

# SECOND UNIT WORKSHOP



# **PANEL 1 - BUILDING A SECOND UNIT**

- **REGULATIONS, SITE REQUIREMENTS, FREE ARCHITECTURAL PLANS**  
Marie Jones, Community Development Director, City of Fort Bragg
- **NEW OPPORTUNITIES TO BUILD SECOND UNITS**  
Dan Gjerde, Mendocino County Supervisor
- **COUNTY REGULATIONS AND SITE REQUIREMENTS**  
Mike Oliphant, Mendocino County Chief Building Inspector.
- **SELECTING A CONTRACTOR, CONSTRUCTION OPTIONS, PROCESS**  
Cynthia Sharon, Dancing Dog Design Build.

# PANEL 2 - ECONOMICS OF SECOND UNITS

- **Financing**

Jennifer Tyler, Loan Officer, Savings Bank

Phillip Jago, Mortgage Broker, First Equity

- **Tax Implications**

Larry Flores, Certified Public Accountant, JKM

- **Revenues, Expenses, the Business of Renting**

Steve O'Mara, West Company Business

Development Center Advisor

- **Effect on Property Values**

Meghan Durbin, President, Coastal Mendocino

Association of Realtors

# SECOND UNIT OVERVIEW

- Also called granny units, alley houses, Accessory Dwelling Units (ADU's)
- On a lot with another house
- Can be either attached or detached
- Can be built on any size residential lot
- One per lot
- Cannot be sold separately



# SECOND UNIT OVERVIEW

(continued)

- Benefits

- Allows people to age in place
- Generates extra income
- Creates housing for the community

- Why Now?

State, County and City regulation changes to encourage 2<sup>nd</sup> unit development





# SPONSORS

- **North Coast Housing Action Team (HAT)**

Working to create safe, decent, and affordable housing on the Mendocino Coast by

- Encouraging City and County policy makers to meet the demand for housing
- Engaging and informing the community about housing needs, challenges, and opportunities

- **Healthy Mendocino**

- **City of Fort Bragg**

- **County of Mendocino**

