2024 Annual Impact Report

SOL HAUS DESIGN

Housing: The greatest gift of all.

While the year brought unique challenges, Sol Haus Design continued stronger than ever. As housing prices continue to escalate, we strive to provide affordable, quality housing to people in need.

SOL HAUS DESIGN

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A Message from the Founder

I am deeply grateful to all my clients, friends and colleagues who have become an important part of Sol Haus Design. With this incredible support, we have consistently grown as a company that's good for the people and good for the planet.

I started Sol Haus Design to re-define the architecture profession, to cater to those with minimal income, rather than to those with a lot financial resources. I wanted to create a business to solve social and environmental problems, rather than contributing to it.

If we're going to remain sustainable for the years to come, we must do more to fight for social justice while minimizing environmental impact. As a certified B Corporation, we're able to ensure our mission and core values in perpetuity. By creating a business as a force for good, rather than simply for profit, we're re-defining the rules for what it means to be a successful, yet profitable, business.

Vina Lustado

Founder and CEO

Business as a force for Good

SOL HAUS DESIGN

B Corporations represent a movement of people using business as a force for good. We're a global community that meet high standards of social and environmental impact. Combining the 3P's: Profit + People + Planet.

Sol Haus Design is proud to partner with 1% For The Planet and The Honnold Foundation to donate 1% of revenue each year which help marginalized communities get access to solar energy.

Sol Haus Design is one of only a handful of architecture/design offices in California to become Certified as a B Corporation.

Our B Corp Impact Assessment

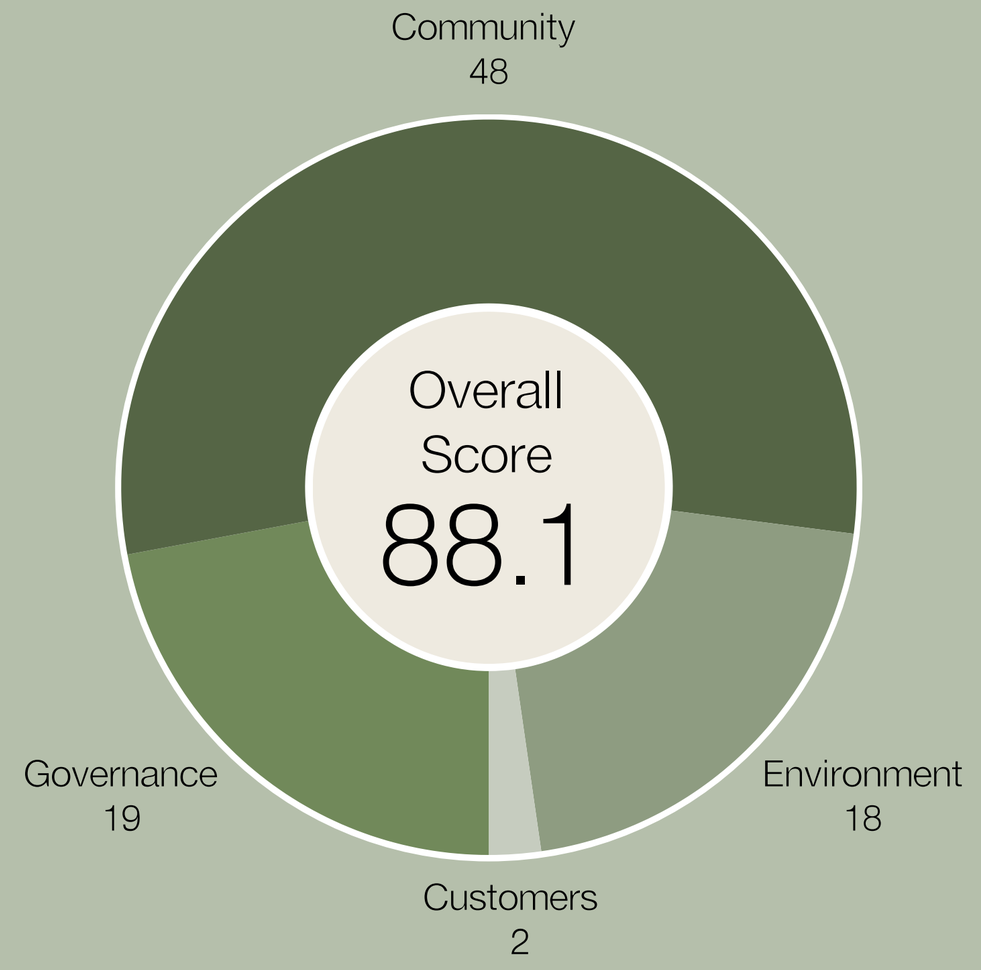
At the core of the B Corporation Certification process is the B Impact Assessment, an extensive and rigorous process to measure impact.

