



# East Palo Alto ADU

Homeowner Info Webinar March 27, 2024

City of East Palo Alto & Community Planning Collaborative

**Poll:** What brings you here today?



Mute your microphone

Ask a Question

Show Captions

Traducción al Español

Open and type in the Chat



Mute



Chat



Raise Hand



Q&A



Show Captions



Interpretation

**Listen In:**

- ✓ Original Audio (Interpretation off)
- EN English
- ES Spanish

Mute Original Audio

Leave



# Introductions

## ➤ East Palo Alto Staff

- Karen Camacho, Housing
- Michelle Huang, Planning
- Donald Zhao, Building

## ➤ EPACANDO

- Iliana Nicholas

## ➤ Community Planning Collaborative

- Samantha Dolgoff
- Abbie Tuning
- Emily Robbins



# Roadmap

- New ADU Rules & Resources
- Getting Started
- Planning Your ADU
- What Can I Build?
- Costs & Financial Assistance
- Applying for Permits
- Construction
- Move-in
- Question & Answer Session
  - Add questions to the Chat!

# New ADU Rules and Resources

EPA is making it easier to build ADUs!

- New ADU rules and requirements to encourage ADUs
  - Clarified and relaxed rules (updated ADU Ordinance)
- New resources for homeowners
  - Handouts to walk you through the ADU process



## Talk to City Staff

Staff is here to help you through the process of building an ADU!  
Contact [Planning@cityofepa.org](mailto:Planning@cityofepa.org) with questions.



# Getting Started

# Benefits of ADUs



## **HOUSING FAMILY**

like adult children, parents, or loved ones with special needs



## **A HOME AS YOU AGE**

for caregivers or aging adults who want to downsize



## **SAFETY**

an extra set of eyes on the property day-to-day or when you're away



## **PROPERTY VALUE**

higher future sales price



## **RENTAL INCOME**

for retirement, savings, or a rainy-day



## **HOUSING COMMUNITY**

from workers to young families looking for a local home

**Poll:** How would an ADU benefit you and your family?

# What's an ADU?

## Accessory Dwelling Units

- Granny flats, backyard cottages, in-law units, converted garage, or basement apartments
- Legally part of the same property
- Usually smaller than the main home
- Must have a kitchen, bathroom, and place to sleep
- Range from small studios to 1000 square-foot homes



### ATTACHED

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



### DETACHED

Freestanding unit separate from the main home



### CONVERSION

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



### 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 a single-family home



# What's a JADU?

## Junior Accessory Dwelling Units

- A smaller unit up to 500 square feet
- Must be in within a single-family home (or attached garage)
- Owner must live in the JADU or main home
- Can share a bathroom with the main home
- Needs at least a sink, counter, and small appliances
- Only allowed on properties with one single-family home

**Poll:** What type of ADU do you want?



JADUs not allowed in multi-family buildings

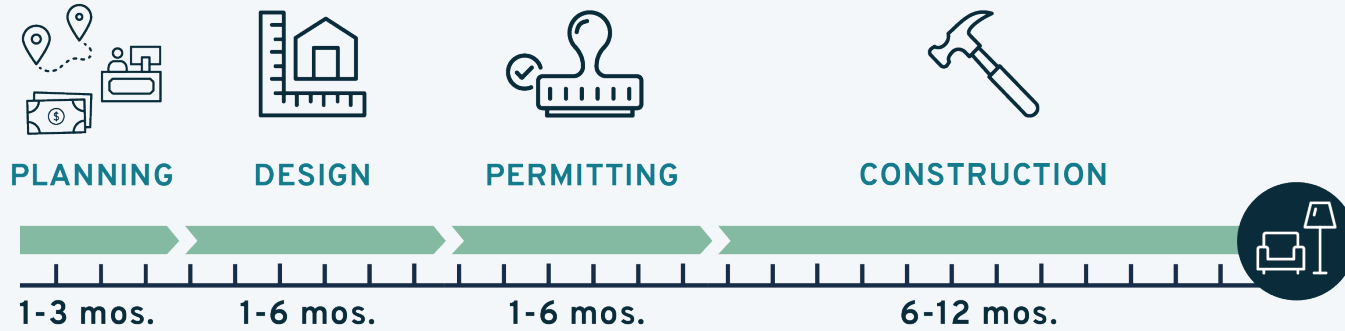


## JADU Deed Restriction for Owner Occupancy

JADUs require a deed restriction saying that the owner must live on site, either in the main home or the JADU. Owners must complete the [JADU Deed Restriction Form](#).

