

I have worked with Mr. Moore, since the Summer of 2021. When the City of East Palo Alto (EPA) launched the CalHome loan program, he jumped at the opportunity to legalize his detached ADU. He reached out to [EPA's] Code Enforcement department to understand what was needed to legalize the unit, and he contracted an architect/builder with extensive experience legalizing projects in other cities. When he received notice from EPA's Planning Department in June 2022 that the project could not be approved, we sought to understand.

The City had been encouraging legalization but did not anticipate that some ADUs would violate objective standards, such as setbacks. This project, like others similar, has now catalyzed City staff to implement development standard changes and streamlining policies that may address legalization barriers and help resolve more ADU code enforcement cases, which are ongoing. City staff are proposing updates with the support of EPACANDO and City Systems.

Fortunately for Mr. Moore, in 2023, [California State Law] SB 897 allowed the ADU to continue with the permitting process, even if it violated objective standards (an example of the State superceding local re: housing.) The Moore project eventually got permitted and applied for the CalHome funding. In essence, we at EPACANDO have supported each step along the way: as an adjacent case manager, advocate, partner of the City, and loan program administrator.