Hello there!

Welcome to the Webinar

All You Need to Know About Prefab & Modular ADUs

November 4, 2021
Zoom Logistics

Spanish Interpretation
(Interpretación al español)

Audience Q&A

Interactive polls
Where did you learn of the webinar?

- Napa Sonoma ADU Newsletter
- Napa Sonoma ADU Webpage
- My city or county’s website, newsletter or social media
- Facebook
- NextDoor
- News media source
- Word of mouth
- Another organization
- Other
Renée J. Schomp
Director
Napa Sonoma ADU Center

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

Phone:
707.804.8575
Agenda

- Different types of prefab
- Considerations for prefab
- Examples of real prefab units
- Audience Q&A
About the Napa Sonoma ADU Center

We’re a nonprofit here to help Napa & Sonoma County homeowners build ADUs.
● ADU calculator
● Local ADU rules
● Address Lookup Tool
● ADU Workbook
● Stories & floor plans
● Webinars
● Vendor registry
● Newsletter & social media
Support for homeowners

- **Contact Us:**
  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
PART 1

Different types of prefab
Overview:
Types of construction

- Site-Built Construction

- Prefab:
  - Panelized
  - Modular
  - Manufactured
Site Built Construction

- Inspection by local agencies
- Traditional/most common type of construction
- Most customizable
- More unexpected variables can arise
- Crew on-site for longer
Panelized

- Inspection by local agencies
- Cost efficient
- Fully customizable
- Framing can be set up in a couple of days
- No site constraints (powerlines, foliage, access)
Panelized can mean:

- Framing package
- Framing plus sheathing & house wrap
- Framing plus windows already installed
- Structurally Insulated Panels (SIPs)
- And more
Modular

- State certified and inspected
- Less customizable
- Can choose your finishes (interior & exterior)
- Can cost less than site built
- Crew on-site much less time
Manufactured

- Federally certified; state inspected
- Built off-site at factory
- Designed to be mobile
- Usually more affordable
- Paperwork process to become a legal residence
Tiny Homes

- Not the same as an ADU
- Not a legal residence in Napa or Sonoma
- Designed to be mobile; often on wheels
- May not be built to local building code
- Not on a permanent foundation

Photo: [https://www.bainbridgereview.com/](https://www.bainbridgereview.com/) courtesy of city of Bainbridge Island, LATCH Collective
Shipping Container Homes

- Can be legal ADUs
- Can be costly
- Can be challenging to convert into a habitable dwelling space
- Make sure they meet local building code
Scott Johnson
ADU Expert,
Napa Sonoma
ADU Center

+ 

Founder,
Pocket Housing LLC
Lindsay Moon
NMLS # 1918146, DRE # 02087248
Licensed broker and builder

- **Email:** lindsay@searchlightlending.com
- **Phone:** 415.819.3794
PART 2

Prefab considerations
Greener

- Less waste
- More efficient build process
- Uses renewable resources
- More energy-efficient
- Better indoor air quality
Less expensive

- Factory production = efficient
- Artificial intelligence
- Lower labor costs
Cost & construction details

- All-in vs. base cost
- Who’s responsible for what?
- Price per sq ft
- Estimate vs true cost
- What exactly are you getting?
Site access

- Limitations depending on type of prefab
- Additional costs for transport, crane, etc.
Longevity of unit

- How long have units been installed outdoors?
- How can they reassure you about longevity of build?
Quality of building materials

- Plumbing
- Wall thickness
- Amount of insulation
- Types of windows
Local agency questions

- State-certified modular
- HUD-certified manufactured
- Locally certified panelized or site built
Financing

- Lender may have some questions depending on familiarity with the product
- Prefab company should be able to demonstrate it’s established & has no production or financing obstacles
Consult your agency about building methodology first to ensure coverage
Add course of construction coverage to your plan
Ensure your contractors’ insurance is in good standing
PART 3

Real-world prefab ADUs
Permit-Ready ADU Plans Program

coming soon...
Annie Fryman
Director of Cities

- **Email:** annie@abodu.com
- **Phone:** 650.398.0158
Steve Vallejos
Founder & CEO

- **Email:** steve@vhdonline.com
- **Phone:** 925.525.4900
Napa/Sonoma ADU Webinar
November 2021
Abodu’s entire focus is providing a best in class ADU experience.

Our standardized design and factory construction program offer a beautiful ADU, built fast and at a predictable price.

