



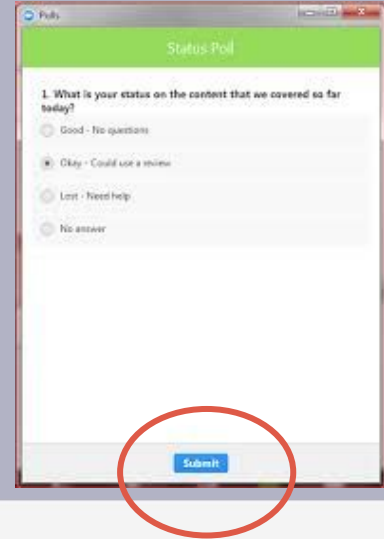
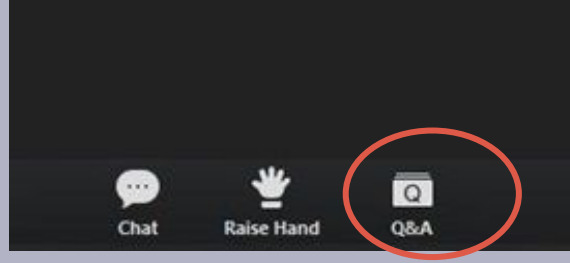
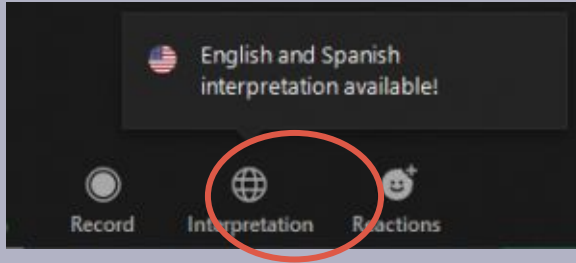
Hello there!

Welcome to the Webinar

*Building ADUs in Napa & Sonoma Counties:
Live Audience Q&A Session*


Napa Sonoma **ADU**

Zoom Logistics



Spanish Interpretation
(*Interpretación al español*)

Audience Q&A

Interactive polls

Renée J. Schomp

Director

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Agenda

- Napa Sonoma ADU Center
- Top ADU tips
- Why to build now and not later
- 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



Benefits of ADUs

- Flexibility
- Family
- Financial Security

*See page 7 of our
ADU workbook for more!*

About the Napa Sonoma ADU Center

We're a nonprofit here to help
Napa & Sonoma County
homeowners build ADUs.