When Sol Haus Design was certified in Sept. 2024, our final assessment score was 88.1. The minimum score is 80 for certification. We're very proud of this achievement!

OUR COMMITMENT AS A B CORPORATION:

- We are female owned and operated
- We are immigrant owned and operated
- We give 1% of our revenue to the Honnold Foundation + 1% For The Planet to help marginalized communities get access to solar energy
- We intentionally support our local community by prioritizing local suppliers and clients within our region
- We incorporate sustainable features in our projects as much as possible
- Our Tiny House and ADU designs have minimal environmental impact
- We work with local municipalities and international code council to provide housing options that are affordable and sustainable
- Our office uses very low levels of energy
- We recycle everything we possibly can
- We operate our business under a Code of Conduct

Our B Impact Score



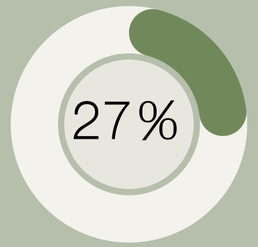
Our Key Performance Indicator Highlights

COMMUNITY

Projects located within 50 miles of Sol Haus Design office

COMMUNITY

Projects for non-profit organizations or social enterprises



COMMUNITY

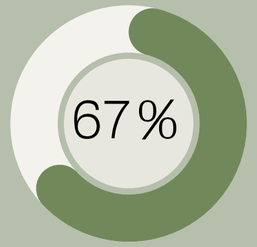
Projects supporting safe and convenient pedestrian and bicycle paths

COMMUNITY

Revenue donated to charitable causes

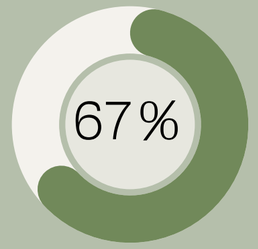
CUSTOMERS

Reviews from satisfied clients



GOVERNANCE

Projects utilizing a proprietary document that ensures sustainable materials and indoor air quality for specified materials



ENVIRONMENT

Projects utilizing systems to reuse water or on-site renewable energy production

ENVIRONMENT

Projects designed to exceed local codes for stormwater management by more than 20%

Case Studies Introduction

Sol Haus Design's vision for 2024 was about taking action on our goals; goals such as reduction of environmental impact, consistent quality design without sacrificing affordability, and beautiful functionality.

Many of our 2024 year improvements were catalyzed by our B Corp certification, where Sol Haus Design was assessed on the subjects of Governance, Community, Environment and Customers.

We achieved our improvement goals through:

- small footprint to reduce environmental impact
- prefabricated buildings to reduce construction waste
- use energy efficient fixtures and recycled-content materials
- landscaping to reduce water usage
- use renewable energy with solar panels

Case Study Projects

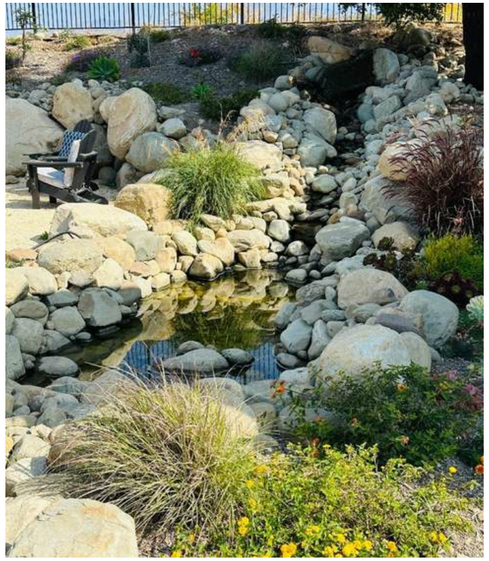
1. Tiny House Prefab ADU
2. Nutmeg's Ojai ADU
3. Ojai Tiny House ADU
4. Ventura Tiny House ADU
5. 1200sf Prefab ADU

