



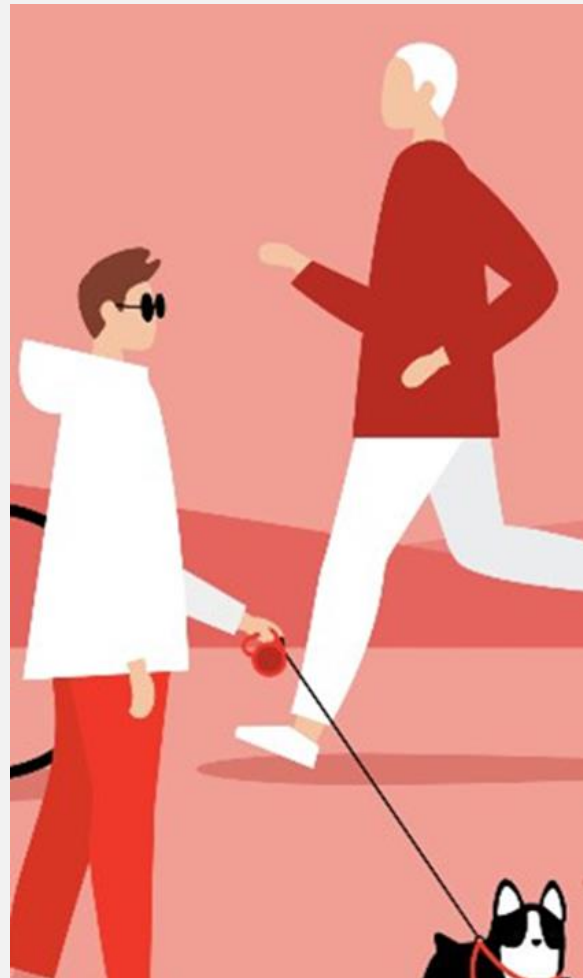
ADU-Advocacy, Trends, and Opportunities

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Livable Communities, Government Affairs, AARP

January 25, 2023





01. Results of AARP's 2021 Home and Community Preference Survey

02. Accessory Dwelling Units (ADUs)

- Visualizing an ADU
 - ADUs- Brief History
 - National ADU Production Landscape
-

03. AARP ADU Resources

04. AARP 2020 Model ADU Ordinance

05. AARP Advocacy Strategy, Efforts, and Wins

06. Challenges and Opportunities

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



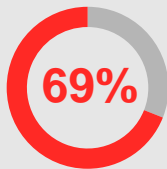
18%

Move into a different
residence within
their current
community

Sharing a Home

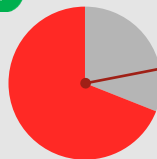


As you grow older would you consider sharing your home with another person? Would sharing your home with another person be something you would consider if...?



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?



