

ALAMEDA COUNTY SMALL DEVELOPER INCUBATOR

OVERVIEW

The development of small-scale residential projects (such as townhomes, small-plexes, ADUs, and rehabilitations) within existing cities can help mitigate the housing affordability crisis and climate change crisis at the same time. This program will engage small, independent developers and government officials working in Alameda County communities in two initial trainings. The intent is to spark collaboration through a cross-sector cohort that can develop the industry and skilled workforce needed to construct decarbonized, small-scale infill projects.

This program fosters the important relationship between developers and the municipal staff responsible for permitting development projects. It is designed to catalyze emerging and start-up small-scale developers or individuals interested in entering the industry, by providing the tools and resources necessary for development projects. Simultaneously, it supports local government staff in residential development, city management, economic development, planning, and related departments. Municipal practitioners will learn about opportunities to realize their community's development potential, as well as the barriers that impede small-scale projects. Other professionals who contribute to a local development ecosystem, such as bankers, appraisers, brokers, and builders, are also encouraged to attend.

In partnership with [Build It Green](#), the [Incremental Development Alliance](#) (Inc Dev) will facilitate this program, using a curriculum based on its community development engagements and national training events. [StopWaste](#), a public agency that advances the responsible use of resources in Alameda County and beyond, is sponsoring the introductory events. A Local Host Committee will provide input on the training content and regional landscape. For more information about the Alameda County Host Committee, please contact Heather Larson at hlarson@stopwaste.org.

CONVENINGS

Free Introductory Lecture

The two-hour introductory session will introduce future training opportunities, answer questions, and collect feedback on the local development landscape. IncDev faculty will introduce attendees to the core concepts of [Incremental Development](#) and enable networking between future cohort members.

Small-Scale Development Workshop

Registration fees: \$150 Early Bird, \$170 Regular, \$190 Last Minute

A full-day Small Developer Workshop will guide small-scale developers and government officials on effectively working with each other and contributing to building climate-resilient and equitable communities.

The session is proposed to include the following major sections and elements:

- Power Of The Incremental Approach
- Business Models And Skill Sets
- Right Sizing Your Project
- Building Arts 101
- Market Research And Site Selection
- Zoning
- Project Pro Formas
- Using & Implementing Local Building And Zoning Codes
- Financing A Project/Asking For Money
- Buying A Property/Due Diligence

This is considered baseline training, open to the public and available to people at all levels and professions.

OUTCOMES

Small-scale developers, local governments, and other building industry practitioners will develop a more common understanding of pre-development considerations and local procedures, zoning regulations, inspection protocols, and code pathways. Participation will help build relationships to navigate the development process and present networking opportunities for finding mentors, business partners, contractors, tradespeople, and other industry professionals and peers.

A limited number of scholarships are available to individuals demonstrating financial need.