Abodu uses custom technology solutions to manage our projects and ensure our Abodu Homeowners are always in the loop and aware of the status of each milestone associated with their project.

VS. Traditional construction

- Design
- Architects / Engineers
- Permitting
- Contractor selection
- Budget overruns
Abodu Units

**Studio**
- 340 sq ft
- $199,900
- All the same hallmarks of an Abodu One, with a smaller footprint. 340 square feet.

**One**
- 500 sq ft
- $225,900
- Our flagship no-compromise one-bedroom backyard living space. 500 square space.

**Two**
- 610 sq ft
- $259,900
- All the same hallmarks of an Abodu One, with an extra bedroom. 610 square feet.
Abodu Studio
340 square feet
Abodu One
500 square feet
Abodu Two
610 square feet
Abodu is a fast-growing company, with a business model that follows friendly ADU policies, especially in housing-starved coastal metros and their suburbs.

Currently, Abodu serves communities in California and Washington, including:

- **Bay Area***
- **Los Angeles***
- **Seattle***
- Monterey
- Santa Cruz
- **Orange County***
- San Diego

* indicates showroom available for tours!
Contents

EXTERIOR OPTIONS
5 Siding
10 Entry Door
13 Paint
14 Decking
15 Roofing

INTERIOR OPTIONS
17 Flooring
18 Kitchen Cabinetry
19 Kitchen Appliances
22 Laundry Appliances
23 Kitchen & Bathroom Fixtures

OPTIONAL ADD-ONS
27 Accessibility
28 Built-in Furniture & Storage
32 Add-on Lighting
34 Utility Monitoring
35 Solar Power
36 Gutters

Your home, your style

Abodu offers architectural and design customizations to fit your personal taste, preferences, and budget.

These can be added to Abodu’s base designs without impacting permitting or code compliance.

See more at abodu.com/lookbook
Standard Plans

Reduce the time and cost of an ADU permit for Cities, Homeowners and Builders

1. State's HCD approval process for Factory-Built Housing.
2. Superstructure is inspected in factory.
3. Local planning, fire and public works reviews detailed plot plan.
4. Local building reviews our foundation design and engineering.
5. Foundation + infrastructure (water, waste, electric hookups) are inspected by local jurisdiction.
6. Connection to foundation is inspected by local jurisdiction.

Units are fully up to code!

Reduce Foundation Plan Review: Homeowners outside of geohazard and flood zones can easily receive permits for their ADUs by reviewing the foundation plan with a master file review.
Quickship

Abodu has units that are already manufactured and “on the lot” – 30 days from permit to install

<table>
<thead>
<tr>
<th>Quick Ship</th>
<th>Month 1</th>
<th>Month 2</th>
<th>Month 3</th>
<th>Month 4</th>
<th>Month 5</th>
<th>Month 6</th>
<th>Month 7</th>
<th>Month 8+</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>As little as 1 Month</td>
<td>Permitting &amp; Delivery</td>
<td></td>
<td></td>
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| abodu     | 1 Month | 10–12 Weeks |         |         |         |         |         |         |
|           | Sales & Permitting | Manufacturing |         |         |         |         |         |         |

| Other Site-built ADUs | 4 Months | 4 Months |         |         |         |         |         |         |
|                       | Sales, Design, Engineering & Permitting | Site Work & Construction |         |         |         |         |         |         |

| Other Prefab ADUs | 3–4 Months | 3 Months |         |         |         |         |         |         |
|                   | Sales, Design, Engineering & Permitting | Manufacturing |         |         |         |         |         |         |
Permitting departments save time.
Homeowners save time.
Builders save time.

More low-impact, quality housing units in the ground, faster.
About us

- Started ADU industry 16 Years ago
- Strictly prefab solutions
- Built in 90 days or less
- Over 250 ADU’s built in Northern CA
- Involved with ADU legislation
- Help cities improve ADU process

“Easy, Fast & Affordable”
Our products

- **Micro’s** (150-250sqft)
- **Mini’s** (251-399sqft)
- **Suite’s** (400-649sqft)
- **Villa’s** (650-1200sqft)
Our kit options

Walls & roof system kit

or

Walls, roof, electrical & plumbing kit
Build process

1. Foundation & kit build
2. Kit is delivered and erected
3. Roof & house wrap (or lath)
4. Utility rough-ins & insulation
5. Sheetrock & interior paint
6. Kitchen, bath & exterior finish
7. Final inspection & move in!
Now offering 
3 build options

