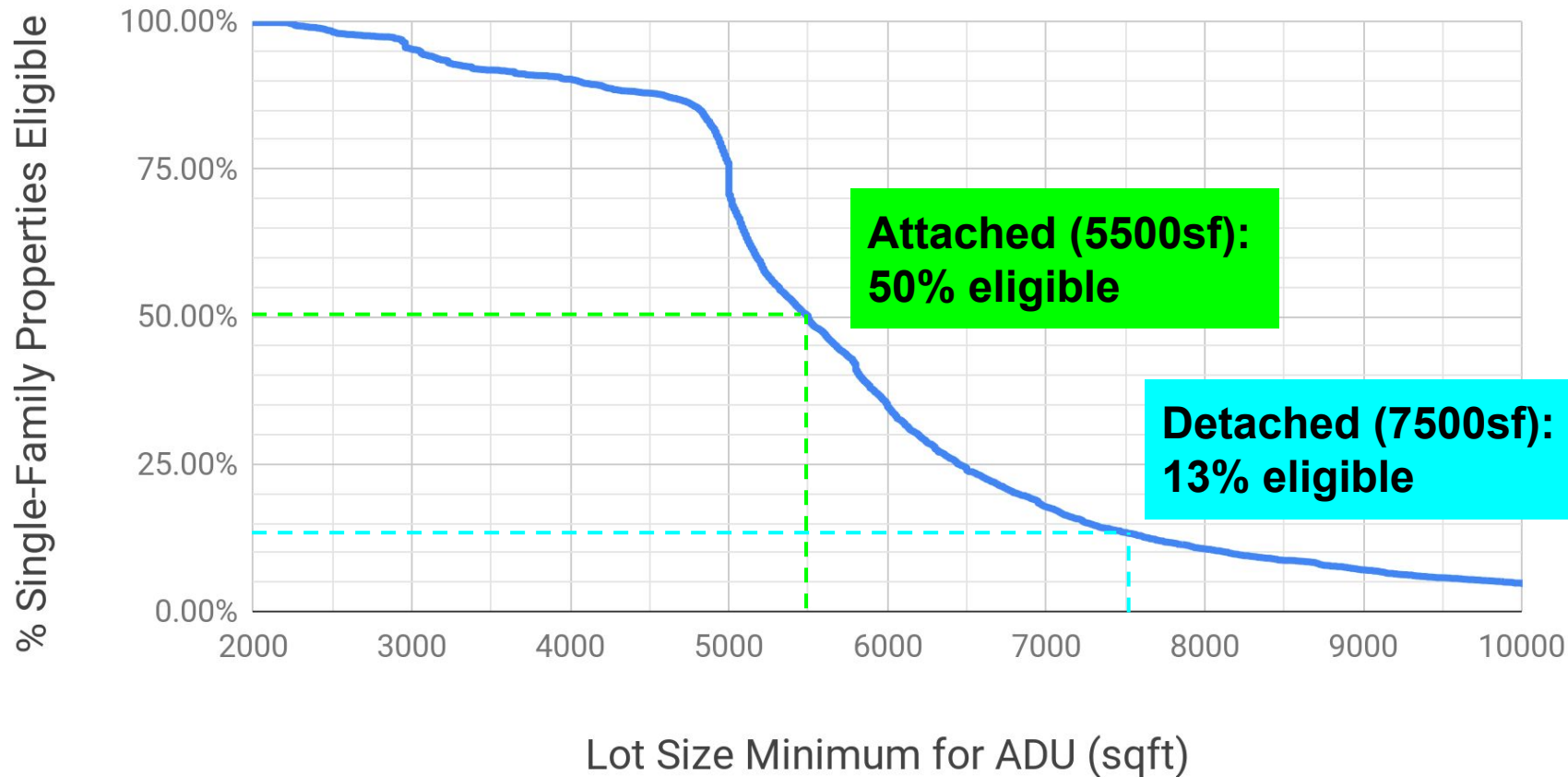
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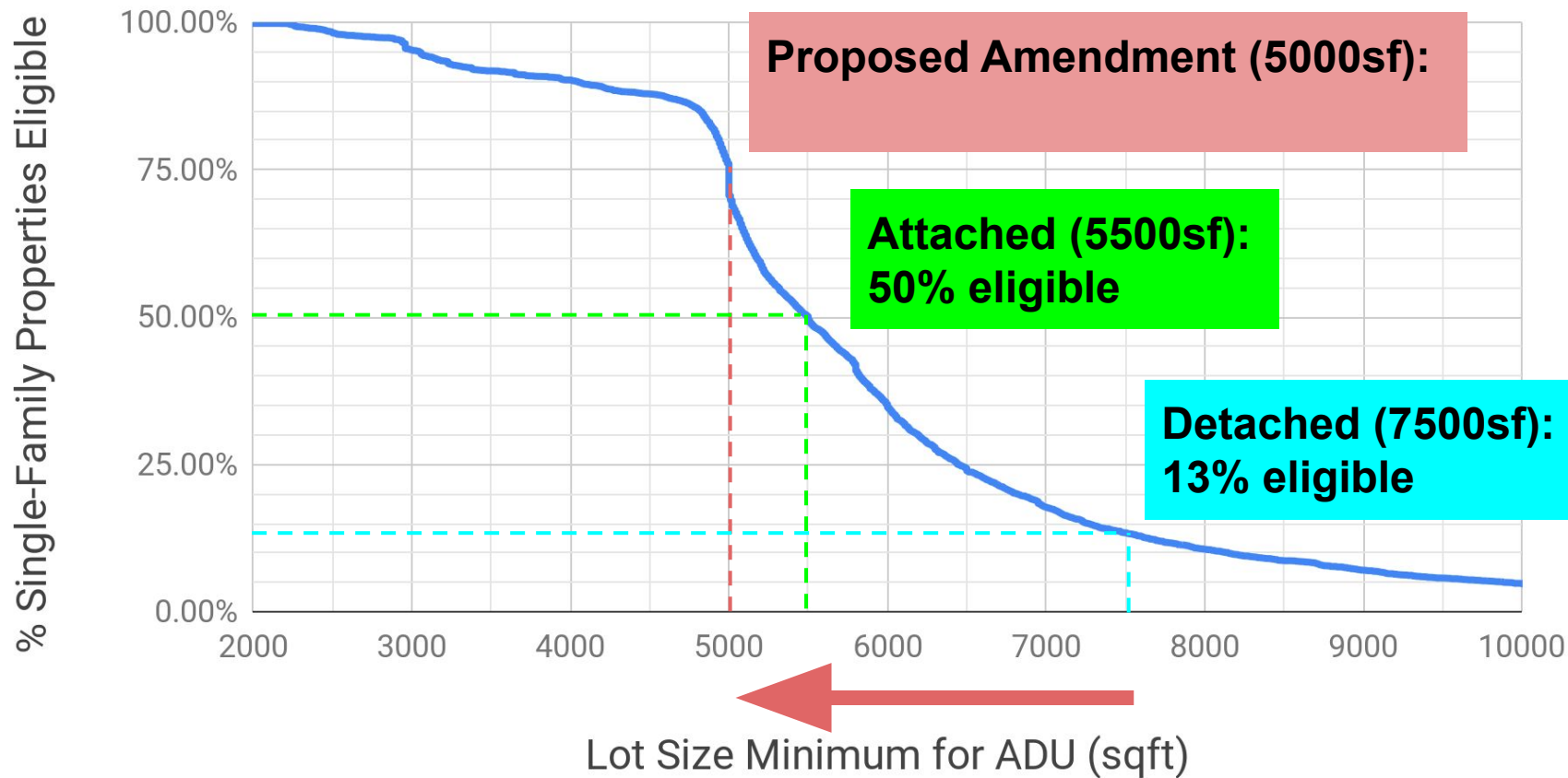
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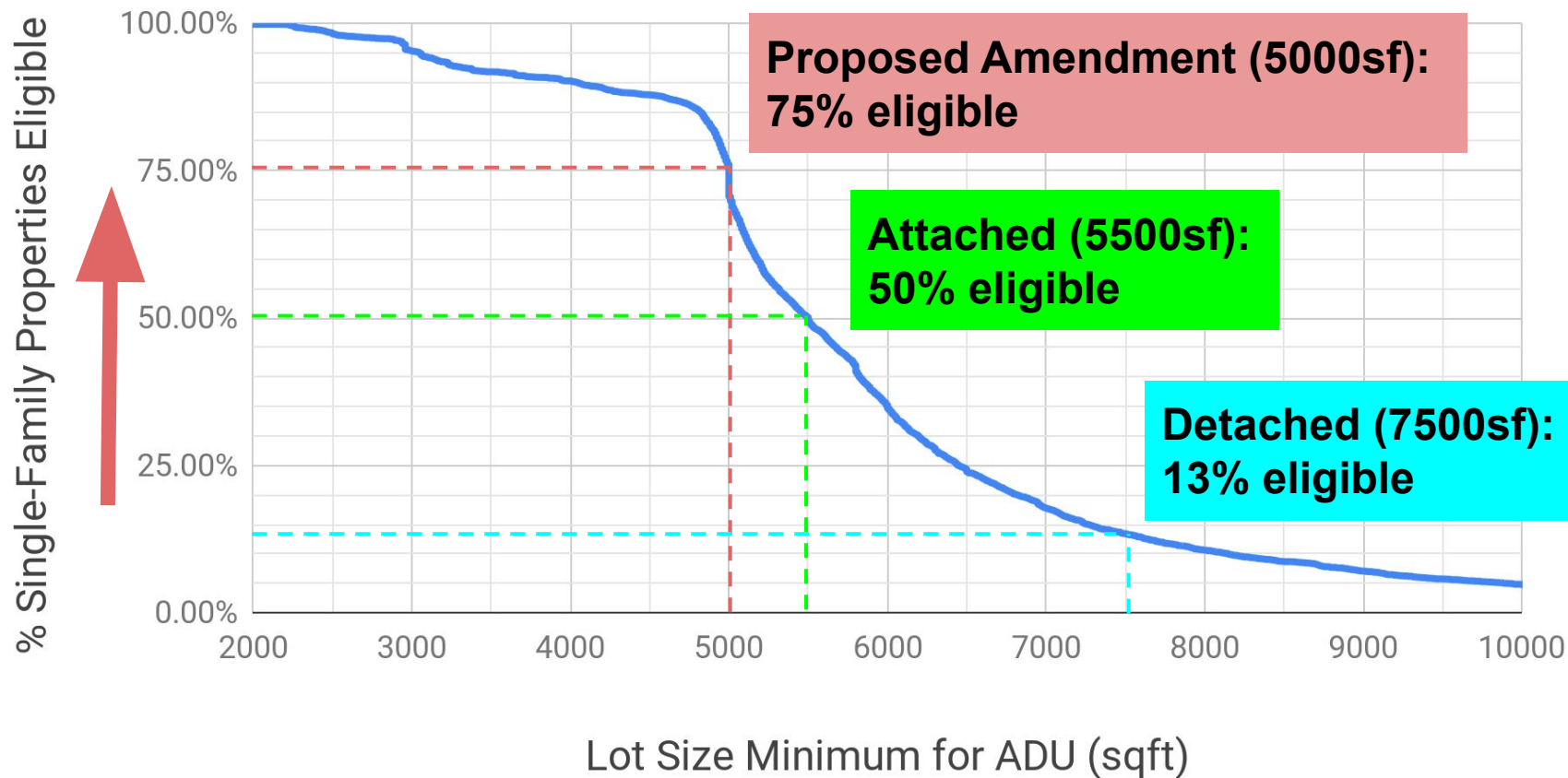
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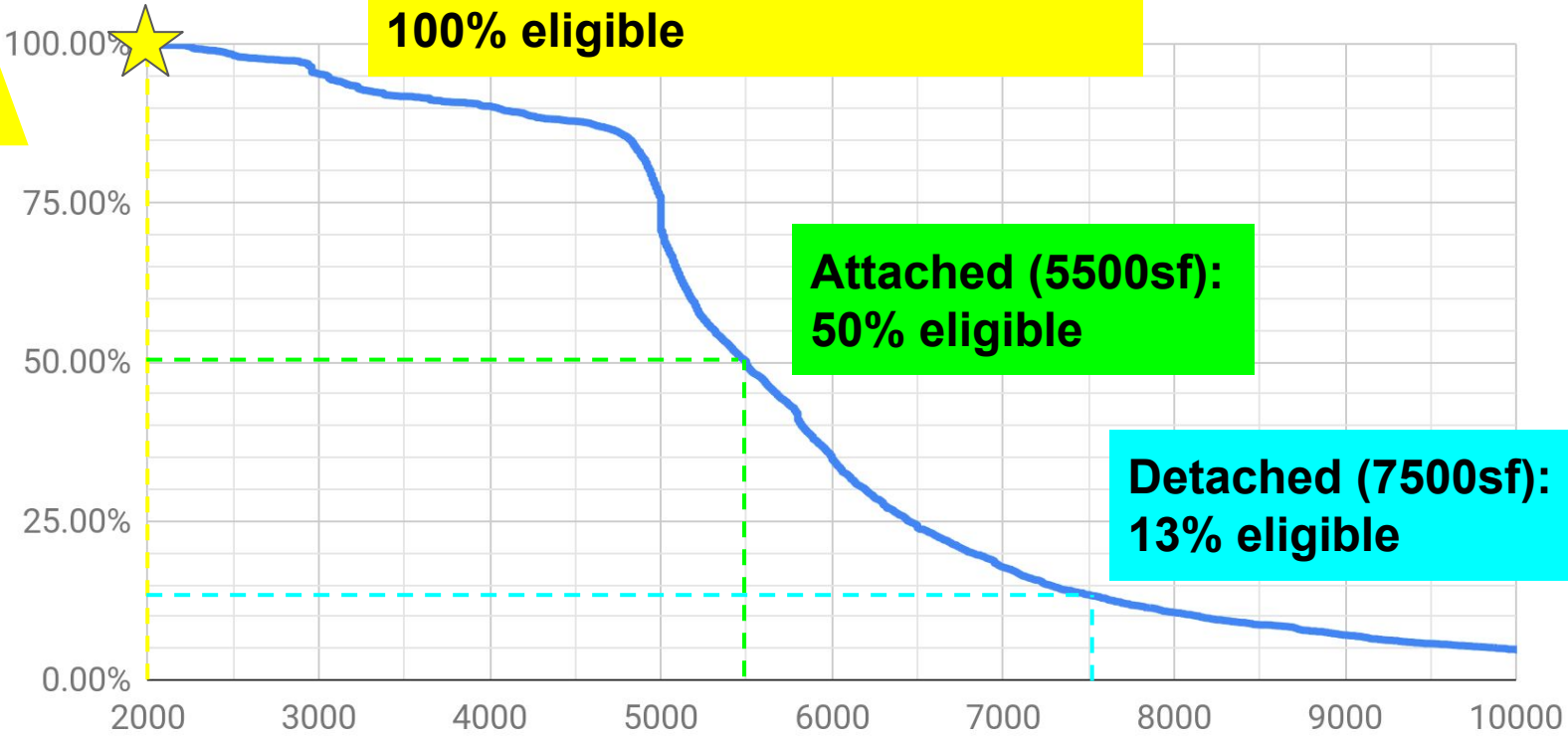


