

附屬住宅單元貸款計畫 (ADULP)

資格調查說明

如果您在家中或附近有未經許可的二級單元，並且需要幫助以使該單元符合規定，請完成此調查以請求有關 ADULP 支持的更多資訊。

在開始之前查看初步資格指南：

https://cao-94612.s3.amazonaws.com/documents/ADULP-Eligibility-Checklist_CH.pdf

您將需要以下資訊：

- 年滿 18 歲的所有家庭成員的年收入
- 最近的房貸對帳單和物業稅報稅表
- 新生活空間的建築面積（將每個房間的長度和寬度相乘，以英尺為單位，然後相加）
- 附屬住宅單元 (Accessory Dwelling Units, ADU)/初級附屬住宅單元 (Junior Accessory Dwelling Units, JADU) 中門窗的位置和尺寸（長度和寬度，以英尺為單位）
- 最低點的天花板高度
- 電氣：電源插座的位置、計費表和 120 伏或 240 伏控制板的數量和位置
- 管道：浴室通道、廚房水槽、冷熱水
- 機械/供暖：烹飪設施、爐子位置
- 從地界線到任何轉換空間的距離（「縮進距離」應大於 4 英尺）
- 健康和​​安全危害：黴菌、害蟲、幹腐或牆壁、天花板或地板的其他劣化

在您回答完所有問題後，
請點選此連結提交您的回覆並請求更多資訊：

<https://www.citydataservices.net/OaklandHRA/>

不會要求您提供地址。

收集的任何資訊均不會用於
追究您的法律責任。

附屬住宅單元貸款計畫

預先篩選問卷

請填寫此問卷，然後將您的回覆提交到自動化入口網站：

<https://www.citydataservices.net/OaklandHRA/>

第 1 部分（共 3 部分）：最低資格要求

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1. Is the Accessory Dwelling unit on the same parcel as only one single-family home?
Only one legal unit may currently exist on the parcel.

附屬住宅單元是否僅與一個單戶住宅位於同一地塊上？
該地塊上目前只能有一個合法單元。

是 否

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2. Does an owner occupy the main home or the secondary unit as their primary residence? *Proof of residency will be required.*

業主是否將主要住宅或次要單元作為其主要住所？
將需要提供居住證明。

是 否

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3. Is the property located in an **Oakland Opportunity Zone**?

該物業是否位於屋崙市機會區？

是 否

-
4. How many people live in your household, excluding unrelated occupants in the ADU?
This is used to determine the maximum eligible income.

除 ADU 中的無關住戶外，您家住了多少口人？
這用於確定最高合資格收入。

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5. What is the total annual pre-tax income from members of your household > 18 years old? *Your household income may not exceed the amount in the table below.*

您家中年滿 18 歲的家庭成員的稅前年總收入是多少？
您的家庭收入不得超過下表中的金額。

2022 年合資格家庭年收入閾值								
家庭人口數量	1	2	3	4	5	6	7	8
低 (80%) 收入限制	\$76,750	\$87,700	\$98,650	\$109,600	\$118,400	\$127,500	\$135,950	\$144,700

6. Indicate all types of income sources included in the total above.

標明上述總數中包括的所有類型的收入來源。

- Salary or Hourly / 月薪或時薪
- Self-Employment / 自僱
- Social Security (SSI) / 社安保障金 (SSI)
- Pension or Retirement Account (Non-SSI) / 社安保障金 (Non-SSI)
- Disability Income / 殘障收入
- Rental Income (this property) / 租金收入 (此物業)
- Rental Income (a different property) / 租金收入 (其他物業)
- Other / 其他

7. When can you start your project? 您的專案何時可以開始?

第 2 部分 (共 3 部分) : 財務資訊

8. Estimate the current value of your home.

您住宅的當前估值。

9. How many mortgage loans do you have secured against the property, including a Home Equity Line of Credit (HELOC), if you have one?

您有多少筆以房產為抵押的貸款，包括房屋淨值信貸額度 (Home Equity Line of Credit, HELOC) (如有) ?

10. What is the current balance of all mortgages? Refer to your recent statements. (Include the total maximum loan amount if you have a HELOC.)

