



**HOME**PLEX  
THE NEW AMERICAN DREAM

## PROJECT ROADMAP

Summary

**Name LastName**

**Number Street Name, City, CA Zipcode**

Date Prepared: April 1st, 2024

## Disclaimer

*The conclusions illustrated in this report are based solely upon limited evaluation of publicly available documentation. Our observations were not exhaustive; any measurements were estimated, based on stated square footages noted either by the property owner, construction drawings or publicly available information. Project cost budget estimate ranges are provided in this report solely for the purpose of comparing multiple ADU options side by side and is not a replacement for a contractor's bid based on completed design and ready to issue permits. Accurate cost estimates and bids may only be provided once permit ready designs and submission package is complete. This report provides rough financial projections giving valuable perspectives on estimated revenue, expenses, and return on investment for your project to assist with decision making between viable ADU options.*

*Any site assessments that are made are not to be deemed the equivalent of, nor a substitute for inspections, architectural or, engineering supervision. HOMEPLEX does not certify the quality, accuracy, acceptability, or work performed or observed at the site.*

*Site assessments are confined to visual and accessible areas only. HOMEPLEX encourages all parties to perform their own due diligence and reach their own conclusions, independently of its report. HOMEPLEX site assessors shall not inspect any area of the property considered dangerous or hazardous to their safety and health. The purpose of the site assessment is to review general site conditions for the installation of an ADU on site. Be advised that warranties and guarantees are not given on any components. The assessor's report is limited to the day and time of assessment.*

*Area and square footages have not been verified by HOMEPLEX We have not field-verified lot size, street frontage or topographic measurements. We have not performed any detailed field survey work or testing of any kind, which is out of scope of this report.*

*This Project Roadmap Report is meant to analyze the feasibility of adding ADUs to your property relative to one or more viable ADU options. HOMEPLEX is not a licensed surveyor, architect, contractor, or engineering firm. Seeking further guidance from these professionals and the local authorities having jurisdiction on permissible development is strongly recommended.*







# ROADMAP HIGHLIGHTS

## Options Considering

Option A: Garage Conversion: 450 Sq.Ft. 1 bed/ 1 bath Attached ADU

Option B: Second Story Above Garage: 450 Sq.Ft. 1 bed/ 1 bath Attached ADU

Option C: New Build: 749 Sq.Ft. 2 beds/ 1 bath Detached ADU

## Highlights of your Roadmap

	Option A	Option B	Option C
Feasible	Yes	Yes	No
Estimated Project Cost	\$192,800	\$357,450	\$364,600
Estimated Monthly Rental Income	1,550	2,050	2,650
Estimated Return on Investment	11.6%	7.6%	10.9%
Years to recover ADU build cost	8.6	13.2	10.4
Years to pay off ADU	-	6.1	4.8
Years saved on 1st mortgage	9.8	7.3	9.1

*The estimated value for each Option above was derived as an average of the estimated high and low range for each Option as detailed in the Project Roadmap report. This table serves as a summary for your use in comparing each viable option*

### Expected Timeline: 74 - 85 Weeks\*



\* Subject to change based on homeowners chosen GC timeline proposal

\*\* For estimated timelines see ADU permit statistics on page 46



# OPTION A: GARAGE CONVERSION: 450 SQ.FT. 1 BED/ 1 BATH ATTACHED ADU

## ADU SITE LOCATION



Option A: Garage Conversion: 450 Sq.Ft. 1 bed/ 1 bath Attached ADU

(Subject to change based on designer/architect's proposal)







# OPTION B: SECOND STORY ABOVE GARAGE: 450 SQ.FT. 1 BED/ 1 BATH ATTACHED ADU

## ADU SITE LOCATION



Option B: Second Story Above Garage: 450 Sq.Ft. 1 bed/ 1 bath Attached ADU

(Subject to change based on designer/architect's proposal)







# OPTION C: NEW BUILD: 749 SQ.FT. 2 BEDS/ 1 BATH DETACHED ADU

## ADU SITE LOCATION



Option C: New Build: 749 Sq.Ft. 2 beds/ 1 bath Detached ADU

(Subject to change based on designer/architect's proposal)





## Comparative Table of Expected Financial Projections

CASH FLOW PROJECTIONS	Option A	Option B	Option C
Estimated Build Cost (hard/soft costs)	<b>\$192,800</b>	<b>\$357,450</b>	<b>\$364,600</b>
Less Cash Contribution	(\$159,800)	(\$200,000)	(\$200,000)
Less any Gifts, Grants and Tax Credits Applied	(\$33,000)	(\$33,000)	(\$33,000)
<b>Amount Financed</b>	<b>\$0</b>	<b>\$124,450</b>	<b>\$131,600</b>
Estimated Monthly Rental Income	1,550	2,050	2,650
Less Estimated Monthly Financing	0	(787)	(832)
<b>Monthly Cash Flow*</b>	<b>\$1,550</b>	<b>\$1,263</b>	<b>\$1,818</b>
Annual Cash Flow	18,600	15,161	21,818
5-Year Cash Flow	93,000	75,803	109,092
30-Year Cash Flow	558,000	454,821	654,551
<b>ROI (based on 30 year payback period)**</b>	<b>11.6%</b>	<b>7.6%</b>	<b>10.9%</b>
# of years to recover full ADU build cost (assuming ADU was built for all-cash, no financing)	8.6	13.2	10.4
# of years to pay off ADU (if all monthly cash flow is applied to pay down the principal on the ADU loan)	-	6.1	4.8
# of years saved on 1st mortgage (if all monthly cash flow is applied to principal on 1st after ADU loan is paid off)***	9.8	7.3	9.1

\* Straight line over 30 years; assumes fixed rate loan; excludes any rent increases

\*\* Includes interest payments; excludes operating costs

The estimated value for each Option below was derived as an average of the estimated high and low range for each Option as detailed in the Project Roadmap report. This table serves as a summary for your use in comparing each viable option.

\*\*\* Assuming 1st mortgage balance is \$400,000 at a 4% interest rate with 20 years left





**HOME**PLEX  
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## PROJECT ROADMAP

Report

**Name LastName**

**Number Street Name, City, CA Zipcode**

Date Prepared: April 1st, 2024



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*All information in this Project Roadmap Report is determined to the best of our knowledge and prices are subject to change based on current market condition and market value*





## Disclaimer

*The conclusions illustrated in this report are based solely upon limited evaluation of publicly available documentation. Our observations were not exhaustive; any measurements were estimated, based on stated square footages noted either by the property owner, construction drawings or publicly available information. Project cost budget estimate ranges are provided in this report solely for the purpose of comparing multiple ADU options side by side and is not a replacement for a contractor's bid based on completed design and ready to issue permits. Accurate cost estimates and bids may only be provided once permit ready designs and submission package is complete. This report provides rough financial projections giving valuable perspectives on estimated revenue, expenses, and return on investment for your project to assist with decision making between viable ADU options.*

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*Area and square footages have not been verified by HOMEPLEX We have not field-verified lot size, street frontage or topographic measurements. We have not performed any detailed field survey work or testing of any kind, which is out of scope of this report.*

*This Project Roadmap Report is meant to analyze the feasibility of adding ADUs to your property relative to one or more viable ADU options. HOMEPLEX is not a licensed surveyor, architect, contractor, or engineering firm. Seeking further guidance from these professionals and the local authorities having jurisdiction on permissible development is strongly recommended.*





## **Site Assessment**

- Zoning Analysis
- Existing site conditions
- Determine what you can build on your property & ideal construction method (i.e. modular, panelized, stick-built, etc)
- Expected Timeframe: 1 week

## **Estimated Budget with Detailed Scope of Work**

- Cost breakdown of estimated budgets for itemized hard construction and pre-construction cost estimated budget
- Expected Timeframe: 1 week

## **Feasibility Analysis**

- We help you determine viable options based on your short and long term goals and your available financial resources
- Potential Rents and Net Income
- Expected Timeframe: 1 week

## **Recommended List Of General Contactors**

- Recommend vetted designers, contractors, prefab builders and other vendors for your project so you can get started!
- Expected Timeframe: 1 week



## Project Roadmap Summary

Client's Desired ADU Type(s)		Feasible	Any structure demolition needed	Additional parking needed	Setbacks met
Option A	Option A: Garage Conversion: 450 Sq.Ft. 1 bed/ 1 bath Attached ADU	Yes	No	Yes	Yes
Option B	Option B: Second Story Above Garage: 450 Sq.Ft. 1 bed/ 1 bath Attached ADU	Yes	Yes	Yes	Yes
Option C	Option C: New Build: 749 Sq.Ft. 2 beds/ 1 bath Detached ADU	Yes	No	Yes	Yes

## Summary

This 93,654 Sq. Ft. lot has an existing 1,300 Sq. Ft. main dwelling. The zoning is DA in Sebastopol. The property's current value is approximately: \$1,090,000 and it was built in 1975. A thorough analysis has been made for this property including a virtual site report, zoning regulations, existing site conditions, and ADU statistics in the property's local jurisdiction.

It is notable that this property is not located within a very high fire hazard severity zone, it is not located in a flood zone, and it is not located within a fault zone.

Throughout this report 3 options (described above) will be explored. You'll find detailed breakdowns of estimated budgets, scope of work, construction costs, and pre-construction estimates, providing you with a holistic view of the projects' potential financial landscapes. This report also provides financial projections giving valuable perspectives on revenue, expenses, and return on investment for your project.

Should you consider renting, a comparative rental analysis shows an expected monthly rental income for options A, B, and C ranging from \$1,400 to \$2,900 which considers the characteristics of the project. According to statistics from prior ADU permitting and build timelines from official sources, the average estimated timeline in your area for this project could range from 74 - 85 Weeks.

In an ever-changing real estate landscape, opportunities like this are rare. Your vision and creativity can transform this property into a lasting investment. Feel free to reach out for any further information or assistance you may need.





## Project Roadmap Summary (Cont.)

Financial Summary	Option A - Low	Option A - High	Option B - Low	Option B - High	Option C - Low	Option C - High
Estimated Build Cost (hard/soft costs)	\$176,400	\$209,200	\$325,700	\$389,200	\$332,100	\$397,100
Amount Financed (Percentage)	0.0%	0.0%	28.5%	40.1%	29.8%	41.3%
Estimated Monthly Rental Income	1,400	1,700	1,850	2,250	2,400	2,900
Less Estimated Monthly Financing	\$0	\$0	\$92,700	\$156,200	\$99,100	\$164,100
<b>Monthly Cash Flow*</b>	<b>\$1,400</b>	<b>\$1,700</b>	<b>\$1,264</b>	<b>\$1,263</b>	<b>\$1,774</b>	<b>\$1,863</b>
Annual Cash Flow	16,800	20,400	15,169	15,153	21,283	22,353
<b>ROI (based on 30 year payback)**</b>	<b>11.7%</b>	<b>11.6%</b>	<b>7.6%</b>	<b>7.6%</b>	<b>10.6%</b>	<b>11.2%</b>

\* Straight line over 30 years; assumes fixed rate loan; excludes any rent increases

\*\* Includes interest payments; excludes operating costs

This does not include operating expenses, or cash down repayments.

### Expected Timeline: 74 - 85 Weeks\*



#### Design Phase

Schematic design: 3 - 4 weeks  
Design development: 4 - 5 weeks

#### Permitting Phase

13 - 17 weeks (dependent on city review time)\*\*

#### Construction Phase

Project coordination: 1 - 2 weeks  
Construction: 53 - 57 weeks  
(depends on city inspections)\*\*

\* Subject to change based on homeowners chosen GC timeline proposal

\*\* For estimated timelines see ADU permit statistics on page 40





ADU SITE LOCATION



Option A: Garage Conversion: 450 Sq.Ft. 1 bed/ 1 bath Attached ADU

(Subject to change based on designer/architect's proposal)







# PRELIMINARY BUDGET & SCOPE OF WORK

Option A: Garage Conversion: 450  
Sq.Ft. 1 bed/ 1 bath Attached ADU

## ADU Construction Project Budget

Date Prepared	2.18.24
Client Name	
Job Site Address	
Project Description	Option A: Garage Conversion: Sq.Ft. Studio / 1 bath Attached ADU
Gross "Buildable" Floor Area (from wall exterior)	450
Living "Habitable" Floor Area (calc. inside walls)	408 approx.