Case Study #1: Tiny House Prefab ADU

PROJECT DESCRIPTION

Our client wanted the perfect tiny "forever" home and this Tiny House Prefab fit the bill. This 1bd/1ba, 260sf home features an open floor plan, multi-functional furniture, and a fire resistant exterior – a must-have in fire-prone California. Built in a factory, prefabs like this produce less construction waste, can be built on shorter schedules, and are more easily permitted in California than traditional stick-build homes.

LOCATION: Santa Paula, CA
SQUARE FOOTAGE: 260sf
PROJECT DATES: 2021-2024

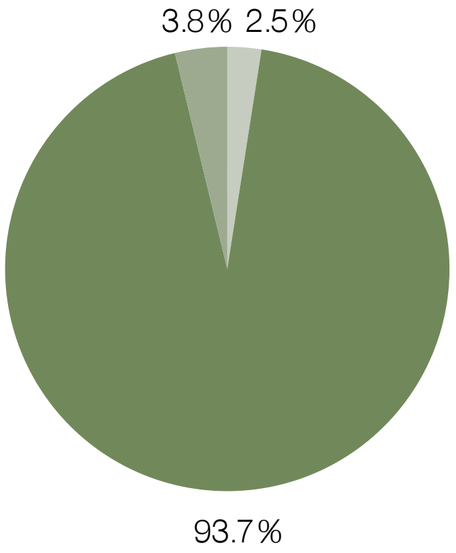



TINY
NANO HOUSE

Case Study #1: Tiny House Prefab ADU

Key Characteristics

Project Cost



- Permitting cost: $5,200
- Consultants: $8,005
- Construction cost: $198,000

Environmental Initiatives

Healthy Living	Landscaping	Energy Efficiency	Small Footprint	Fire-Resistance
No VOCs or formaldehyde in paints or stains Non-toxic interiors	Minimized albedo due to xeriscaping Permeable pavers Stormwater capture (bioswales and raingardens) Grey-water reuse (laundry to lawn) Drought tolerant plants	Low-flow shower head, kitchen faucet, and toilet Low-voltage LED lighting Energy star refrigerator Induction stove Solar panels	Minimal square footage Reduced utility Composting system Factory build reduces construction waste	Standing seam metal roof Cement board panel siding Fire-resistant decking No roof venting to prevent fire spread

Client Review: Tiny House Prefab

"Vina has been very thorough and diligent. She has kept me informed every step of the way, regarding her design for the Sol Haus Prefab Modular. She goes over all the details before moving on to next steps, and working with Vina has been a joy. I can't wait to have my Tiny House built and for Vina to see her design become a work of art. I highly recommend working with Vina who is very professional yet down to earth."

-R. Monroy, Resident

Case Study #2: Nutmeg's Ojai ADU

PROJECT DESCRIPTION

Located near the center of Ojai, Nutmeg's ADU is a mixed-use, supplemental studio and dwelling for the client's storefront. This 310sf multipurpose space is located beneath an old oak, in a site otherwise unbuildable if it weren't for the tiny size of this dwelling. Visit Nutmeg's Ojai House website and her store in downtown Ojai to support her local business.