% EPA Single-Family Properties Eligible

**AB68 (no minimum):
100% eligible**

Size Minimum

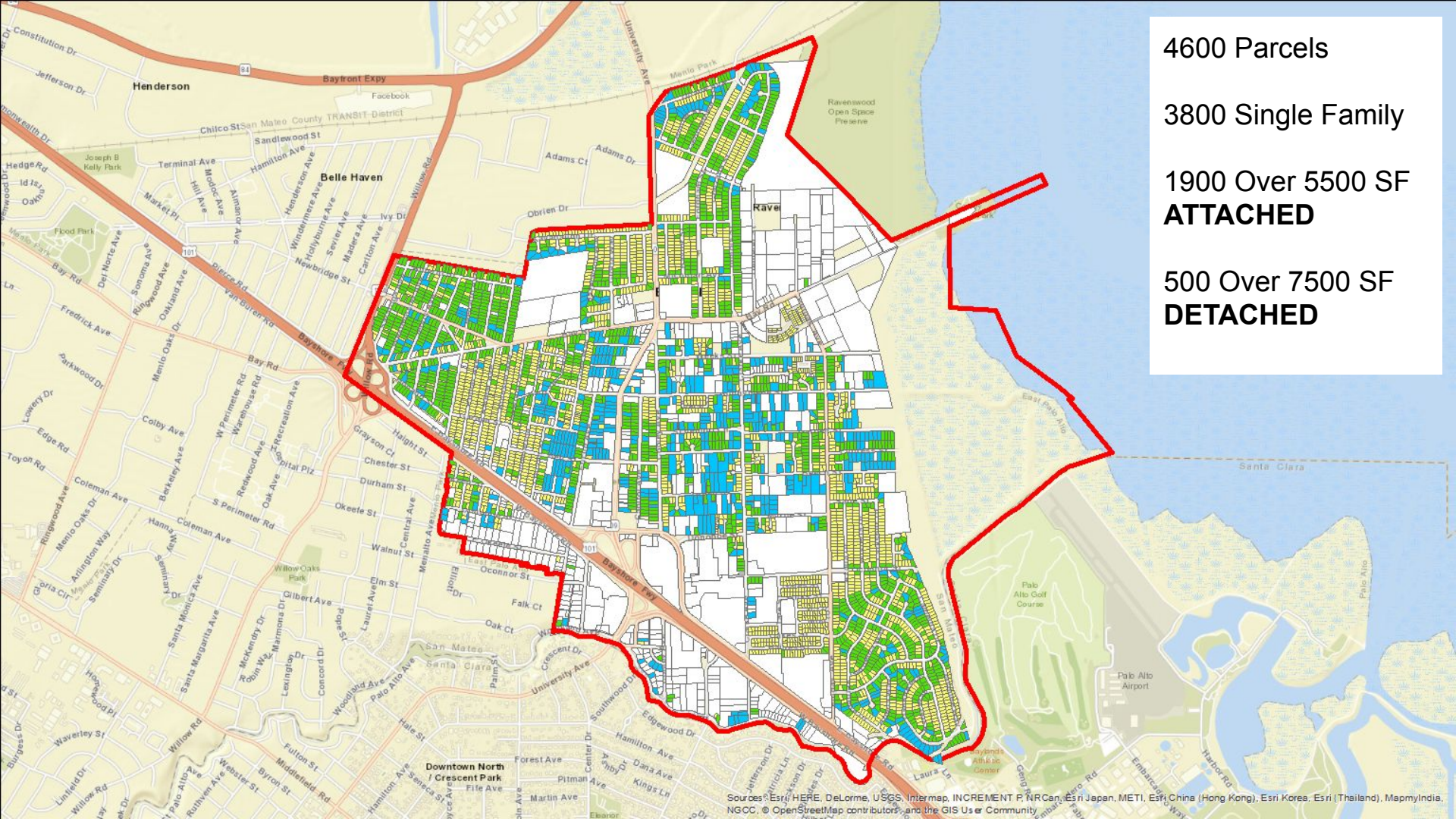
% Single-Family Properties Eligible



**Attached (5500sf):
50% eligible**

**Detached (7500sf):
13% eligible**

Lot Size Minimum for ADU (sqft)

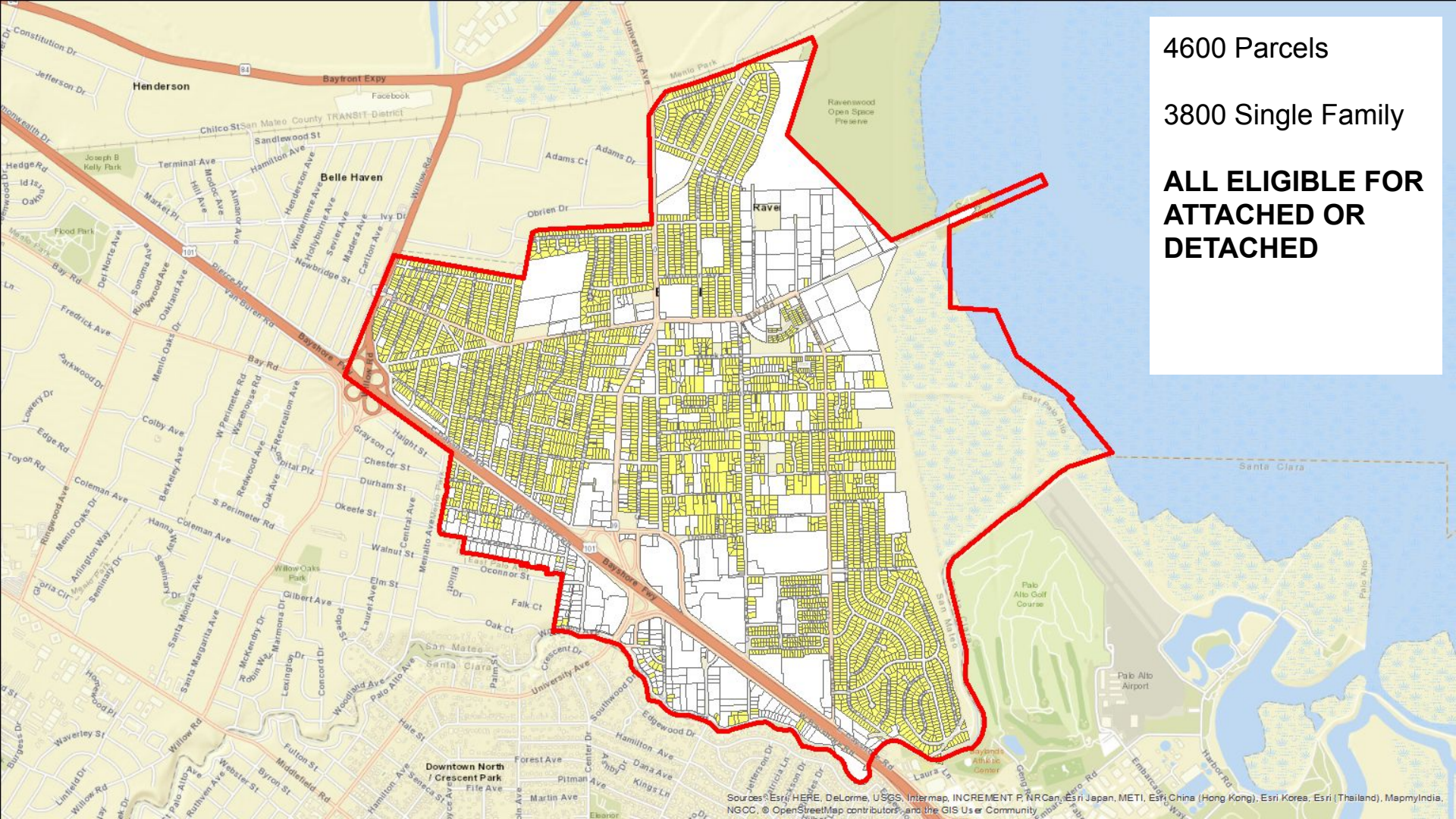


4600 Parcels

3800 Single Family

1900 Over 5500 SF
ATTACHED

500 Over 7500 SF
DETACHED



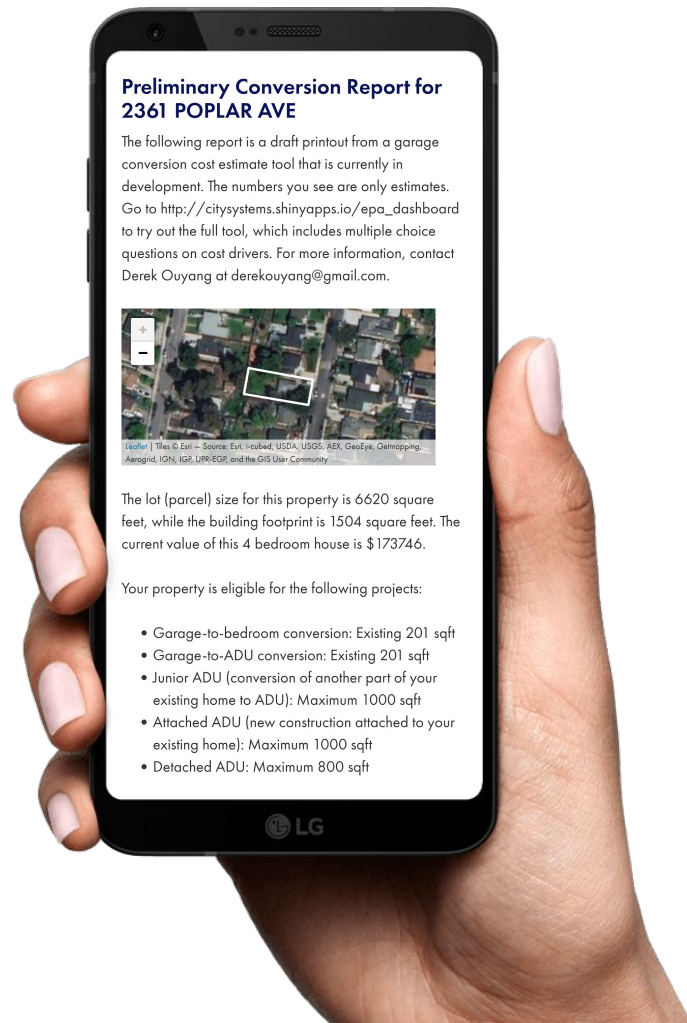
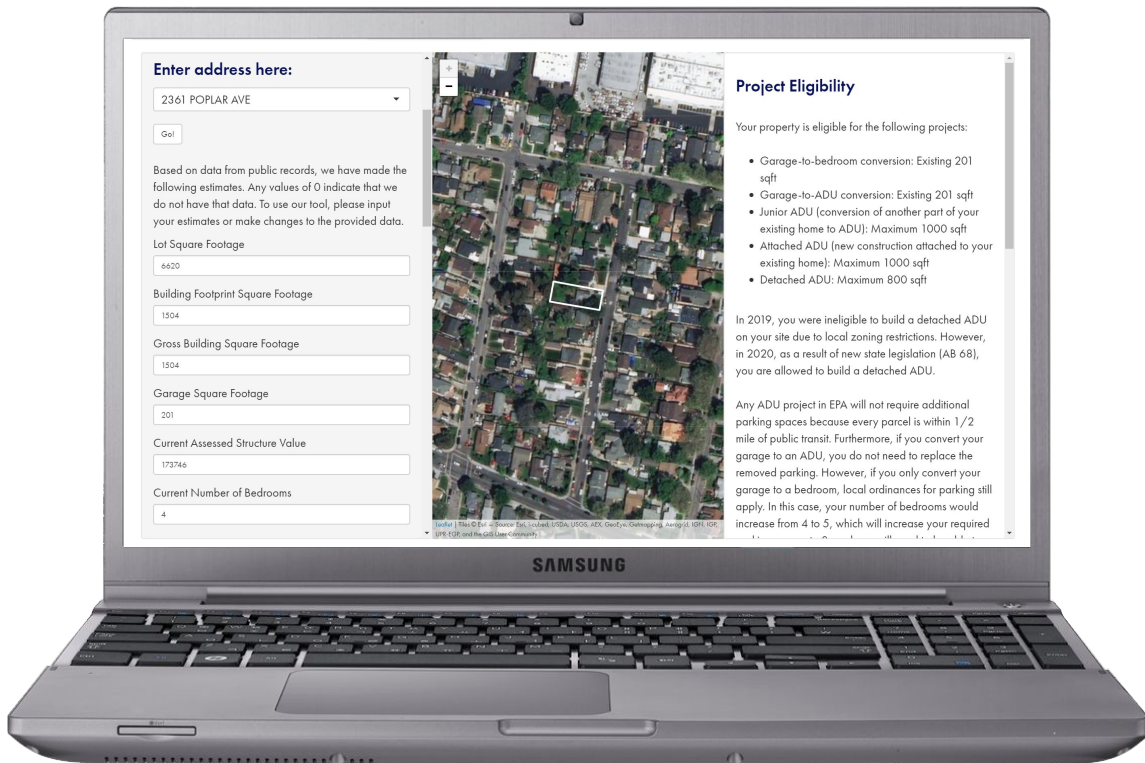
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**ALL ELIGIBLE FOR
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https://citysystems.shinyapps.io/epa_dashboard