### PROJECT BUDGET

	LOW \$	HIGH \$
TOTAL PROJECT BUDGET	\$ 176,400.00	\$ 209,200.00
CONSTRUCTION (HARD COST) BUDGET	\$ 143,800.00	\$ 174,200.00
COST PER SQ. FT.	\$ 319.56	\$ 387.11
TOTAL PRE-CONSTRUCTION BUDGET	\$ 35,600.00	\$ 38,600.00
PRE-CONSTRUCTION (HARD COST) BUDGET	\$ 3,000.00	\$ 3,600.00
PRE-CONSTRUCTION (SOFT COST) BUDGET	\$ 32,600.00	\$ 35,000.00

### ADU Construction (Hard Cost) Project Budget

CATEGORIES (MASTER FORMAT)	LOW \$	HIGH \$
01 - General Requirements	\$ 10,100.00	\$ 12,200.00
02 - Site Work	\$ 4,400.00	\$ 5,300.00
03 - Concrete	\$ 6,700.00	\$ 8,100.00
06 - Carpentry	\$ 46,600.00	\$ 56,500.00
07 - Thermal & Moisture Protection	\$ 5,900.00	\$ 7,100.00
08 - Doors, Windows, Glazing	\$ 8,400.00	\$ 10,200.00
09 - Finishes	\$ 16,300.00	\$ 19,800.00
10 - Specialities	\$ 2,200.00	\$ 2,700.00
11 - Equipment (including appliances)	\$ 8,000.00	\$ 9,700.00
13 - Special Construction	\$ 800.00	\$ 1,000.00
15 - Mechanical	\$ 18,900.00	\$ 22,900.00
16 - Electrical	\$ 15,500.00	\$ 18,700.00
<b>MF 01-16 Total Construction (hard cost) Budget Estimate</b>	<b>\$ 143,800.00</b>	<b>\$ 174,200.00</b>

*Note: A finalized cost estimate may be calculated once Architectural Designs and Plans are complete*





# PRELIMINARY BUDGET & SCOPE OF WORK

Option A: Garage Conversion: 450  
Sq.Ft. 1 bed/ 1 bath Attached ADU

## ADU Pre-Construction Project Budget

Project Address	
Date Prepared	
Applicant Name	

### PROJECT BUDGET

	LOW \$	HIGH \$
TOTAL PRE-CONSTRUCTION BUDGET	\$ 35,600.00	\$ 38,600.00

### ADU GRANT PRE-CONSTRUCTION ESTIMATED / ACTUAL EXPENSE WORKSHEET

DESIGN AND REPORTS	LOW \$	HIGH \$	VENDOR NAME / NOTES
ADU Project Feasibility and Consulting/Concierge	\$ 2,500.00	\$ 2,500.00	HOMEPLEX
ADU As-built Plan	\$ 1,500.00	\$ 1,500.00	ADU Design
ADU Design Fees	\$ 9,500.00	\$ 9,500.00	ADU Design
Title 24 / CalGreen Consultant Report	\$ 300.00	\$ 300.00	
HERS Inspection (per Title 24)	\$ 300.00	\$ 300.00	

### PERMITS AND IMPACT FEES

Building Permit Fees	\$ 8,800.00	\$ 10,600.00	
Entitlement Fees	\$ 500.00	\$ 600.00	
Sewer / Septic Connection Fees	\$ 200.00	\$ 300.00	
Gas Hookup Permits & Fees	\$ 300.00	\$ 400.00	
Electrical Meter Permits & Fees	\$ 1,100.00	\$ 1,300.00	
Other	\$ 600.00	\$ 700.00	solar panel connection fee

### GRANT MANAGEMENT & LENDER FEES

CCEDA Grant Management Fee	\$ 7,000.00	\$ 7,000.00	
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### DEMOLITION & SITE PREPARATION (HARD COST)

Demolition	\$ 1,100.00	\$ 1,400.00	
Lot Clearing	\$ 900.00	\$ 1,000.00	

### UTILITY CONNECTION FEES (HARD COST)

Utility Trenching	\$ 1,000.00	\$ 1,200.00	
Updates to Existing Septic or New Septic System	N/A	N/A	Subject to septic inspection and county requirements

<b>Total</b>	<b>\$ 35,600.00</b>	<b>\$ 38,600.00</b>
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Design & Reports	\$ 14,100.00	\$ 14,100.00
Permits & Impact Fees	\$ 11,500.00	\$ 13,900.00
Grant Management & Lender Fees	\$ 7,000.00	\$ 7,000.00
Demolition & Site Prep (Hard Costs)	\$ 2,000.00	\$ 2,400.00
Utility Connections (Hard Costs)	\$ 1,000.00	\$ 1,200.00







# FINANCIAL PROJECTIONS

Option A: Garage Conversion: 450 Sq.Ft. 1 bed/ 1 bath Attached ADU

CASH FLOW PROJECTIONS	Low	High
Estimated Build Cost (hard/soft costs)	\$176,400	\$209,200
Less Cash Contribution	(\$143,400)	(\$176,200)
Less any Gifts, Grants and Tax Credits Applied	(\$33,000)	(\$33,000)
<b>Amount Financed</b>	<b>\$0</b>	<b>\$0</b>
Estimated Monthly Rental Income	1,400	1,700
Less Estimated Monthly Financing	0	0
<b>Monthly Cash Flow*</b>	<b>\$1,400</b>	<b>\$1,700</b>
Annual Cash Flow	16,800	20,400
5-Year Cash Flow	84,000	102,000
30-Year Cash Flow	504,000	612,000
<b>ROI (based on 30 year payback period)**</b>	<b>11.7%</b>	<b>11.6%</b>
# of years to recover full ADU build cost (assuming ADU was built for all-cash, no financing)	8.5	8.6
# of years to pay off ADU (if all monthly cash flow is applied to pay down the principal on the ADU loan)	-	-
# of years saved on 1st mortgage (if all monthly cash flow is applied to principal on 1st after ADU loan is paid off)	9.3	10.3

Assuming no financing is required for this option.

\* Straight line over 30 years; assumes fixed rate loan; excludes any rent increases

\*\* Includes interest payments; excludes operating costs





ADU SITE LOCATION



Option B: Second Story Above Garage: 450 Sq.Ft. 1 bed/ 1 bath Attached ADU

(Subject to change based on designer/architect's proposal)







# PRELIMINARY BUDGET & SCOPE OF WORK

Option B: Second Story Above Garage:  
450 Sq.Ft. 1 bed/ 1 bath Attached ADU

## ADU Construction Project Budget

Date Prepared	2.18.24
Client Name	
Job Site Address	
Project Description	Option B: Second Story Above Garage: 450 Sq.Ft. 1 bed/ 1 bath Attached ADU
Gross "Buildable" Floor Area (from wall exterior)	900
Living "Habitable" Floor Area (calc. inside walls)	408 approx.

### PROJECT BUDGET

	LOW \$	HIGH \$
TOTAL PROJECT BUDGET	\$ 325,700.00	\$ 389,200.00
CONSTRUCTION (HARD COST) BUDGET	\$ 284,400.00	\$ 344,300.00
COST PER SQ. FT.	\$ 316.00	\$ 382.56
TOTAL PRE-CONSTRUCTION BUDGET	\$ 48,100.00	\$ 52,900.00
PRE-CONSTRUCTION (HARD COST) BUDGET	\$ 6,800.00	\$ 8,000.00
PRE-CONSTRUCTION (SOFT COST) BUDGET	\$ 41,300.00	\$ 44,900.00

### ADU Construction (Hard Cost) Project Budget

CATEGORIES (MASTER FORMAT)	LOW \$	HIGH \$
01 - General Requirements	\$ 10,100.00	\$ 12,200.00
02 - Site Work	\$ 15,600.00	\$ 18,900.00
03 - Concrete	\$ 28,300.00	\$ 34,300.00
06 - Carpentry	\$ 84,900.00	\$ 102,700.00
07 - Thermal & Moisture Protection	\$ 39,200.00	\$ 47,500.00
08 - Doors, Windows, Glazing	\$ 13,000.00	\$ 15,700.00
09 - Finishes	\$ 36,800.00	\$ 44,500.00
10 - Specialities	\$ 2,200.00	\$ 2,700.00
11 - Equipment (including appliances)	\$ 8,000.00	\$ 9,700.00
13 - Special Construction	\$ 800.00	\$ 1,000.00
15 - Mechanical	\$ 21,600.00	\$ 26,100.00
16 - Electrical	\$ 23,900.00	\$ 29,000.00
<b>MF 01-16 Total Construction (hard cost) Budget Estimate</b>	<b>\$ 284,400.00</b>	<b>\$ 344,300.00</b>

*Note: A finalized cost estimate may be calculated once Architectural Designs and Plans are complete*





# PRELIMINARY BUDGET & SCOPE OF WORK

Option B: Second Story Above Garage:  
450 Sq.Ft. 1 bed/ 1 bath Attached ADU

## ADU Pre-Construction Project Budget

Project Address	
Date Prepared	
Applicant Name	

### PROJECT BUDGET

LOW \$ HIGH \$

TOTAL PRE-CONSTRUCTION BUDGET	\$ 48,100.00	\$ 52,900.00
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### ADU GRANT PRE-CONSTRUCTION ESTIMATED / ACTUAL EXPENSE WORKSHEET

#### DESIGN AND REPORTS

	LOW \$	HIGH \$	VENDOR NAME / NOTES
ADU Project Feasibility and Consulting/Concierge	\$ 2,500.00	\$ 2,500.00	HOMEPLEX
ADU As-built Plan	\$ 1,500.00	\$ 1,500.00	ADU Design
ADU Design Fees	\$ 12,500.00	\$ 12,500.00	ADU Design
Structural Engineering	\$ 3,300.00	\$ 4,000.00	
Title 24 / CalGreen Consultant Report	\$ 300.00	\$ 300.00	
HERS Inspection (per Title 24)	\$ 300.00	\$ 300.00	
Geotechnical / Soils Report	\$ 2,400.00	\$ 2,900.00	

#### PERMITS AND IMPACT FEES

Building Permit Fees	\$ 8,800.00	\$ 10,600.00	
Entitlement Fees	\$ 500.00	\$ 600.00	
Sewer / Septic Connection Fees	\$ 200.00	\$ 300.00	
Gas Hookup Permits & Fees	\$ 300.00	\$ 400.00	
Electrical Meter Permits & Fees	\$ 1,100.00	\$ 1,300.00	
Other	\$ 600.00	\$ 700.00	solar panel connection fee

#### GRANT MANAGEMENT & LENDER FEES

CCEDA Grant Management Fee	\$ 7,000.00	\$ 7,000.00	
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#### DEMOLITION & SITE PREPARATION (HARD COST)

Demolition	\$ 4,600.00	\$ 5,500.00	
Lot Clearing	\$ 900.00	\$ 1,000.00	
Excavation & Grading	\$ 300.00	\$ 300.00	

#### UTILITY CONNECTION FEES (HARD COST)

Utility Trenching	\$ 1,000.00	\$ 1,200.00	
Updates to Existing Septic or New Septic System	N/A	N/A	Subject to septic inspection and county requirements

<b>Total</b>	<b>\$ 48,100.00</b>	<b>\$ 52,900.00</b>
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Design & Reports	\$ 22,800.00	\$ 24,000.00
Permits & Impact Fees	\$ 11,500.00	\$ 13,900.00
Grant Management & Lender Fees	\$ 7,000.00	\$ 7,000.00
Demolition & Site Prep (Hard Costs)	\$ 5,800.00	\$ 6,800.00
Utility Connections (Hard Costs)	\$ 1,000.00	\$ 1,200.00







# FINANCIAL PROJECTIONS

Option B: Second Story Above Garage:  
450 Sq.Ft. 1 bed/ 1 bath Attached ADU

CASH FLOW PROJECTIONS	Low	High
<b>Estimated Build Cost (hard/soft costs)</b>	<b>\$325,700</b>	<b>\$389,200</b>
Less Cash Contribution	(\$200,000)	(\$200,000)
Less any Gifts, Grants and Tax Credits Applied	(\$33,000)	(\$33,000)
<b>Amount Financed</b>	<b>\$92,700</b>	<b>\$156,200</b>
Estimated Monthly Rental Income	1,850	2,250
Less Estimated Monthly Financing	(586)	(987)
<b>Monthly Cash Flow*</b>	<b>\$1,264</b>	<b>\$1,263</b>
Annual Cash Flow	15,169	15,153
5-Year Cash Flow	75,844	75,763
30-Year Cash Flow	455,066	454,576
<b>ROI (based on 30 year payback period)**</b>	<b>7.6%</b>	<b>7.6%</b>
# of years to recover full ADU build cost (assuming ADU was built for all-cash, no financing)	13.2	13.2
# of years to pay off ADU (if all monthly cash flow is applied to pay down the principal on the ADU loan)	4.9	7.3
# of years saved on 1st mortgage (if all monthly cash flow is applied to principal on 1st after ADU loan is paid off)	7.7	7.0

Assuming 28% - 40% of ADU build cost is financed over 30 years; ADU Loan Interest rate: 6.5%

\* Straight line over 30 years; assumes fixed rate loan; excludes any rent increases

\*\* Includes interest payments; excludes operating costs





# OPTION C: NEW BUILD: 749 SQ.FT. 2 BEDS/ 1 BATH DETACHED ADU

## ADU SITE LOCATION



Option C: New Build: 749 Sq.Ft. 2 beds/ 1 bath Detached ADU

(Subject to change based on designer/architect's proposal)







# PRELIMINARY BUDGET & SCOPE OF WORK

Option C: New Build: 749 Sq.Ft. 2  
beds/ 1 bath Detached ADU

## ADU Construction Project Budget

Date Prepared	2.18.24
Client Name	
Job Site Address	
Project Description	Option C: New Build: 749 Sq.Ft. 2 beds/ 1 bath Detached ADU
Gross "Buildable" Floor Area (from wall exterior)	749
Living "Habitable" Floor Area (calc. inside walls)	695 approx.