LOCATION: Ojai, CA
SQUARE FOOTAGE: 310sf
PROJECT DATES: 2023-2024

NUTMEG

OJAI HOUSE

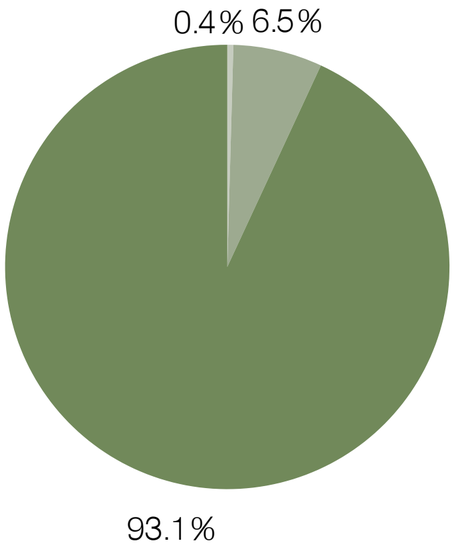
est. 2000

a mystical emporium

Case Study #2: Nutmeg's Ojai ADU

Key Characteristics

Project Cost



- Permitting cost: $750
- Consultants: $11,000
- Construction cost: $158,000

Environmental Initiatives

Healthy Living	Landscaping	Energy Efficiency	Small Footprint	Transportation
No VOCs or formaldehyde in paints or stains Non-toxic interior	Preservation of long-standing native oak trees Fire-resistant decking Minimized albedo due to xeriscaping	Low-flow shower head, kitchen faucet, and toilet Low-voltage LED lighting Energy star refrigerator Ceiling fans in great room and bedroom to lessen AC use	Minimal square footage Reduced utility cost City composting system	Walkable to all amenities Bus and trolley stop Bicycle rack on property Pedestrian friendly Mixed-Use Build

Client Review: Nutmeg's Ojai ADU

"I am building an ADU to use for my business and an occasional guest house. Vina has been a wonderful architect to work with. She has insights and integrity and is incredibly creative. I love her spirit and energy, and her ability to deal with permits and paperwork is priceless."

-M. Goodwin, Property Owner

Case Study #3: Ojai Tiny House ADU

PROJECT DESCRIPTION

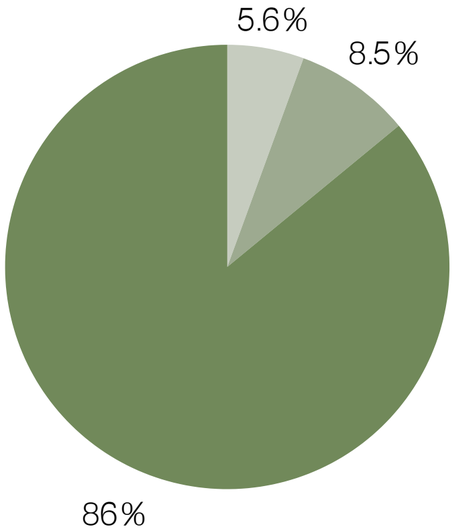
This Ojai family was looking to build a quintessential small rental for their property to provide more affordable housing in this desirable area. The result is a functional and compact 260sf square foot home that compliments their main residence while providing privacy for a tenant. This design is based on the Sol Haus Prefab with fire resistant siding and non-toxic interior finishes.

LOCATION: Ojai, CA
SQUARE FOOTAGE: 260sf
PROJECT DATES: 2022-2024

Case Study #3: Ojai Tiny House ADU

Key Characteristics

Project Cost



- Permitting cost: $9,534
- Consultants: $14,463
- Construction cost: $147,000

Environmental Initiatives

Healthy Living	Landscaping	Energy Efficiency	Small Footprint	Fire-Resistance
Recycled granite countertops No VOCs or formaldehyde in paints or stains Non-toxic interiors	Permeable gravel Permeable deck	Low-flow shower head, kitchen faucet, and toilet Low-voltage LED lighting Energy star refrigerator Induction stove	Minimal square footage Reduced utility At-home composting	Cement board panel siding Fire-resistant decking No roof venting to prevent fire spread

Client Review: Ojai Tiny House ADU

"Vina is a pro and her designs are light, airy and dreamy. She is designing and project managing an ADU for us and has been in our corner the entire time. She is fighting for our tight budget and ensuring the contractor and all other involved parties are on the same page. We are so grateful she was referred to us by several people."