- Full Contractor Build
- Owner Builder
- Do-it-yourself (DIY)

• Savings up to 49%
Micro Series
Launch DIY ADU’s

- Smallest of our 4 plan sets
- 3 plans to choose from starting at 150sqft – 250sqft
- Targeting low/extremely low income and small build areas
<table>
<thead>
<tr>
<th>Micro150</th>
<th>Contractor full build</th>
<th>Owner Builder</th>
<th>Do-it-yourself DIY</th>
</tr>
</thead>
<tbody>
<tr>
<td>150sqft Studio</td>
<td>$77K</td>
<td>20% savings</td>
<td>45% savings</td>
</tr>
<tr>
<td>4’ Kitchenette</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Full bath</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Micro200</th>
<th>Contractor full build</th>
<th>Owner Builder</th>
<th>Do-it-yourself DIY</th>
</tr>
</thead>
<tbody>
<tr>
<td>200sqft Studio</td>
<td>$92K</td>
<td>22% savings</td>
<td>46% savings</td>
</tr>
<tr>
<td>4’ Kitchenette</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Full bath</td>
<td></td>
<td></td>
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<table>
<thead>
<tr>
<th>Micro250</th>
<th>Contractor full build</th>
<th>Owner Builder</th>
<th>Do-it-yourself DIY</th>
</tr>
</thead>
<tbody>
<tr>
<td>250sqft Studio</td>
<td>$106K</td>
<td>24% savings</td>
<td>49% savings</td>
</tr>
<tr>
<td>5’ Kitchenette</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Full bath w/linen</td>
<td></td>
<td></td>
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# Market rate rent comparison

<table>
<thead>
<tr>
<th>Micro250 ADU</th>
<th>Contractor full build</th>
<th>Owner Builder</th>
<th>Do-it-yourself DIY</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL COST TO BUILD</td>
<td>$105,962</td>
<td>$80,122</td>
<td>$54,223</td>
</tr>
<tr>
<td>SAVINGS PER METHOD (measured against LIC GC cost)</td>
<td>-24%</td>
<td>-24%</td>
<td>-49%</td>
</tr>
</tbody>
</table>

% of Market Rent Rate (@ $1200/mo)  
* MONTHLY COST WHEN ADDED TO 1ST MORTGAGE  

<table>
<thead>
<tr>
<th></th>
<th>Contractor full build</th>
<th>Owner Builder</th>
<th>Do-it-yourself DIY</th>
</tr>
</thead>
<tbody>
<tr>
<td>% of Market Rent Rate (@ $1200/mo)</td>
<td>34%</td>
<td>20%</td>
<td>17%</td>
</tr>
<tr>
<td>* MONTHLY COST WHEN ADDED TO 1ST MORTGAGE</td>
<td>$405.00</td>
<td>$235.00</td>
<td>$207.00</td>
</tr>
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</table>

*Market rate rentals in the area range from $1200-$1600/mo. *This is a $993-$1393/mo savings or income, as a DIY!*

Savings or income up to 83% compared to market rate

*Market rate rents pulled from Santa Rosa rental options*  
(Very little options that are expensive!)
# Market rate rent comparison

<table>
<thead>
<tr>
<th>Andy ADU</th>
<th>Contractor full build</th>
<th>Owner Builder</th>
<th>Do-it-yourself DIY</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL COST TO BUILD</td>
<td>$228,572</td>
<td>$174,453</td>
<td>$122,711</td>
</tr>
<tr>
<td>SAVINGS PER METHOD</td>
<td>-24%</td>
<td>-46%</td>
<td></td>
</tr>
<tr>
<td>% of Market Rent Rate (@ $1800/mo)</td>
<td>48%</td>
<td>37%</td>
<td>26%</td>
</tr>
<tr>
<td>* MONTHLY COST WHEN ADDED TO 1ST MORTGAGE</td>
<td>$873.00</td>
<td>$667.00</td>
<td>$469.00</td>
</tr>
</tbody>
</table>

Market rate rentals in the area range from $1800-$2500/mo. This is a $1331-$2031/mo savings or income, as a DIY!

Savings or income up to 81% compared to market rate

Market rate rents pulled from Santa Rosa rental options
(Very little options in this size and no Accessible units!)
ADU Webinars

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

Nov 16
How to Do an ADU Permit Application

Dec
New ADU financing Opportunities

2022
More to come!
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
...and thank YOU!