### PROJECT BUDGET

	LOW \$	HIGH \$
TOTAL PROJECT BUDGET	\$ 332,100.00	\$ 397,100.00
CONSTRUCTION (HARD COST) BUDGET	\$ 291,100.00	\$ 352,400.00
COST PER SQ. FT.	\$ 388.65	\$ 470.49
TOTAL PRE-CONSTRUCTION BUDGET	\$ 51,200.00	\$ 57,100.00
PRE-CONSTRUCTION (HARD COST) BUDGET	\$ 10,200.00	\$ 12,400.00
PRE-CONSTRUCTION (SOFT COST) BUDGET	\$ 41,000.00	\$ 44,700.00

### ADU Construction (Hard Cost) Project Budget

CATEGORIES (MASTER FORMAT)	LOW \$	HIGH \$
01 - General Requirements	\$ 10,100.00	\$ 12,200.00
02 - Site Work	\$ 13,000.00	\$ 15,800.00
03 - Concrete	\$ 32,100.00	\$ 38,900.00
06 - Carpentry	\$ 80,200.00	\$ 97,000.00
07 - Thermal & Moisture Protection	\$ 34,000.00	\$ 41,200.00
08 - Doors, Windows, Glazing	\$ 14,700.00	\$ 17,800.00
09 - Finishes	\$ 46,800.00	\$ 56,700.00
10 - Specialities	\$ 1,600.00	\$ 1,900.00
11 - Equipment (including appliances)	\$ 7,700.00	\$ 9,300.00
13 - Special Construction	\$ 500.00	\$ 600.00
15 - Mechanical	\$ 27,000.00	\$ 32,700.00
16 - Electrical	\$ 23,400.00	\$ 28,300.00
<b>MF 01-16 Total Construction (hard cost) Budget Estimate</b>	<b>\$ 291,100.00</b>	<b>\$ 352,400.00</b>

*Note: A finalized cost estimate may be calculated once Architectural Designs and Plans are complete*





# PRELIMINARY BUDGET & SCOPE OF WORK

Option C: New Build: 749 Sq.Ft. 2  
beds/ 1 bath Detached ADU

## ADU Pre-Construction Project Budget

Project Address	
Date Prepared	
Applicant Name	

### PROJECT BUDGET

	LOW \$	HIGH \$
<b>TOTAL PRE-CONSTRUCTION BUDGET</b>	<b>\$ 51,200.00</b>	<b>\$ 57,100.00</b>

### ADU GRANT PRE-CONSTRUCTION ESTIMATED / ACTUAL EXPENSE WORKSHEET

DESIGN AND REPORTS	LOW \$	HIGH \$	VENDOR NAME / NOTES
ADU Project Feasibility and Consulting/Concierge	\$ 2,500.00	\$ 2,500.00	HOMEPLEX
ADU As-built Plan	\$ 1,500.00	\$ 1,500.00	ADU Design
ADU Design Fees	\$ 12,500.00	\$ 12,500.00	ADU Design
Structual Engineering	\$ 2,900.00	\$ 3,500.00	
Title 24 / CalGreen Consultant Report	\$ 400.00	\$ 500.00	
HERS Inspection (per Title 24)	\$ 400.00	\$ 500.00	
Geotechnical / Soils Report	\$ 2,300.00	\$ 2,800.00	

### PERMITS AND IMPACT FEES

Building Permit Fees	\$ 8,800.00	\$ 10,600.00	
Entitlement Fees	\$ 500.00	\$ 600.00	
Sewer / Septic Connection Fees	\$ 200.00	\$ 300.00	
Gas Hookup Permits & Fees	\$ 300.00	\$ 400.00	
Electrical Meter Permits & Fees	\$ 1,100.00	\$ 1,300.00	
Other	\$ 600.00	\$ 700.00	solar panel connection fee

### GRANT MANAGEMENT & LENDER FEES

CCEDA Grant Management Fee	\$ 7,000.00	\$ 7,000.00	
----------------------------	-------------	-------------	--

### DEMOLITION & SITE PREPARATION (HARD COST)

Lot Clearing	\$ 1,400.00	\$ 1,700.00	
Excavation & Grading	\$ 3,100.00	\$ 3,800.00	

### UTILITY CONNECTION FEES (HARD COST)

Utility Trenching	\$ 5,700.00	\$ 6,900.00	
Updates to Existing Septic or New Septic System	N/A	N/A	Subject to septic inspection and county requirements

<b>Total</b>	<b>\$ 51,200.00</b>	<b>\$ 57,100.00</b>
--------------	---------------------	---------------------

Design & Reports	\$ 22,500.00	\$ 23,800.00
Permits & Impact Fees	\$ 11,500.00	\$ 13,900.00
Grant Management & Lender Fees	\$ 7,000.00	\$ 7,000.00
Demolition & Site Prep (Hard Costs)	\$ 4,500.00	\$ 5,500.00
Utility Connections (Hard Costs)	\$ 5,700.00	\$ 6,900.00







# FINANCIAL PROJECTIONS

Option C: New Build: 749 Sq.Ft. 2 beds/ 1 bath Detached ADU

CASH FLOW PROJECTIONS	Low	High
Estimated Build Cost (hard/soft costs)	\$332,100	\$397,100
Less Cash Contribution	(\$200,000)	(\$200,000)
Less any Gifts, Grants and Tax Credits Applied	(\$33,000)	(\$33,000)
<b>Amount Financed</b>	<b>\$99,100</b>	<b>\$164,100</b>
Estimated Monthly Rental Income	2,400	2,900
Less Estimated Monthly Financing	(626)	(1,037)
<b>Monthly Cash Flow*</b>	<b>\$1,774</b>	<b>\$1,863</b>
Annual Cash Flow	21,283	22,353
5-Year Cash Flow	106,417	111,767
30-Year Cash Flow	638,503	670,599
<b>ROI (based on 30 year payback period)**</b>	<b>10.6%</b>	<b>11.2%</b>
# of years to recover full ADU build cost (assuming ADU was built for all-cash, no financing)	10.4	10.5
# of years to pay off ADU (if all monthly cash flow is applied to pay down the principal on the ADU loan)	3.9	5.6
# of years saved on 1st mortgage (if all monthly cash flow is applied to principal on 1st after ADU loan is paid off)	9.3	8.8

Assuming 30% - 41% of ADU build cost is financed over 30 years; ADU Loan Interest rate: 6.5%

\* Straight line over 30 years; assumes fixed rate loan; excludes any rent increases

\*\* Includes interest payments; excludes operating costs



## Comparative Table of Expected Financial Projections

CASH FLOW PROJECTIONS	Option A	Option B	Option C
Estimated Build Cost (hard/soft costs)	<b>\$192,800</b>	<b>\$357,450</b>	<b>\$364,600</b>
Less Cash Contribution	(\$159,800)	(\$200,000)	(\$200,000)
Less any Gifts, Grants and Tax Credits Applied	(\$33,000)	(\$33,000)	(\$33,000)
<b>Amount Financed</b>	<b>\$0</b>	<b>\$124,450</b>	<b>\$131,600</b>
Estimated Monthly Rental Income	1,550	2,050	2,650
Less Estimated Monthly Financing	0	(787)	(832)
<b>Monthly Cash Flow*</b>	<b>\$1,550</b>	<b>\$1,263</b>	<b>\$1,818</b>
Annual Cash Flow	18,600	15,161	21,818
5-Year Cash Flow	93,000	75,803	109,092
30-Year Cash Flow	558,000	454,821	654,551
<b>ROI (based on 30 year payback period)**</b>	<b>11.6%</b>	<b>7.6%</b>	<b>10.9%</b>
# of years to recover full ADU build cost (assuming ADU was built for all-cash, no financing)	8.6	13.2	10.4
# of years to pay off ADU (if all monthly cash flow is applied to pay down the principal on the ADU loan)	-	6.1	4.8
# of years saved on 1st mortgage (if all monthly cash flow is applied to principal on 1st after ADU loan is paid off)***	9.8	7.3	9.1

\* Straight line over 30 years; assumes fixed rate loan; excludes any rent increases

\*\* Includes interest payments; excludes operating costs

The estimated value for each Option below was derived as an average of the estimated high and low range for each Option as detailed in the Project Roadmap report. This table serves as a summary for your use in comparing each viable option.

\*\*\* Assuming 1st mortgage balance is \$400,000 at a 4% interest rate with 20 years left







# BLOCK PLAN





# BLOCK PLAN







**HOME**PLEX  
THE **NEW** AMERICAN DREAM

## PROJECT ROADMAP

Appendix

**Name LastName**

**Number Street Name, City, CA Zipcode**



# SITE ASSESSMENT REPORT

## GENERAL INFORMATION

### CLIENT INFO:

**FIRST NAME:** Name  
**LAST NAME:** LastName  
**EMAIL:** email@email.com  
**PHONE:** Phone  
**ADDRESS:** Address  
**CITY:** Sebastopol, CA 95472

### ABOUT THE PROPERTY:

**STORIES:** 1  
**BEDROOMS:** 3  
**BATHROOMS:** 2  
**GARAGE:** Attached  
**GARAGE SPACES:** 2 (506 Sq.Ft.)  
**HEATING:** UNIDENTIFIED  
**SOLD PRICE:** \$585,000  
**YEAR SOLD:** 2009

### PROPERTY RESEARCH

**APN:** APN  
**ZONING:** DA  
**YEAR BUILT:** 1975  
**LAND SQFT:** 93,654.00  
**BUILDING SQFT:** 2,238  
**LIVING SQFT:** 1,300

### FLOOR PLAN REFERENCE (if any) :

#### HOMEOWNER GOALS AND VISION

Mark with an "X" all that apply

RENTAL INCOME	X
HOME EQUITY	
HOUSING FOR FAMILY/FRIEND	
HOUSING FOR SELF	X
HOUSING FOR COMMUNITY	
OTHER Flex area, gym, etc	

#### ADU DETAILS

Mark with an "X" all that apply

DETACHED	
ATTACHED	X
JADU	
GARAGE CONVERSION	X
GARAGE DEMO & REBUILD	
OTHER	

SPACE TYPE	1 or 2 bed /1 bath
DESIRED SIZE	450,749 Sq.Ft.
DESIGN PREFERENCES	Matching existing exterior







# SITE ASSESSMENT REPORT

## SITE & BUILDING INFORMATION

### BUILDING INFORMATION

Year: 1975  
 Year Updated: 1980  
 Total Area: 1,300 sq ft  
 Stories: 1  
 Rooms: 7  
 Bedrooms: 3  
 Bathrooms: 2  
 Parking Spaces: 2  
 Parking Type: Attached Garage  
 Structure Quality: C+  
 Other Features And Improvements: Garage (506 sq ft)  
 1st Floor (1300 sq ft)  
 Architecture: Other  
 Construction: Wood  
 Heating: None  
 Fireplaces: 1  
 Air Conditioning: Yes

### LAND INFORMATION

Address: Address  
 Carrier Code: C005  
 Census Tract: 153502  
 Area: 93,654 sq ft (2.15 acres)  
 Land Use Code: 51  
 Land Use Category: Residential (Rural Or Agricultural Residence)  
 County: Sonoma  
 Legal Description: Legal Description  
 Lot Number: 3

SITE CONDITIONS			
Description of site conditions			
ADU PROPOSED LOCATION	Garage Conversion	PLANNING AREA	Sebastopol
GRADE OR SLOPE	Yes	ALLEY	No
SOIL CONDITION	To be Confirmed	COMPACTED FILLED GRND	No
RETAINING WALL	None	HIGH WIND AREA	No
PROTECTED TREES	No	PRIVATE STREET	No
EASEMENTS	To be Confirmed	OIL WELL AREA	No
CREEKS	Yes	FIRE DISTRICT	Non-VHFHSZ
FLOOD ZONE	No	ENVIROMENTALLY SENSITIVE AREA	No
OTHER INFORMATION ABOUT UTILITIES	-	EARTHQUAKE-INDUCED LANDSLIDE AREA	No
KNOWN COST UPGRADES OR SITE COMPLICATIONS	-	FIRE SPRINKLERS	No
FAULT ZONE	No		





# SITE ASSESSMENT REPORT

## ZONING ANALYSIS SUMMARY

## ZONING ANALYSIS SUMMARY

Zone: DA - Diverse Agriculture District

Enhances and protects land where soil, climate, and water conditions support farming but where small acreage intensive farming and part-time farming activities are predominant, and where farming may not be the principal occupation of the farmer; and

Implement the diverse agriculture land use category of the general plan and the policies of the Agricultural Resource Element.