-L. Scarber, Property Owner

Case Study #4: Ventura Tiny House ADU

PROJECT DESCRIPTION

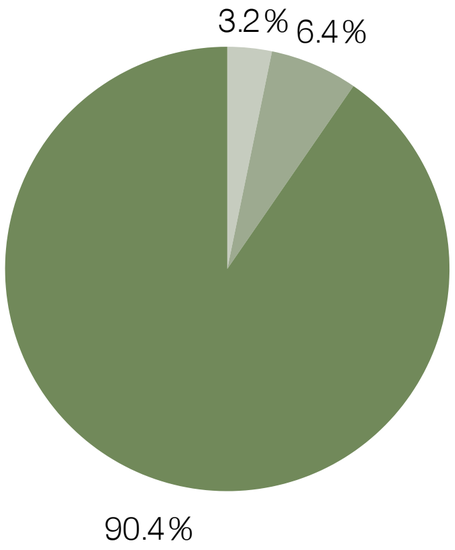
The design of this ADU is a version of the Tiny House Prefab. The only difference is the shed roof rather than a gable roof. The efficient footprint is only 260sf, with one bedroom and full bathroom. The project is located in a quaint neighborhood by the beach in Ventura, CA. The exterior space will have a large patio with an outdoor fireplace, perfect for indoor/outdoor living.

LOCATION: Ventura, CA
SQUARE FOOTAGE: 260sf
PROJECT DATES: 2022-2023

Case Study #4: Ventura Tiny House ADU

Key Characteristics

Project Cost



- Permitting cost: $5,300
- Consultants: $10,478
- Construction cost: $148,384

Environmental Initiatives

Healthy Living	Landscaping	Energy Efficiency	Small Footprint	Fire-Resistance
No VOCs or formaldehyde in paints or stains Non-toxic interiors	Permeable pavers Grey-water reuse (laundry to landscaping) Drought tolerant plants Minimized albedo due to xeriscaping Organic waste composting system	Solar Panels Low-flow shower head, kitchen faucet, and toilet Low-voltage LED lighting Energy star refrigerator Induction stove Mini-split Heating and Cooling	Minimal square footage Reduced utility cost Reduced use of construction materials Affordable due to small square footage	Cement board panel siding No roof venting to prevent fire spread

Client Review : Ventura Tiny House ADU

"Vina is great to work with! She has been very flexible in taking our budget into account on our goals to build a backyard ADU and remodel our kitchen and bath, helping us find contractors, building materials, and modify designs to fulfill our vision without breaking our budget. She's friendly, easygoing, and professional. We've been really happy with her services!"

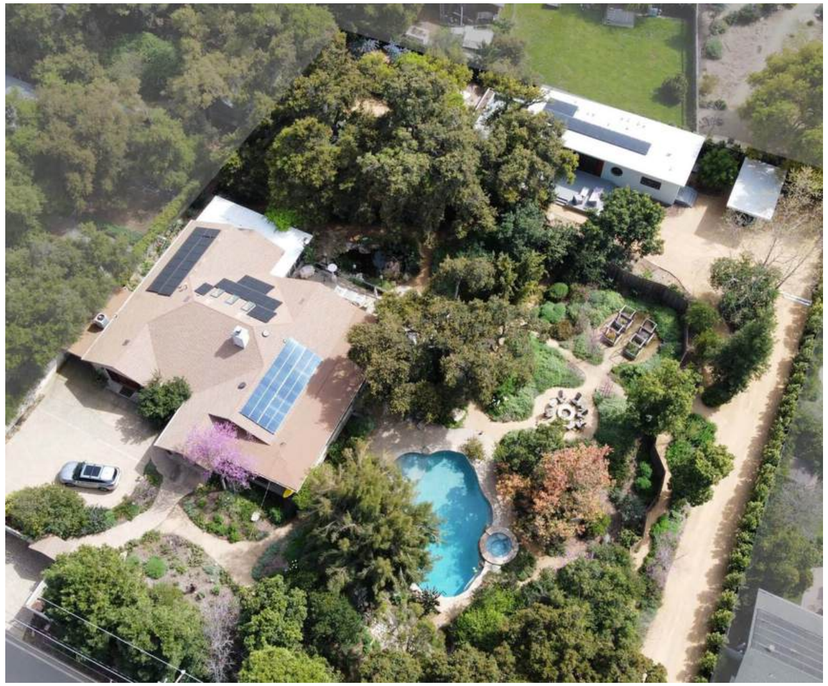
-T. Osell, Property Owner

Case Study #5: 1200sf Prefab ADU

PROJECT DESCRIPTION

Located on a large beautiful parcel in Ojai, CA, this 1200sf 2BR/2BA Prefab ADU includes extensive site work with a carport, large deck, and built-in spa hot tub. The property owner rents out the main house at the front, while she resides in this ADU with her son. The compact footprint includes 2 bedrooms, 2 full baths, powder room, separate office, and laundry room.