Change language

English

Garage Conversion: Overview

An important question is what you are legally allowed to construct on your property. The tool available in the tab above will help answer that question. However, when considering an additional unit, another important factor is: what are your goals? Some helpful guiding questions: Who will be living in the unit? Will you be moving into it yourself, or will you be renting it out to family members or the general populace? How much are you willing or able to spend on the project? Your answers to questions like these will inform your priorities and limitations. The information below can help you with these major upfront decisions.

Project Types

There are three main retrofit options to a garage with different expected costs and potential rental incomes:

- 1. Bedroom:** This is the simplest and lowest-cost project (but also the one that will bring in the least rental income if that is a priority). It is considered the addition of a bedroom to the existing home by converting the existing garage space.
- 2. Bedroom + Bathroom:** Adding new plumbing can significantly increase the cost and complexity of the project. This can be considered the addition of a bedroom and bathroom to the existing home or used as a guest house. The bathroom allows you to charge more for rent, as well as provide the renter more autonomy in their daily activities.
- 3. Bedroom + Bathroom + Kitchen:** This project is considered not a garage conversion but an attached second unit (Accessory Dwelling Unit, or 'ADU'), which could command a higher rent than the other two project types. However, many other development standards apply to this project. In particular, refer to [this handout](#) from the City of EPA that summarizes ADU policies, or see more detail in the [official city code](#).

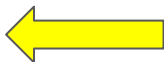
You can click the next tab at the top of this page to access the tool which will tell you what your property is eligible for. Below, you can find more information on the common costs you should expect for any garage conversion project.

Project Costs

Standard project costs run a minimum of \$25,000 and include:

Change language

English



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Cambiar idioma

Espanol



Conversion De Garaje: Vision General

Una pregunta importante es que esta legalmente autorizado para construir en su propiedad. La herramienta disponible en la pestana de arriba ayudara a responder esa pregunta. Sin embargo, al considerar una unidad adicional, otro factor importante es: cuales son sus objetivos? Algunas preguntas de guia utiles: Quien vivira en la unidad? Se mudara usted mismo o lo alquilara a familiares o al publico en general? Cuanto esta dispuesto o puede gastar en el proyecto? Sus respuestas a preguntas como estas informaran sus prioridades y limitaciones. La informacion a continuacion puede ayudarlo con estas importantes decisiones iniciales.

Tipos de Proyectos

Hay tres opciones principales de adaptacion a un garaje con diferentes costos esperados e ingresos de alquiler potenciales:

- 1. Dormitorio:** Este es el proyecto mas simple y de menor costo (pero tambien el que generara el menor ingreso de alquiler si es una prioridad). Se considera la adicion de un dormitorio a la vivienda existente al convertir el espacio de garaje existente.
- 2. Dormitorio + Bano:** Agregar nuevas tuberias puede aumentar significativamente el costo y la complejidad del proyecto. Esto puede considerarse como la adicion de un dormitorio y un bano a la casa existente o como casa de huéspedes. El bano le permite cobrar mas por el alquiler, asi como proporcionarle al arrendatario mas autonomia en sus actividades diarias.
- 3. Dormitorio + Bano + Cocina:** Este proyecto no se considera una conversion de garaje sino una segunda unidad adjunta (Unidad de vivienda accesoria, o 'ADU'), que podria exigir una renta mas alta que los otros dos tipos de proyectos. Sin embargo, muchos otros estandares de desarrollo se aplican a este proyecto. En particular, consulte [este folleto](#) de la Ciudad de EPA que resume las politicas de ADU, o vea mas detalles en [el codigo oficial de la ciudad](#).

Puede hacer clic en la siguiente pestana en la parte superior de esta pagina para acceder a la herramienta que le indicara para que es elegible su propiedad. A continuacion, puede encontrar mas informacion sobre los costos comunes que debe esperar para cualquier proyecto de conversion de garaje.

Costos del Proyecto

Los costos estandar del proyecto son de un minimo de \$25,000 e incluyen:



Cambiar idioma

Espanol

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Project Planning Tool

If you are a property owner in East Palo Alto, the following step-by-step tool is designed to help you decide if a garage conversion is right for you and guide you to useful resources. The information is based on averages from similar projects in the past, but are not meant to be precise or final. Professional consultation is necessary to validate these rough estimates.

Enter address here:

Based on data from public records, we have made the following estimates. Any values of 0 indicate that we do not have that data. To use our tool, please input your estimates or make changes to the provided data.

Lot Square Footage

Building Footprint Square Footage

Project Planning Tool

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Enter address here:

- 2361 POPLAR AVE
- 2896 ILLINOIS ST
- 1767 TULANE AVE
- 2870 FORDHAM ST
- 2813 GEORGETOWN ST

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Enter address here:

- 24 VANCE LN
- 240 TARA RD
- 248 GREEN ST
- 244 AZALIA DR
- 248 AZALIA DR

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Lot Square Footage

Building Footprint Square Footage



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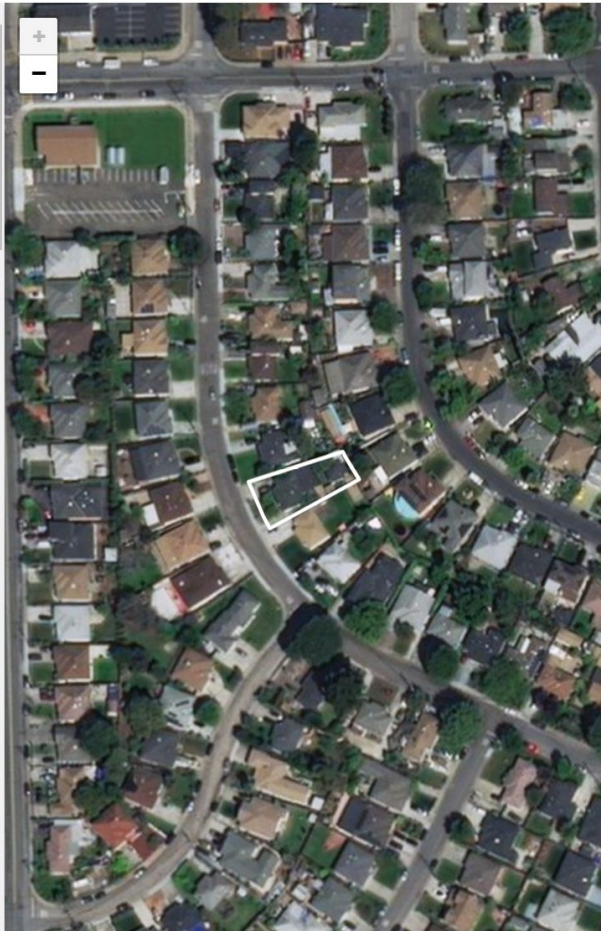
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In 2019, you were ineligible to build a detached ADU on your site due to local zoning restrictions. However, in 2020, as a result of new state legislation (AB 68), you are allowed to build a detached ADU.

Any ADU project in EPA will not require additional parking spaces because every parcel is within 1/2 mile of public transit. Furthermore, if you convert your garage to an ADU, you do not need to replace the removed parking. However, if you only convert your garage to a bedroom, local ordinances for parking still apply. In this case, your number of bedrooms would

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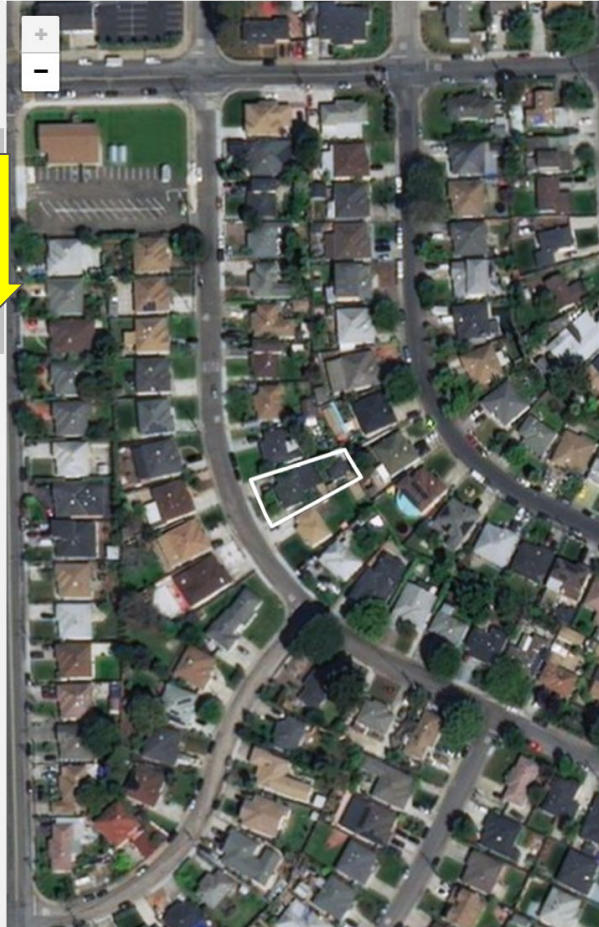
Building Footprint Square Footage

