Hello there!

Welcome to the Webinar

Building ADUs in Napa & Sonoma Counties:
Live Audience Q&A Session

Napa Sonoma ADU
Zoom Logistics

Spanish Interpretation
(Interpretación al español)

Audience Q&A

Interactive polls
Renée J. Schomp
Director
Napa Sonoma ADU Center

Email:
info@napasonomaadu.org

Phone:
707.804.8575
Agenda

- Napa Sonoma ADU Center
- Top ADU tips
- Why to build now and not later
- Audience Q&A
What are your ADU goals?

- Rental income
- Housing for a family member
- Helping out the community (e.g., housing a teacher)
- Housing for someone with special needs
- Planning for retirement
- Increased resale value for downsizing/moving into the ADU
- Housing domestic help (e.g., an au pair)
- Help with chores or to watch over things when you are away
- Housing an in-home caregiver
Benefits of ADUs

- Flexibility
- Family
- Financial Security

See page 7 of our ADU workbook for more!
About the Napa Sonoma ADU Center

We’re a nonprofit here to help Napa & Sonoma County homeowners build ADUs.
What part of your ADU project are you most looking forward to?

- Designing the floor plan
- Selecting finishing materials like flooring, lighting, siding, and fixtures
- Planning green/eco-friendly building elements
- Interior decorating once the build is complete
- Landscaping around the ADU
- Move-in of family member, friend, myself, or a tenant
ADUs: Increasing in Popularity
Napa & Sonoma Counties

2015
85 ADU permits issued

2016
106 ADU permits issued

2017
144 ADU permits issued

2018
314 ADU permits issued

2019
299 ADU permits issued
154 final inspections

*Source: California Dept. of Housing & Community Development
Napa Sonoma ADU Resources

- ADU calculator
- City rules
- Address Lookup Tool
- ADU Workbook
- Stories & floor plans
- Webinars
- Vendor registry
- Newsletter & social media
ADU Workbook

NAPA & SONOMA

A complete guide to planning an accessory dwelling unit for Napa & Sonoma Counties

www.NapaSonomaADU.org

PRINTER- FRIENDLY VERSION AVAILABLE: WWW.NAPASONOMAADU.ORG/PRINTWORKBOOK
Where will your second unit be built?

Select City

Type of Construction

Conversion of Part of House
Taking existing living space, e.g. a basement or part of the house, and turning it into a second unit.

Garage Conversion
Taking an existing garage or pool house, and turning it into a second unit.

New Construction
New construction includes both attached and detached homes.

Modular
Modular/panelized are built partially or fully off-site then moved to the building site.

Monthly Rent
$---

Monthly Expenses
$---

$--- Loan Payment
$--- Taxes
$--- Insurance
$--- Repairs

Construction Costs
$---
Find out what you're eligible to build

Enter an address in Napa or Sonoma County to see if you are allowed to build an ADU that adds square footage to your property.

**Enter your address below:**

Begin typing here

Go!
Napa Sonoma ADU support for homeowners

- Email: info@napasonomaadu.org
- Phone: 707.804.8575
ADU Feasibility Consults

#1 Questionnaire
#2 Prescreening
#3 Hour-long site visit
#4 ADU Feasibility Report

Sign up on our website: napasonomaadu.org/consultations
What are your ADU concerns?

- Cost
- Difficulty of permit approval
- Difficulty of construction management
- Privacy
- Site constraints
- Challenges of renting and managing the ADU
- Conflict with neighbors
- Scrutiny from planning and permitting department
Scott Johnson

ADU Expert,  
Napa Sonoma  
ADU Center

+ 

Founder,  
Pocket Housing LLC
Every ADU project is unique
Quick Roadmap

- PART 1: Our top ADU tips
- PART 2: Why to build now & not later
- PART 3: Live audience Q&A
To keep costs down:

- All electric
- Submeter utilities
- “One wet wall” design
- Keep design simple
- Understand your budget

ADUs are big projects, but worth it.
Do your homework before you start

- Set your goals
  (ADU Workbook pg 13)

- Define your project & budget
  (ADU Workbook pg 33)

- Refine your project
  (ADU Workbook pg 43)
Look at the long term

- Short term benefits
  (ADU Workbook pg 7)

- Long term gains
  (ADU Calculator Tool)
Figure out your financing now

- Create realistic budget  
  (ADU Workbook pg 38)

- Understand your options  
  (ADU Workbook pg 34)
Your team is critical to your success

- Qualified
- Experienced
- Solid communication
- Clarity on roles

(ADU Workbook pgs 43 & 77)
The ultimate goal is move-in

- Prepare to be a landlord, move in yourself, etc.
  
  (ADU Workbook pg 93)
PART 2

Why you should start your ADU project now, and not later!
REASON 1

Return on Investment
REASON 2

Interest rates are low
REASON 3

The season
Owner occupancy rules will sunset
REASON 5

Solar tax rebates will sunset
REASON 6

Building codes change
REASON 7

Approved permits expire
Types of Accessory Dwelling Units

**DETACHED**
free-standing structure, such as a backyard cottage

**ATTACHED**
shares at least one wall with the primary home

**INTERIOR CONVERSION**
built from existing converted space (e.g., an attic or a basement)

**GARAGE APARTMENT**
converted former garage space

**ABOVE GARAGE**
unit built above garage

**JUNIOR ADU**
interior conversion no larger than 500 sf
Meet our panelists

- **Scott Johnson**, ADU Expert
- **Joshua Abrams**, Baird + Driskell
- **Jason Williams**, Chief Building Official City of Napa
- **Amy Nicholson**, Senior Planner City of Santa Rosa
PART 3

Audience Q&A
ADU Winter Webinar Series

- Register for upcoming webinars: napasonomaadu.org/aduevents
- View past recorded webinars on-demand: napasonomaadu.org/blog?category=Webinar

Jan 27
How to Finance Your ADU

Feb 11
How to Build an ADU in Sebastopol

...and more on the way!
We are here to help you
Reach out to us anytime, and sign up for our newsletter on our website!

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Thanks to our supporters & collaborators
...and thank YOU!