### Development Standards for DA Zoning

Front Property Line Setback: 30 Feet

Street Side Property Line Setback: 30 Feet

Interior Side Property Line Setback: 10 Feet

Rear Property Line Setback: 20 Feet

Front Street Centerline Setback: 55 Feet

Height, Non-Agricultural Structures (max. ft.): 35 Feet

### ADUs

ADUs shall be ministerially permitted in zoning districts that allow single-family or multifamily dwellings, in compliance with Government Code § 65852.2, the requirements of this section, and all other requirements of the applicable zoning district in which an ADU is permitted. The department shall approve or deny an application to create an ADU within sixty (60) days from the date it receives a completed application if there is an existing single-family or multifamily dwelling on the lot.

On lots in LIA, LEA, DA, and RRD zoning districts, ADUs shall be permitted in conjunction with a primary residence, except where a lot is eligible for one (1) or more agricultural employee housing units and an application has been filed for an ADU, that lot shall be eligible for one (1) fewer agricultural dwelling unit. Where a lot contains the maximum agricultural dwelling units permitted on the lot, those units are deemed ADUs and no additional ADUs are permitted. Agricultural employee housing includes farm family dwelling units, caretaker units, year-round farmworker housing, or agricultural employee dwelling units.





# ZONING ANALYSIS CHART

Description of site specific restrictions, allowable standards, and current compliance

ZONING REQUIREMENTS	RESTRICTION OR STANDARD	SITE	COMPLIANCE (Y/N)
LOCAL/STATE ORDINANCE	State and County Ordinance	Site is subject to State/Local Ordinance	Y
NUMBER OF UNITS	On a lot that contains an existing or proposed single-family dwelling: One (1) ADU attached to a proposed single family dwelling or within the existing space of a single family dwelling or accessory structure, and one (1) detached, new construction ADU.	1-2 units can be added, based on client needs	Y
MINIMUM AND MAXIMUM UNIT SIZE	Detached or attached to the primary residence or an accessory structure, new construction: The maximum floor area shall be one thousand two hundred (1,200) square feet. Converted from existing space in a primary residence or an accessory structure: The maximum size of an ADU created through the conversion of existing space shall be the dimensions of the structure plus an addition of no more than one hundred fifty (150) square feet to accommodate ingress and egress. An expansion greater than one hundred fifty (150) square feet may be permitted up to a maximum unit size of one thousand two hundred (1,200) square feet.	Client requested units comply with requirement.	Y
MAXIMUM LOT COVERAGE	If 800 Sq. Ft. or less, lot coverage not applicable	The desired unit size is less than the required amount for lot coverage.	Y
MAXIMUM ADU SIZE	1,200 Sq. Ft. for 1 bedroom or more bedrooms	The proposed unit is less than the maximum ADU size allowed.	Y
LOCATION OF ADU	If an ADU is under 800 Sq. Ft. front setback requirements now cannot prevent an ADU from being built.	The garage conversion is allowable. A detached ADU must meet the side and rear setbacks of four feet.	Y
MAXIMUM HEIGHT	On lots with an existing or proposed single-family residence, ADUs shall be limited to the height limit for accessory structures established by base zoning district, except that the maximum allowed height shall not be less than eighteen (18) feet.	The detached proposed unit height can be up to 18 ft.	Y





# ZONING ANALYSIS CHART

Description of site specific restrictions, allowable standards, and current compliance

ZONING REQUIREMENTS	RESTRICTION OR STANDARD	SITE	COMPLIANCE (Y/N)
SETBACKS	<p>A setback of no more than four feet from the side and rear lot lines shall be required for an attached or detached ADU. No setback shall be required for an ADU created within an existing living area or accessory structure or an ADU created in a new structure in the same location as an existing structure, while not exceeding the existing dimensions, including height.</p> <p>A local agency may also allow the expansion area of a detached structure being converted into an ADU to have no setbacks, or setbacks or less than four feet, if the existing structure has no setbacks, or has setbacks of less than four feet, respectively.</p>	Setbacks do not apply to garage ADUs. A detached ADU would need to meet the rear and side setbacks that pertain to the existing house	Y
EXPANSION OF EXISTING SPACE	An ADU created within an existing accessory structure may be expanded up to 150 Sq. Ft. without application of local development standards. An ADU created within the space of an existing or proposed single-family dwelling is subject to local development standards. An example of where this expansion could be applicable is for the creation of a staircase to reach a second story ADU. A JADU is limited to being created within the walls of a primary residence and not an accessory structure, this expansion of up to 150 Sq. Ft. does not pertain to JADUs	Proposed unit complies with requirement	Y
PARKING	<p>Notwithstanding any other law, the city will not impose parking standards for an accessory dwelling unit or junior accessory dwelling unit.</p> <p>When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, replacement parking is not required.</p>	Option A would not require Parking Option B&C do not qualify for parking exemption.	Y
FIRE SPRINKLERS	Fire sprinklers shall not be required in the ADU if the primary residence is not required to have fire sprinklers. Fire sprinklers may be required if a structure containing an ADU is greater than one thousand two hundred (1,200) square feet.	The main unit is not known to have fire sprinklers.	Y
COASTAL COMISSION	ADU might be subject to approval by Coastal Commission	Proposes units are in the Coastal Commission Jurisdiction	Y





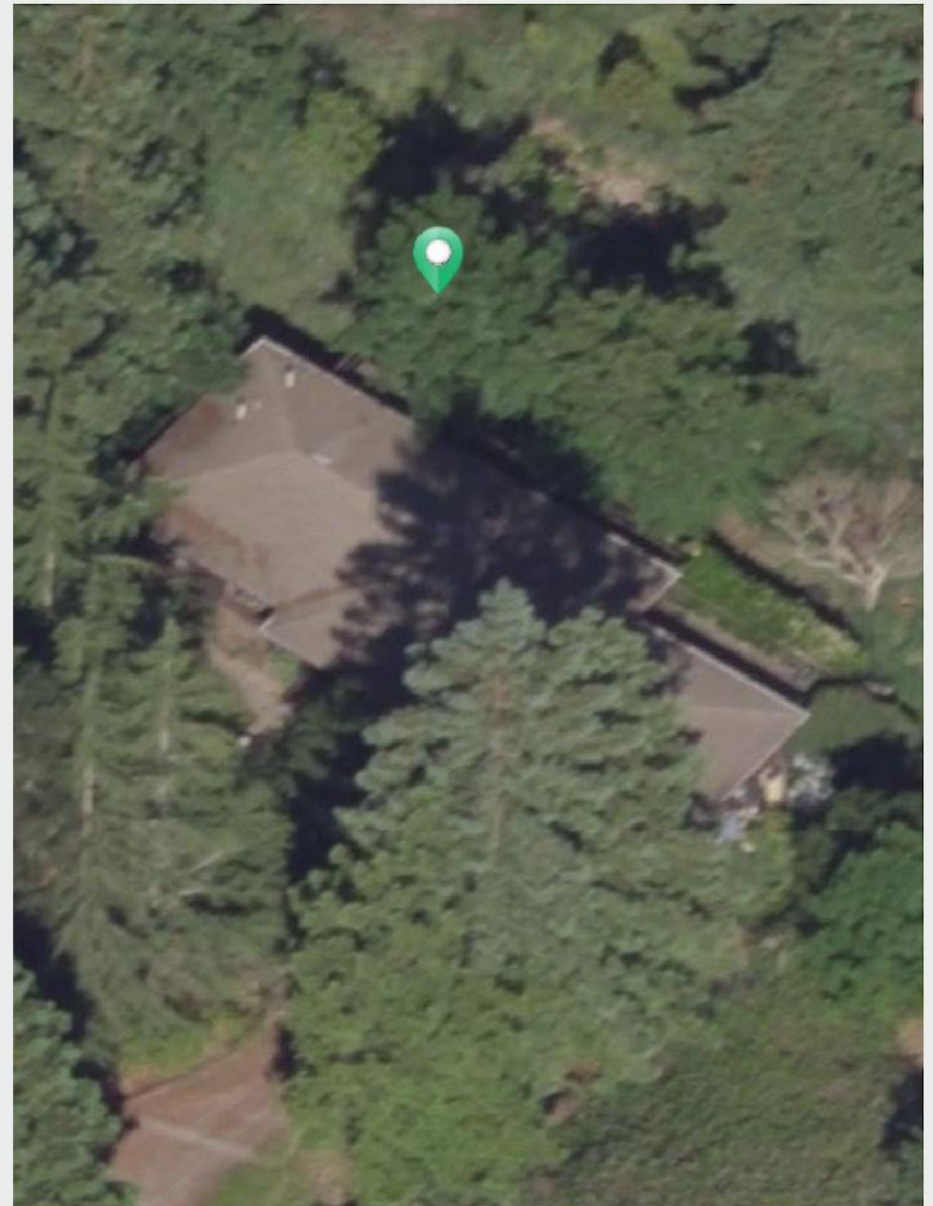
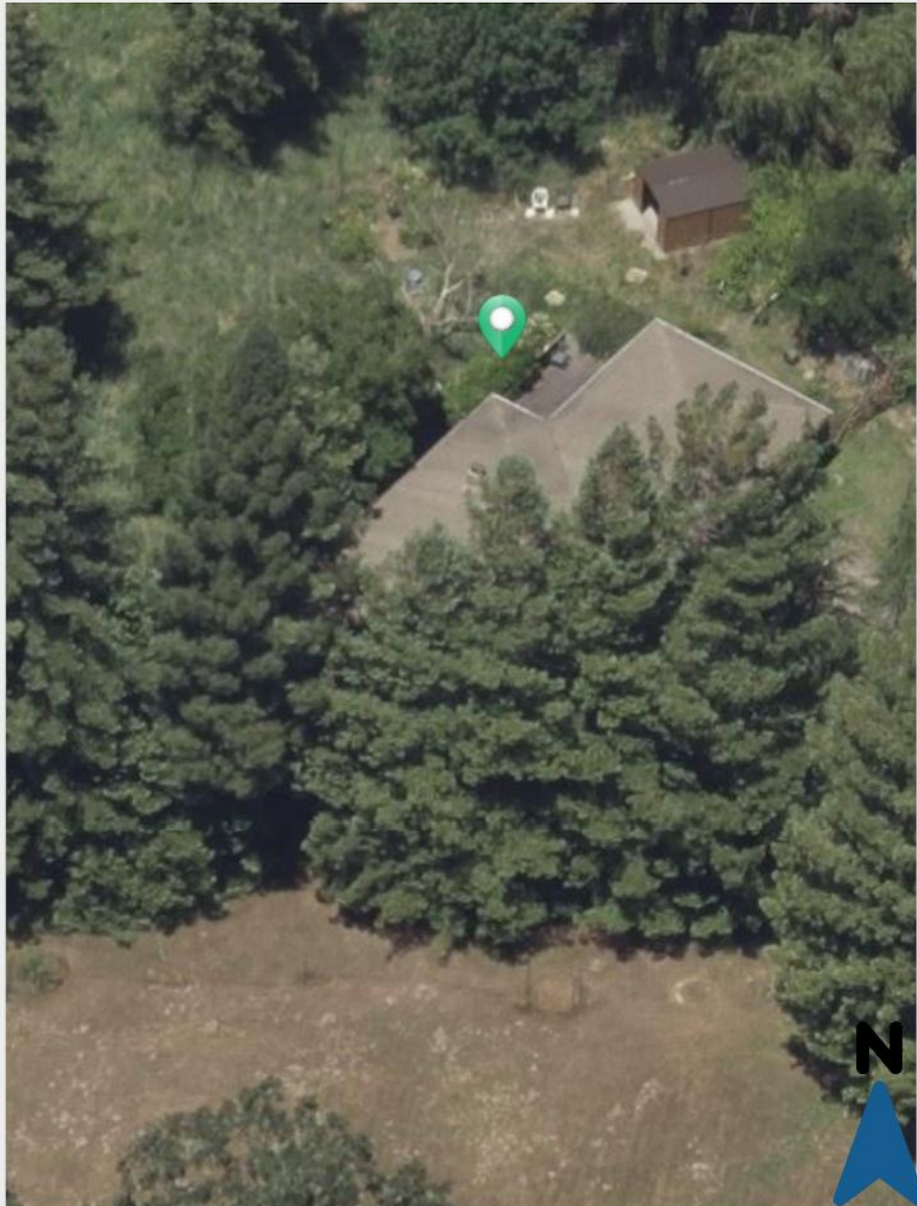