Gross Building Square Footage

Garage Square Footage

Current Assessed Structure Value

Current Number of Bedrooms



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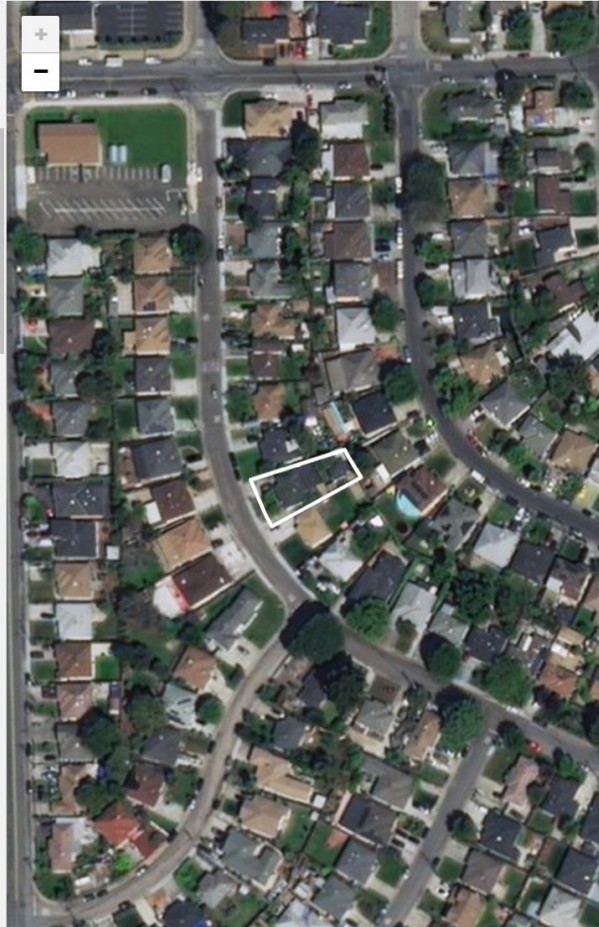
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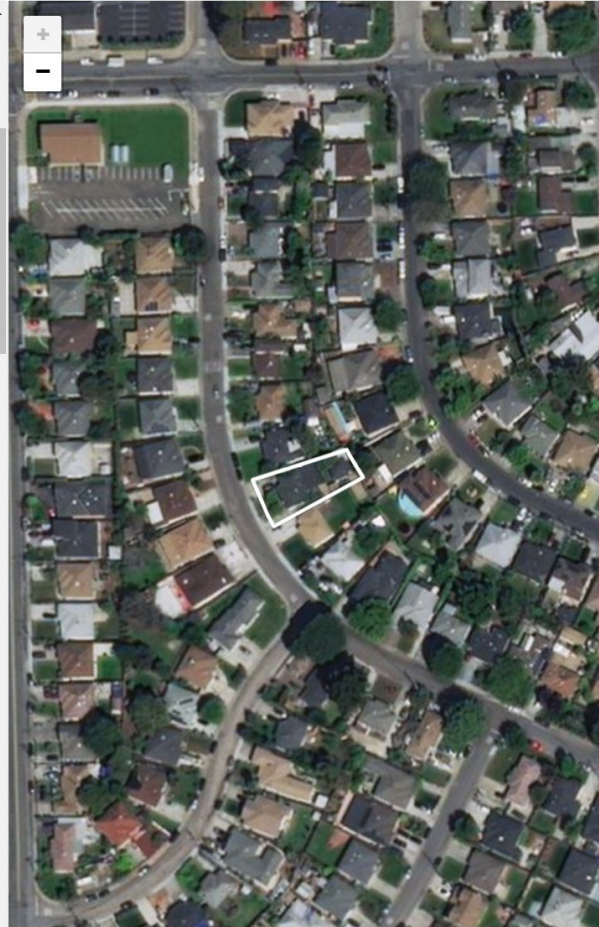
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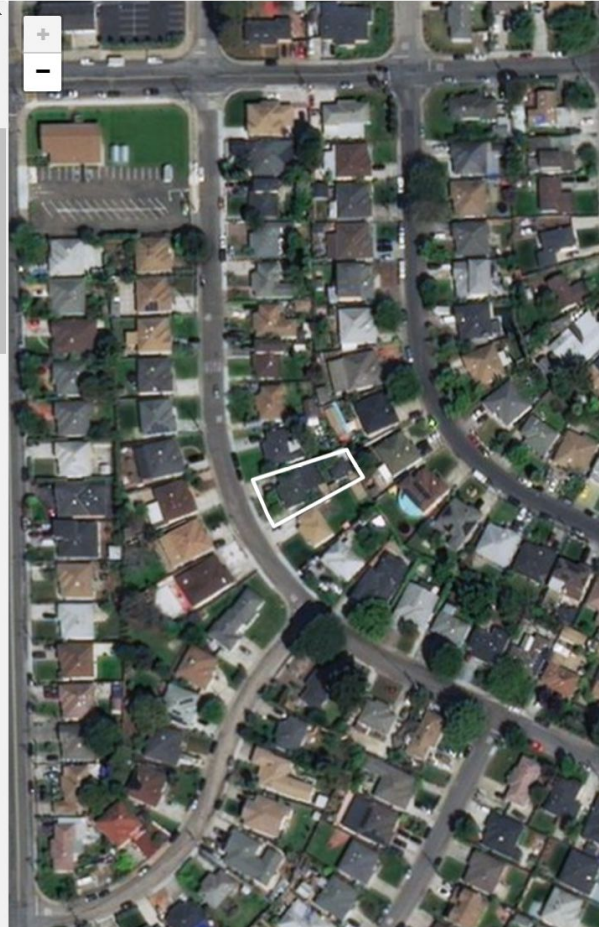
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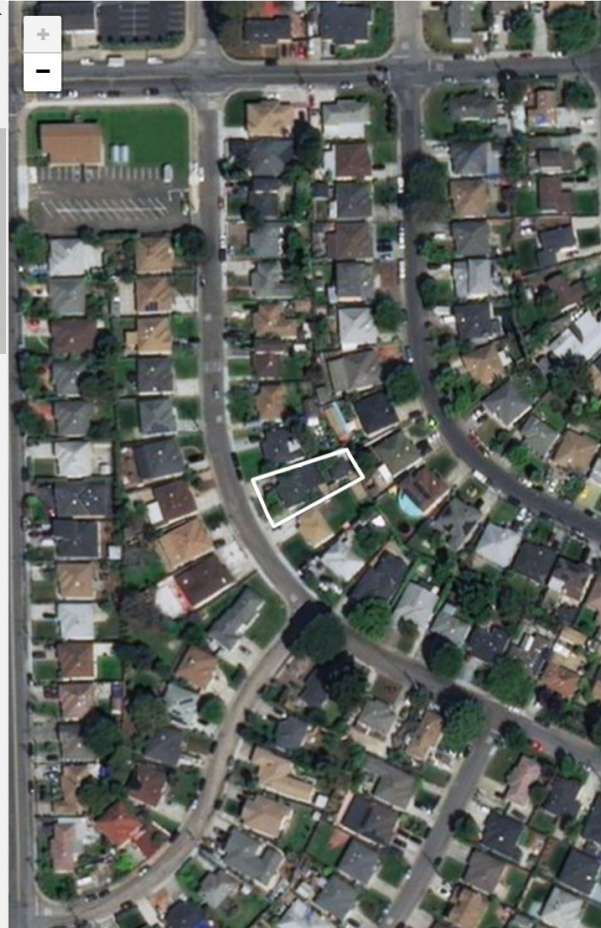
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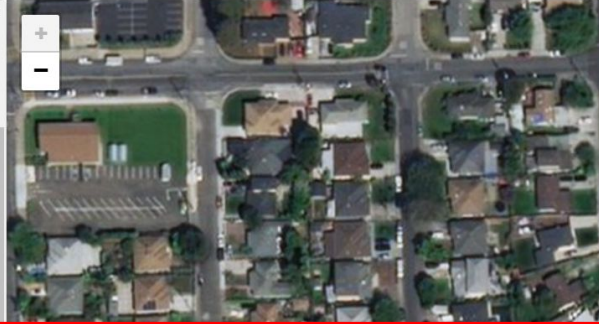
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Gross Building Square Footage

Garage Square Footage

Current Assessed Structure Value

Current Number of Bedrooms

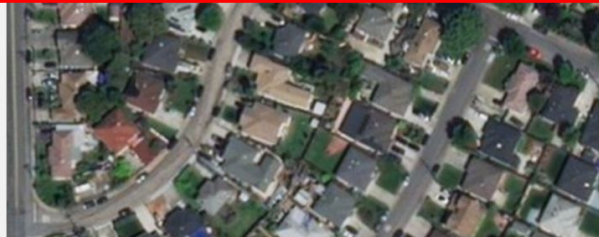


Project Eligibility

Your property is eligible for the following projects:

- Garage-to-bedroom conversion: Existing 274 sqft
- Garage-to-ADU conversion: Existing 274 sqft
- Junior ADU (conversion of another part of your

In 2019, you were ineligible to build a detached ADU on your site due to local zoning restrictions. However, in 2020, as a result of new state legislation (AB 68), you are allowed to build a detached ADU.



Any ADU project in EPA will not require additional parking spaces because every parcel is within 1/2 mile of public transit. Furthermore, if you convert your garage to an ADU, you do not need to replace the removed parking. However, if you only convert your garage to a bedroom, local ordinances for parking still apply. In this case, your number of bedrooms would

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Lot Square Footage

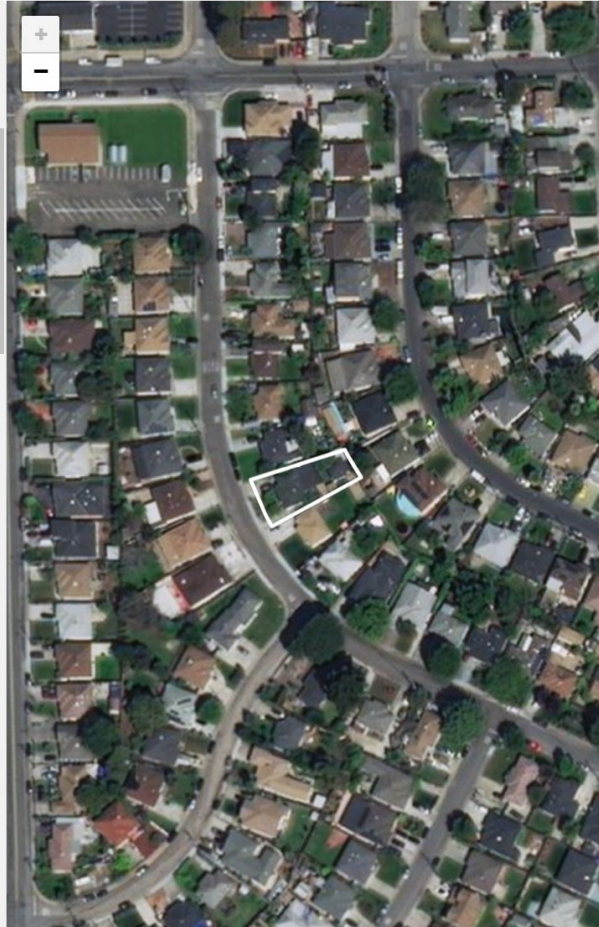
Building Footprint Square Footage

Gross Building Square Footage

Garage Square Footage

Current Assessed Structure Value

Current Number of Bedrooms



Project Eligibility

Your property is eligible for the following projects:

- Garage-to-bedroom conversion: Existing 274 sqft
- Garage-to-ADU conversion: Existing 274 sqft
- Junior ADU (conversion of another part of your existing home to ADU): Maximum 500 sqft
- Attached ADU (new construction attached to your existing home): Maximum 1000 sqft
- Detached ADU: Maximum 800 sqft (1000 sqft for 2+ Bedroom)

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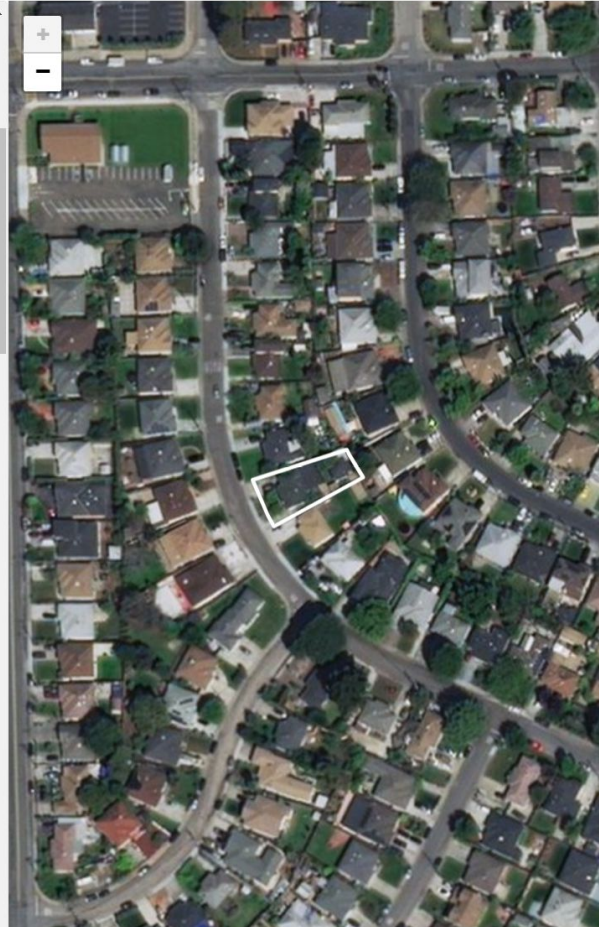
Building Footprint Square Footage

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Garage Square Footage

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Current Number of Bedrooms



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Also, note that your property IS in a Special Flood Hazard Area. If your project involves new construction or involves improvements that exceed 50% of your structure value, you may trigger flood upgrades which will significantly increase your project cost. Also, the base flood elevation on your property is 11ft. The ground elevation on your property ranges from 6.9-7.5 with an average of 7.2ft. A newly constructed structure would have to be 18 inches above base flood elevation, or approximately 5.3ft, while staying under the 16ft maximum height.