# The ADU Process

12-24 months typical length



# The ADU Process

12-24 months typical length



- **PLANNING** 1-3 months
  - Goals & Inspiration
  - Learning the Rules
  - Budgeting & Finance

# The ADU Process

12-24 months typical length



➤ **DESIGN** 1-6 months

# The ADU Process

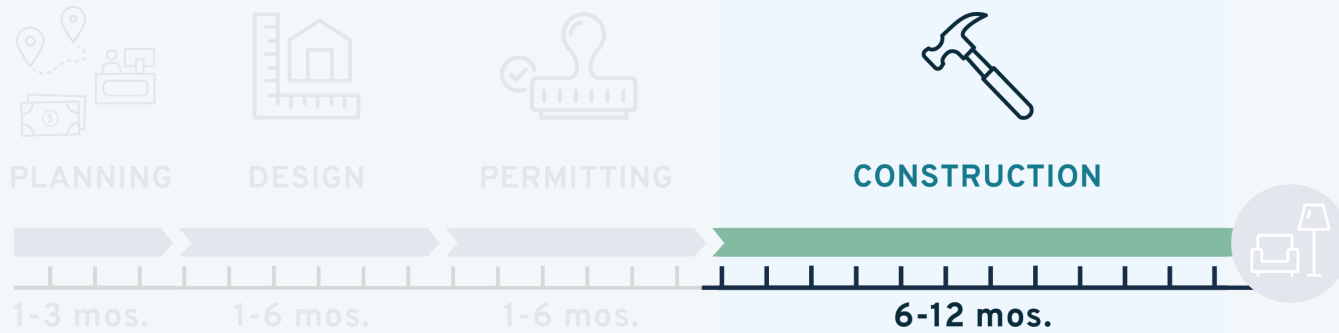
12-24 months typical length



➤ **PERMITTING** 1-6 months

# The ADU Process

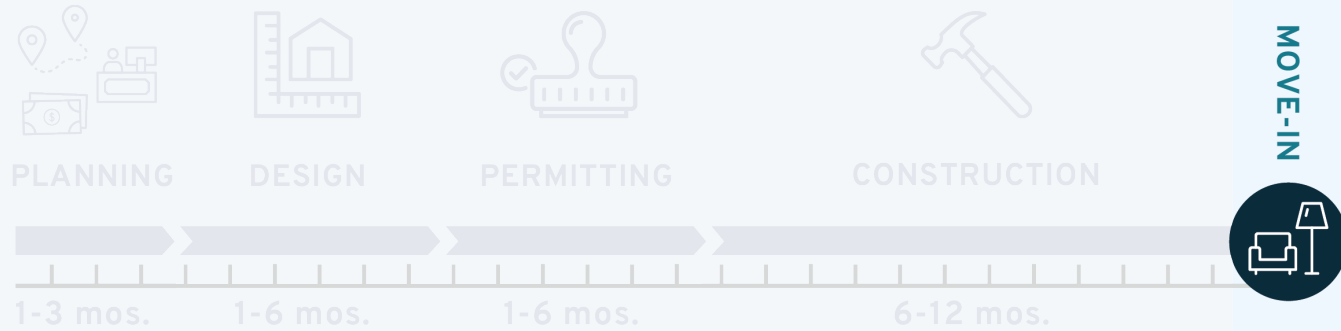
12-24 months typical length



➤ **CONSTRUCTION** 6-12 months

# The ADU Process

12-24 months typical length

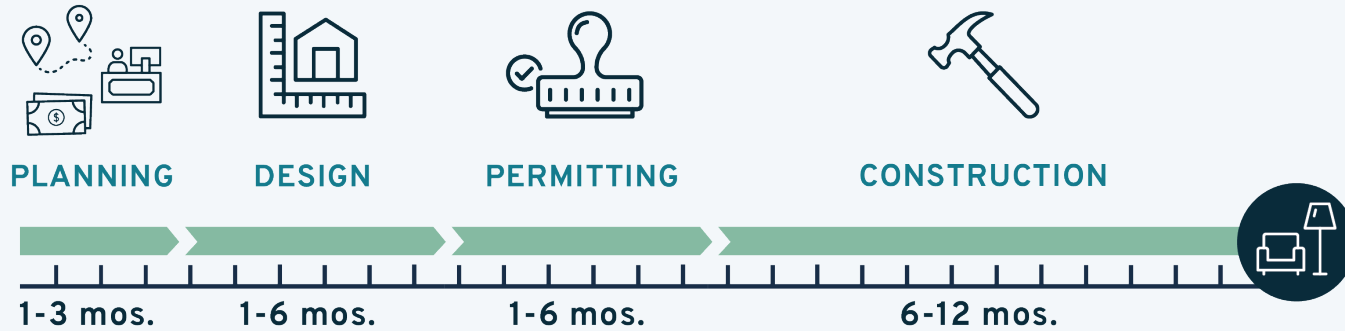


## ➤ **Move In**

- Housing neighbors, friends, or family
- Creating an agreement
- Planning for maintenance
- Learning landlord rules

# The ADU Process

12-24 months typical length



\*Depends on how complex your project is and how quickly you move



# NEW East Palo Alto ADU Resources

Handout

**Building an Accessory Dwelling Unit (ADU) or Junior ADU (JADU) in East Palo Alto**

**Invest in your family and community and build an ADU**

From space for your loved ones to building your retirement through renting, an ADU will grow with you and your family over time.

- HOUSING FAMILY BY ADDING OPTIONS, SPACES, OR WORKSPACE WITH ADU UNITS.
- A HOME AS YOU AGE for neighbors or aging adults who want to stay.
- RENTAL INCOME for retirement, savings, or a rainy day.
- PROPERTY VALUE and future tax advantages with an ADU.
- SAFETY and an extra set of eyes on the property (e.g., dog or other pets) while you are away from home.
- HOUSING COMMUNITY work makes it easier for young families looking for a local home.

City of East Palo Alto  
Planning & Community Development | 15651 Tam Street, East Palo Alto, CA 94333  
Phone: (415) 853-3100 | Fax: (415) 853-3129  
Email: [planning@cityofepa.org](mailto:planning@cityofepa.org)

Worksheet

CITY OF EAST PALO ALTO ACCESSORY DWELLING UNIT (ADU) WORKSHEET

### ADU Requirements Worksheet

Are you thinking about building an ADU? These checklists will help you understand requirements, what to consider and what to submit for your Planning review and Building permit application.

We are here to help. Please contact the Planning Department at [planning@cityofepa.org](mailto:planning@cityofepa.org), call 415-853-3100 or visit the Permit Center at 15651 Tam Street, Monday/Thursday 9am - 12pm and 1 - 4pm or Wednesday with a virtual appointment. Read the [ADU Handbook](#) and visit our [website](#) for more information.

