Hello there!

Welcome to the webinar

Ask Us Anything About ADUs!

November 2, 2022
Zoom Logistics

Audience Q&A

Interactive polls
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+

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About the Napa Sonoma ADU Center

We’re a nonprofit here to help Napa & Sonoma County homeowners build ADUs.
What type of ADU build do you think you’ll choose?

- **Traditional stick build** -- construction on-site
- **Prefab Modular**: built as a complete unit in a factory and certified at the state level by HCD
- **Prefab Manufactured**: built as a complete unit in a factory and certified at the federal level by HUD
- **Prefab Panelized**: e.g., framing package, structurally insulated panels or SIPs, etc.
- **Prefab** -- I don’t know the exact type
The ADU Process

1 GETTING STARTED
- Get inspired with design, layout, and project goals
- Learn about your property and your local ADU rules
- Meet with a planner

2 BUDGET & FINANCE
- Estimate costs and potential rental income with an ADU Calculator
- Explore financing options

3 DESIGN
- Consider pre-approved/pre-reviewed designs
- Hire your team
- Create an initial design

4 PERMITTING
- Prepare your application package and submit
- Revise application as needed
- Pay necessary fees

5 BUDGET & FINANCE
- Ensure funding is in place
- Monitor construction
- Pass all inspections

6 MOVE-IN
- Research being a landlord and create your lease terms
- Consider affordable pricing
- Find a tenant
## ADU Construction Loan

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
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<tbody>
<tr>
<td>Amortization</td>
<td>20 Year Fixed Rate</td>
</tr>
<tr>
<td>Draw Period</td>
<td>12 months, w/ Interest Only payments</td>
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<tr>
<td>Rate</td>
<td>4.375%</td>
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<tr>
<td>Loan Amount</td>
<td>Up to $300,000</td>
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State Law: What’s allowed

Building an ADU has been easier than ever in recent years thanks to state laws starting in 2020

- Everyone can build an 800 sf detached home or convert existing buildings
- Allowed in every every city and in HOAs
- No impact fees under 750 square feet
- No owner occupancy required until 2025
- No additional or replacement parking
- Can convert many types of existing spaces
- 5-year amnesty period
AB2221: Cracks down on permitting taking more than 60 days for review and denying reviews subjectively, defines height limits, allows front yard ADUs

- Further clarifies 60-day timeline for approval/denial for permit applications
- Denials need to be objective and supported in a written report
- Height:
  - Up to 16ft always allowed
  - Up to 18ft and 25ft in certain circumstances
  - 2-story ADUs required to be allowed in some cases
- Allows <800sf ADUs in front if backyard not option (side/rear setbacks remain)
- No parking restrictions for ADUs built at same time of new primary home
State Law: New additions starting in 2023

SB897: Ensures permits can’t be denied due to unpermitted work or illegal unit not meeting codes, expedites garage demo permits, fire sprinklers can’t stop permit

- ADU permits can’t be denied for:
  - Unpermitted work on property
  - Unpermitted ADUs built before 1/1/18, unless health and safety issues
- Demo permit for garages replaced by ADUs must issue at time of ADU application
- Installing fire sprinklers in primary home cannot be a condition of approval
- ADUs no longer trigger group R occupancy changes
We are here to help you!
napasonomaadu.org
Thanks to our foundation supporters
...and thank YOU!