# EXISTING SITE CONDITIONS



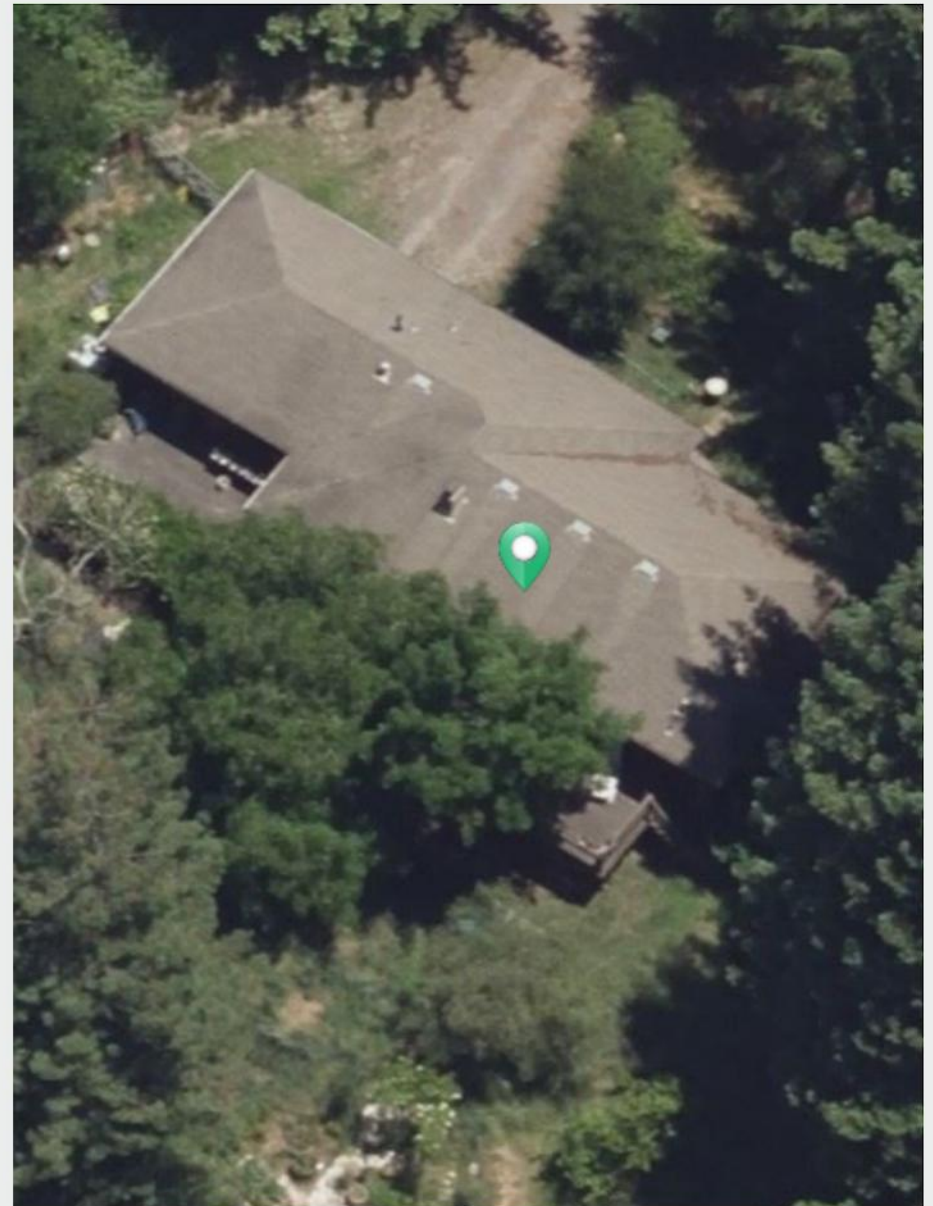
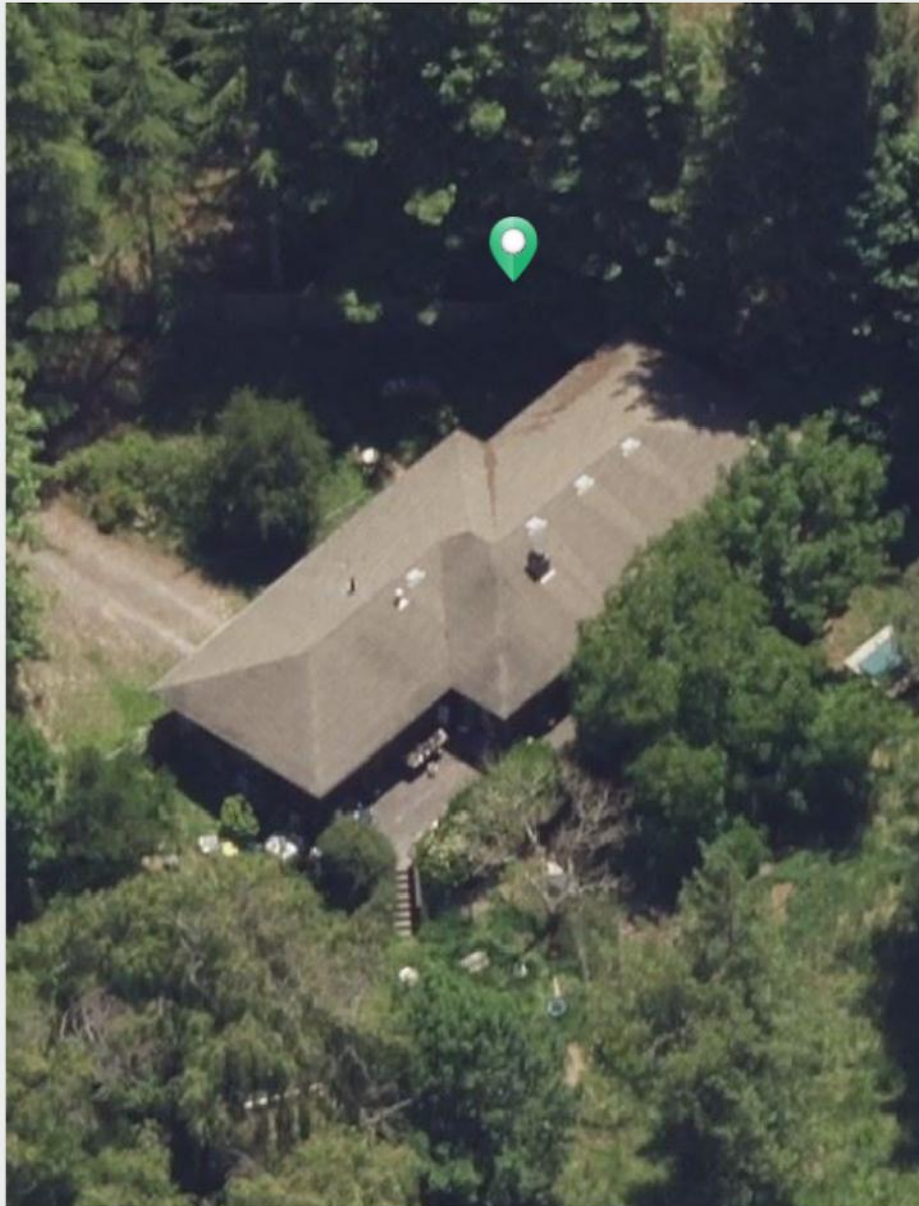


## BUILDING & LAND PHOTOS AND SATELLITE






## BUILDING & LAND PHOTOS AND SATELLITE



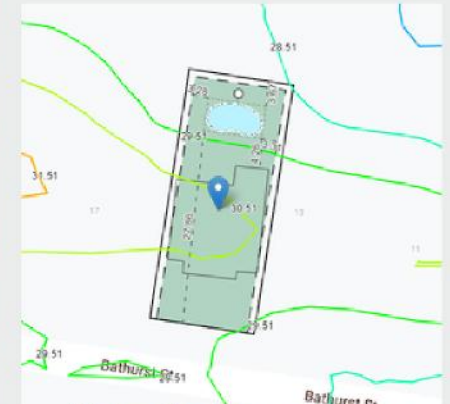





# BUILDING & LAND TOPOGRAPHY



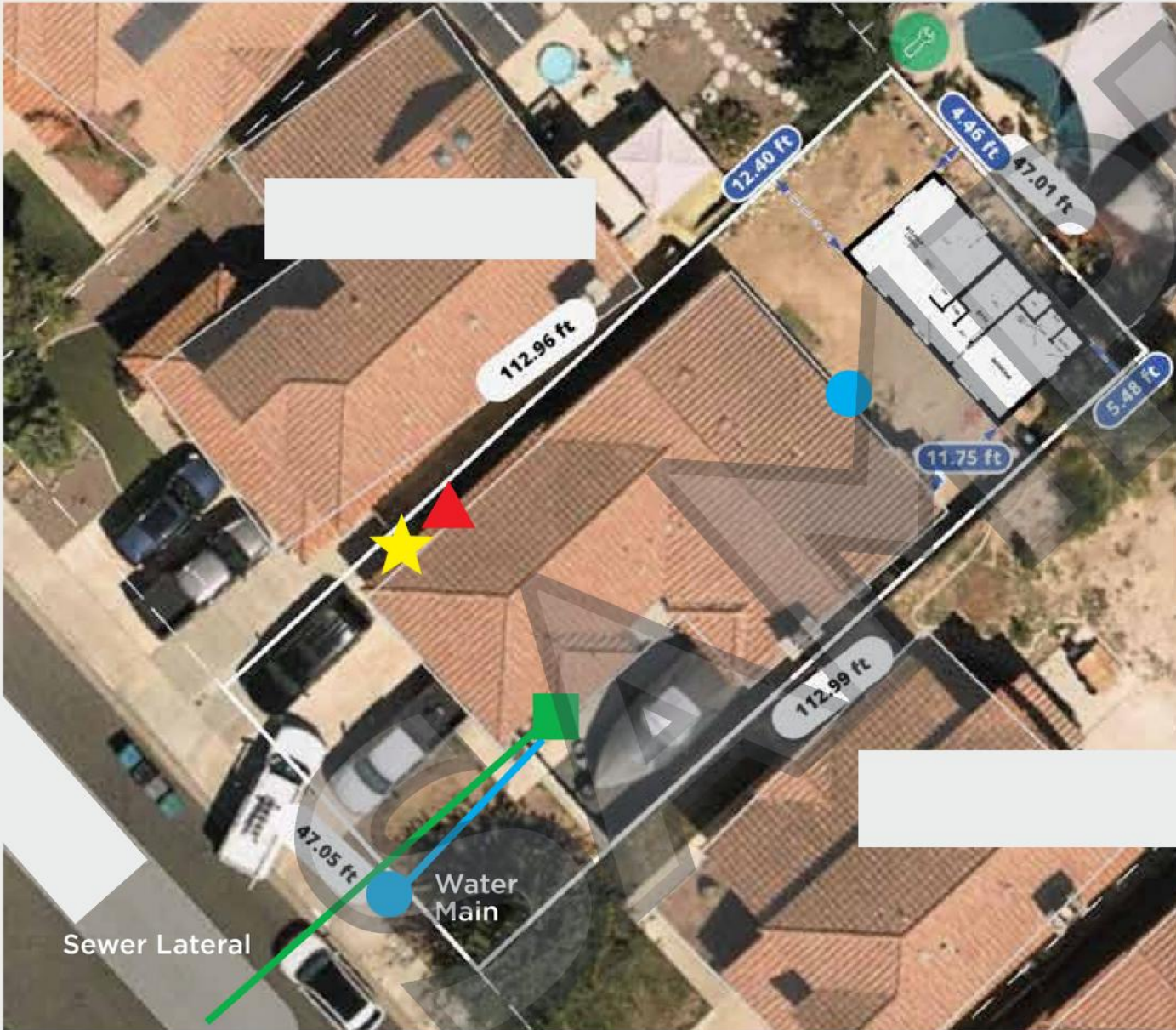
No Google street view Image for this address.





APN	
Legal Description	
Owner Names	
County	<b>SONOMA</b>
Land Zoning	<b>DA</b>
Land Use	<b>Household</b>
Lot Size Ac / Sq Ft	<b>2.15 / 93,654.00</b>
Frontage	<b>267.03 ft</b>
Main Building Area	<b>2,397.98 sqft</b>
Wetlands Area	<b>Freshwater Forested/Shrub Wetland</b>
Coastal Hazard	<b>No, Outside Hazard Area</b>



Note: Contours will be shown at 1 foot difference. The color scale is RED Indicating highest data available and BLUE the lowest.





	<b>WATER</b>
	<b>ELECTRIC</b>
	<b>GAS</b>
	<b>SEWER</b>

Utility Symbols



# INSPECTION REPORT



Figure 1. Front View of Property



Figure 2. Side View of Property



Figure 3. Side View of Property



Figure 4. Access to Property





# INSPECTION REPORT



Figure 5. Access to Property



Figure 6. Utilities Location



Figure 7. Electrical Panel



Figure 8. Circuit Breakers Close Up



# INSPECTION REPORT



Figure 9. Water Collection System



Figure 10. Nearest Water Point to ADU



Figure 11. Gas Meter/Water collection tank.