目前所有抵押貸款的餘額是多少？參閱您最近的對帳單。(如果您有 HELOC，請包括最高貸款總額)。

11. Are loan payments and property taxes current?

是否按時支付貸款和物業稅？

是 否

12. Do you have a Reverse Mortgage, which means you may not make monthly payments and possibly receive payments from your lender?

您是否有反向抵押貸款，即您可能不用按月還款，而可能會收到貸方的付款？

是 否

13. Are you aware of any deed restrictions limiting how you can borrow against your home, such as from previous assistance programs from a non-profit or agency organization?

您是否知道任何契約限制條款限制了您用房屋借款的方式，例如從非營利或代理機構先前的援助計畫中借款？

是 否

14. Estimate your potential financial contribution towards the project in the form of assets or equity beyond the ADULP Loan.

估計您在 ADULP 貸款之外的資產或股權形式對該專案的潛在財務影響。

15. Estimate your credit score.

預估您的信用評分。

Very Good to Excellent: 750 - 800 / 非常好到優秀：750 - 800

Fair to Good: 650 - 749 / 一般到良好：650 - 749

Poor: < 650 / 差：< 650

第 3 部分 (共 3 部分) : 專案資訊

16. Describe how and when the space was modified into a potential new unit:

描述如何以及何時將該空間改造為潛在的新單元：

17. Describe the size of the unpermitted unit in square feet. Provide the total square footage (sum of length x width of each room) or provide the measurements of each room.

以平方英尺為單位，描述該未經許可單元的大小。提供總建築面積（每個房間的長度 x 寬度之和）或提供每個房間的尺寸。

18. Is the unit currently occupied?

該單元目前是否有人居住？

是 否

19. If occupied, can you provide records to document the dates and terms of occupancy, such as rental contracts or receipts?

如果有人居住，您是否可以提供載有居住日期和條款的記錄，例如租賃合同或收據？

YES / 是

NO / 否

Does Not Apply / 不適用

20. Provide any additional details about how the space is currently being used:

提供有關該空間當前使用情況的任何其他詳細資訊：

21. Have you had the unit assessed for legalization by an architect or contractor?

您是否讓建築師或承包商對該單元進行了合法化評估？

是 否

22. Describe cost estimates or other assessments received and when, including any issues you are aware of that might make legalization challenging:

描述收到的成本估算或其他評估及接收時間，包括您知道任何可能有礙於合法化的問題：

23. Does the unpermitted unit have a separate exterior entrance/exit door of at least 3 feet wide and 6 feet, 8 inches tall?

未經許可的單元是否有至少 3 英尺寬和 6 英尺 8 英寸高的單獨外部入口/出口門？

是 否

24. Are there any gas appliances (Stove, furnace, water heater) located within the unpermitted unit?

This is common for basement and garage conversions unless they were relocated.

未經許可的單元內是否有任何燃氣器具（爐灶、暖氣、熱水器）？
這對於地下室和車庫改造很常見，除非這些設備被重新安置。

是 否

25. Do the unpermitted unit and the main house share heating and (if applicable) cooling systems?

未經許可的單元和主屋是否共用供暖和（如果適用）冷風系統？

是 否

26. What size is the electrical system for the main house?

The rating should be shown on a label on the panel or power meter.

主屋的電氣系統規格是多少？

額定值應顯示在控制板或功率計的標籤上。

120 Volt / 120 伏

240 Volt / 240 伏

I don't know. / 不知道。

27. What best describes the electrical service for the unpermitted unit?

對該未經許可單元的電力服務的最佳描述是什麼？

Shared single panel with the main house.
與主屋共用單一控制板。

Separate panel from the main house but connected to the same meter.
與主屋分開的控制板，但連接到同一個計量表。

An entirely separate panel and meter connection to the grid (this is uncommon).
一個完全獨立的控制板和計量表連接到電網（不常見）。

I don't know.
不知道。

28. How was the second unit created?

第二個單元的建造空間來自哪裡？

Only from space inside the house already approved for living use
僅來自獲准用於居住的房屋內空間

An addition was added to the main house or existing garage
增附於主屋或現有車庫

An attached garage was converted
附屬車庫被改建

A detached garage was converted into new living space.
一個獨立的車庫被改造成新的居住空間。

A separate non-garage structure was built or converted into new living space.
一個單獨的非車庫結構被建造或改造成新的居住空間。