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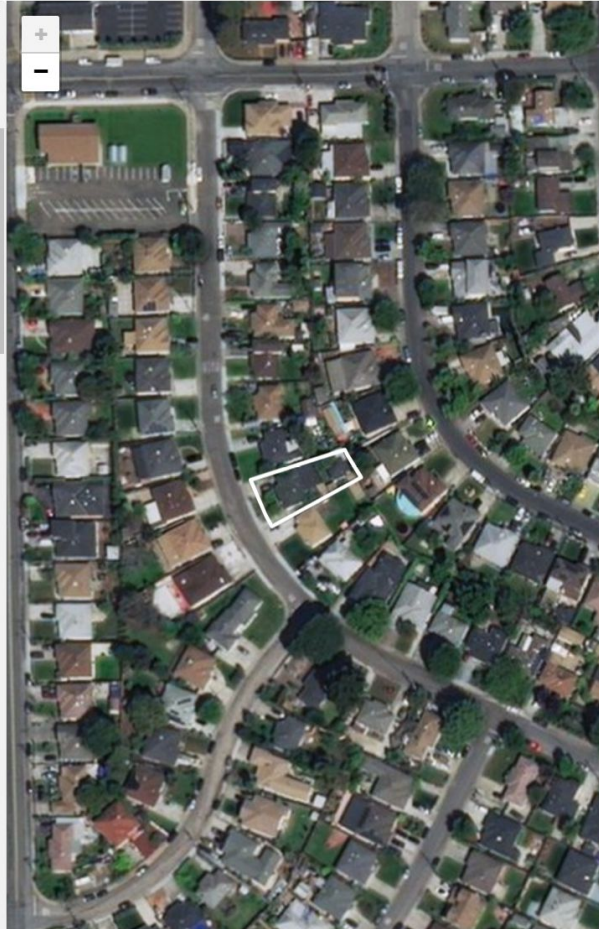
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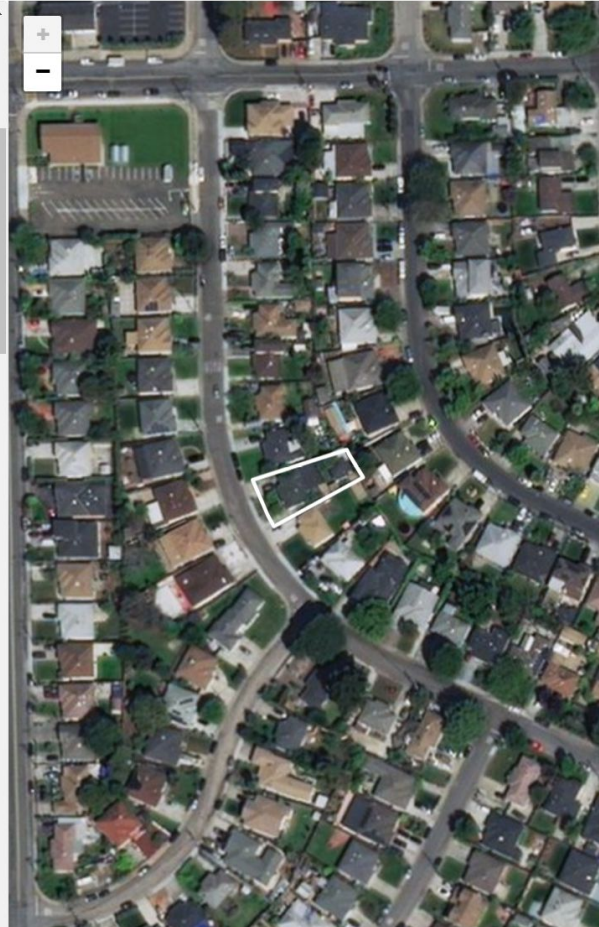
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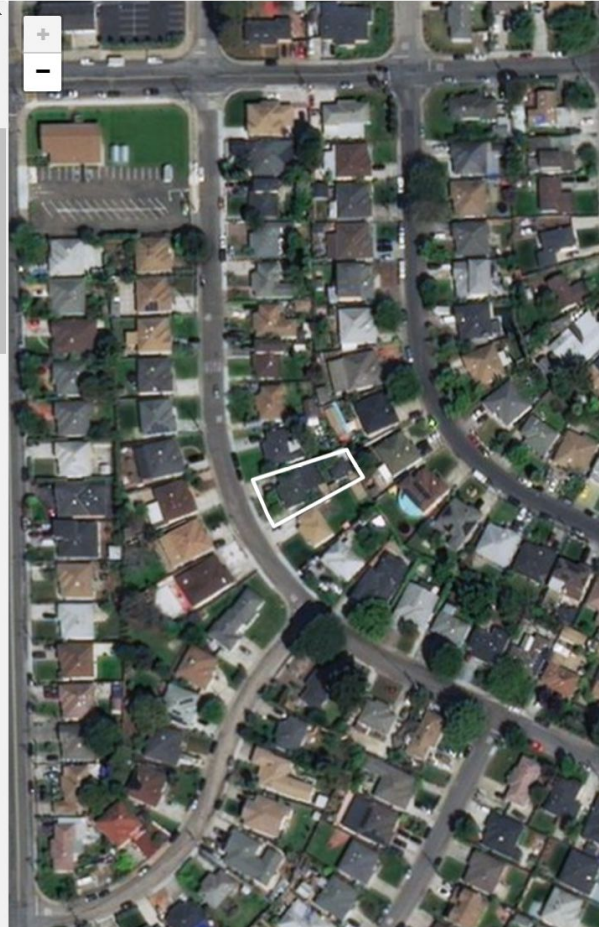
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Building Footprint Square Footage

Gross Building Square Footage

Garage Square Footage

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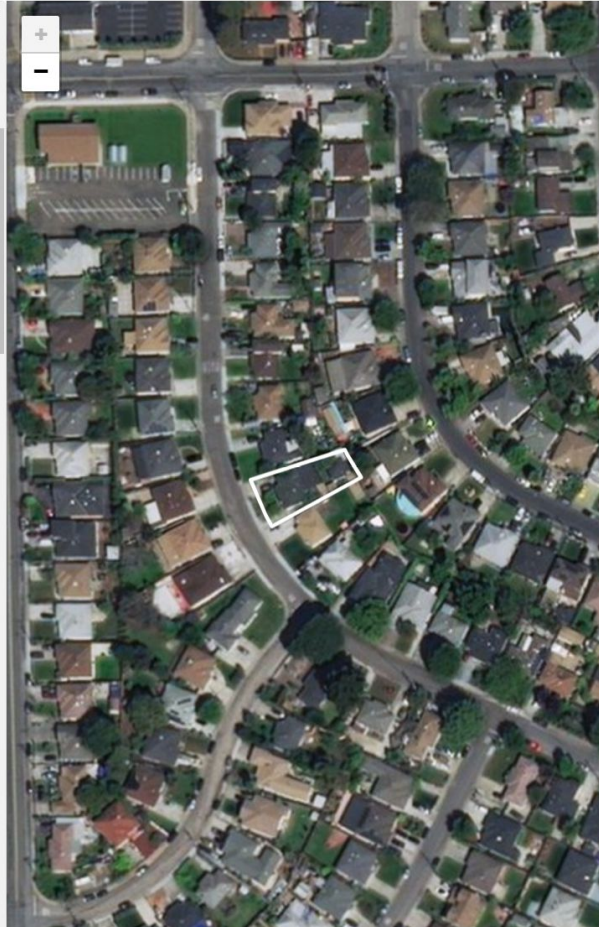
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240 AZALIA DR

Go!

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Lot Square Footage

6320

Building Footprint Square Footage

1120

Gross Building Square Footage

1120

Garage Square Footage

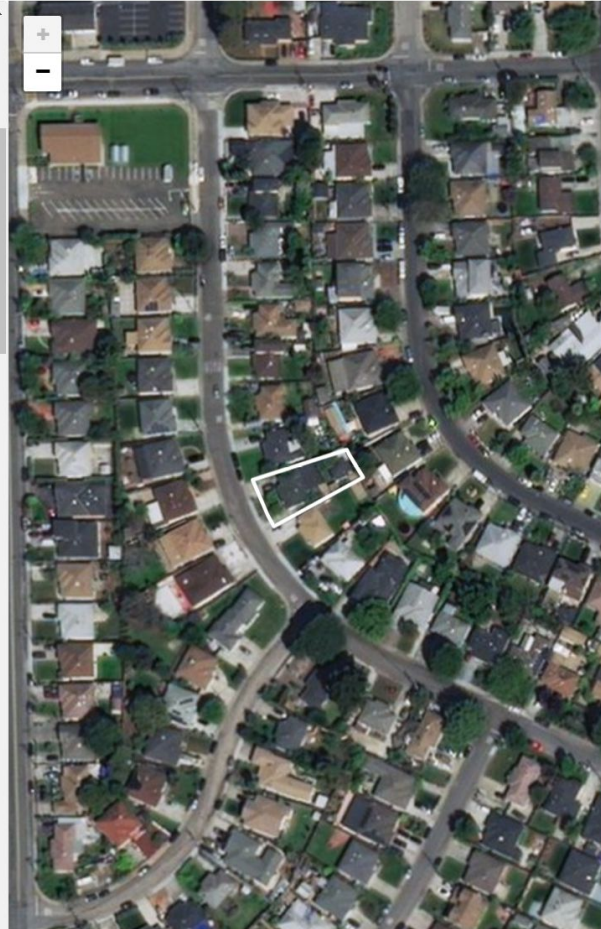
274

Current Assessed Structure Value

115710

Current Number of Bedrooms

2



Leaflet | Tiles © Esri — Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, UPR-EGP, and the GIS User Community

Garage Conversion Cost Estimate

For a garage size of 274 square feet, we estimate a base project cost of \$45000, based on past garage conversion projects in EPA. We also would recommend installing a wall heater with capacity of 7000 BTU, which we estimate will cost \$800. These are the first two line items in the itemized cost table below. The other ones are additional cost drivers based on your answers to the multiple choice questions. You are welcome to adjust your responses to change the estimated project cost.

Itemized Costs

Item	Cost
Cost to start project, based on area of garage	\$45,000
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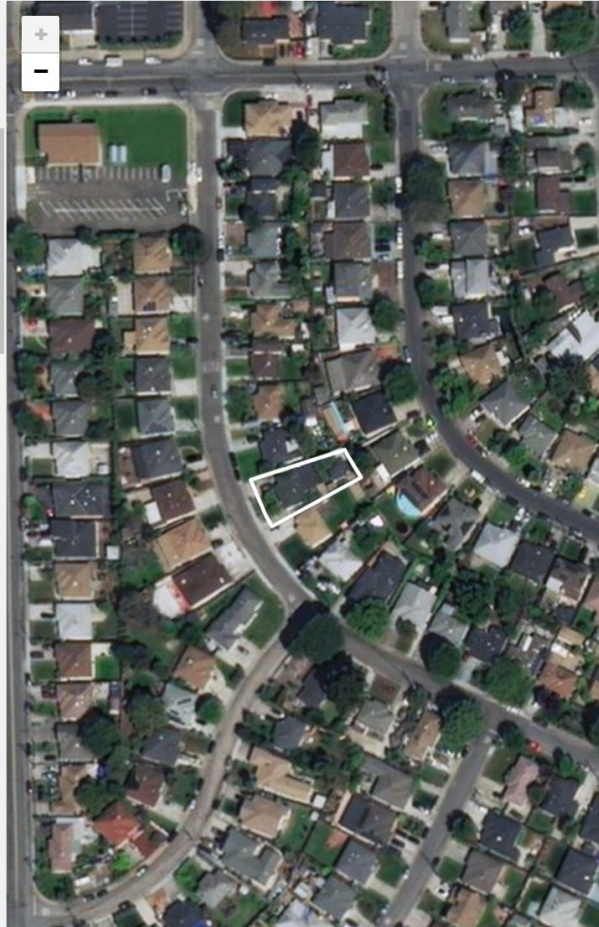
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Current Number of Bedrooms



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Gross Building Square Footage

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Adding bathroom

\$5,000

Addition

\$10,000

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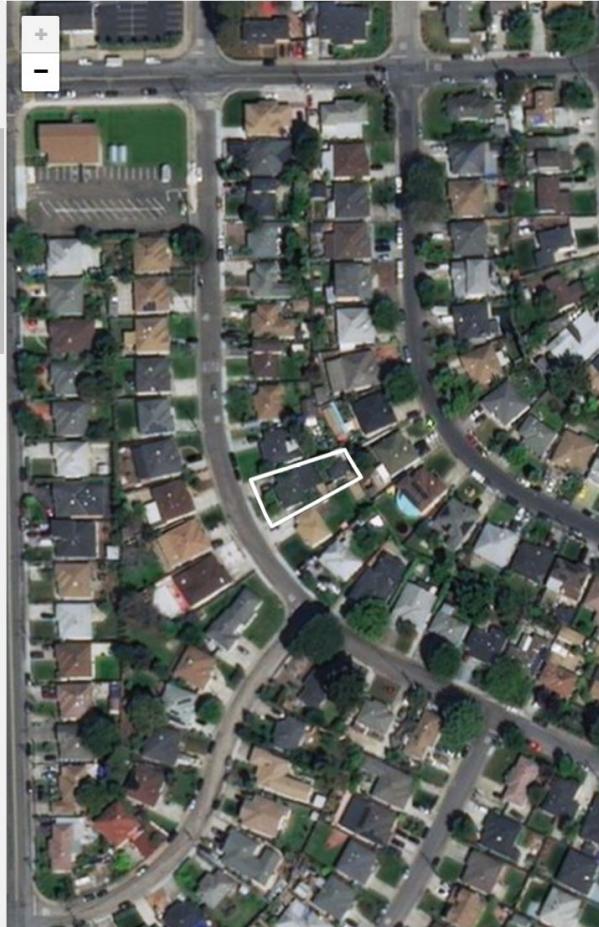
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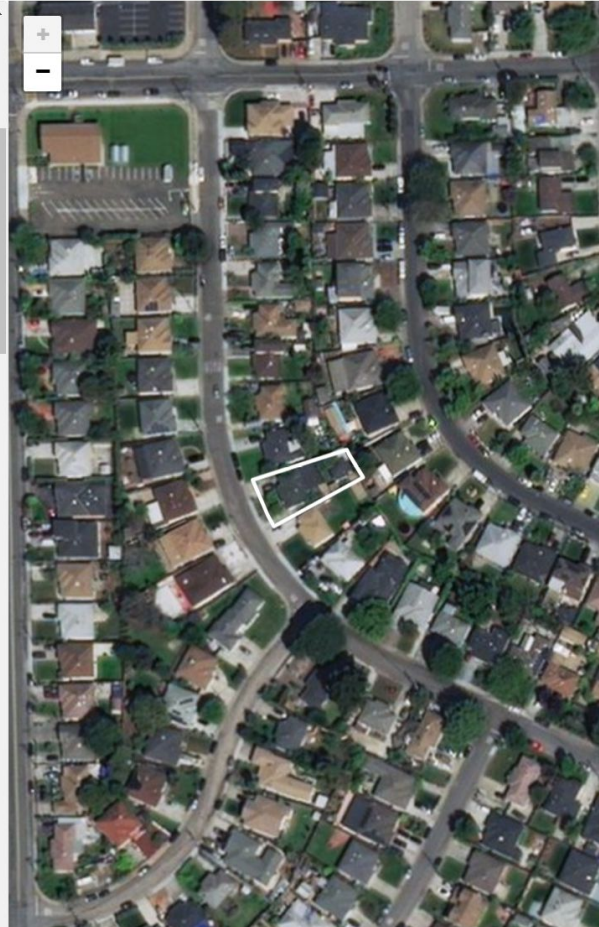
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Garage Square Footage

Current Assessed Structure Value

Current Number of Bedrooms



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Adding kitchen	\$10,000
Buying new furniture	\$1,000

Project Cost Estimate: \$64,800

You are at risk of your project exceeding 50% of the building's value. Projects of this size may require additional city oversight.

