

The Ins and Outs of ADUs

SCHIAVI
HOME





WELCOME!

Thank you for picking up a copy of our guide. We're so glad you're taking this step to learn more about ADUs and whether or not they are the right solution for you.

As small and functional units, ADUs (Accessory Dwelling Units) offer many benefits to property owners suffering from a common problem - a lack of space.

Whether you're living in a densely populated area with many homes or on a property with a couple of acres to spare, ADUs allow you to expand your land's potential, increase your property's value, and integrate a second residence to either solve your spacing issues or generate an additional income.

SO, WHAT IS AN ADU EXACTLY?

The American Planning Association describes it as a "smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home."

In theory, these units could be conversions to the main property. Once they have a separate entrance and their own kitchen, bathroom, and living area (i.e., they have the potential to function independently from the main property), they can be classified as an ADU.

However, the more popular option is to have an independent unit separated from the main building.

One of the main benefits of ADUs is that they can help increase the housing density in a given area, so let's look at that in a little more detail.

WHAT ARE THE BENEFITS OF HAVING AN ADU?

ADUs have the potential to solve a lot of problems.

Many towns and cities across the country are currently suffering from the impact of unsustainable yet soaring housing prices due to the scarcity of properties available on the market.

Unfortunately, building new apartment blocks to support the number of people needing a home isn't an option. That's why states like Maine are streamlining approvals for ADUs to increase the number of houses available within the city's parameters without further encouraging urban sprawl.

Furthermore, ADUs can significantly address the housing crisis by providing affordable housing options for lower-income families and individuals. Some municipalities are jumping at that opportunity, requiring a certain percentage of ADUs to be designated as an affordable housing option.

Ultimately, with the integration of ADUs, municipalities can efficiently use the land and resources within their region and reduce the threat of urban sprawl. By allowing more people to live in smaller areas, ADUs can also help to reduce the environmental impact of housing development all the while improving the lives of many property owners and renters.

Municipalities aside, ADUs are being built by property owners for various personal reasons as well.

Some examples include:



To accommodate adult children returning home



To care for aging relatives



To create employee housing



To create guest spaces



To add a room to the house (like a gym, entertainment area, etc.)



To create office space for a home business



To rent out to people on the rental market

Ultimately, if your property lacks space, ADUs could be the solution you're looking for.

As an additional benefit, ADU specialists like Schiavi Home offer price predictability. This empowers property owners to make accurate financial plans before a build, preventing financial setbacks and stressful burdens, which are common in more traditional builds.

MEET SCHIAVI HOME

At Schiavi Home, we specialize in 500-square-foot ADU units.

Our priority is to offer our clients affordable solutions for flexible housing. In addition, we ensure every unit is energy efficient, durable, yet beautiful, adding an aesthetic feature to your property that you can be proud of.

Let's take a deeper look at how we can help you maximize your property's potential by adding one of our ADU units.



STANDARDIZED DESIGN

Our standardized design gives all customers the benefit of price predictability, avoiding all cost overruns that generally go with traditional construction projects.

From very early in this project, we can estimate how much the total development will cost. This removes the unpredictability of a building project. That means, with us, you can say goodbye to the stresses of needing additional building materials you hadn't planned for, longer construction times, or other costly challenges that can pop up.





ENERGY EFFICIENCY

Energy efficiency has never been more important than it is today. Our quality control and inspection processes throughout the factory build allows us to make each unit as energy efficient as possible, ensuring your new ADU is sustainable and economical for the long term.



PREDICTABLE PRICING

Our pricing is clearly outlined on our website. We state the estimated costs for every step of the process, from initial consultation and planning to the final build.

No matter the circumstances, we aim to be upfront about all costs you may be exposed to during this build so that you can plan for each stage, and remove the risk of running into expenses you haven't accounted for. We will even try to calculate the costs of your municipality's fees and expenses so you have a clear picture of pretty much every aspect of this build.

It's important to note that the cost to build an ADU can vary greatly depending on several factors, including the location, size, materials, and design of the unit, as well as any necessary permits or inspections. However, we will consider all of this when we speak with you about pricing.



PLANNING ASSISTANCE

At Schiavi Home, we have extensive experience in obtaining planning permits to add ADUs to existing properties. With our help, you have multiple pathways to getting your ADU, and we ensure you're never alone in the application process.

We can conduct a feasibility study on your property, which include consultation with our project manager and site plan development. At that time, we will obtain the most up-to-date requirements and codes related to zoning in your area.

We will also meet with your local planning department, if necessary, at any stage in the process. After that, we can help prepare the required documents for submission to the planning department for the highest chance of approval for your project.





**READY TO FIND
OUT MORE?**

WE'RE HERE TO HELP.

Our work together begins with you simply completing a questionnaire. With that, we can rule out any major roadblocks standing between you and your ADU.

Within our questionnaire, we will confirm basic lot dimensions, main home size, setbacks, obvious problem site conditions, utility accessibility, etc. Once complete, we will meet with you to discuss your questionnaire and answer any questions you have to help you decide whether to move forward.

To fill out our questionnaire or find out more about our units, feel free to contact us directly by clicking the button below.

CONTACT US

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