Visit the [Support Link Center](#) for additional resources. Get [help](#) and [inspiration](#), use the [Submission Request](#) tool to find out what you are eligible to build or the [ADU Cost Center](#) to estimate costs or rents, and download the [ADU Subsidies](#) with information on each step of the ADU process.

#### A Property and Project Information

This checklist will help you understand if an ADU is allowed on your property, if there are special issues to be aware of early in the process and what other agencies you may need to follow up with additional fees or permits. Use this checklist to help you gather info for the Preliminary Ministerial Review Clearance.

**Applicant Contact Information**

Name:  Phone:  Email:

**Parcel and Property Information**

Project Address:

Zoning Designation:  Assessor's Parcel Number (APN):

Lot Size (square feet):  Main Home Size (square feet):

Height:  Number of Stories:

Dwelling Type (circle one):  Single Family /  Duplex /  Triplex /  Other

Existing ADUs (if any):

**Additional Parcel Designations:**

Flood zone  Liquefaction zone  Dredged sediment  Historic resources

Fire Sprinklers in Primary Unit:  Yes  No  Automatic (manual/automatic):  Yes  No

**Project Type and Specifications (Project Description)**

Floor Location (circle one or both):  1st floor /  2nd floor Location on property (circle):  Back /  Side /  Front

Type:  JADU  Detached  Attached  Attached Existing Unit

Conversion:  Portion of Primary Residence  Accessory Structure  Garage

Size (square feet):  Height (feet):  Setbacks (feet from side/rear property line):

CITY OF EAST PALO ALTO ADU Worksheet, updated February 2024 | [www.cityofepa.org/planning](http://www.cityofepa.org/planning)

Website

**City of EAST PALO ALTO** California

I WANT: DEPARTMENTS GOVERNMENT BUSINESS REGISTER TO VOTE

Search

### PLANNING

- About Us
- Applications and Handouts
- Housing Information
- Approved General Plan & Development Code
- Long Range Planning Plans/Initiatives
- Development Activity
- Accessory Dwelling Units (ADUs)
- Historic Preservation
- State Housing Bills
- Planning Fees
- Temporary Use Permits/Temporary Districts
- Community Outreach Policy
- CEQA Notices
- ADUs - Frequently Asked Questions