240 AZALIA DR

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Lot Square Footage

6320

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1120

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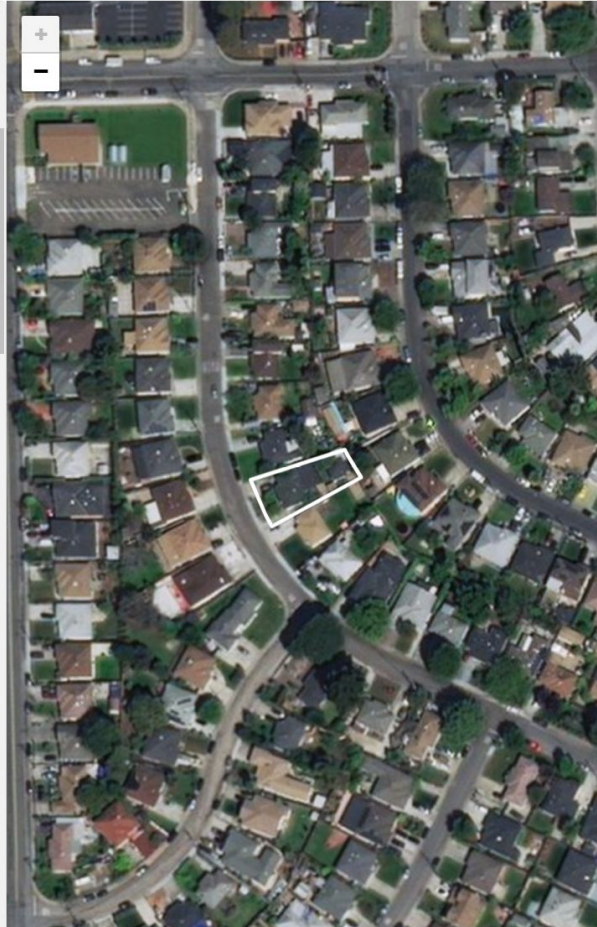
274

Current Assessed Structure Value

115710

Current Number of Bedrooms

2



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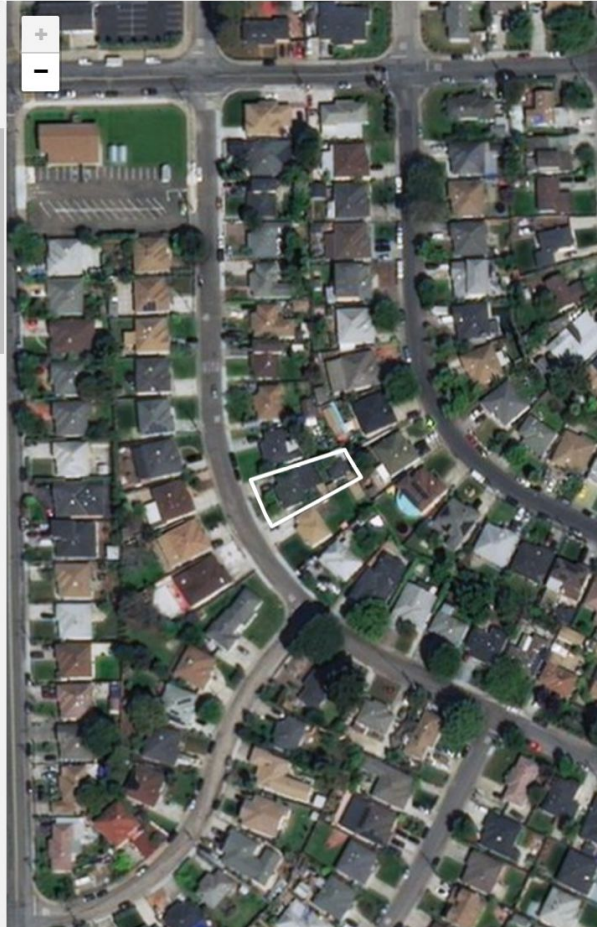
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Garage Square Footage

Current Assessed Structure Value

Current Number of Bedrooms



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The next few questions will help you identify cost drivers.

Have you done any major structural changes to the walls or floor of the garage? For example, demolishing an interior wall or raising the floor?

- Yes
- No
- Maybe

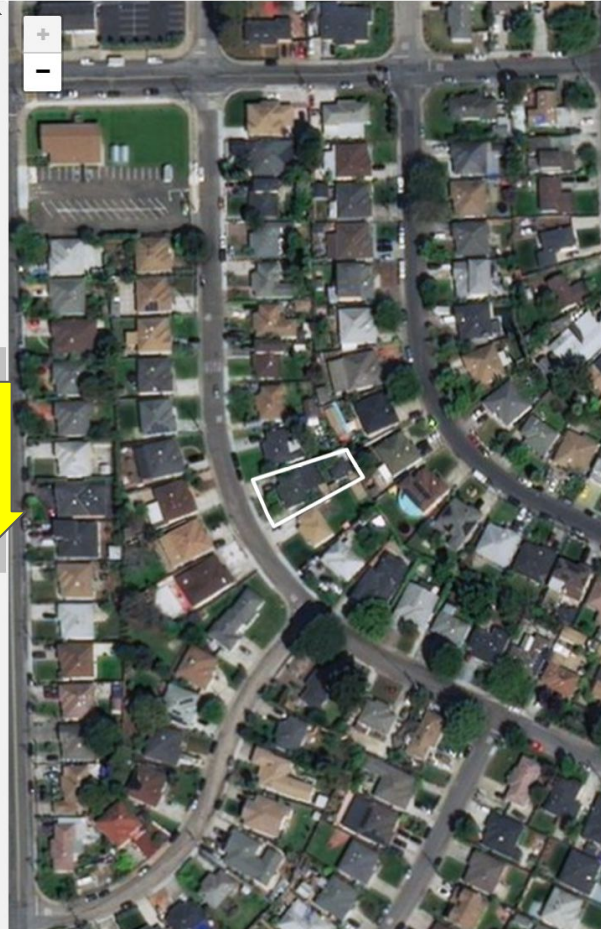
Is there a water heater in my garage?

- Yes
- No
- I don't know

Is my electrical panel or meter within 3ft of my gas meter?

- Yes
- No
- I don't know

Is there a normal exterior door on your garage (other than the one for vehicles)?



other ones are additional cost drivers based on your answers to the multiple choice questions. You are welcome to adjust your responses to change the estimated project cost.

Itemized Costs

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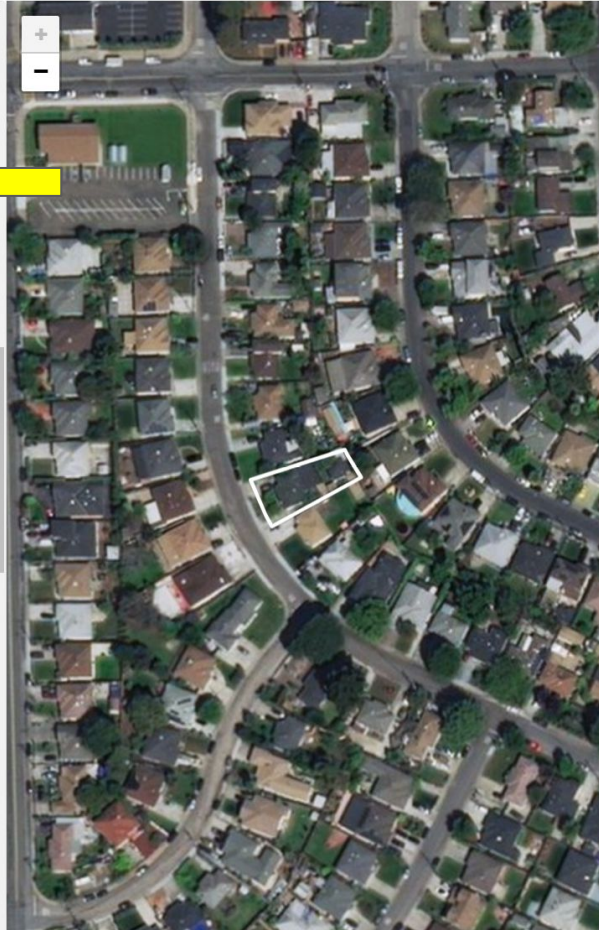
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- Yes 
- No
- Maybe

Is there a water heater in my garage?

- Yes
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- I don't know

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- Yes
- No
- I don't know

Is there a normal exterior door on your garage (other than the one for vehicles)?



This makes your garage conversion unique, and potentially more expensive. Seek professional consultation from the following organizations for a more accurate estimate.

OK



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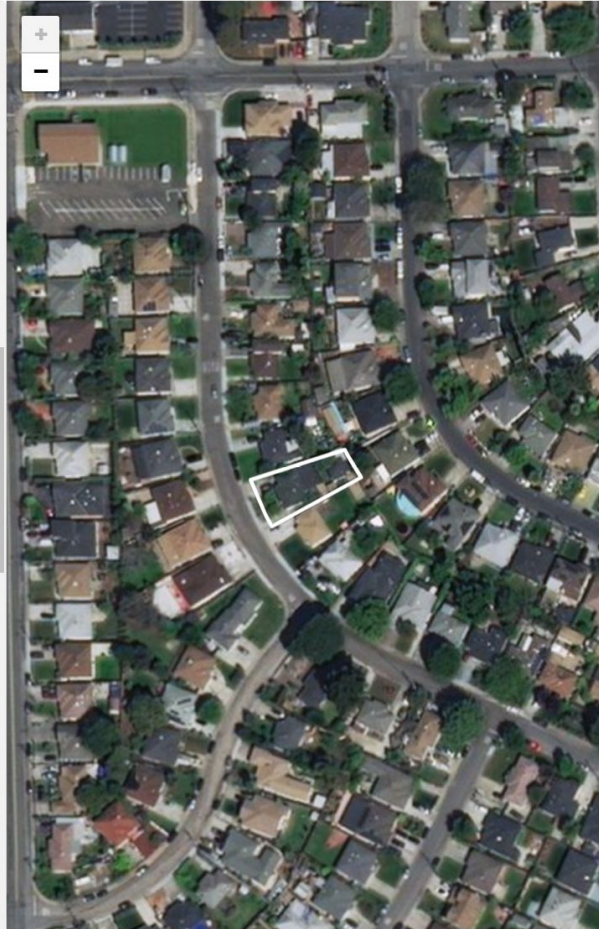
Is there a water heater in my garage?

- Yes
- No
- I don't know

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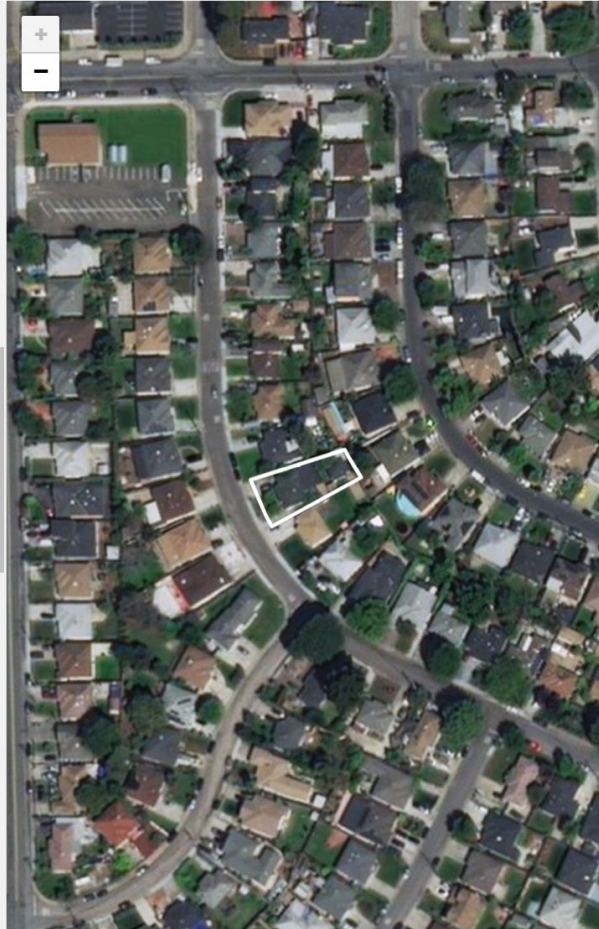
Is there a water heater in my garage?

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- I don't know

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Adding kitchen	\$10,000
Buying new furniture	\$1,000

Project Cost Estimate: \$62,800

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Is there a normal exterior door on your garage (other than the one for vehicles)?

- Yes
- No

Are you considering adding a bathroom?