LOCATION: Ojai, CA
SQUARE FOOTAGE: 1200sf
PROJECT DATES: 2021-2024



Case Study #5: 1200sf Prefab ADU

Environmental Initiatives

Healthy Living	Landscaping	Energy Efficiency	Small Footprint	Transportation
No VOCs or formaldehyde Non-toxic interiors	Minimized albedo due to xeriscaping Permeable decking and pavers Drought tolerant plants Native fruit trees Grey-water recycling (landry to landscape)	Low-flow shower head, kitchen faucet, and toilet Low-voltage LED lighting Energy star refrigerator Solar panels	Minimal square footage for 2.5BR (1200sf) Reduced utility Factory build reduces construction waste	Tesla battery charging station charged by solar panels

SOL HAUS DESIGN

Client Review: 1200sf Prefab ADU

"Vina is a wonderful, creative, and accomplished architect who is working on an ADU project for me in collaboration with a builder and landscape architect. She is the leader who ties every complex part of the project together--always in her warm, friendly, fun, and organized way. She is like an orchestra conductor who is reading a complex score, knows every part, and who brings everyone together under her baton. Bravo, Vina! I love working with her."

-S. Gilbreth, Property Owner

Case Study Performance Highlights

AFFORDABILITY

The cost of a 1BR home by Sol Haus Design is 53% less than the average cost of a 1BR home in Ventura County.

- The average cost of a 1 bedroom home in Ventura County is: $432,500.*
- The average cost of a 1 bedroom home by Sol Haus Design is: $230,374.

*source: Rocket Mortgage

ENVIRONMENT

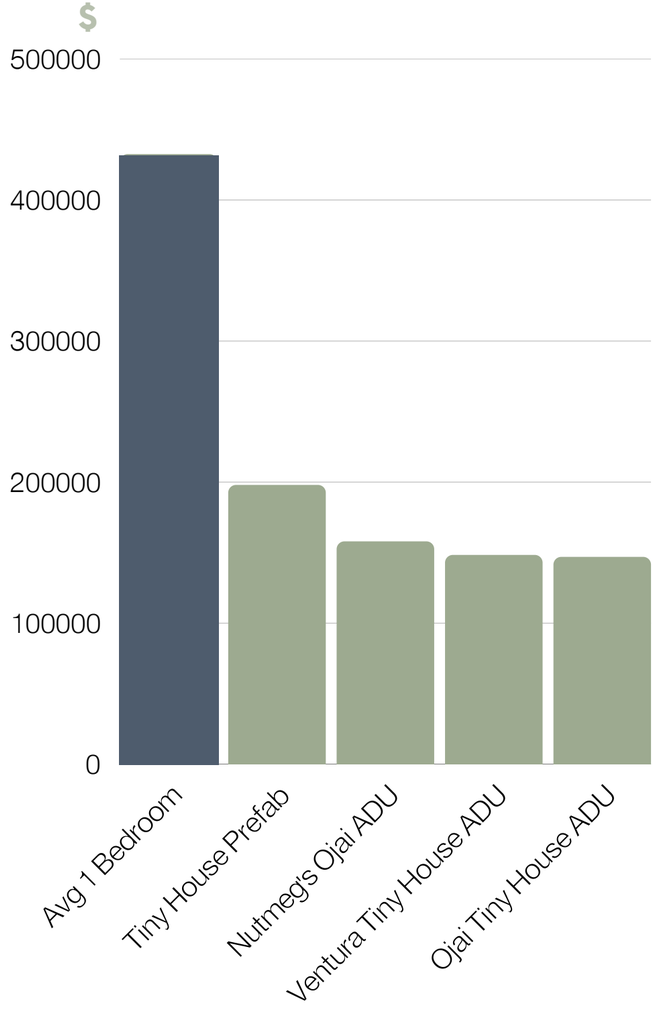
- Small footprint to reduce environmental impact
- Prefabricated buildings to reduce construction waste
- Use energy efficient fixtures and recycled-content materials
- Landscaping to reduce water usage
- Use renewable energy with solar panels