#### Accessory Dwelling Units (ADUs)

Accessory dwelling units (ADUs), also known as "secondary units" or "in-law units," are detached or attached residential units that are subordinate to a primary dwelling on the same lot. There are two types of ADUs:

- Accessory Dwelling Units (ADUs) may be detached structures or can be attached to the primary dwelling. The creation of an ADU usually results in one or more additional units on the property.
- Junior Accessory Dwelling Unit (JADU) are ADUs that are in the same lot and constructed within the walls or attached garage of a principal or existing single-family residence. A JADU must include an existing kitchen.

The first step in the process to obtain permits for the construction of ADUs is the submission of a Zoning Clearance application for confirmation that existing zoning restrictions do not prohibit the construction of the ADU. Once a zoning clearance application has been approved, a building permit application can be submitted.

Please read the following for more information:

- General Information: Accessory Dwelling Unit Ordinance
- Accessory Dwelling Unit Ordinance Effective March 11, 2024
- Accessory Dwelling Unit Handbook
- Accessory Dwelling Unit Application Form (Zoning Clearance - Accessory Dwelling Unit)
- Junior ADU/Unit Application Form (Zoning Clearance - Accessory Dwelling Unit)
- Accessory Dwelling Units (ADUs) - Frequently Asked Questions
- ADU Subsidies

When you are ready to apply for the zoning clearance application for ADUs/JADUs kindly be prepared to do the following:

- Submit a set of copies of the completed zoning clearance form (see 3.000) and required plan sets as listed on page 3 to the zoning clearance team for processing/initialing.
- Drop off or mail in the completed zoning clearance form with a check of at least \$100 of planning review fees (FY2023 - 2024) to the CDCD team. Payment is required for reviewing or changing of forms and plans is submitted.
- If you have any questions, please email us at [planning@cityofepa.org](mailto:planning@cityofepa.org) with the project address in the subject line.

Note: The zoning clearance application is reviewed to confirm the proposed ADU complies with the requirements for the building permit application including whether the proposed unit meets the development standards for the ADU. The zoning clearance does not guarantee that the zoning clearance will be approved. A building permit is required for all ADUs. Information on the building permit process can be found here: [Building Permits and Handouts](#).

#### Additional Resources for ADUs in San Mateo County\*

City of East Palo Alto (CARTM ADUs/JADUs) Law Program (2018) [Link](#)

San Mateo County (CARTM ADUs/JADUs) Law Program (2018) [Link](#)

San Mateo County provides a resource for homeowners who have questions regarding the required work for newly constructed ADUs (ADUs). The webpage can be accessed on the link: [Accessory Dwelling Unit - San Mateo County](#).

A Housing Leadership Council - [Link](#)

Access for San Francisco County: [Link](#) (see the handout)

EPAs Use On - Affordable Housing resource

7.21 Elements group - [Link](#)

8.4 Affordable Housing (right in Your Backyard ADUs/JADUs) Program

8.5 California Housing Planning Agency ADUs/JADUs Program

**CONTACT INFORMATION**

15651 Tam Street  
East Palo Alto, CA 94333  
(415) 853-3100  
[planning@cityofepa.org](mailto:planning@cityofepa.org)

**Hours:** Monday, Tuesday, Thursday 9:00am - 3:00pm  
Wednesday 10:00am - 2:00pm  
Friday 10:00am - 2:00pm  
Virtual appointments are available Monday through Friday and only by appointment only.

Quarter staff will be available virtually until the appointment time on Wednesday and Thursday. Virtual appointments can be made by email or video call at [planning@cityofepa.org](mailto:planning@cityofepa.org) or by phone. Planning staff will continue to respond to emails in the following city or the following hours: Monday through Friday, 9:00am - 5:00pm. If you are unable to reach us, please call 415-853-3100. If you are unable to reach us, please call 415-853-3100. If you are unable to reach us, please call 415-853-3100.

