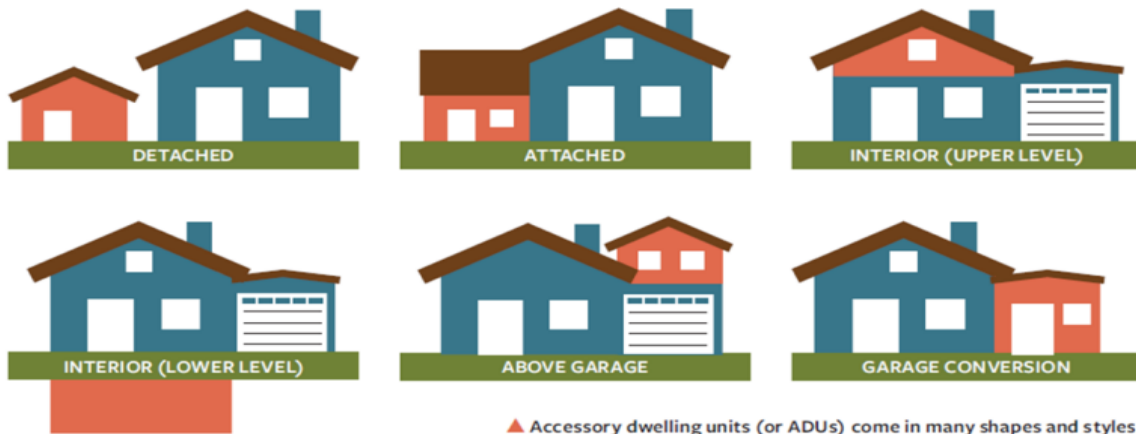




# ADU-Advocacy, Trends, and Opportunities

Yocasta Lora, AARP PA



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

# Accessory Dwelling Unit

Accessory dwelling units (ADUs) are independent housing units, typically (but not always) created on single-family lots through remodeling or expanding the existing home or constructed as a detached dwelling.



# What People 50+ Think About Where They Will Live



49%

Believe they will **move** to allow them to **age independently**



55%

Would consider **leaving** their community to find one that is **safer**



29%

Move to a different community



18%

Move into a different residence within their current community

# Sharing a Home

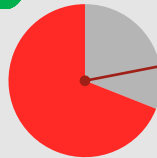


As you grow older would you consider sharing your home with another person? Would sharing your home with another person be something you would consider if...?



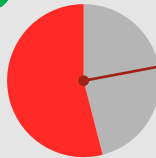
**Already share or would consider** sharing their homes as they age; **a majority would consider it** if they needed help with everyday activities.

## Who to share a home with?



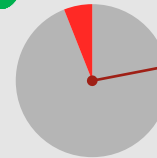
69%

Family Member



54%

Friends



6%

Stranger

# Visualizing an ADU



**Detached ADU**



**Attached ADU**



**Basement ADU**



**Second-Story  
ADU**



**Garage  
Conversion ADU**



# Older Adults & ADUs

Independent living  
space

Care of loved ones

Downsize

Extra Source of  
Income

Increasing  
Affordable Housing  
Options

Intergenerational  
Housing

# AARP State & Local Advocacy Efforts & Wins

## City of Des Moines, Iowa

- ADU Campaign through AARP's Community Challenge Grant in 2020
- Build awareness and educate lawmakers and residents
- De Moines Councilmembers used the ABCs of ADUs

## Oregon (HB 2001)

- 2019 bill focusing on missing middle housing
- Promoting zoning for duplexes and cottage clusters and increasing density
- Paved way for ADUs. Recently passed a Rural ADU Bill (SB 391)

## City of Lexington and Fayette, Kentucky

- 2018 ADU campaign through AARP's Community Challenge Grant
- Community engagement sessions with community members
- Development of an ADU manual for residents.