Napa Sonoma  ADU

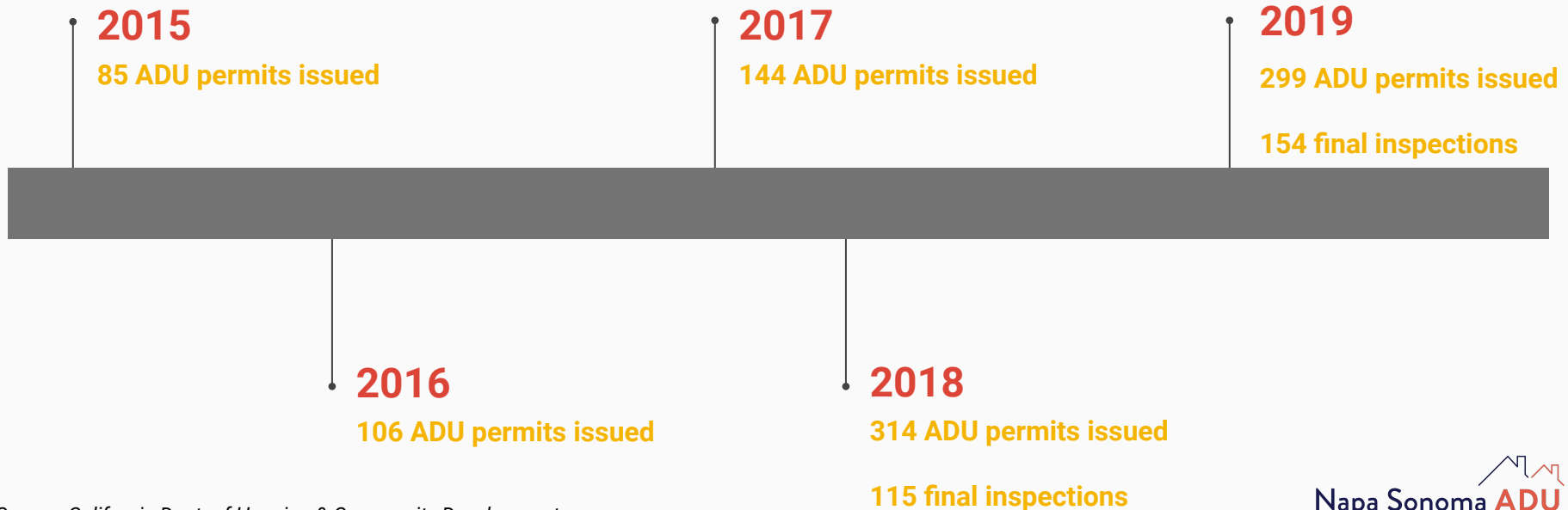


What part of your ADU project are you most looking forward to?

- 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

ADUs: Increasing in Popularity

Napa & Sonoma Counties



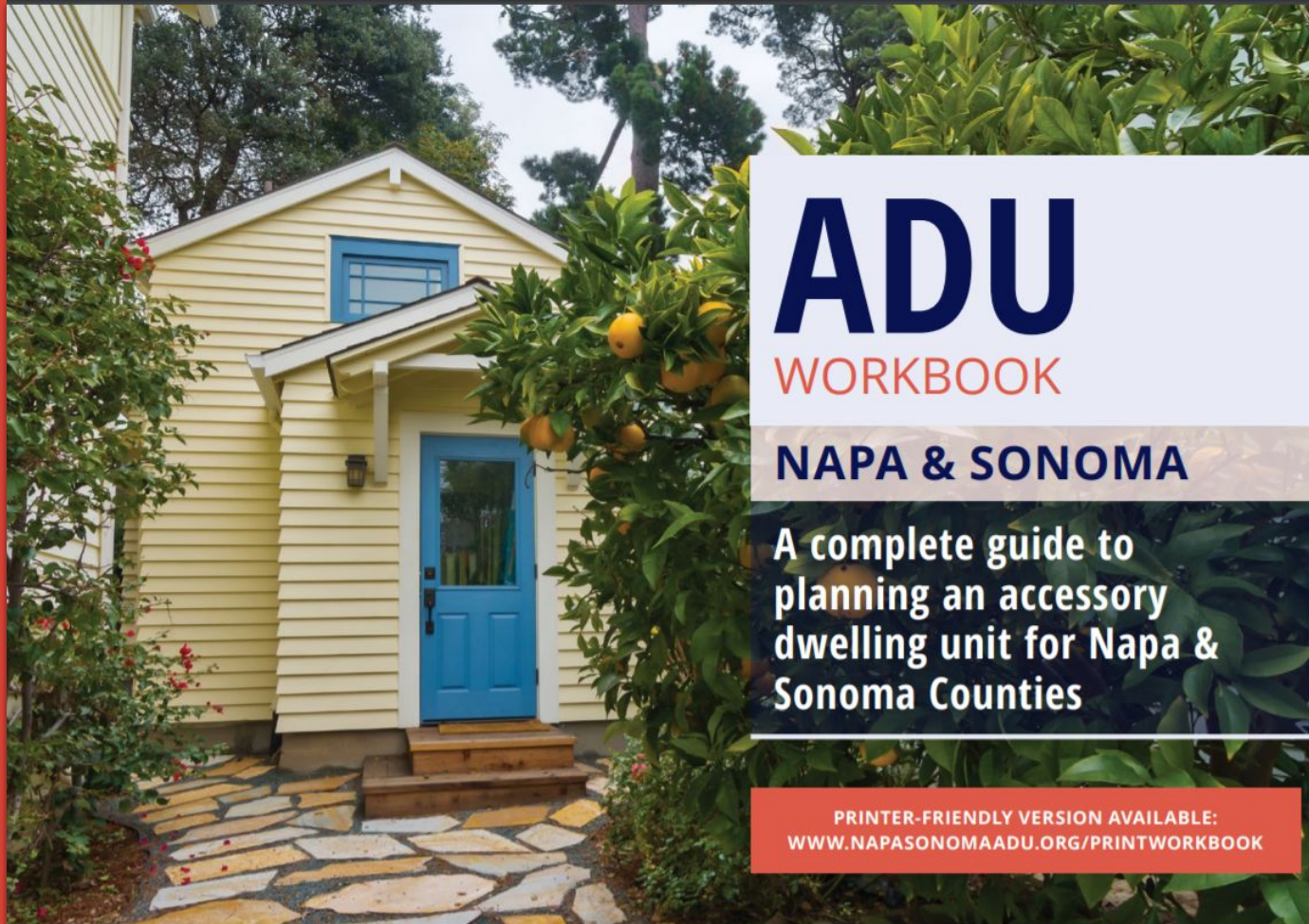
*Source: California Dept. of Housing & Community Development



