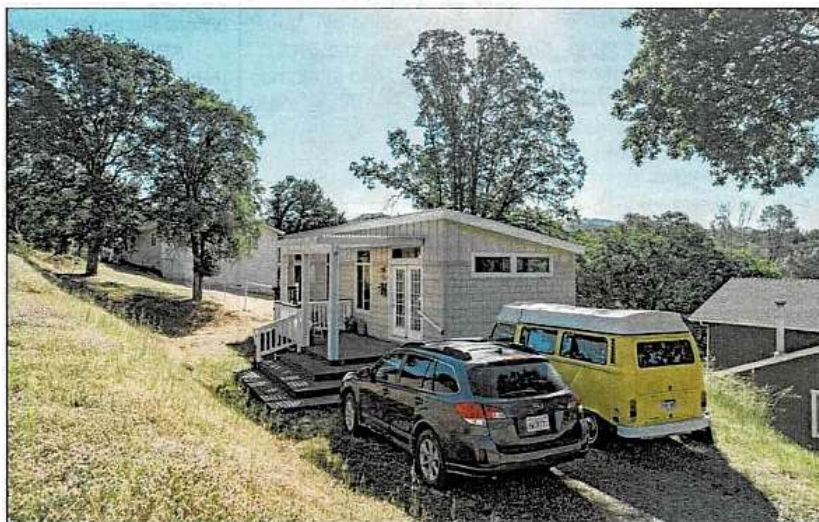
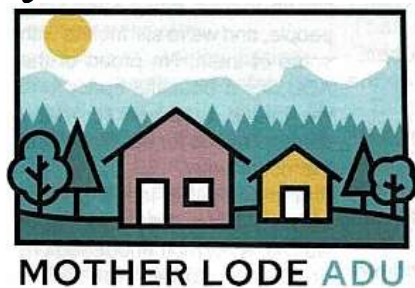


# *Help on the way to increase area's housing stock*



*An example of an accessory dwelling unit. Photo by Matt Swafford.*

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Several counties in California – including Calaveras – are teaming up to make it easier for residents to add accessory dwelling units – ADU for short – to their properties.

Mother Lode ADU is a new partnership between the counties of Amador, Calaveras, Mariposa and Nevada created to help homeowners in the region build ADUs. A new website at [www.motherlodeadu.org](http://www.motherlodeadu.org) will go live on Aug. 30 to serve as a one-stop resource shop.

The new Mother Lode ADU website will walk people through all of the steps needed to build an ADU and includes a host of tools that will make the process easier, including:

- ADU Guidebook: A downloadable, step-by-step guide that is specific to each county.
- Floorplans: Preview examples for inspiration including prefab ADUs.
- ADU Plans Gallery: View and compare existing plans to jump-start the design.
- ADU Calculator: Get a rough estimate of costs, fees and rents.
- Can I Build Tool: See what can be built on a specific property.
- Process At-a-Glance: Learn about the permit and build process for each county.
- County ADU Rules: Find out the ADU rules for each County before the project begins.
- ADU Development Checklist: Use to prepare for the application process.

### ***What is an ADU?***

ADUs- also known as “granny flats,” or “in-law units” - come in a variety of shapes and sizes. They can range from prefabricated units to brand-new additions that are attached to the main home. They can range in size from a 500-square-foot studio to a 1,000-square-foot unit with multiple bedrooms. The main requirement is that each ADU has its own kitchen and place to sleep. Not every ADU fits neatly into one category, but here are some examples of different types:

- JADU: These “junior ADUs” are smaller units of up to 500 square feet that are contained within a single-family home.
- Conversion: This is a converted space within a single-family home or accessory structure- such as a garage.
- Attached: A new unit that is attached to a single family home, which may include some converted space.
- Detached: A new, freestanding unit with a single-family home which can be built on-site or prefabricated.
- Multi-Family: A detached conversion or attached unit with a multi-family building
- RVs, tiny homes on wheels, yurts and storage structures are not considered ADUs.

### ***What can an ADU do for you?***

Here’s one success story from Richard in Nevada City, who converted a workshop on his property into an ADU.

“While my mother-in-law lived here, we loved spending time in the ADU. Now our kids are grown and have children of their own, so they stay in the ADU when they visit and have a comfortable, private place. As my wife and I grow older we might move into the ADU and rent out the larger house, or give it to our children. We’ve rented out the ADU over the years and had great experiences with our tenants. We’ve met so many interesting people, and we’re still friends with some of them. I’m proud of the ADU, it’s a beautiful space and we use it to meet so many different needs for our family and the community.”

If interested in learning more about ADU, bookmark the website [www.motherlodeadu.org](http://www.motherlodeadu.org) and stay tuned for more resources.