



Hello there!

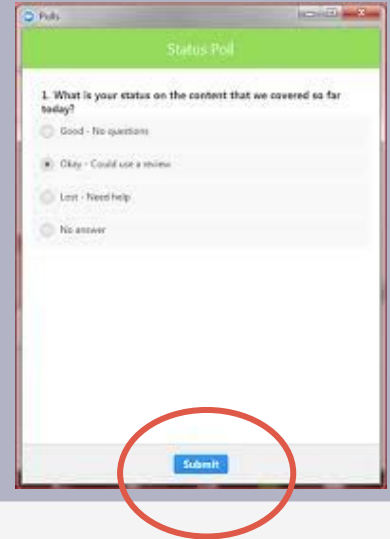
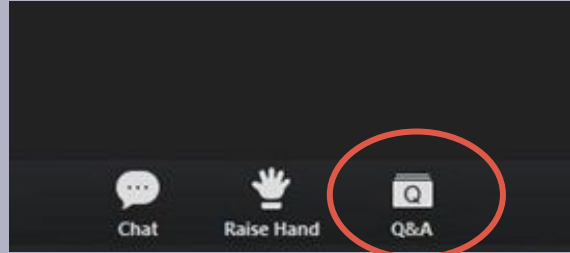
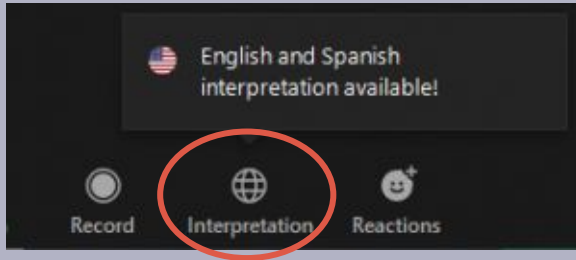
Welcome to the Webinar

*All You Need to Know About Prefab & Modular
ADUs*

November 4, 2021


Napa Sonoma **ADU**

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>

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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

Napa Sonoma  ADU

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

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



Photo: Premier SIPs

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



Photo: Abodu



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/> 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



SearchLight
L E N D I N G

PART 2

Prefab considerations



Consideration #1

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

Consideration # 3

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.

Consideration # 5

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

Consideration # 7

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

Consideration # 9

Insurance

- 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



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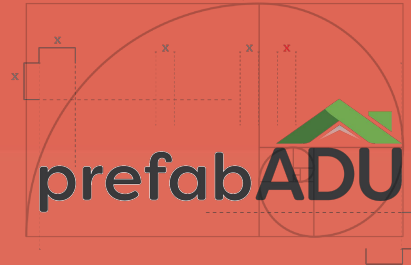




Steve Vallejos

Founder & CEO

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- **Phone:** 925.525.4900





Napa/Sonoma ADU Webinar
November 2021





Abodu | Concierge Service

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

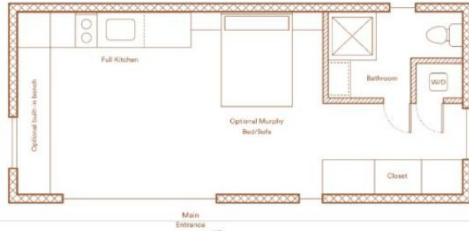


Budget overruns

Abodu Units



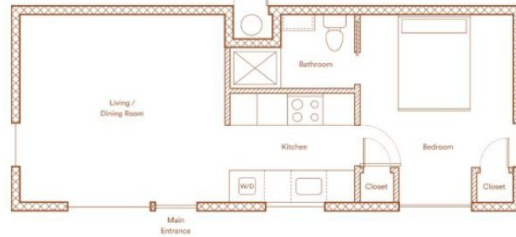
Studio



340 sq ft
\$199,900

All the same hallmarks of an Abodu One, with a smaller footprint. 340 square feet.

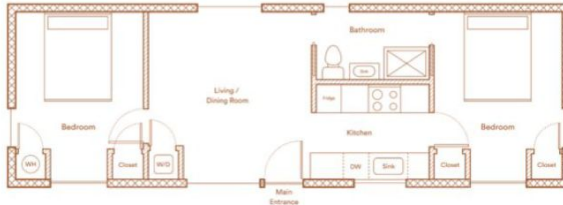
One



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

Where Abodu operates

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!



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- 35 Solar Power
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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**](https://abodu.com/lookbook)

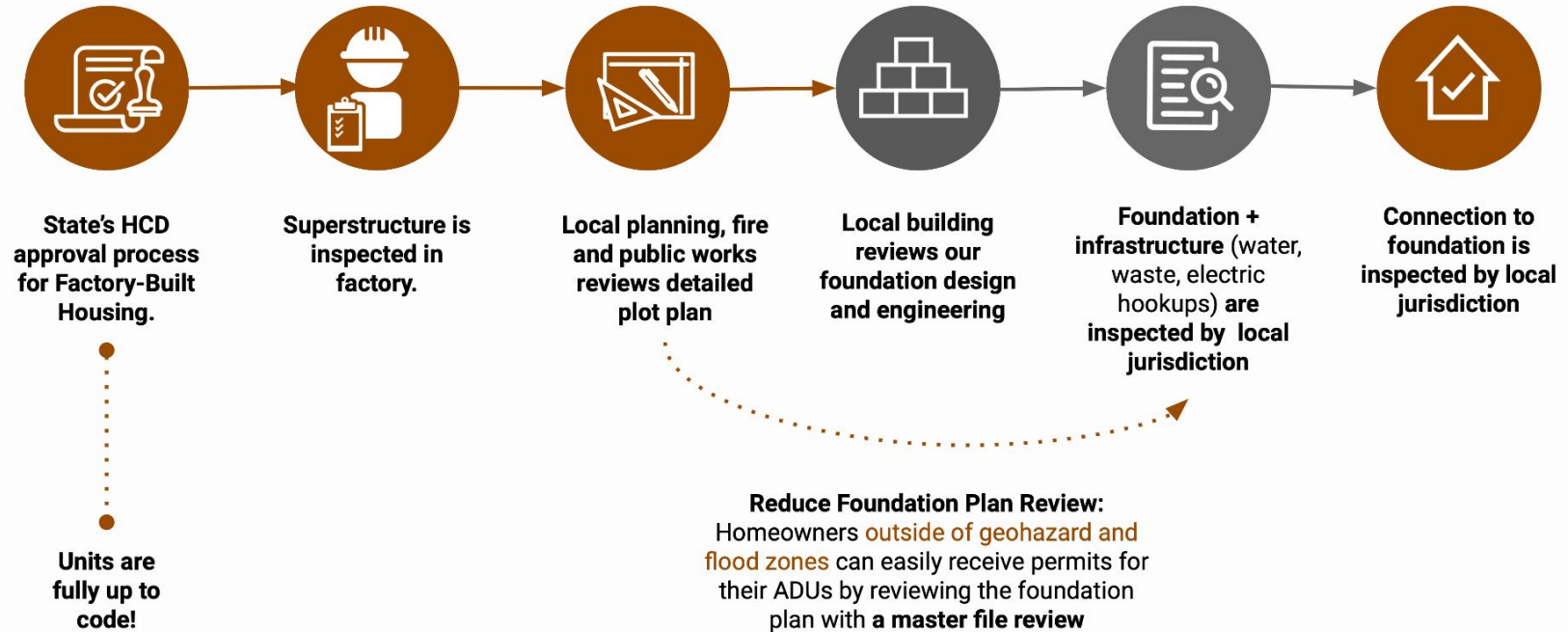


Installation Overview

CSLB# 1073522

Standard Plans

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



Quickship

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

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8+
 Quick Ship	As little as 1 Month Permitting & Delivery							
 abodu	1 Month Sales & Permitting	10-12 Weeks Manufacturing						
Other Site-built ADUs	4 Months Sales, Design, Engineering & Permitting				4 Months Site Work & Construction			
Other Prefab ADUs	3-4 Months Sales, Design, Engineering & Permitting				3 Months Manufacturing			