#### SUPPORTING DOCUMENTS

- Accessory Dwelling Unit Handbook (2018) [Link](#)
- Accessory Dwelling Unit Handbook (2024) [Link](#)
- Accessory Dwelling Unit Application Form (Zoning Clearance - Accessory Dwelling Unit) [Link](#)
- Accessory Dwelling Unit Application Form (Zoning Clearance - Accessory Dwelling Unit) [Link](#)
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ALL RESOURCES ONLINE AT:  
<https://www.cityofepa.org/planning/page/accessory-dwelling-units-adus>

# Countywide Resources

Coming Summer 2024

## San Mateo County ADU Resource Center (previously the Second Unit Center)

- **Website:** Info on every phase of the ADU process
- **Guidebook:** Step by step guidance from inspiration to move in
- **Local ADU Stories:** Learn from your neighbors
- **Calculator:** Estimate costs, rent, and expenses
- **Floorplans:** Examples of ADU layouts for every need

ALL RESOURCES ONLINE AT **SMCADU.ORG**

The screenshot shows the top of the website. At the top left is the logo for the ADU Resource Center, San Mateo County. To the right are navigation links: ADU 101, STORIES, RESOURCES, ABOUT, CONTACT, and a language selector. Below this is a main heading: "A small home makes a big difference" with the subtext "Supporting your accessory dwelling unit (ADU) project, no matter where you are in the process". A horizontal navigation bar contains seven icons and labels: GETTING STARTED, LEARNING THE RULES, BUDGETING, DESIGN, PERMITTING, CONSTRUCTION, and MOVE-IN & RENTING. Below the navigation bar is a section titled "SUPPORTING YOUR ACCESSORY DWELLING UNIT PROJECTS IN SAN MATEO COUNTY". It includes a map of San Mateo County with various cities marked, such as Brisbane, Daly City, San Bruno, Pacific Heights, Hillsborough, Half Moon Bay, Redwood City, Woodside, Portola Valley, South San Francisco, Colma, San Francisco, Burlingame, San Mateo, Foster City, Belmont, East Palo Alto, Atherton, Menlo Park, and Redwood City. Below the map is a text block explaining the ADU Resource Center's mission and funding. At the bottom right of this section is a button that says "CHECK OUT THE GUIDEBOOK".

This section features a large image of a family standing in front of a modern ADU. To the right of the image is the text: "Building an ADU is an investment for your family and your community". Below this text are six icons with corresponding labels: "A HOME AS YOU AGE" (house icon), "HOUSING FRIENDS AND RELATIVES" (group of people icon), "ENVIRONMENTAL BENEFITS" (leaf icon), "RENTAL INCOME" (hand holding money icon), "SAFETY" (eye icon), and "COMMUNITY SUPPORT AND WORKFORCE HOUSING" (school icon).

This section displays a grid of seven different ADU floorplans, each with room labels such as BEDROOM, BATH, KITCHEN, LIVING/DINING, and CLOSET.

# Ready-made ADU Plans

## GLADUR Pre-Reviewed Plans

### GLADUR Free ADU Designs with a Green Twist

#### Free Handbook and Designs

HEART wants to build upon the public's increased interest in ADUs by providing resources that encourage more construction of green and livable ADUs. With financial support from a Climate Protection Grant provided by the [Bay Area Air Quality Management District \(BAAQMD\)](#), HEART initiated the creation of the Green and Livable ADU Resource (GLADUR). Through GLADUR, HEART is providing ADU designs with construction plans, as well as this handbook, to the public for free!

#### The Designs

HEART, in collaboration with Architects OpenScope Studio, is currently offering four different GLADUR unit sizes:

- 400-SF studio;
- 575-SF 1-bedroom unit, rectangular footprint;
- 745-SF 1-bedroom unit, square footprint; and
- 800-SF 2-bedroom unit.

#### Green

With the materials used, the designs will be more than just energy efficient and sustainable. They will also be decarbonized – meaning that only electricity will be used to cook, heat water as well as warm and cool the living space.

#### RENDERINGS, GLADUR UNITS



1-Bedroom Square, Contemporary Style



Interior



1-Bedroom Rectangle, Contemporary Style



2-Bedroom, Contemporary Style

#### Customizable

While each plan contains the vital information required by homeowners to obtain a building permit and build their ADU, the designs provide an assortment of green feature options that allow the homeowner to customize their ADU to reach a variety of levels of sustainability and cost-effectiveness.

## ADU Plans Gallery Coming soon!

Browse pre-approved and pre-designed ADU plans for purchase to find your perfect ADU!



PLEASE NOTE: Not all designs will work on every property. Before you purchase anything, confirm what you're able to build with local Planning or Building staff.