COMMUNITY

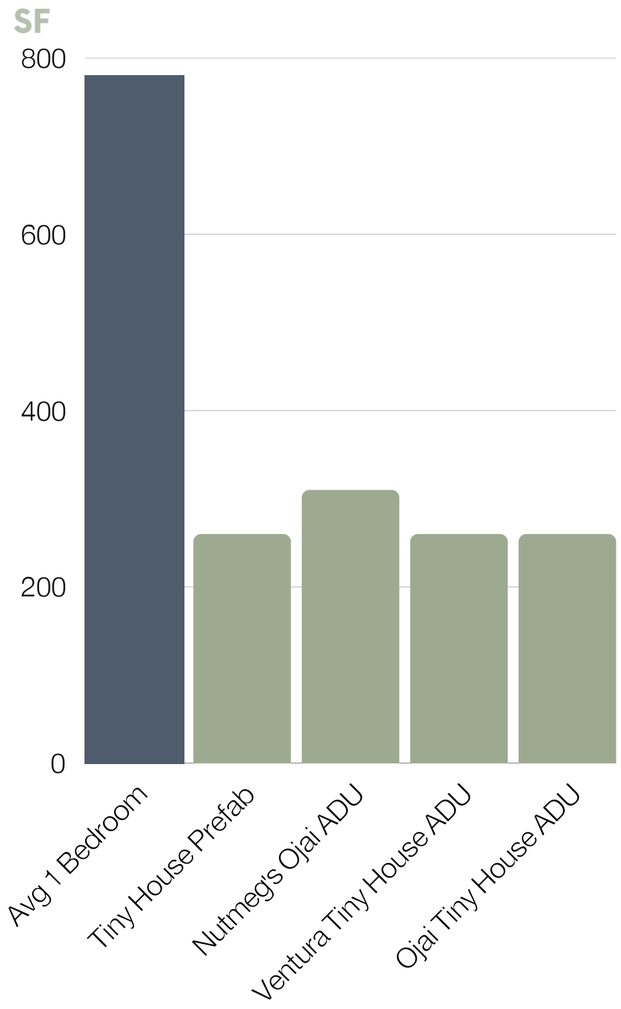
Sol Haus Design provides services within a 50-mile radius of our offices to support our local community, which allows us to:

- Reduce our transportation footprint for travel
- Support local businesses and local economy
- Increase connection to local community