Figure 12. Garage Ceiling Structure





# INSPECTION REPORT



Figure 13. Nearest Septic Connection to ADU



Figure 14. Backyard



Figure 15. Nearest Septic Connection to ADU



Figure 16. Backyard



# INSPECTION REPORT



Figure 17. Garage Exterior



Figure 18. Roof Condition



Figure 19. Garage Door



Figure 20. Garage Concrete Slab



# INSPECTION REPORT



Figure 21. Garage Concrete Slab



Figure 22. Garage Interior



Figure 23. Water Drainage



Figure 24. Ceiling Height



# INSPECTION REPORT



Figure 25. Garage Interior



Figure 26. Garage Interior



Figure 27. Garage Framing



Figure 28. Garage Framing





# SITING & MAPPING - ASSESSOR MAP



Site Plan  
Scale: N/A



Site Plan  
Scale: N/A



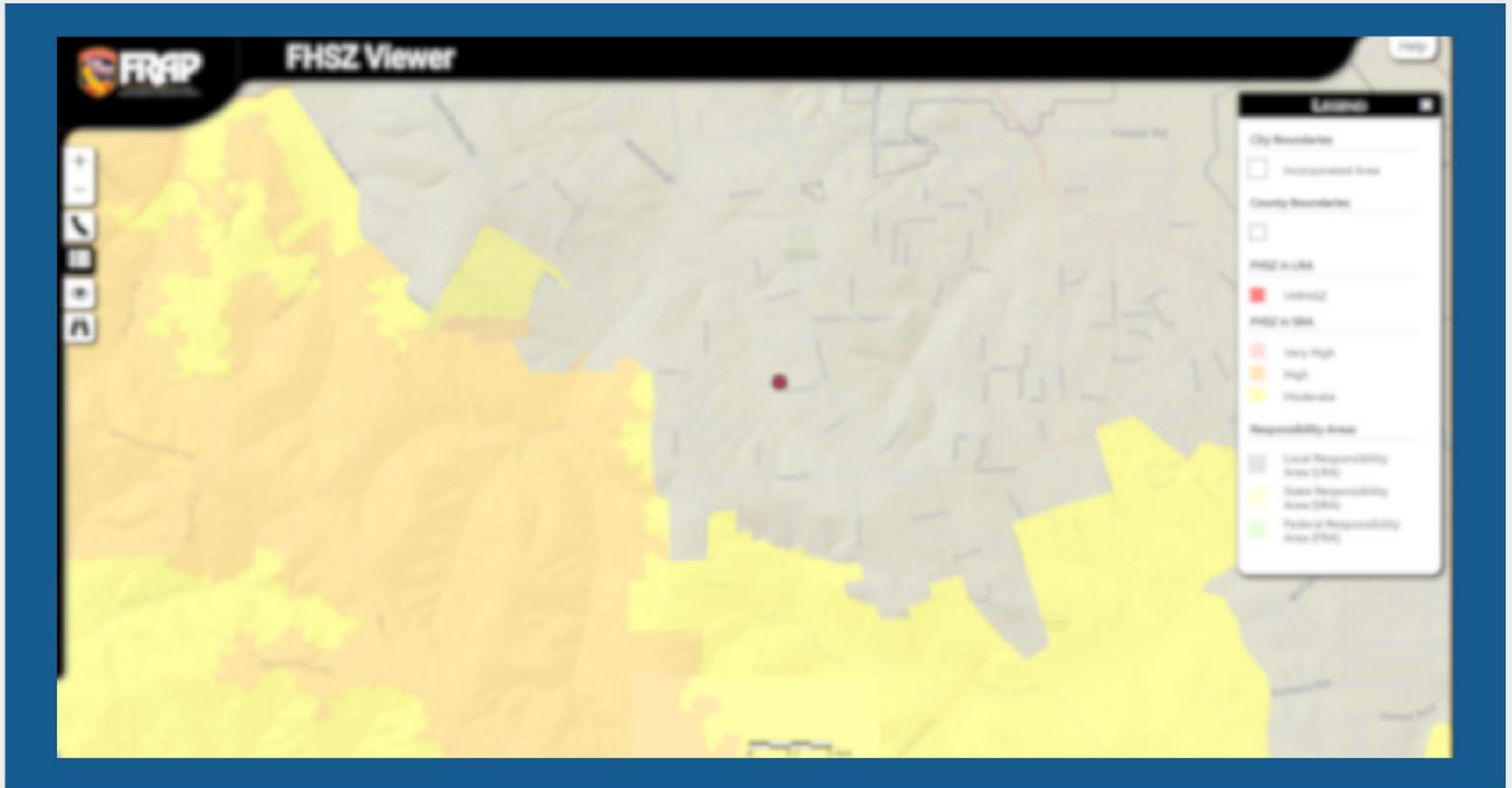
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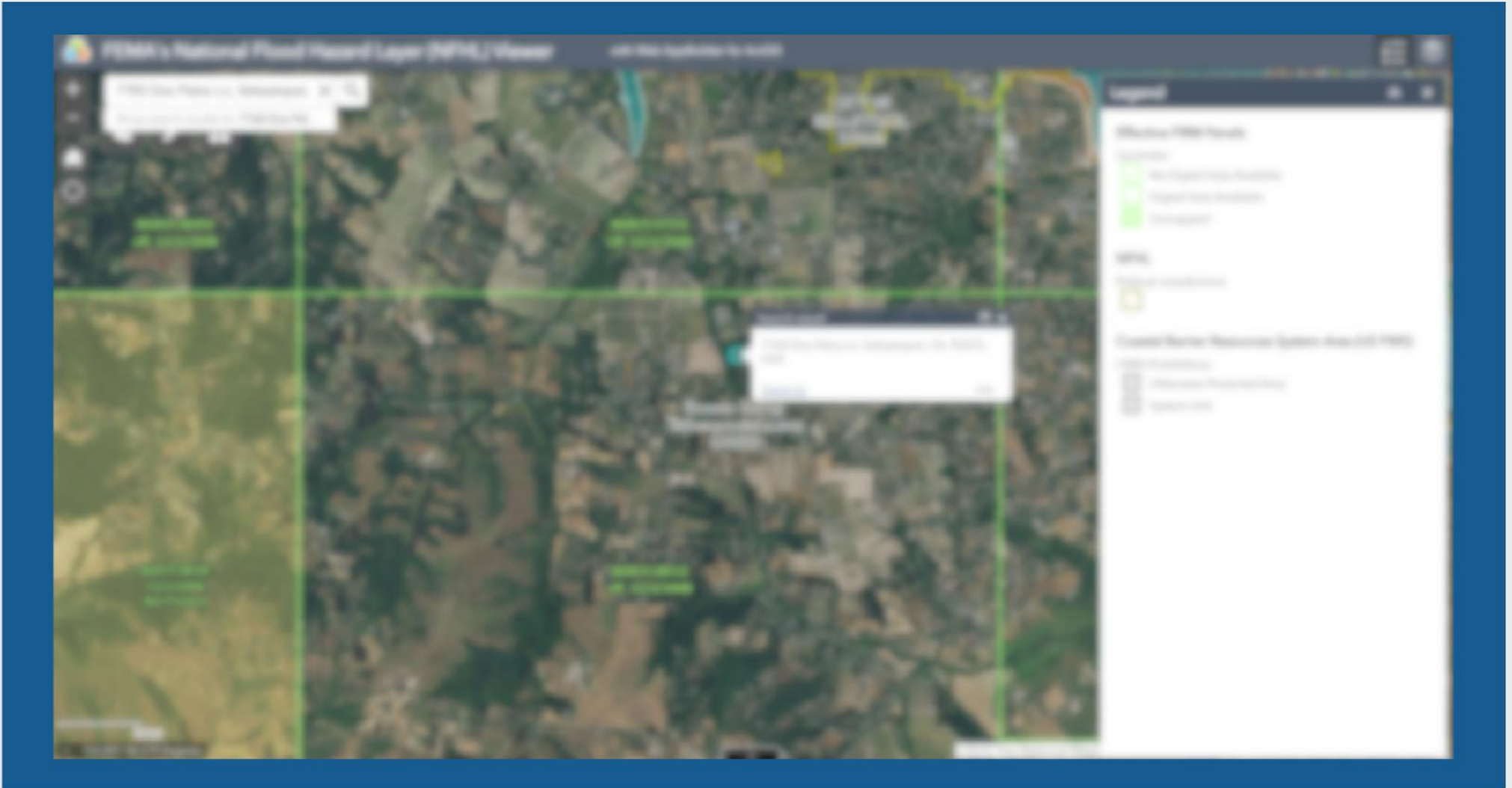