How to build an ADU in Middle Valley

What does pre-approved mean?

All Plans My Favorites

FILTERS

See Pre-Approved Plans Only

Construction Type

- Site-Built (3)
- Prefabricated (9)

Size Category

- Small: Less than 500 SF (2)
- Medium: 500-749 SF (7)
- Large: 750-999 SF (2)
- X-Large: 1,000+ SF (1)

Square Footage

400 SF 1,000 SF

Bedrooms

PRE-APPROVED PLAN

**Skylview**  
M. GALEMORE ARCHITECT

- Large - 798 SF
- 2 Bedrooms
- 1 Bathroom

SEE PLAN

PRE-APPROVED PLAN

**Klassen 2BR**  
HOUSETECH

- Medium - 610 SF
- 2 Bedrooms
- 1 Bathroom

SEE PLAN

PRE-APPROVED PLAN

**Sonoma**  
HATI HOMES

- Medium - 569 SF
- 1 Bedroom
- 1 Bathroom

SEE PLAN

PRE-APPROVED PLAN

PRE-APPROVED PLAN

PRE-APPROVED PLAN

Find plans on the HEART of SMC website:  
[www.heartofsmc.org/programs/adu-center](http://www.heartofsmc.org/programs/adu-center)

Find the ADU Plans Gallery on our website:  
[www.cityofepa.org/planning/page/accessory-dwelling-units-adus](http://www.cityofepa.org/planning/page/accessory-dwelling-units-adus)



## Project Assistance

### Get ADU help:

- Talk to City Staff  
[planning@cityofepa.org](mailto:planning@cityofepa.org)  
[building@cityofepa.org](mailto:building@cityofepa.org)
- EPACANDO – City Partner  
[epacando.org](http://epacando.org)

### Other Resources:

- SMC ADU Resource Center  
[smcadu.org](http://smcadu.org)
- Hello Housing  
[helloadu.org](http://helloadu.org)



# Q & A

Add your questions to the chat!



# Roadmap

- **Planning your ADU**
  - What can you build?
  - Costs & Financial Assistance
- **Building your ADU**
  - Applying for Permits
  - Construction
  - Move-in
- **Question & Answer Session**
  - Add questions to the Chat!



# Planning Your ADU



# Can I build an ADU?

In almost all cases, yes!

## **ADUs are allowed:**

- In all residential zones (single-family, two-family, multi-family, mixed-use)
- No minimum lot size



How many ADUs can I have?

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





# Can I put an ADU in my garage?

Yes, you can!

## You can convert your garage:

- ADUs: Detached or attached
- JADUs: Attached only

**Note:** You can convert any legally built structure on your property



Garage conversions may require significant changes for building code requirements.



What Can I Build?



# How big can my ADU be?

Size depends on ADU type and your property.



## **New Construction ADU**

(Attached or Detached)  
1,000 SF or 50% of primary home  
(whichever is less)



## **Conversion ADU**

Limited to 50%  
of existing space



## **JADU (Junior ADU)**

Maximum 500 SF

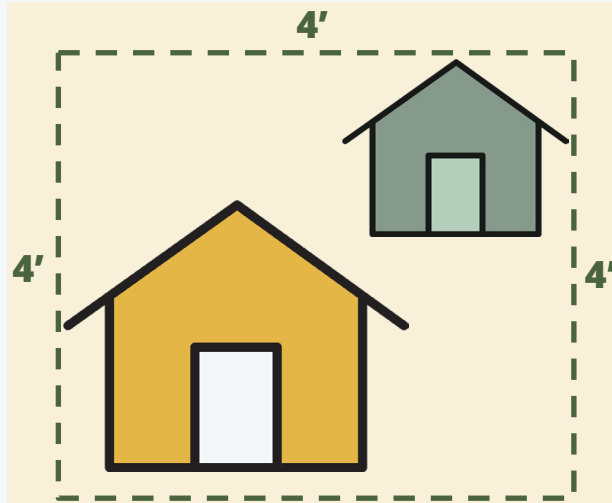
Rules can't limit you from building up to an 800 SF ADU if you have space.



# How close can I build to the edge of my property?

**Rear:** 4 feet

**Side:**  
4 feet



**Front:**  
10-20 feet

**MY PROPERTY**

**STREET**

**Space from main home:**

6 feet of separation for  
detached ADUs

If these setbacks make it impossible for you to build an 800 SF ADU, talk to Planning staff about what you can do.



# How tall can it be?

Height depends on ADU type and your property.



