



# BackHomeADU

**BackHome ADU** is confronting the affordable housing crisis and creating positive community change, one ADU at a time.

We have partnered with Craft3, a local non-profit lending institution, several developers of affordable Accessory Dwelling Units (ADUs), and a property management company to bring homeowners this unique program.



**Our ADUs are affordable.** The “all in” pricing of ADUs in our program range from \$115,000 to \$150,000, and come in Studio, One- and Two-bedroom sizes. We have partnered with two manufactured ADU developers and one “site-built” developer to provide our buyers several options to choose from.

**Our financing is highly competitive.** Through our ending partner, Craft3, participants can borrow up to \$150,000, and **no down payment is required.** Our loan can cover design, permitting and construction. The interest rates are fixed (currently at 3.49%) for the life of the loan, which can be up to a 20 year amortization. Currently we are offering this lending program to residential property owners in Multnomah, Washington, and Clackamas Counties.



**We arrange professional property management.** We have partnered with Living Room Property Management to provide property management services at a reduced rate of 8% for our program participants.

**Our ADUs are affordable rentals.** All BackHome ADUs must be rented to an individual or family earning no more than 80% of the Area Median Income for 8 years.

**We help with every step of the process.** BackHome ADU staff guide homeowners through each step, from an initial site visit and feasibility study, to obtaining the certificate of occupancy and placing a tenant. We are here to answer questions, navigate the complex details, and ensure that the process goes as smoothly as possible.

For more details visit us at [www.backhomeadu.org](http://www.backhomeadu.org).





# BackHomeADU

## “Essential House”



**Program:** BackHome ADU,  
[www.backhomeadu.org](http://www.backhomeadu.org)

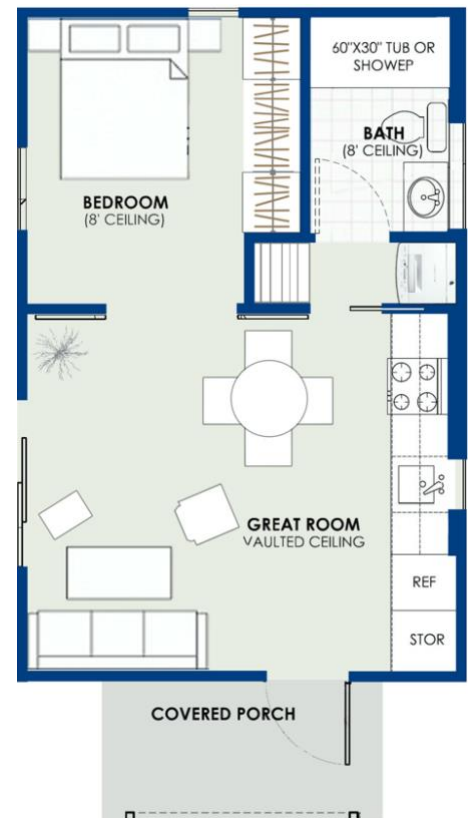
**Designer:** Ray Culi, R & B Architecture Studio,  
[www.rnbarchitecture.org](http://www.rnbarchitecture.org)

**Builder:** Caleb Roach, NW Tactical Designs,  
[nwt designs@gmail.com](mailto:nwt designs@gmail.com)

**Financing:** Craft3, [www.craft3.org](http://www.craft3.org)

### AFFORDABILITY - FLEXIBILITY - SUSTAINABILITY

- 1 bedroom, 1 bath, 384 SF
- Permit-ready drawings, structural engineering
- All necessary building permits
- Construction by NW Tactical Designs
- Site-built on insulated concrete floor
- All-electric
- Solar-ready
- Barrier-free design (visitable/adaptable)
- "Flex-panels" on two walls - numerous window /door options
- Open plan with vaulted ceiling
- Large storage attic w/ pull-down stair
- Advanced framing (less wood= more insulation)
- Exceeds code for energy efficiency
- Fully wheelchair-accessible option available



### Estimated Costs – EXAMPLE only

Design by R&B	\$1,500
Permitting Costs	\$5,000
Excavation, Foundation	\$20,500
Framing	\$18,000
Windows & Ext Door	\$4,000
Roof & Gutters	\$4,500
Electrical, Plumbing, Mechanical	\$33,000
Hardi Plank Siding	\$7,500
Insulation & Seal	\$4,500
Drywall	\$4,500
Cabinets & Countertops	\$4,000
Finish work	\$4,500
Flooring	\$3,000
Paint int. & ext.	\$5,000
Appliances	\$3,000
BackHome ADU fee	\$7,500
Contingency	\$5,000
<b>Total</b>	<b>\$135,000</b>

Visit our  
website:

