



Hello there!

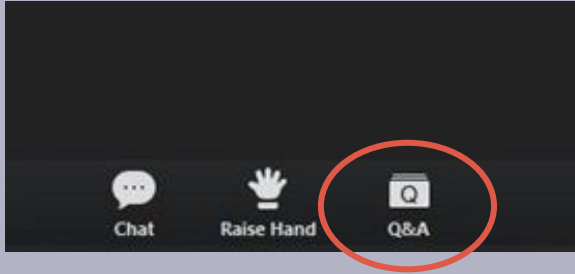
Welcome to the webinar

Ask Us Anything About ADUs!

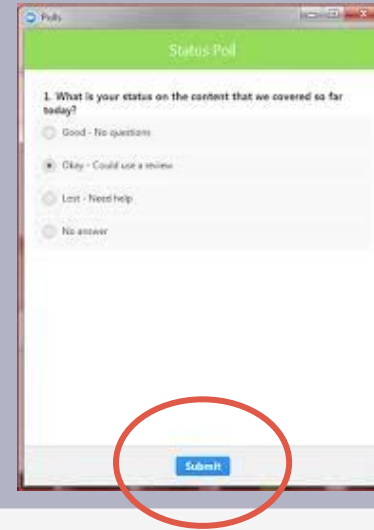
November 2, 2022


Napa Sonoma **ADU**

Zoom Logistics



Audience Q&A



Interactive polls

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Director

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E-contact:

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



Scott Johnson

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+

Founder,
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About the Napa Sonoma ADU Center

Napa Sonoma  ADU

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

Amortization	20 Year Fixed Rate
Draw Period	12 months, w/ Interest Only payments
Rate	4.375%
Loan Amount	Up to \$300,000



FOR ALL THAT YOU LOVE.

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



State Law: New additions starting in 2023

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

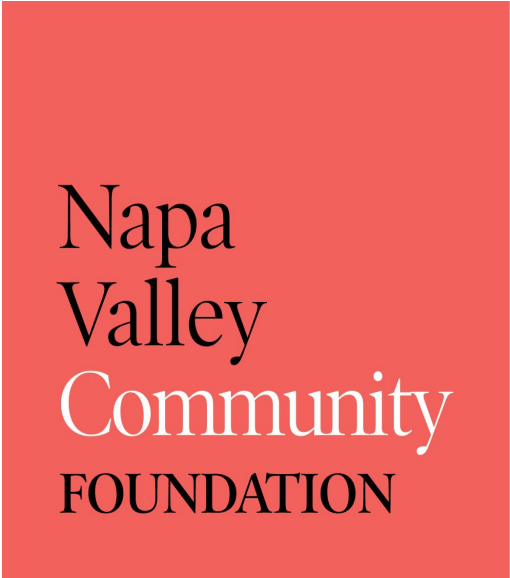
- ADU permits can't be denied for:
 - Unpermitted work on property
 - Unpermitted ADUs built before 1/1/18, unless health and safety issues
- Demo permit for garages replaced by ADUs must issue at time of ADU application
- Installing fire sprinklers in primary home cannot be a condition of approval
- ADUs no longer trigger group R occupancy changes



**We are here to help
you!**

napasonomaadu.org

Thanks to our foundation supporters



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COUNTY



...and
thank
YOU!

