Hello there!

Welcome to the Webinar

Part II: How to Build an ADU in Healdsburg with local housing professionals & homeowners

March 18, 2021
Zoom Logistics

Spanish Interpretation (Interpretación al español)

Audience Q&A

Interactive polls
Renée J. Schomp
Director
Napa Sonoma ADU Center

E-contact:
https://napasonomaadu.org/stay-in-touch

Phone:
707.804.8575
Part II ADU Webinar with City of Healdsburg

Part I available on-demand at: https://napasonomaadu.org/aduevents
Healdsburg 2040
Napa Sonoma ADU Center
Local housing professionals
Local ADU homeowners
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
About Healdsburg 2040
About the Napa Sonoma ADU Center

We’re a nonprofit here to help Napa & Sonoma County homeowners build ADUs.
Napa Sonoma ADU Resources

- ADU calculator
- Local ADU 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
PRINT-FRIENDLY VERSION AVAILABLE: WWW.NAPASONOMAADU.ORG/PRINTWORKBOOK
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!
Support for homeowners

- **Contact Us:**
  [https://napasonomaadu.org/stay-in-touch](https://napasonomaadu.org/stay-in-touch)

- **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 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
Hear from housing professionals
Housing professionals

- Scott Johnson, ADU Expert @ Napa Sonoma ADU Center and Founder, Pocket Housing LLC
- Kenneth Munson, Architect, AIA and Member, Healdsburg 2040
ADU Design Tips
ADU Design Tips
ADU Design Tips
ADU Design Tips
PART 2

Hear from ADU homeowners
Tim Unger

Healdsburg ADU
Homeowner &
Member,
Healdsburg 2040

HEALDSBURG 2040
Property & Timeline

- **2008:** Purchased land
- **2010–2011:** Built home
- **2015:** Purchased additional land via lot line adjustment
- **2016:** Built ADU
Detached ADU Construction

- **Size:** 740 square feet
- **Lot:** ½ acre
- **Space:** 1 bedroom, open living space
- **Timeline:** 15 months
- **Short-term goal:** Family & friends
- **Long-term goal:** Nurses’ quarters
Budget & Costs

- **Budget**: $300,000
- **Total spend**: $274,500
- **Cost**: $371/sf
- **Details:**
  - ADA compliant
Financing

- Home equity line of credit (HELOC) via Morgan Stanley @ 2%
Permit process

- Healdsburg Planning & Building Dept
- Single submission w/ one modification over counter
- Owner Builder
Cost Savings Approach

- Gave design to architect to CAD
- Dealt directly w/ City & full professional team
- Full project management
- Procured all materials
- Swung a hammer
Building

- Foundation
- Framing
- Plate line
- Drywall
- Stucco
- Finishes & lighting
- Utilities
- Fire sprinklers
- Historic neighborhood
Details

- Appliances
- Plumbing Fixtures
- Cabinets
- Finishes
• **Budget:** $50,000
• **Actual cost:** $62,000
• **Style:** Japanese garden
• **Layout & install:** 3rd party
• **Details:**
  - Low maintenance
  - Tea House, fire pit, LED lighting
Final tips

● How to be an Owner Builder
  ○ Benefits
  ○ Potential pitfalls
Epilogue

● Happy & accomplished!
Adele Barnett

Healdsburg ADU Homeowner
Property & Timeline

- Purchased home: 1994
- Finished ADU: 2018
- ADU build timeline: 1.5 years
Detached ADU

- **Size:** 640 square feet
- **Lot:** 5,662 square feet
- **Space:** 1 bed, 1.5 bath with open floor plan
- **Key element:** Large porch
- **Goal:** Age in place
Budget & Costs

- **Budget:** $300,000
- **Plus:** $75,000 (exterior work)
Financing

- Cash
Permit process

- Conducted by owner, with guidance from friend & son-in-law
Building

- **Surprise:** Fire wall required between main house & ADU & impact on windows
- Owner did permit process, but had a Builder who managed the rest
Cost Savings Tips

- Architect son-in-law did the design work
- Owner did permit process
- Picked out appliances, did some of the purchasing
- Home Depot did cabinets
Details

- Appliances
- Plumbing Fixtures
- Cabinets
- Finishes
**Budget:** $75,000
- Sidewalk
- Engineered drain
- Landscaping including ground cover
- Tree removal
Final thoughts

- Thrilled with ADU
- Small space feels big due to design
PART 3

Resources and Q&A
More ADU resources

- ADUs 101 Webinar
- Building ADUs Webinar
- How to Finance Your ADU Webinar
- Blogs & FAQ’s
More ADU stories

Learn from your neighbors:

https://napasonomaadu.org/stories
ADU Webinars

Register for upcoming webinars & view past webinars on-demand: napasonomaadu.org/aduevents

View Past Webinars on Demand

May 6
Webinar: ADU Design Roundtable with Local Experts

...and more to come!

Napa Sonoma ADU
Audience Q&A
We are here to help you

Reach out to us anytime!

www.napasonomaadu.org

https://napasonomaadu.org/stay-in-touch

707.804.8575
Thanks to our supporters & partners

Napa Sonoma ADU

Napa Valley Community FOUNDATION

COMMUNITY FOUNDATION SONOMA COUNTY

HEALDSBURG 2040
...and thank YOU!