Permitting departments **save time.**

Homeowners **save time.**

Builders **save time.**

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



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Visit us at
abodu.com

CSLB# 1073522



prefabADU



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



7. Final inspection & move in!



6. Kitchen, bath & exterior finish



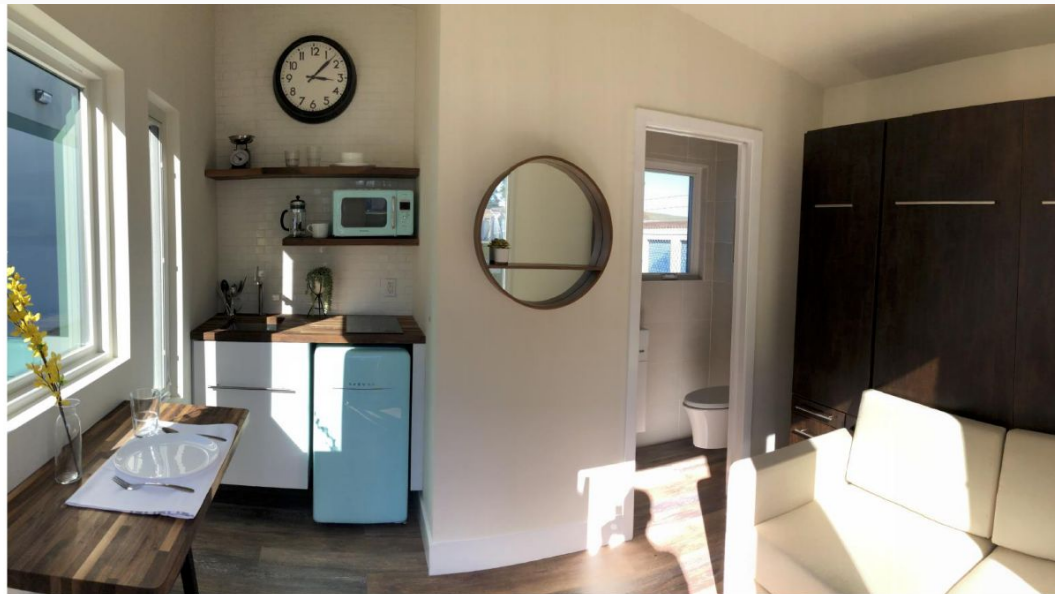
5. Sheetrock & interior paint



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



Micro150
150sqft Studio
4' Kitchenette
Full bath

Contractor full build

\$77K



Owner Builder

20% savings



**Do-it-yourself
DIY**

45% savings



Micro200
200sqft Studio
4' Kitchenette
Full bath

\$92K



22% savings



46% savings



Micro250
250sqft Studio
5' Kitchenette
Full bath w/linen

\$106K



24% savings



49% savings



Market rate rent comparison



Micro250 ADU

	Contractor full build	Owner Builder	Do-it-yourself DIY
TOTAL COST TO BUILD	\$105,962	\$80,122	\$54,223
SAVINGS PER METHOD (measured against LIC GC cost)		-24%	-49%
% of Market Rent Rate (@ \$1200/mo)	34%	20%	17%
* MONTHLY COST WHEN ADDED TO 1ST MORTGAGE	\$405.00	\$235.00	\$207.00

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



Andy ADU

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

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**

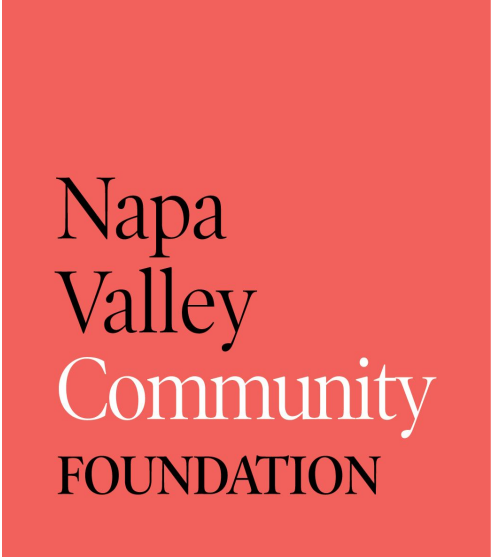
Reach out to us anytime!

www.napasonomaadu.org

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

707.804.8575

Thanks to
our
supporters



COMMUNITY
FOUNDATION
SONOMA
COUNTY



**...and
thank
YOU!**