## **Attached ADU**

25 feet high or  
height allowed by  
zoning code



## **Detached ADU**

Single-family: 17 feet  
Multi-family: 18 feet  
Near transit: 18 feet  
(plus 2 feet for roof)



## **Conversion ADU**

Limited to height of  
the main home



## **JADU (Junior ADU)**

Limited to height of  
the main home



# Do I need to add parking?

Generally, no.

- **JADUs:** no parking required (unless converting a garage)
- **ADUs:** no new parking required (check with Planning staff to confirm)



Single-family corner lots may add a second driveway for an ADU.



# Costs & Financial Assistance



# How much will it cost?

**Average cost:** \$500/square foot

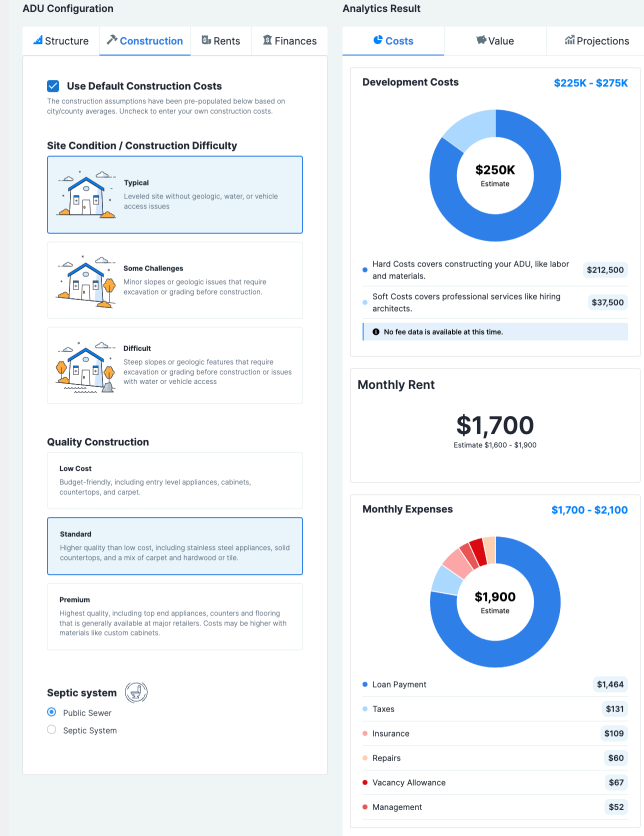
- Includes design, fees, construction, etc.
- Depends on many factors

We recommend hiring a designer/architect and licensed contractor. It can save you time and money in the long run.



**ADU Calculator**

[smcadu.org/calculator](https://smcadu.org/calculator)







# CalHome and CalHFA

## CalHome ADU/JADU Loan

- For income-qualified households, in exchange for renting to another income-qualified household
- \$100,000 low-interest loan for ADU construction costs
- Closed until more funding is available

## CALHFA Grant

- Grants up to \$40,000 for reimbursement of pre-development costs, including impact fees
- Homeowner must be low or moderate income



Need help with your budget? Reach out to EPACANDO  
[www.epacando.org/contact-us/](http://www.epacando.org/contact-us/) or call 650-473-9838



# Applying for Permits



# Permit Process

1. Meet with City Staff
2. Contact EPACANDO for help
3. Submit Preliminary Ministerial Review
4. Submit Building Permit Application
5. City reviews your plans (Plan Check)
6. City issues your Building permit!

## **Plan Check Process:**

- City departments and outside agencies review plans
- First Review – 30 days (\*must be a complete application)
- Resubmittal Review - 2 weeks
- Contact Planning or Building for updates



For more info look at the **ADU Handout** and **ADU Worksheet** on our website [www.cityofepa.org/planning/page/accessory-dwelling-units-adus](http://www.cityofepa.org/planning/page/accessory-dwelling-units-adus)



# Permit Center

## One-Stop Customer Service

- Planning
- Building
- Engineering
- Housing
- Appointments available

### Contact us:

Phone: 650-853-3189

<https://www.cityofepa.org/econdev/page/permit-center>

### Permit Center - 1960 Tate Street

Mon, Tues, Thurs: 9:00 am – 3:45 pm

Wed & Fri: Virtual Appointments

Closed for lunch (12:00 – 1:00 pm daily)





