

BUILDING OUR COMMUNITY TOGETHER

Welcome to Humboldt ADU

LEARN MORE

What is an ADU

ADUs, also called granny flats, backyard cottages, in-law units, or converted garages, can meet the needs of residents while helping create new housing for our community.

ADUs provide homeowners with flexibility as their family grows and lives change. From space for your loved ones to supporting the community and building your retirement through renting, your ADU will grow with you.



Why an ADU in Humboldt

Humboldt ADU is a program developed by Humboldt County to support and inform homeowners within the county who are interested in building ADUs. Building an ADU not only benefits the homeowner, but also supports the community. ADUs often provide homes for the local workforce and families who serve essential roles in the county. Increasingly, these community groups are finding it difficult to find suitable and affordable housing. With the lack of available affordable housing, building and renting an ADU is truly considered to be a community service.



ADU 101

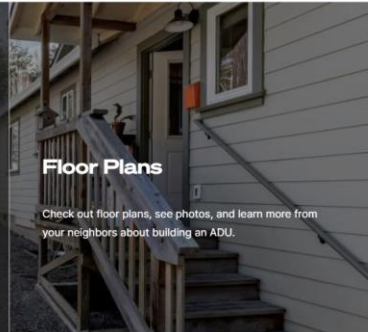
Whether you are new to learning about ADUs or ready to begin the process, we have the information you need. Visit our ADU resources to learn everything you need to know if you're considering building an ADU or Junior ADU.

LEARN MORE



Floor Plans

Check out floor plans, see photos, and learn more from your neighbors about building an ADU.



Building an ADU

GET STARTED

- 1 **Getting Started**
Clarify your goals, learn what you can build on your property, estimate your project budget, and create your design.
- 2 **Design**
Although you can build an ADU as an owner builder, we strongly recommend hiring a licensed architect or designer to design your ADU and a licensed builder to construct it, or a design/build team for the entire process.
- 3 **Permits**
Navigate the permitting process, manage construction, and possibly embark on the journey to becoming a landlord.
- 4 **Construction**
Once you have building permits, you can start construction of your ADU. Before you begin, ensure all funding is in place. If you are not working with a company to design and build your ADU, hire builders for the construction phase of your project.



BUILD

Getting Started

Clarify your goals, learn what you can build on your property & estimate your project budget.

Think About What You Want and Your Budget

It is important to start by figuring out what you want and your budget. Identify goals and concerns by using our downloadable exercises, look at examples for layout and design inspiration, start to consider how you might finance your ADU, and estimate costs to help set your budget by using our ADU Calculator.

<p>Videos</p> <p>From benefiting your family to generating income and helping the community, learn why fellow Californians decided to build an ADU.</p> <p>WATCH NOW</p>	<p>Floor Plans</p> <p>Typically, a studio is 200-400 square feet, a one-bedroom is 300-600 square feet, and a two-bedroom is 600+ square feet.</p> <p>EXPLORE</p>	<p>Stories</p> <p>From benefiting your family to generating income and helping the community, learn why your neighbors built an ADU.</p> <p>GET INSPIRED</p>
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Understand the Timeline for building an ADU

Building an ADU is not only a financial investment, but an investment of time. Most projects take one to two years to complete. It usually takes one to six months (depending on how many rounds of reviews) to get permits and six to twelve months to build. Interior conversions are often faster.



ADU 101

What's an Accessory Dwelling Unit (ADU) and why would I build one?

Accessory Dwelling Units (ADUs), also called granny flats, backyard cottages, in-law units, or converted garages, can meet the needs of Humboldt County residents while helping create new housing for our community. ADUs provide homeowners with flexibility as their family grows and lives change. From space for your loved ones to supporting the community and building your retirement through renting, your ADU will grow with you.

Types of ADUs



Detached

New or converted freestanding structure, such as a backyard cottage.



Interior Conversion

Converted existing space (e.g. an attic or basement).



Attached

New or converted sharing at least one wall with the primary house.



Garage Apartment

Converted former garage space.



Remodel / Expansion

New or converted space with sq footage added to the primary house.



Above / Below Garage

New or converted above or below garage space.



Interior Conversion

Converted existing space (e.g. an attic or basement).

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?

Jacoby Creek

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

Bathrooms

1

1.5

2

2.5

3

Monthly Rent

\$864

Monthly Expenses

\$686



Development Cost

\$92K



*Impact fees are not included in the calculator at this time. Please reach out to the school district and the county.

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.