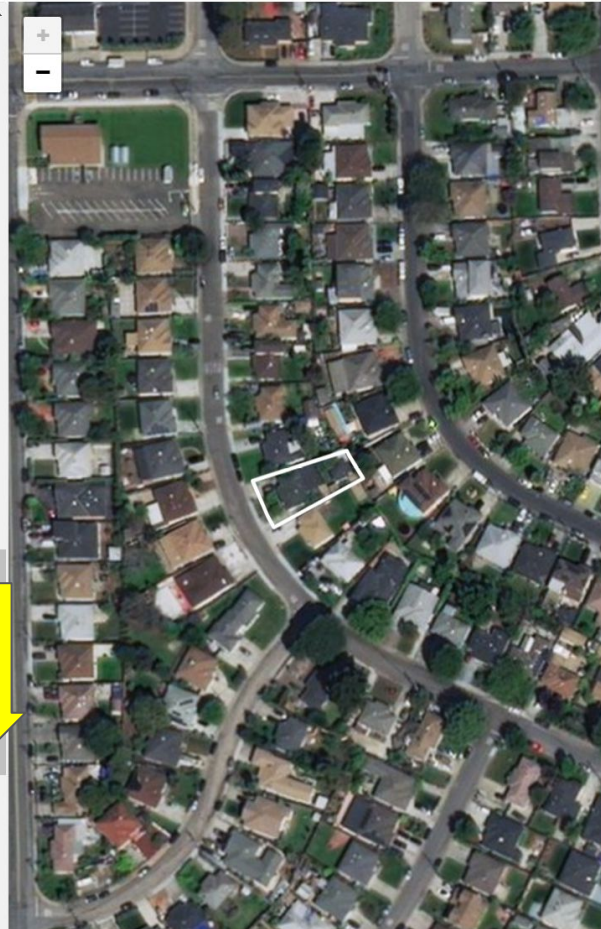
- Yes, full bathroom (toilet, sink, and shower)
- Yes, half bathroom (toilet and sink)
- No

Are you considering adding a kitchen?

- Yes, with moderate finishes and appliances
- Yes, with high-end finishes and appliances
- No

Do you already have furniture for the converted unit, or will you need to purchase?

- Already have
- Need to purchase



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Itemized Costs

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Project Cost Estimate: \$62,800

You are at risk of your project exceeding 50% of the building's value. Projects of this size may require additional city oversight.

Is there a normal exterior door on your garage (other than the one for vehicles)?

- Yes 
- No

Are you considering adding a bathroom?

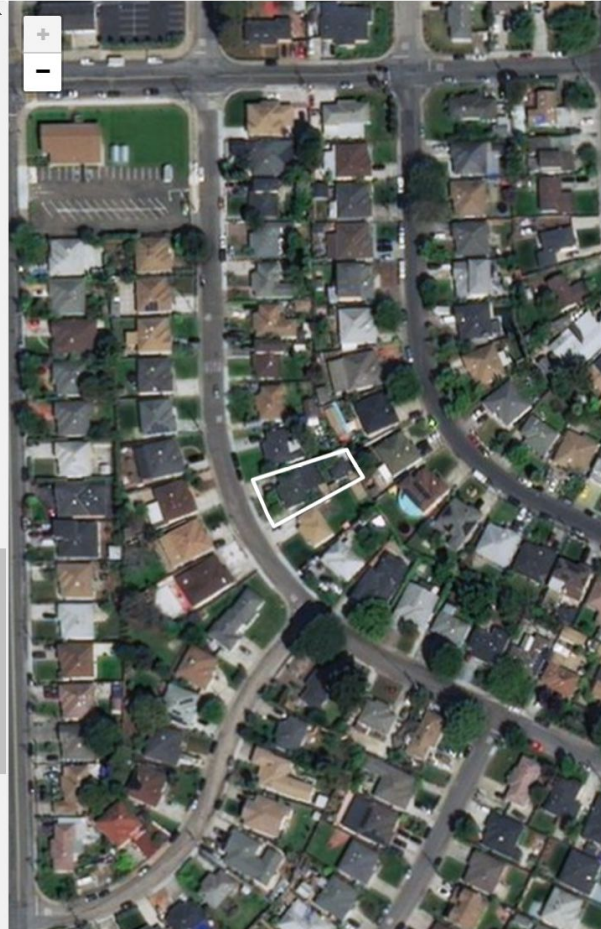
- Yes, full bathroom (toilet, sink, and shower)
- Yes, half bathroom (toilet and sink)
- No

Are you considering adding a kitchen?

- Yes, with moderate finishes and appliances
- Yes, with high-end finishes and appliances
- No


Do you already have furniture for the converted unit, or will you need to purchase?

- Already have
- Need to purchase



other ones are additional cost drivers based on your answers to the multiple choice questions. You are welcome to adjust your responses to change the estimated project cost.

Itemized Costs

Item	Cost
Cost to start project, based on area of garage	\$45,000
Adding air heater	\$800
Adding water heater	\$0
Separating electricity and gas meter	\$0
Adding exterior door 	\$0
Adding bathroom	\$5,000
Adding kitchen	\$10,000
Buying new furniture	\$1,000

Project Cost Estimate: \$61,800

You are at risk of your project exceeding 50% of the building's value. Projects of this size may require additional city oversight.

Is there a normal exterior door on your garage (other than the one for vehicles)?

- Yes
- No

Are you considering adding a bathroom?

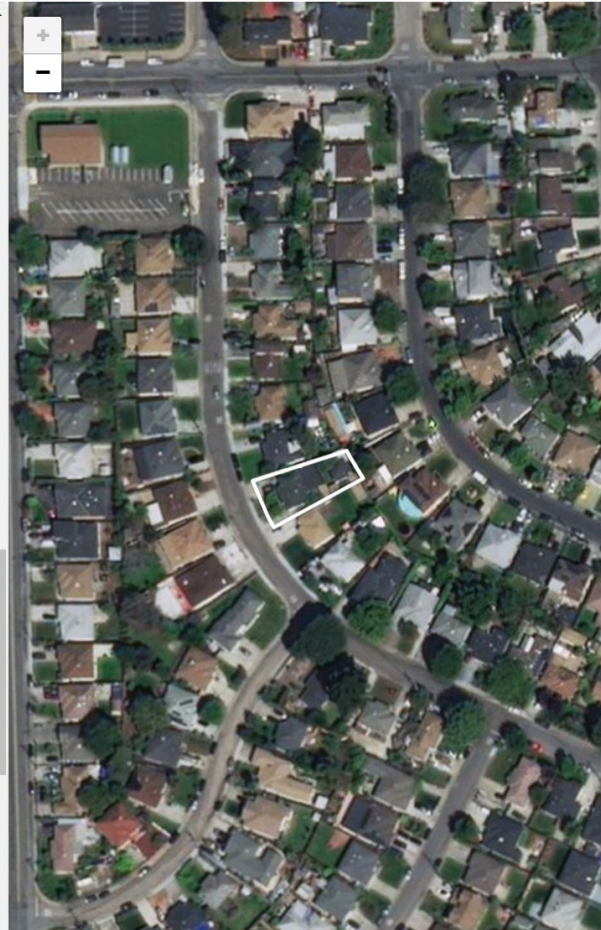
- Yes, full bathroom (toilet, sink, and shower)
- Yes, half bathroom (toilet and sink) ←
- No

Are you considering adding a kitchen?

- Yes, with moderate finishes and appliances
- Yes, with high-end finishes and appliances
- No

Do you already have furniture for the converted unit, or will you need to purchase?

- Already have
- Need to purchase



other ones are additional cost drivers based on your answers to the multiple choice questions. You are welcome to adjust your responses to change the estimated project cost.

Itemized Costs

Item	Cost
Cost to start project, based on area of garage	\$45,000
Adding air heater	\$800
Adding water heater	\$0
Separating electricity and gas meter	\$0
Adding exterior door	\$0
Adding bathroom ←	\$3,500
Adding kitchen	\$10,000
Buying new furniture	\$1,000

Project Cost Estimate: \$60,300

You are at risk of your project exceeding 50% of the building's value. Projects of this size may require additional city oversight.

Is there a normal exterior door on your garage (other than the one for vehicles)?

- Yes
 No

Are you considering adding a bathroom?

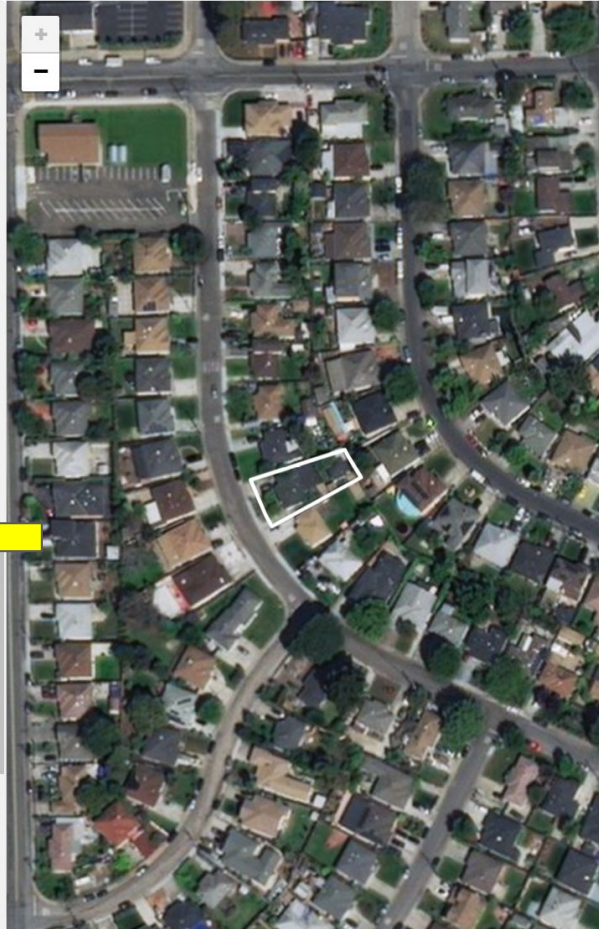
- Yes, full bathroom (toilet, sink, and shower)
 Yes, half bathroom (toilet and sink)
 No

Are you considering adding a kitchen?

- Yes, with moderate finishes and appliances
 Yes, with high-end finishes and appliances
 No

Do you already have furniture for the converted unit, or will you need to purchase?

- Already have
 Need to purchase



other ones are additional cost drivers based on your answers to the multiple choice questions. You are welcome to adjust your responses to change the estimated project cost.

Itemized Costs

Item	Cost
Cost to start project, based on area of garage	\$45,000
Adding air heater	\$800
Adding water heater	\$0
Separating electricity and gas meter	\$0
Adding exterior door	\$0
Adding bathroom	\$3,500
Adding kitchen	\$6,000
Buying new furniture	\$1,000

Project Cost Estimate: \$56,300

You are at risk of your project exceeding 50% of the building's value. Projects of this size may require additional city oversight.

Is there a normal exterior door on your garage (other than the one for vehicles)?

- Yes
- No

Are you considering adding a bathroom?

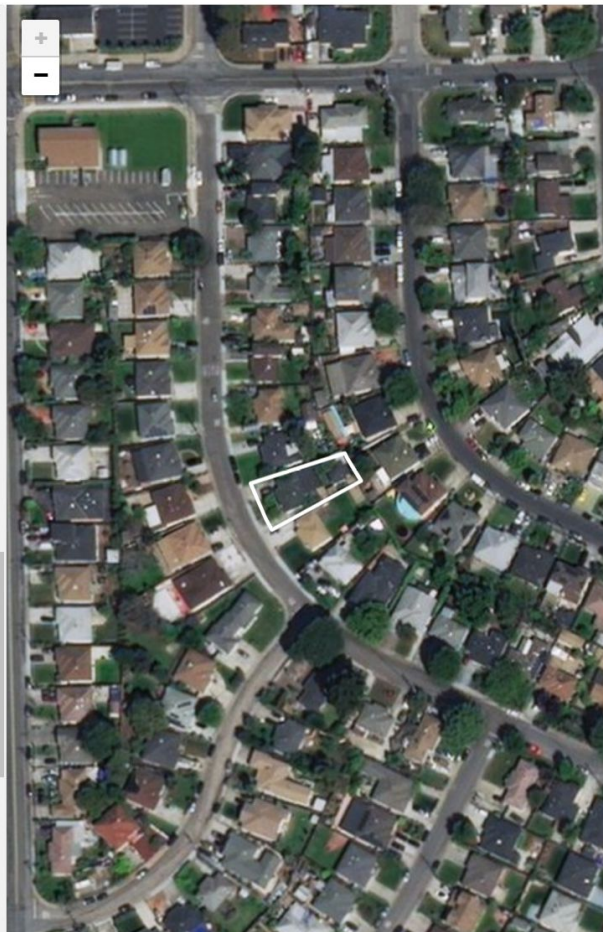
- Yes, full bathroom (toilet, sink, and shower)
- Yes, half bathroom (toilet and sink)
- No

Are you considering adding a kitchen?

- Yes, with moderate finishes and appliances
- Yes, with high-end finishes and appliances
- No

Do you already have furniture for the converted unit, or will you need to purchase?

- Already have
- Need to purchase



other ones are additional cost drivers based on your answers to the multiple choice questions. You are welcome to adjust your responses to change the estimated project cost.

Itemized Costs

Item	Cost
Cost to start project, based on area of garage	\$45,000
Adding air heater	\$800
Adding water heater	\$0
Separating electricity and gas meter	\$0
Adding exterior door	\$0
Adding bathroom	\$3,500
Adding kitchen	\$0
Buying new furniture	\$1,000

Project Cost Estimate: \$50,300

You are at risk of your project exceeding 50% of the building's value. Projects of this size may require additional city oversight.

Is there a normal exterior door on your garage (other than the one for vehicles)?