None of these sound right, or the unit is a mix of multiple types.
這些描述均不符合，或者該單元是多種類型的混合體。

29. If a garage was converted, was a moisture or vapor barrier added to the floor?

如果車庫被改造，是否在地板上添加了防濕層或防潮層？

YES

是

NO

否

I Don't Know

不知道

Does Not Apply

不適用

30. If the new unit is connected to the main house through shared walls or a floor to ceiling transition, was a firewall added to slow the transfer of fire between units? *This is unusual for unpermitted units.*

如果新單元透過共用牆壁或地板到天花板的過渡連接到主屋，是否添加了防火牆以減緩單元之間之火勢轉移？這對於未經許可的單元來說並不常見。

YES / 是

NO / 否

I Don't Know / 不知道

Does Not Apply / 不適用

31. Is the ceiling height in the new unit at least 7 feet 6 inches in bedrooms, living rooms, or hallways, and at least 7 feet in bathrooms, kitchens, or storage/accessory spaces?

新單元的臥室、客廳或走廊的天花板高度是否為至少 7 英尺 6 英寸，浴室、廚房或存儲/附屬空間的天花板高度是否至少為 7 英尺？

是 否

32. Is the unpermitted unit less than 4 feet from the property line?

未經許可的單元是否距離地界線不到 4 英尺？

是 否

33. For any wall that is within 4 feet of the property line, does it contain a one-hour firewall? (This would be unusual.)

對於距離地界線 4 英尺以內的所有牆壁，是否包含一小時防火牆？（這並不常見）。

YES / 是

NO / 否

I Don't Know / 不知道

Does Not Apply / 不適用

34. Describe the size (length and width in feet) and location of windows in the unpermitted unit.

描述未經許可單元中窗戶的尺寸（長度和寬度，以英尺為單位）和位置。

35. Do the windows open?

窗戶是否能打開？

YES / 是

NO / 否

Some open, some don't. / 有的能開，有的不能開。

There are no windows in the unit. / 單元內沒有窗戶。

36. Are there any gas appliances (stove, furnace, etc.) in the sleeping area(s)?

睡眠區域是否有燃氣器具（爐灶、暖氣等）？

是 否

37. Are there electrical outlets in all rooms of the unpermitted unit?

未經許可單元的所有房間是否都有電源插座？

是 否

38. Does the unit have a toilet, a shower or tub, and a sink with hot and cold water?

單元是否有馬桶、淋浴器或浴缸以及帶冷熱水的水槽？

是 否

39. Are there cooking facilities and a kitchen sink in the unpermitted unit?

未經許可單元內是否有烹飪設備和廚房水槽？

是 否

40. Have any plumbing, electrical, or heating/cooling modifications been made without permits?

是否未經許可進行了任何管道、電氣或暖氣/冷風改造？

是 否

41. Are stairs required to access the unit?

This is typically the case for basement or second story units.

進入單元是否需要樓梯？
此情況常見於地下室或二樓單元。

是 否

42. If stairs are required, were they established legally with permits?

如果需要樓梯，其是否在獲得許可的情況下合法搭建？

YES / 是

NO / 否

I Don't Know / 不知道

Does Not Apply / 不適用

43. Is there an open Code Enforcement Violation case for this property?

此物業是否存在審理中的違規個案？

是 否

44. Who will occupy this unit?

誰將在該單元中居住？

Owner / 業主

Family / 家人

Tenant / 租戶

I haven't decided / 尚未決定

How did you hear about the ADU Loan Program?

您透過什麼方式了解到 ADU 貸款計劃？

附屬住宅單元合法化貸款問卷調查：聯絡資訊

Provide the following contact information to submit the survey. City staff will contact you to discuss your project. You must provide an email to receive confirmation of your responses.

請在提交的問卷調查中提供以下聯絡資訊。市政府工作人員將與您聯繫以討論您的專案。您必須提供一個電子郵箱，以接收回執函。

Name / 姓名

Email Address / 電郵地址

Phone Number / 電話號碼

Preferred Language / 偏好語言

Preferred Contact Method / 首選聯繫方式

電子郵件

電話

Add any additional comments, questions, or concerns you have about your ADU project:

添加您對 ADU 專案的任何其他評論意見、疑問或顧慮：