Construction



# Hiring a Contractor



Talk to your community

- Friends and family
- Neighbors



Contact the California  
Contractors State  
License Board



Internet research and  
reviews



# Hiring a Contractor

- **California Department of Consumer Affairs** <https://www.cslb.ca.gov>
- **Contractor License Check**
- **Consumer Guides and Publications:**
  - 10 Tips: Make Sure Your Contractor Measures Up
  - Checklist for Prescreening Contractors
  - What You Should Know Before Hiring a Contractor
  - Consumer Guide to Filing Construction Complaints



# Moving In



Find a Tenant



Set a Fair Rent



Create a Lease



Plan for Maintenance

**EAST PALO ALTO** California

I WANT TO DEPARTMENTS GOVERNMENT BUSINESS REGISTER TO VOTE

Search

**RENT STABILIZATION**

**Rent Stabilization Board**

For all rental units within the City of East Palo Alto that are not considered to be fully exempt or partially exempt, landlords are required to do the following. For full detailed descriptions of program requirements, please refer to the Rent Stabilization Ordinance. The list below is just a summary.

- 1) Register all rental units with the Rent Stabilization Program annually by January 1 of each year. (Section 8 of the Rent Stabilization Ordinance "Rent Registration and Certification")
- 2) Pay the registration fees. (Section 8 of the Rent Stabilization Ordinance "Rent Registration and Certification" item C)
- 3) Notice of Ordinance Required to be Provided to New Tenants (See #E): (The City of East Palo Alto Housing Code is Rent Control to be provided to new tenants as required by Section 4 of the Ordinance which provides that at the commencement of any tenancy, the owner of any regulated unit must provide the tenant with a written notice of the Ordinance in a form prescribed by the City.)
- 4) Provide Just Cause for any Evictions and File any Notices of Termination & Unlawful Detainers with the Rent Program within 5 days of Service to Tenant. (Section 4 of the Rent Stabilization Ordinance "Just Cause Required for Eviction") See note below.
- 5) Limit rent increases to the approved Annual General Adjustments (AGA) and/or properly banked AGAs. No more than one increase per year is allowed. (Section 4 of the Rent Stabilization Ordinance "Limitation on Rent Increases" & Section 12 of the Rent Stabilization Ordinance "Annual General Adjustments of Minimum Allowable Rent")
- 7) File Rent Increase Notices in accordance with the Ordinance. (Prior to imposing a rent increase, a landlord must notify each affected tenant in the manner prescribed by State law, with written notice delivered 30 days in advance of the first day to which such notified rent may be charged or collected. Landlords of regulated rental units in East Palo Alto are required to file Rent Increase Notice Form provided by the Rent Program when tenants are given notice that their rent is to be increased, and to provide a copy of this notice to the Rent Program within 10 business days.)
- 8) Notify the Rent Stabilization Program of any Change in Tenancy within 30 days after the commencement of the tenancy, by submitting a Change in Tenancy Registration Form along with a copy of the lease agreement and the Notice of Ordinance (See #E). (Section 8 of the Rent Stabilization Ordinance "Rent Registration and Certification" item B)

Table of Contents:

- Rent Stabilization Board
- Rent Stabilization Ordinance and Regulations/Municipality of Code
- Rent Stabilization Program
- Guide to Just Cause for Eviction
- Guide to Rent Control
- Housing Assistance, Fair Housing, and Other Resources
- Landlords
- Applicability
- Landlord Forms
- Landlord Requirements
- Right to Plead
- Tenant Forms

Landlord Requirements in EPA  
[www.cityofepa.org/rent-stabilization/page/landlord-requirements](http://www.cityofepa.org/rent-stabilization/page/landlord-requirements)

Learn about Rental Laws & Fair Housing  
[www.courts.ca.gov/documents/California-Tenants-Guide.pdf](http://www.courts.ca.gov/documents/California-Tenants-Guide.pdf)

**CALIFORNIA TENANTS**  
A GUIDE TO RESIDENTIAL TENANTS' AND LANDLORDS' RIGHTS AND RESPONSIBILITIES

**HOUSING IS KEY**

DRE





Q & A

Add your questions to the chat!

# Where do I start?

## Get inspired

- Look at floorplans, explore pre-designed plans
- Make a sketch of your property

## Learn the rules

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

## Budget

- Estimate project costs
- Look at financing options



Visit our website to download the **ADU Handout** and other resources

[www.cityofepa.org/planning/page/accessory-dwelling-units-adus](http://www.cityofepa.org/planning/page/accessory-dwelling-units-adus)

# Contact Us

## **City of East Palo Alto**

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