- Yes
- No

Are you considering adding a bathroom?

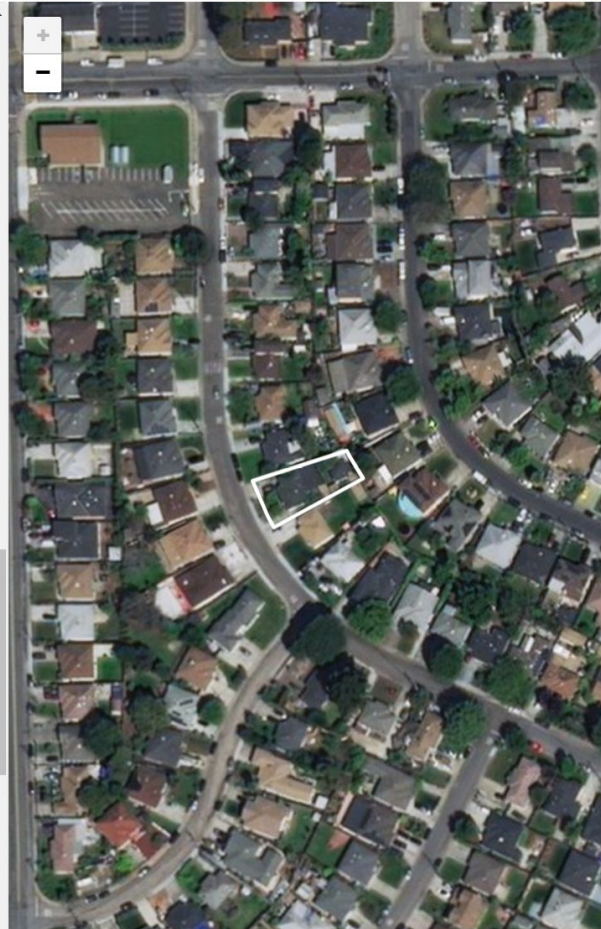
- Yes, full bathroom (toilet, sink, and shower)
- Yes, half bathroom (toilet and sink)
- No

Are you considering adding a kitchen?

- Yes, with moderate finishes and appliances
- Yes, with high-end finishes and appliances
- No

Do you already have furniture for the converted unit, or will you need to purchase?

- Already have
- Need to purchase



other ones are additional cost drivers based on your answers to the multiple choice questions. You are welcome to adjust your responses to change the estimated project cost.

Itemized Costs

Item	Cost
Cost to start project, based on area of garage	\$45,000
Adding air heater	\$800
Adding water heater	\$0
Separating electricity and gas meter	\$0
Adding exterior door	\$0
Adding bathroom	\$3,500
Adding kitchen	\$0
Buying new furniture	\$0

Project Cost Estimate: \$49,300

You are at risk of your project exceeding 50% of the building's value. Projects of this size may require additional city oversight.

Is there a normal exterior door on your garage (other than the one for vehicles)?

- Yes
 No

Are you considering adding a bathroom?

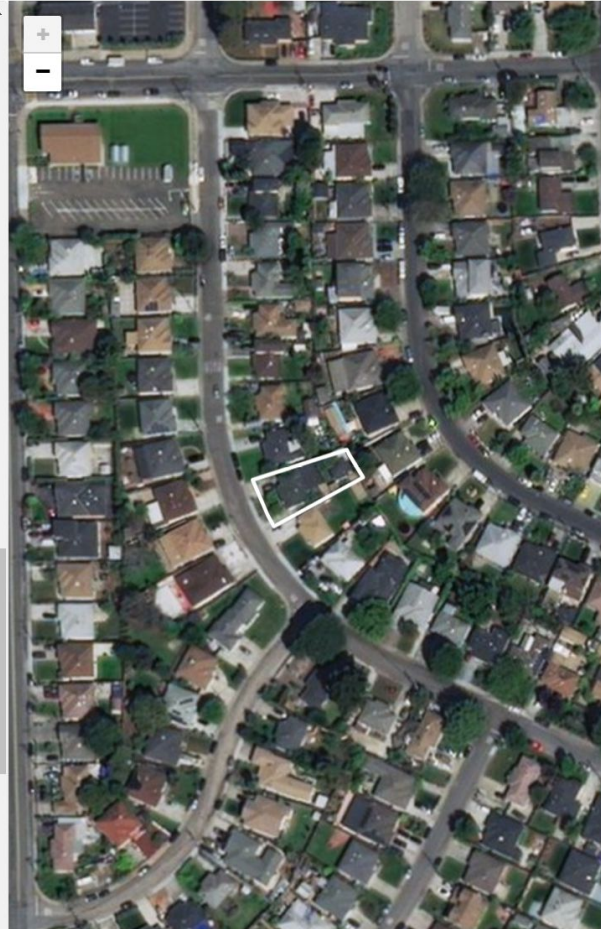
- Yes, full bathroom (toilet, sink, and shower)
 Yes, half bathroom (toilet and sink)
 No

Are you considering adding a kitchen?

- Yes, with moderate finishes and appliances
 Yes, with high-end finishes and appliances
 No

Do you already have furniture for the converted unit, or will you need to purchase?

- Already have
 Need to purchase



installing a wall heater with capacity of 7000 BTU, which we estimate will cost \$800. These are the first two line items in the itemized cost table below. The other ones are additional cost drivers based on your answers to the multiple choice questions. You are welcome to adjust your responses to change the estimated project cost.

Itemized Costs

Item	Cost
Cost to start project, based on area of garage	\$45,000
Adding air heater	\$800
Adding water heater	\$0
Separating electricity and gas meter	\$0
Adding exterior door	\$0
Adding bathroom	\$0
Adding kitchen	\$0
Buying new furniture	\$0

Project Cost Estimate: \$45,800



Preliminary Conversion Report for 240 AZALIA DR

The following report is a draft printout from a garage conversion cost estimate tool that is currently in development. The numbers you see are only estimates. Go to http://citysystems.shinyapps.io/epa_dashboard to try out the full tool, which includes multiple choice questions on cost drivers. For more information, contact Derek Ouyang at derekouyang@gmail.com.



The lot (parcel) size for this property is 6320 square feet, while the building footprint is 1120 square feet. The current value of this 2 bedroom house is \$115710.

Your property is eligible for the following projects:

- Garage-to-bedroom conversion: Existing 274 sqft
- Garage-to-ADU conversion: Existing 274 sqft
- Junior ADU (conversion of another part of your existing home to ADU): Maximum 500 sqft
- Attached ADU (new construction attached to your existing home): Maximum 1000 sqft
- Detached ADU: Maximum 800 sqft (1000 sqft for 2+ Bedroom)

In 2019, you were ineligible to build a detached ADU on your site due to local zoning restrictions. However, in 2020, as a result of new state legislation (AB 68), you are allowed to build a detached ADU.

Any ADU project in EPA will not require additional parking spaces because every parcel is within 1/2 mile of public transit. Furthermore, if you convert your garage to an ADU, you do not

STRATEGIES

- 1. Outreach Campaign
- 2. Support System
- 3. Amnesty Program*

- 4. Tenant Protections*
- 5. Temporary Housing
- 6. ADU Accelerator*
- 7. Regulatory Reform*

- 8. Vehicle Management*
 - 9. Workforce Development
 - 10. Financial Resources
- * Requires City leadership

CONCLUSIONS

STARTING POINTS

Homeowner has no second unit; wants to build one

1

Homeowner has an unpermitted unit with tenant; wants to proactively legalize

1

Homeowner has an unpermitted unit with tenant; code violation case has been triggered

PATHWAYS

Feasibility assessment

2 3

Rapid response

2

Building project

6 7
8 9 10

Temporary placement for tenant

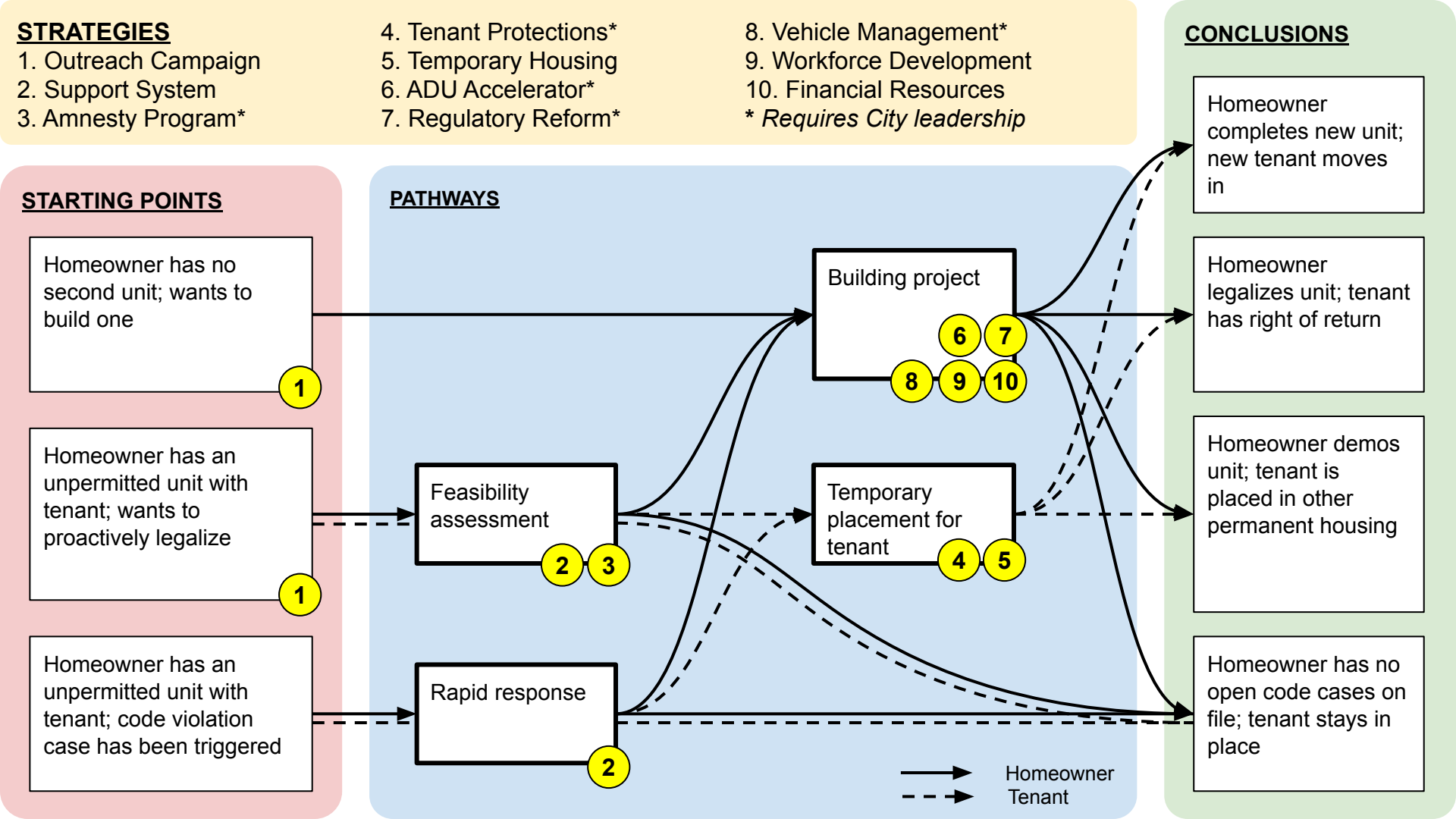
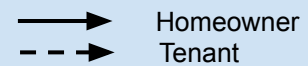
4 5

Homeowner completes new unit; new tenant moves in

Homeowner legalizes unit; tenant has right of return

Homeowner demos unit; tenant is placed in other permanent housing

Homeowner has no open code cases on file; tenant stays in place



Joyp.

Preventing Displacement
&
Strengthening Inclusive Communities



Soup.



Soop.

146859



Soup.







Cost of Construction

The logo for 'Soup.' is written in a white, cursive script font on a black square background.

- 2019 – San Mateo Co

• Studio	\$160,000	330sf	\$484
• 1 Bedroom	\$180,000	400sf	\$450
• 2 Bedroom	\$270,000	800sf	\$337
• 3 Bedroom	\$320,000	1,000sf	\$320



Paying for a Second Unit

- Cash
- Personal Loan from Family & Friends
- Home Equity Line of Credit (HELOC)
- Borrow from Retirement Account
- Reverse Mortgage (if you are over 62)
- Construction Loan
- Refinance with Cash Out (SMCu)
- Equity Share (Point.com)
- CDFI Non-profit (HTSV.org)
- Lease the Backyard w/ Refi at CO



East Palo Alto ADU Initiative Workgroup

<https://tinyurl.com/RTP-ADU-Initiative>

cari@rebuildingtogetherpeninsula.org

hpeters@smchousing.org

derekouyang@gmail.com

pam@soup.is



STRATEGIES

- 1. Outreach Campaign
- 2. Support System
- 3. Amnesty Program*

- 4. Tenant Protections*
- 5. Temporary Housing
- 6. ADU Accelerator*
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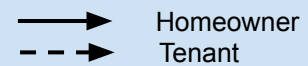
6 7
8 9 10

Temporary placement for tenant

4 5

Rapid response

2



Homeowner completes new unit; new tenant moves in

Homeowner legalizes unit; tenant has right of return

Homeowner demos unit; tenant is placed in other permanent housing

Homeowner has no open code cases on file; tenant stays in place

THANK YOU!

Questions?