Case Study Analysis For 1 Bedroom Units

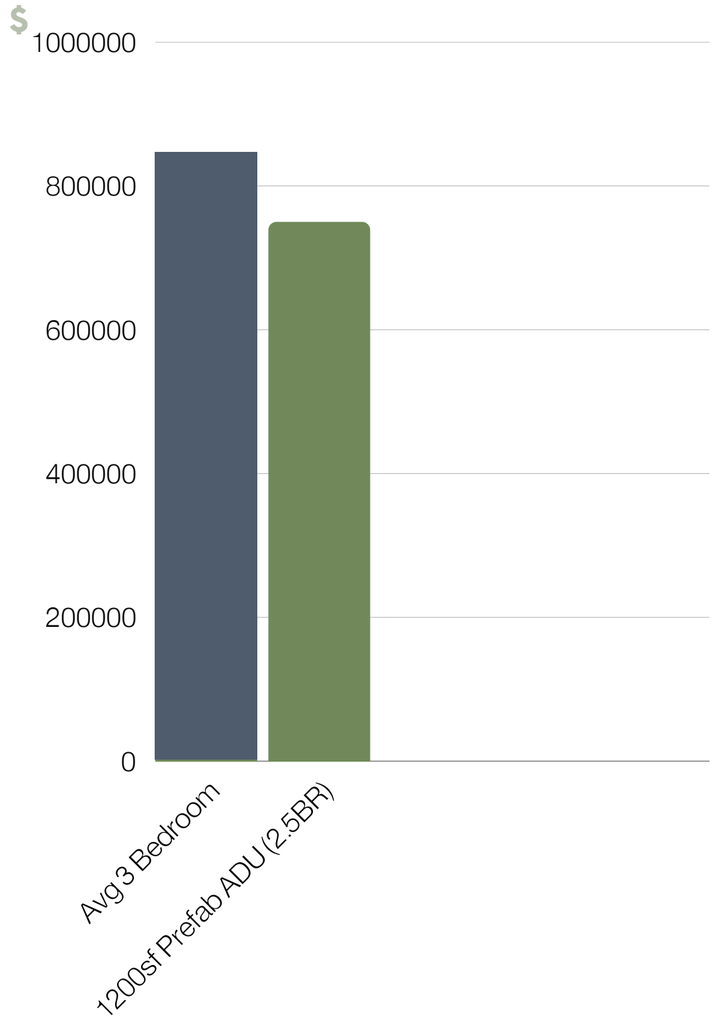


Construction Cost Comparison for 1BR Units

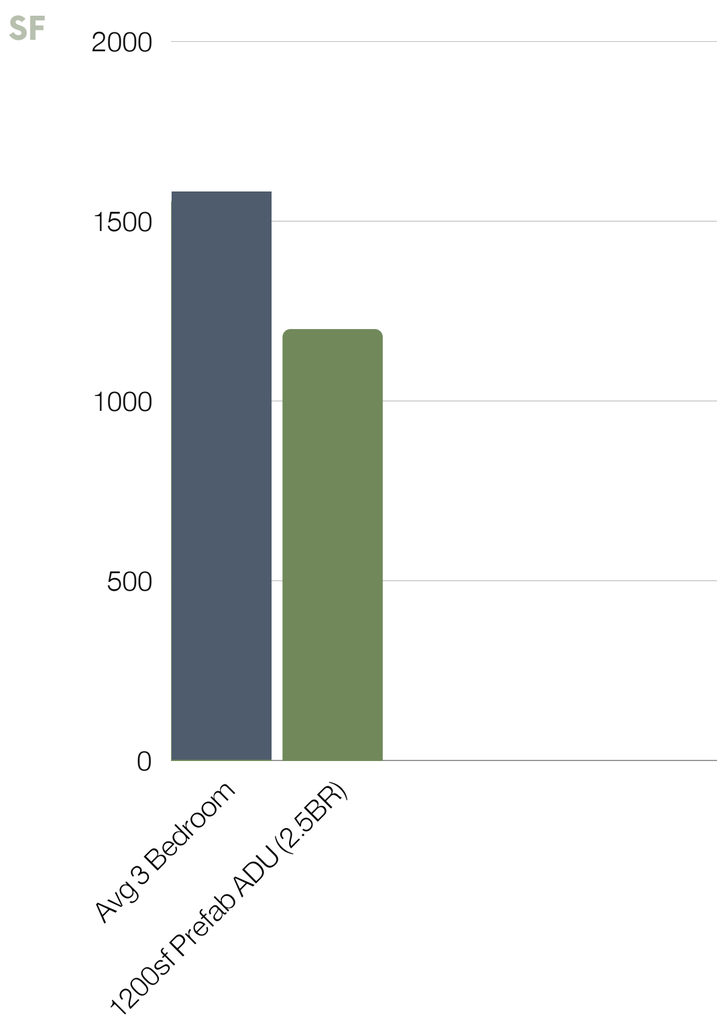


Square Footage Comparison for 1BR Units

Case Study Analysis for 2.5 Bedroom Units



Construction Cost per 2.5BR Project



Square Footage per 2.5BR Project

Thank you to all our clients, friends and colleagues.

We are so grateful to everyone who have supported us throughout the years and to those who helped us bring our projects to life.

Cited Sources and Additional Readings

1. Rocket Mortgage July 2023 Housing Market Report.
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