Napa Sonoma ADU Resources

- ADU calculator
- City rules
- Address Lookup Tool
- ADU Workbook
- Stories & floor plans
- Webinars
- Vendor registry
- Newsletter & social media

ADU Workbook



ADU

WORKBOOK

NAPA & SONOMA

A complete guide to
planning an accessory
dwelling unit for Napa &
Sonoma Counties

PRINTER-FRIENDLY VERSION AVAILABLE:
WWW.NAPASONOMAADU.ORG/PRINTWORKBOOK

ADU Calculator

Where will your second unit be built?

Select City



Type of Construction



Conversion of Part of House

Taking existing living space, e.g. a basement or part of the house, and turning it into a second unit.



Garage Conversion

Taking an existing garage or pool house, and turning it into a second unit.



New Construction

New construction includes both attached and detached ADUs.



Modular

Modular/panelized are built partially or

Monthly Rent

\$---

Monthly Expenses

\$---



● \$--- Loan Payment

● \$--- Taxes

● \$--- Insurance

● \$--- Repairs

Construction Costs

Address Lookup Tool

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:



Napa Sonoma ADU support for homeowners

- Email: info@napasonomaadu.org
- 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 are your ADU concerns?

- Cost
- Difficulty of permit approval
- Difficulty of construction management
- Privacy
- Site constraints
- Challenges of renting and managing the ADU
- Conflict with neighbors
- Scrutiny from planning and permitting department

Scott Johnson

ADU Expert,
*Napa Sonoma
ADU Center*

+

Founder,
Pocket Housing LLC





**Every
ADU project
is unique**

Quick Roadmap

- **PART 1: Our top ADU tips**
- **PART 2: Why to build now & not later**
- **PART 3: Live audience Q&A**



PART 1

Our top ADU tips



ADUs are big projects, but worth it.

To keep costs down:

- All electric
- Submeter utilities
- “One wet wall” design
- Keep design simple
- Understand your budget

Do your homework before you start

- Set your goals
(ADU Workbook pg 13)
- Define your project & budget
(ADU Workbook pg 33)
- Refine your project
(ADU Workbook pg 43)

Look at the long term

- Short term benefits
(ADU Workbook pg 7)
- Long term gains
(ADU Calculator Tool)

Figure out your financing now

- Create realistic budget
(ADU Workbook pg 38)
- Understand your options
(ADU Workbook pg 34)

Your team is critical to your success

- Qualified
- Experienced
- Solid communication
- Clarity on roles

(ADU Workbook pgs 43 & 77)

The ultimate goal is move-in

- Prepare to be a landlord,
move in yourself, etc.
(ADU Workbook pg 93)

PART 2

Why you should start your ADU project now, and not later!