# AARP State & Local Advocacy Wins

## Connecticut (HB 6107):

- ADU 'by-right'
- Give the local government local exemption power

## Utah (HB 82)

- ADU needs permit
- Short term rental with permission only for 30 days
- Owner occupancy
- Parking Requirements

## City of Louisville, Kentucky

- Passed amendments to the Land Development Code
- First time since the 1960s
- By right, owner occupancy, no short-term rental

## City of Philadelphia, Pennsylvania

- Permit ADU in 4 out of the 10 Council Districts (D1,2,3, and 7)
- First time ADUs allowed anywhere other than historic structures
- Permit required, no parking requirement
- Further advocacy required for citywide mandate.

# ADU Legislation Introduced or Discussed



**New York State**  
(Introduced)

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**Georgia**  
(Discussed)

---



**Auburn, ME**  
(Introduced)

---



**Maryland**  
(Statewide Introduced and  
Annapolis Passed)

---



**City of Coeur d'Alene,  
ID**  
(Introduced)

---



**Isanti County, MN**  
(Introduced)

---



**Wilmington, NC**  
(Introduced)

---



**Kansas**  
(Discussed)

---



**New Hampshire**  
(Discussed)

---



**Kansas City, MO**  
(Draft Legislation)



**Virginia**  
(Discussed)

# ADU Legislation Introduced or Discussed



**Tucson, Arizona**  
(Passed)

---



**New Jersey**  
(Introduced)

---



**Urbandale, Iowa**  
(Introduced)

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**Henderson, Nevada**  
(Discussed)

---



**Rhode Island**  
(Introduced)

---



**Vermont**  
(ADU Financing Discussed)

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# Challenges & Opportunities Ahead



## ADU Financing

Lack of ADU financing

One great example is California [called the CalHFA ADU Grant Program](#)

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## Revisit Legislative Efforts

It is important to keep the ADU discussion alive.

For example, AARP PA is still campaigning to fight for a city wide ADU mandate

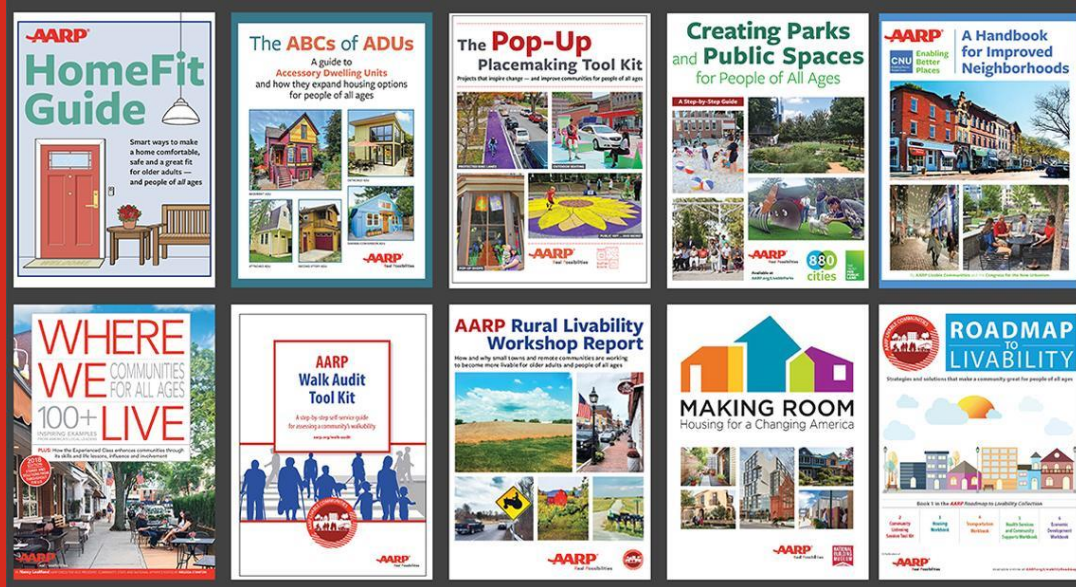
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## National Discussion

The Biden administration is looking to address affordable housing. HUD has recognized ADUs as an important tool to increase housing options. Recently, the White House released a fact sheet on September 1, 2021 stating the federal government will work with state and local governments to boost housing supply, including ADUs.