# SITING & MAPPING - FIRE HAZARD SEVERITY ZONE





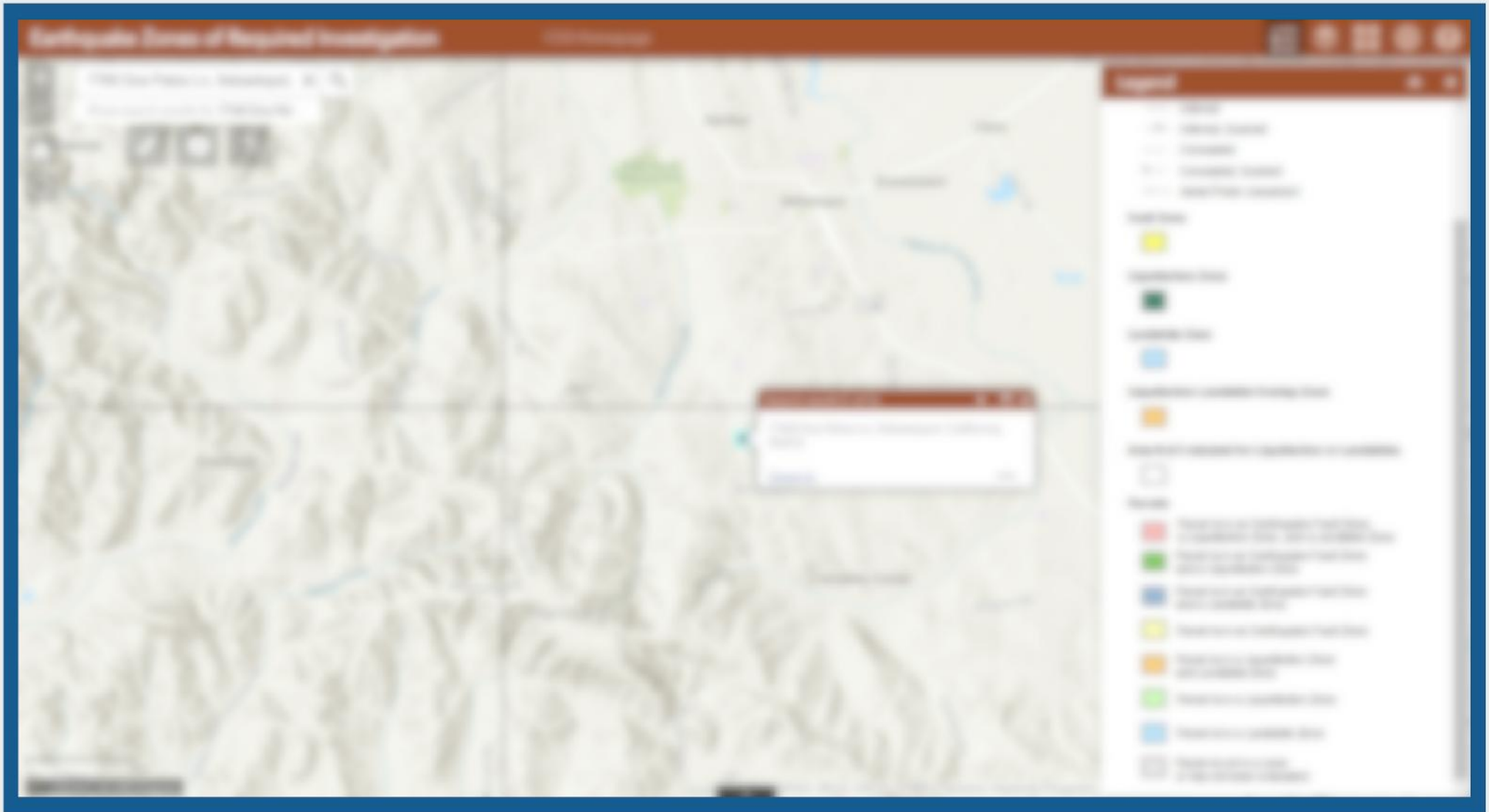
# SITING & MAPPING - FLOOD ZONE





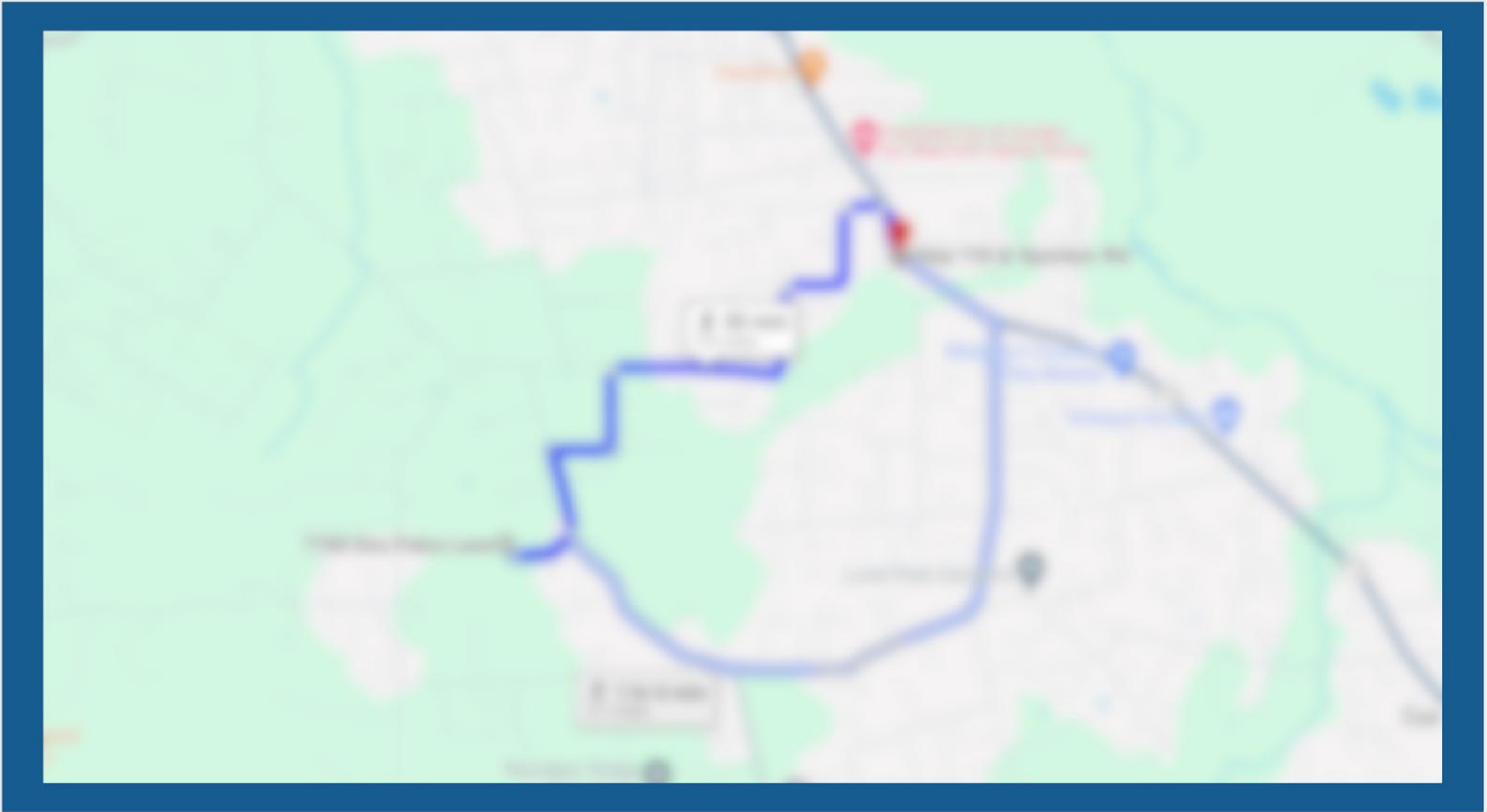


# SITING & MAPPING - EARTHQUAKE ZONES





# SITING & MAPPING - NEAREST PUBLIC TRANSIT STOP







# RENTAL COMPARABLES

**Option A: Garage Conversion: 450  
Sq.Ft. 1 bed/ 1 bath Attached ADU**

## Search Criteria:

- Sebastopol, Sonoma County (Zipcode(s): 95472, 95446)
- Active Listed Units
- 300-650 Sq. Ft. Units

Unit Description	Square Footage	Rental Income	Status
Sebastopol, CA Studio, 1 Bathrooms, ADU	350 Sq. Ft.	\$1,650	Active
Sebastopol, CA 1 Bedroom, 1 Bathrooms, Apartment	600 Sq. Ft.	\$1,850	Active
Sebastopol, CA 1 Bedroom, 1 Bathrooms, ADU	500 Sq. Ft.	\$1,850	Active
Guerneville, CA Studio, 1 Bathrooms, ADU	575 Sq. Ft.	\$1,750	Active
Guerneville, CA 1 Bedroom, 1 Bathrooms, Townhouse	500 Sq. Ft.	\$1,700	Active

Average Price/Sq. Ft. Active: \$3.49

Estimated Rent for a 450 Sq. Ft. Unit (Rounded up to closest hundred):  
\$1,400 - \$1,700

Annual Estimated Projected Income: \$16,800 - \$20,400





# RENTAL COMPARABLES

**Option B: Second Story Above Garage:  
450 Sq.Ft. 1 bed/ 1 bath Attached ADU**

## Search Criteria:

- Sebastopol, Sonoma County (Zipcode(s): 95472, 95446)
- Active Listed Units
- 300-650 Sq. Ft. Units

Unit Description	Square Footage	Rental Income	Status
Sebastopol, CA Studio, 1 Bathrooms, ADU	350 Sq. Ft.	\$1,650	Active
Sebastopol, CA 1 Bedroom, 1 Bathrooms, Apartment	600 Sq. Ft.	\$1,850	Active
Sebastopol, CA 1 Bedroom, 1 Bathrooms, ADU	500 Sq. Ft.	\$1,850	Active
Guerneville, CA Studio, 1 Bathrooms, ADU	575 Sq. Ft.	\$1,750	Active
Guerneville, CA 1 Bedroom, 1 Bathrooms, Townhouse	500 Sq. Ft.	\$1,700	Active

Average Price/Sq. Ft. Active: \$3.49

Estimated Rent for a 450 Sq. Ft. Unit (Rounded up to closest hundred):  
\$1,850 - \$2,250

Annual Estimated Projected Income: \$16,800 - \$20,400







# RENTAL COMPARABLES

## Search Criteria:

- Sebastopol, Sonoma County (Zipcode(s): 95472, 95436)
- Active Listed Units
- 550-950 Sq. Ft. Units

Unit Description	Square Footage	Rental Income	Status
Sebastopol, CA 2 Bedrooms, 1 Bathrooms, Property	921 Sq. Ft.	\$2,700	Active
Sebastopol, CA 2 Bedrooms, 1 Bathrooms, Duplex	800 Sq. Ft.	\$2,800	Active
Sebastopol, CA 2 Bedrooms, 1 Bathrooms, Duplex	900 Sq. Ft.	\$2,495	Active
Sebastopol, CA 1 Bedroom, 1 Bathrooms, Apartment	600 Sq. Ft.	\$1,850	Active
Forestville, CA 1 Bedroom, 1 Bathrooms, Property	875 Sq. Ft.	\$2,100	Active

Average Price/Sq. Ft. Active: \$2.92 Estimated Rent for a 749 Sq. Ft. Unit (Rounded up to closest hundred): \$2,400 - \$2,900 Annual Estimated Projected Income: \$24,000 - \$28,800

Option C: New Build: 749 Sq.Ft. 2 beds/ 1 bath Detached ADU





# SONOMA COUNTY, CA ADU PERMITTING STATISTICS

## Sonoma County, California

ADUCalifornia.org ADU Regulations Grading System

Jurisdiction	Grade	ADUs Permitted 2018-2020	ADUs Constructed 2018-2020	Year Ordinance Was Adopted/Amended
SONOMA COUNTY	-	199	174	-

### 2022 Sonoma County Information

## Housing Element Implementation and APR Data Dashboard

Overview
Key Figures
Construction
Housing Needs
Implementation
User Guide
[Submit Feedback](#)

County: All | Jurisdiction: Sonoma County | COG/Region: All | Year: 2022 | Structure Type: All | Tenure: All | [Reset Filters](#)

### Housing Development Pipeline

Submitted	Entitled	Permitted	Completed
<b>559</b> Total Units	<b>25</b> Total Units	<b>477</b> Total Units	<b>364</b> Total Units
<b>373</b> Above moderate Income Units	<b>22</b> Above Moderate Income Units	<b>257</b> Above Moderate Income Units	<b>259</b> Above Moderate Income Units
<b>176</b> Moderate Income Units	<b>3</b> Moderate Income Units	<b>126</b> Moderate Income Units	<b>98</b> Moderate Income Units
<b>10</b> Low Income Units	<b>0</b> Low Income Units	<b>28</b> Low Income Units	<b>7</b> Low Income Units
<b>0</b> Very Low Income Units	<b>0</b> Very Low Income Units	<b>66</b> Very Low Income Units	<b>0</b> Very Low Income Units