REASON 1

Return on
Investment

REASON 2

Interest rates
are low





REASON 3

The
season

REASON 4

Owner
occupancy
rules will sunset



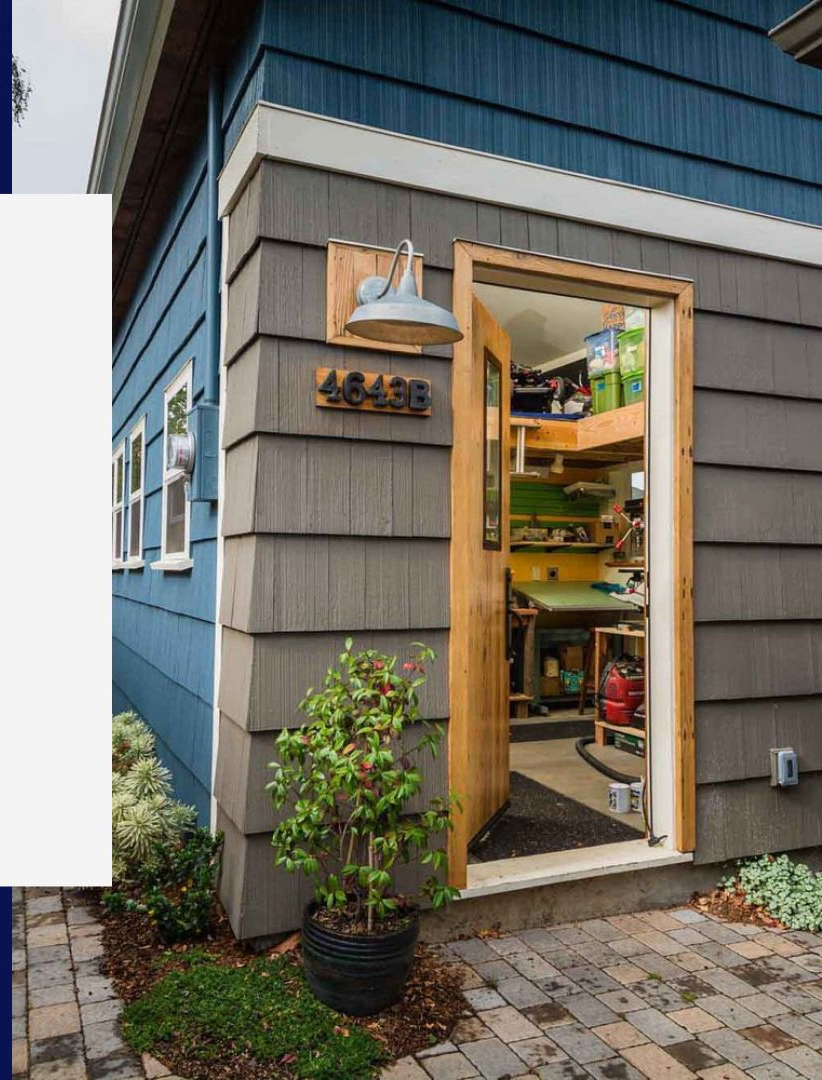


REASON 5

Solar tax
rebates will
sunset

REASON 6

Building codes
change





REASON 7

Approved
permits expire

Types of Accessory Dwelling Units



DETACHED

free-standing structure, such as a backyard cottage



GARAGE APARTMENT

converted former garage space



ATTACHED

shares at least one wall with the primary home



ABOVE GARAGE

unit built above garage



INTERIOR CONVERSION

built from existing converted space (e.g., an attic or a basement)



JUNIOR ADU

interior conversion no larger than 500 sf



Meet our panelists

- **Scott Johnson**, *ADU Expert*
- **Joshua Abrams**, *Baird + Driskell*
- **Jason Williams**, *Chief Building Official City of Napa*
- **Amy Nicholson**, *Senior Planner City of Santa Rosa*

PART 3

Audience Q&A



ADU Winter Webinar Series

– Register for upcoming webinars:

napasonomaadu.org/aduevents

– View past recorded webinars on-demand:

napasonomaadu.org/blog?category=Webinar



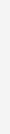
Jan 27

How to Finance Your ADU




Feb 11

How to Build an ADU in Sebastopol



...and more on the way!



We are here to help you

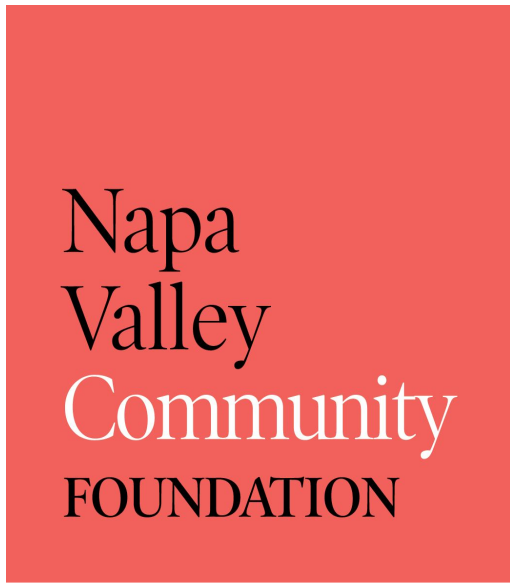
Reach out to us anytime, and sign up for our newsletter on our website!

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Thanks to our supporters & collaborators



COMMUNITY
FOUNDATION
SONOMA
COUNTY



**...and
thank
YOU!**