AARP was invited to be part of the White House panel discussion on ADUs in February, 2022.

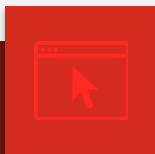


# AARP Livable Communities Resources



Available at <https://www.aarp.org/livable-communities/>

# ADU Resources: Video Series



Access to the four-part video series is available at  
<https://www.aarp.org/livable-communities/housing/info-2021/video-eli-spevak-ADUs.html>



# ADU Resources: The ABCs of ADUs

A guide to Accessory Dwelling Units and How They Expand Housing Options for People of All Ages. You access to the document at:

<https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-guide-download.html>



## The ABCs of ADUs

A guide to  
**Accessory Dwelling Units**  
and how they expand housing options  
for people of all ages



DETACHED ADU

BASEMENT ADU



ATTACHED ADU



SECOND-STORY ADU



GARAGE-CONVERSION ADU

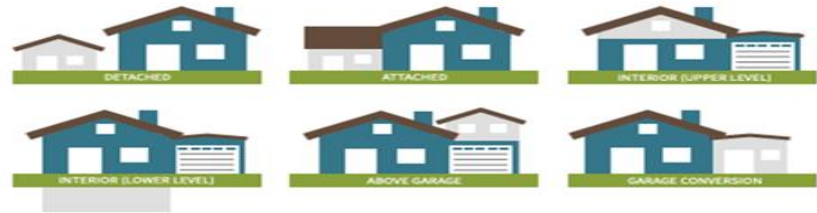
**AARP**  
Real Possibilities

# ADU Resources: 2020 Model Ordinance



## ACCESSORY DWELLING UNITS

Model State Act and Local Ordinance



CREATED FOR STATE AND LOCAL LEADERS BY:

**AARP State Advocacy & Strategy Integration, Government Affairs**







# AARP Livable Communities Approach aka our “Age-Friendly” Approach and the Future of Housing

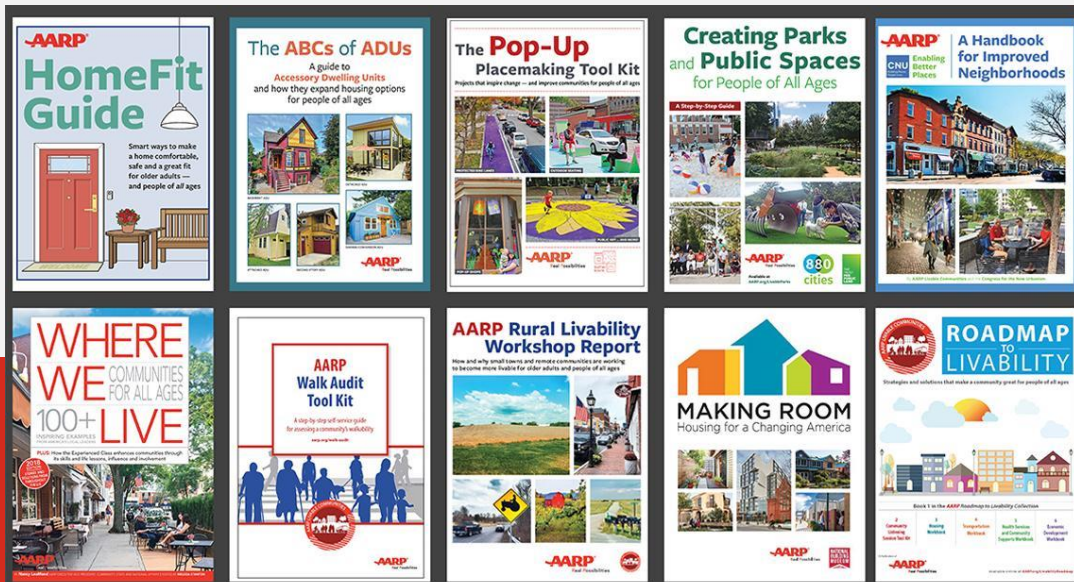




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