HCD's latest available information as of April 2024

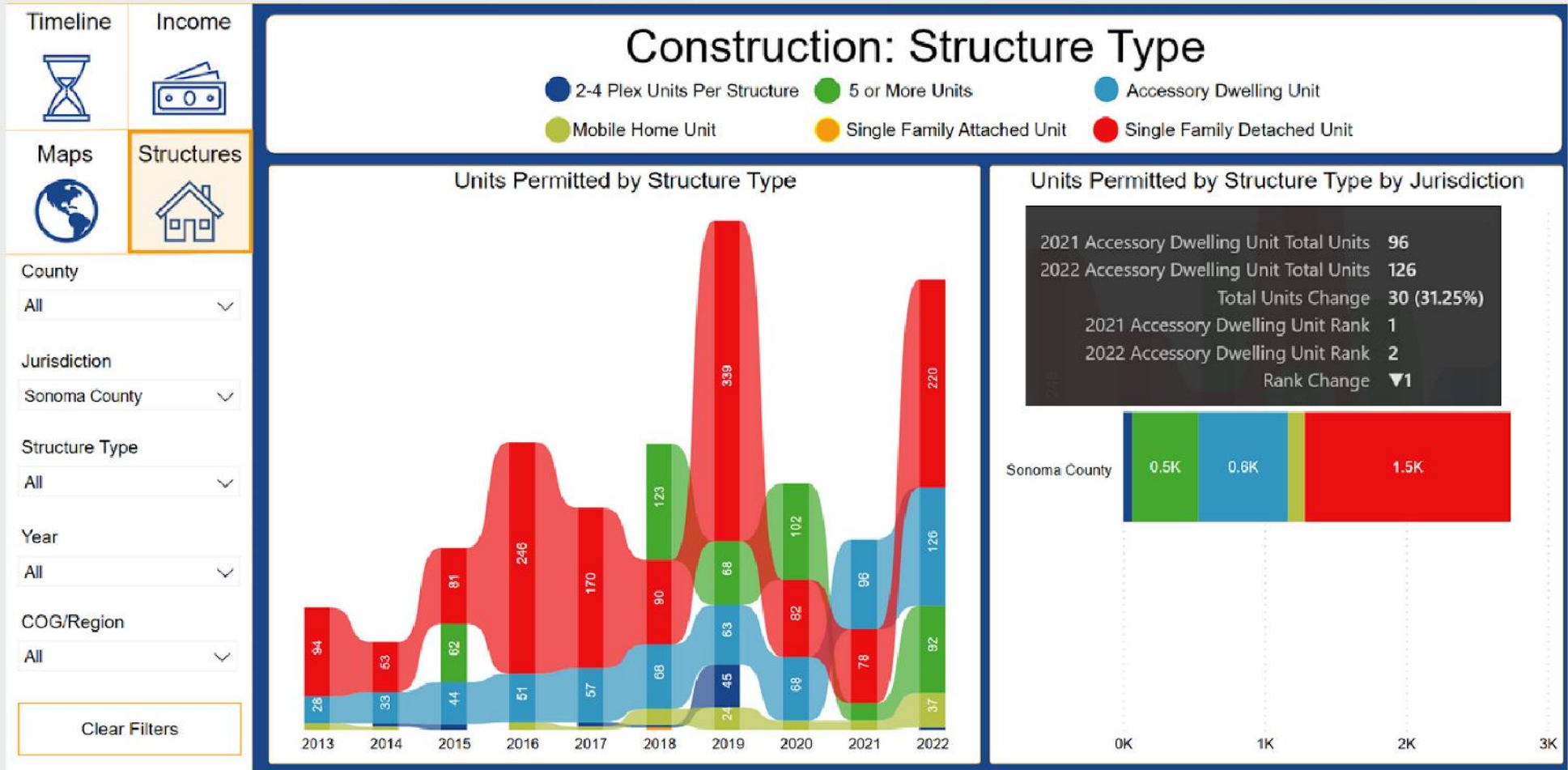






# SONOMA COUNTY, CA ADU PERMITTING STATISTICS

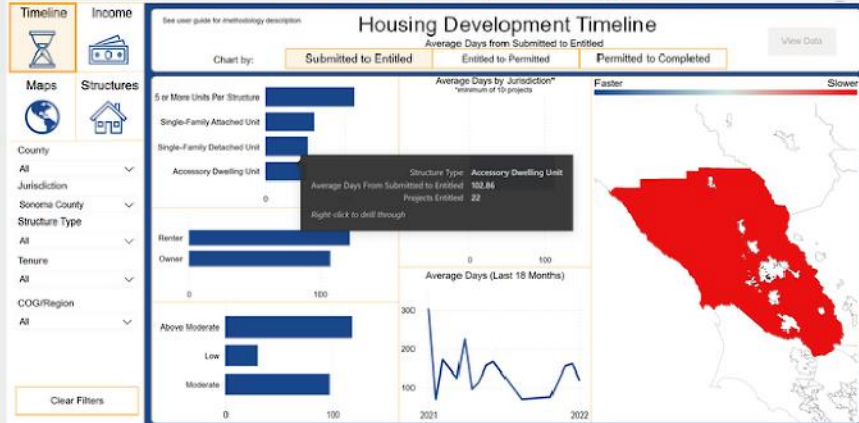
## Units Permitted by Structure Type



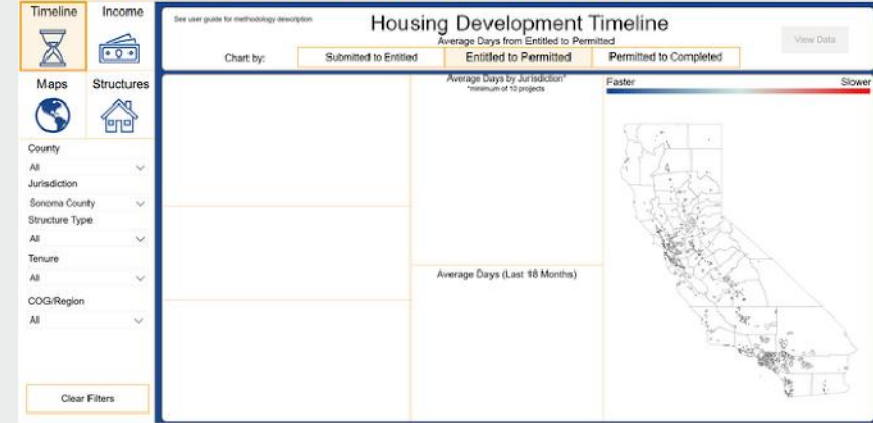


# SONOMA COUNTY, CA ADU PERMITTING STATISTICS

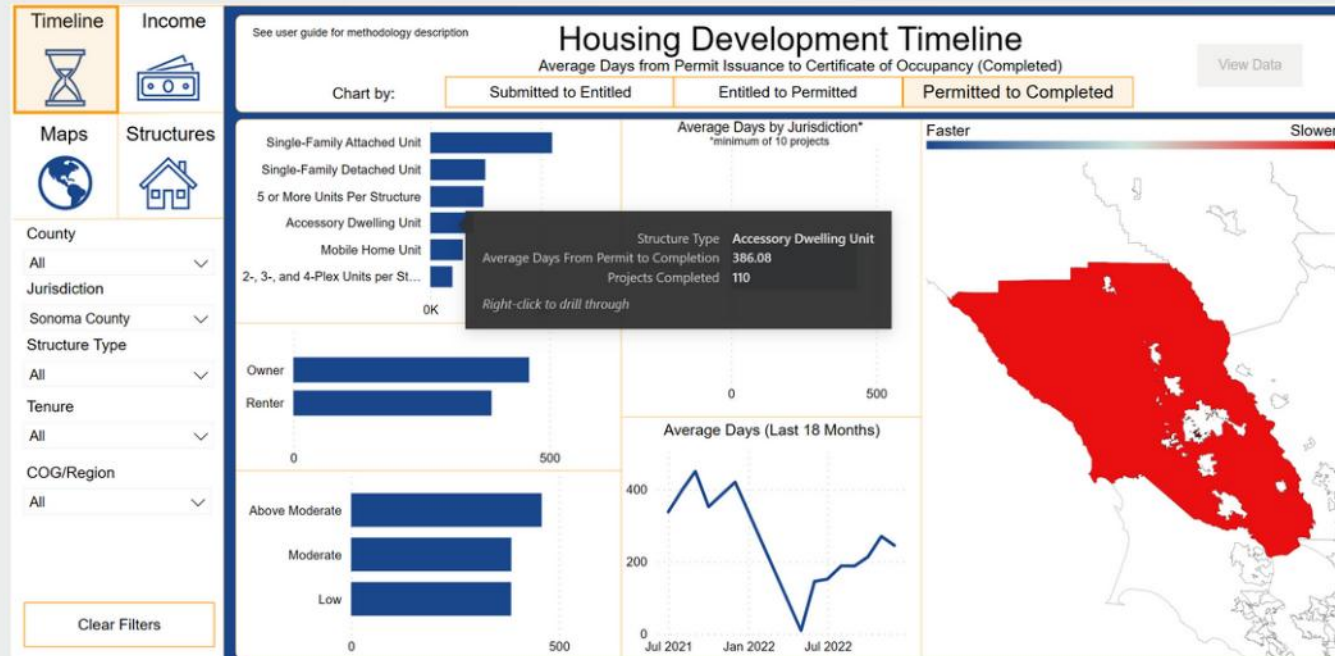
## Submitted to Entitled: 103 day average



## Entitled to Permitted: No data available



## Permitted to Completed: 387 day average







# ASSESSED PROPERTY VALUE

APN: APN  
SITE LOCATION:  
Address  
City, CA 92027

## GENERAL INFORMATION

Use Type	Single Family Residence
Parcel Type	Regular Type Parcel
Tax Rate Area	159-000
Parcel Status	Active
Tax Status	T
Exemption	Homeowners'

## BUILDING & LAND OVERVIEW

Use Code	51
Design Type	Residential (Rural Or Agricultural Residence)
Units	1
Beds/Baths	3/2
Building SqFt	2,238
Land SqFt	93,654.00

## ASSESSMENT VALUES

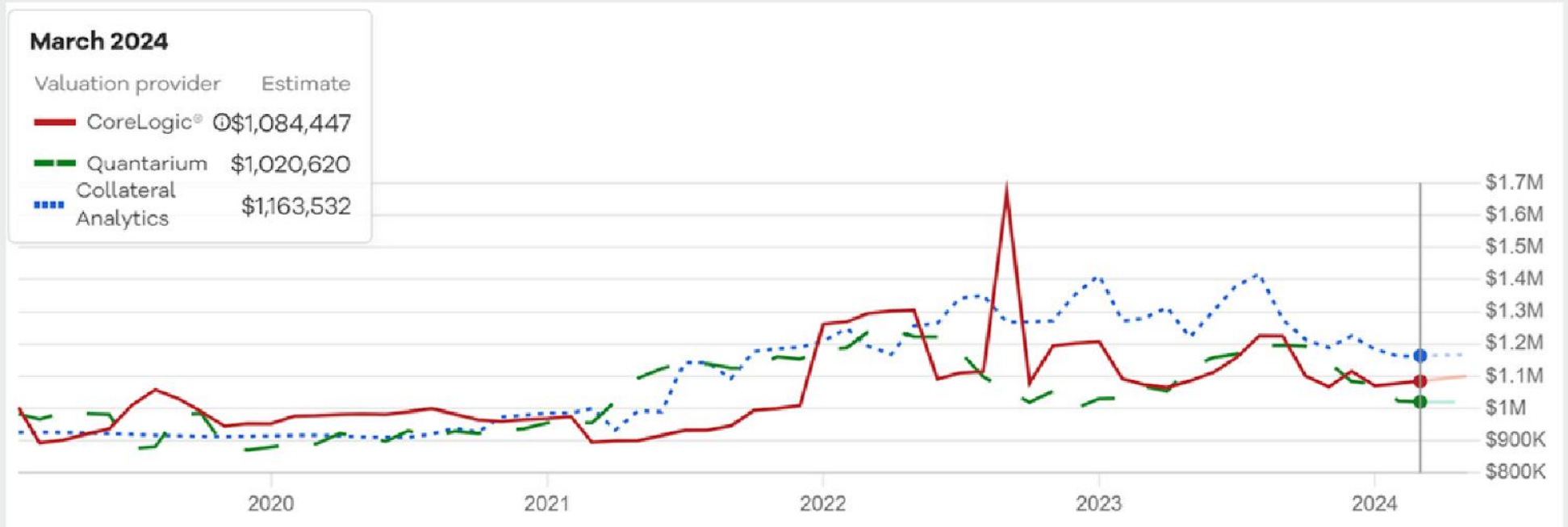
	2022 Roll	2021 Roll	RC	Year	2009 Base Value
Land	\$427,020	\$418,648	T	2009	\$344,182
Improvements	\$297,055	\$291,231	T	2009	\$239,431
Total	\$724,075	\$709,879			\$583,613

Note: Assessment Values are determined by the Assessor





# ESTIMATED VALUE HISTORY



The following table summarizes the chart by comparing the earliest historic estimate, last year's estimate, and a forecasted projection to this month's current estimate for each valuation provider

Provider	Current estimate	Estimate for Feb 2023	Change Since Feb 2023
CoreLogic®	\$1,077,700	\$1,091,800	-2%
Quantarium	\$1,023,281	\$1,030,810	-1%
Collateral Analytics	\$1,162,000	\$1,272,000	-9%

The estimate(s) shown, which come from one or more automated model providers independent of Realtor.com, represent information that may provide helpful starting point for discussions with a real estate agent.







# SB-9 ELIGIBILITY CRITERIA

## SB-9 ELIGIBILITY CRITERIA CHECKLIST

The following is a list of questions and qualifying answers for each property contemplated for SB-9 duplex additions or lot splits as enacted by the State of California SB-9 legislation. Each municipality is releasing its own specific requirements and guidelines in order to comply with the SB-9 statute. HOMEPLEX has not verified SB-9 requirements and guidelines specific to each municipalities enacted legislation. Since SB-9 was passed in 2021 for implementation in 2024, many cities are yet to adopt State's requirements and therefore no representations are being made by HOMEPLEX as to how the below questions apply to any specific municipality, only to State guidelines.

Any zoning review that is needed beyond the general zoning review of proposed ADUs within the ADU guidelines for the applicable jurisdiction, such as issues related to lot-splitting, coastal commission, historical or heritage review, environmental review or other extra-ordinary review are excluded from the scope of this report.

### A. Planning/Housing Standards. All answers must be "Yes"

1. The parcel is located within a single-family residential zone.	Yes
2. The site is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.	Yes
3. The development is not located within a historic district (HPOZ) or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a Historic Cultural Monument (HCM) or historic property or district pursuant to any ordinance.	Yes
4. Lots have not been previously split using SB9	Yes





# SB-9 ELIGIBILITY CRITERIA

**B. Environmental Standards (to be verified by the Department of City Planning in consultation with other agencies as needed). All answers must be "No"**

**Is the development located on a site that is any of the following:**

1. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.	No
2. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (July 21, 1993).	No
3. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.	No
4. Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.	No







# SB-9 ELIGIBILITY CRITERIA

5. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.	No
A. Natural Community Conservation Planning Act	No
B. Habitat Conservation Plan	No
C. Other Adopted Natural Resource Protection Plan (LA County Significant Ecological Areas)	No
6. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.	Bio Review Needed
7. Lands under a conservation easement.	No

### C. Transit Proximity Criteria (Must be a "Yes" for either of the following to be eligible for parking exceptions)

1. The parcel is located within 1/2 mile walking distance of a major transit stop (as defined in Section 21064.3 of the Public Resources Code).	No
2. The parcel is located within 1/2 mile walking distance of a high-quality transit corridor (as defined in subdivision (b) of Section 21155 of the Public Resources Code).	No





# SB-9 ELIGIBILITY CRITERIA

## D. Housing Criteria (Please refer to the SB 9 Memo on how these conditions may affect a SB 9 application)

1. The site includes housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.	No
2. The site includes housing that is subject to the Rent Stabilization Ordinance (RSO)	No
3. A parcel where an owner had withdrawn or removed rental units pursuant to the Ellis Act (commencing with Section 7060 of the Government Code) within 15 years before the application date.	No

## E. Areas Requiring Certain Standards be Met (to be verified by the Department of Building and Safety, in consultation with other agencies as needed)

1. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.	No
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# SB-9 ELIGIBILITY CRITERIA

<p>2. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.</p>	<p>No</p>
<p>3. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met: (i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction. (ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations</p>	<p>No</p>