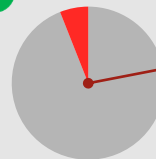
69%

Family Member



54%

Friends

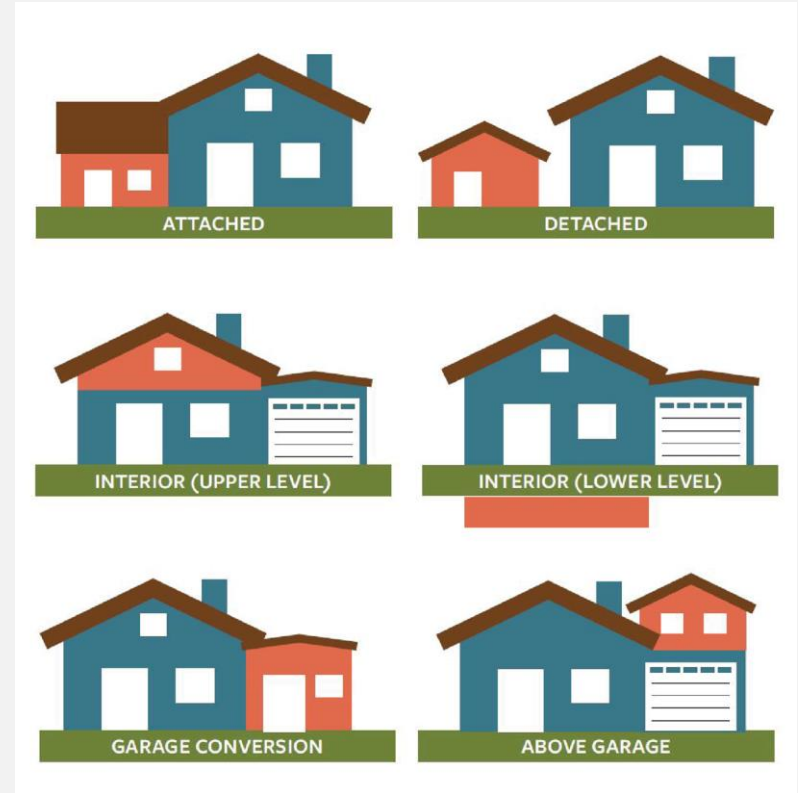


6%

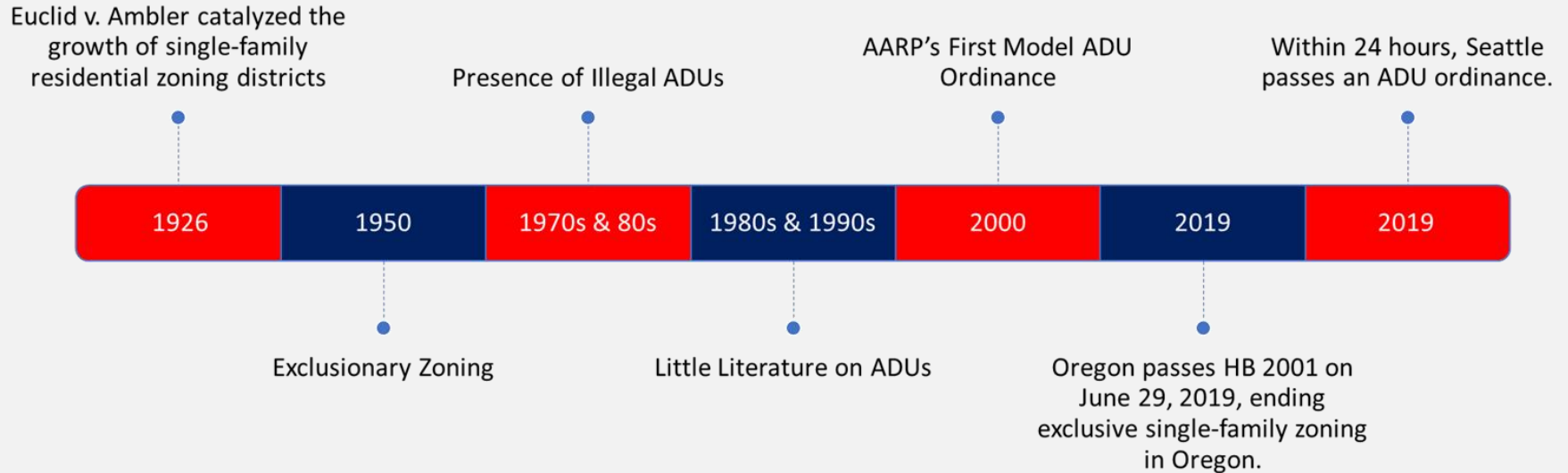
Stranger

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.



ADUs- Brief History



Famous ADUs in Movie and TV History



The Great Gatsby (1925 novel by F. Scott Fitzgerald and 2013 movie by Baz Luhrmann): Nick's Delightful Rental Home



Happy Days (1974): Fonzie's Garage Apartment



Full House (1987): A Basement Bedroom and an Attic ADU

Visualizing an ADU



Detached ADU



Attached ADU



Basement ADU



**Second-Story
ADU**

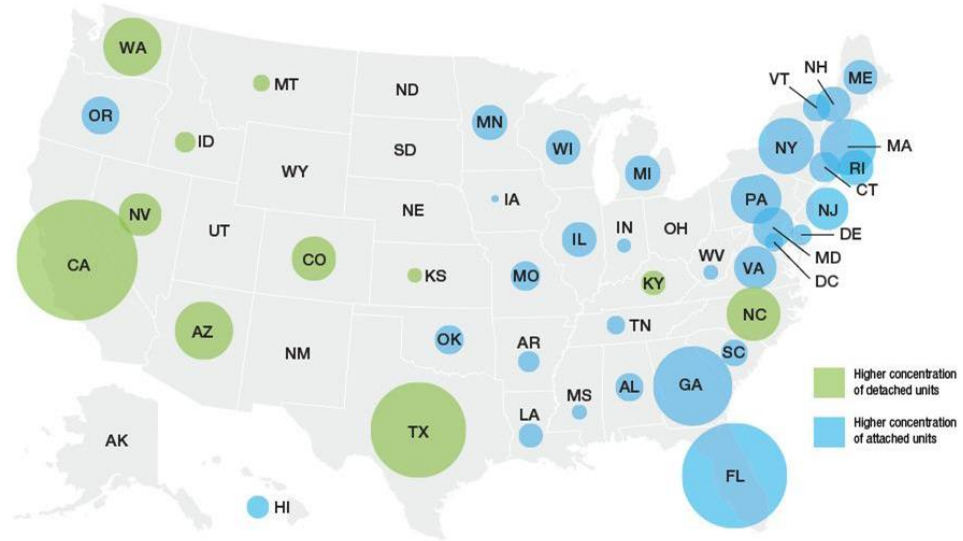


**Garage
Conversion ADU**

National ADU Production Landscape

Concentration of attached or detached ADUs and their frequency of appearance

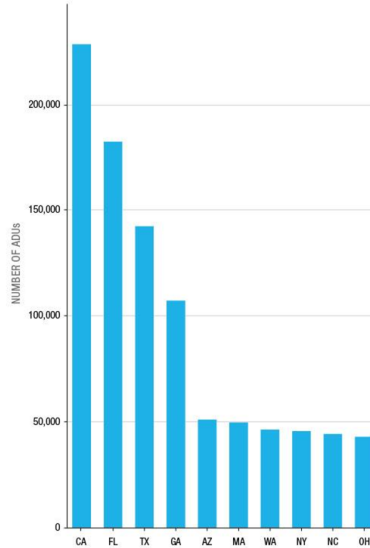
States with a higher concentration of attached units (blue circles) predominate in the East, while states with a higher concentration of unattached units (green circles) predominate in the West.



National ADU Production Landscape

Top 10 states for ADUs

California, Florida, Texas, and Georgia account for half of the 1.4 million ADUs identified.



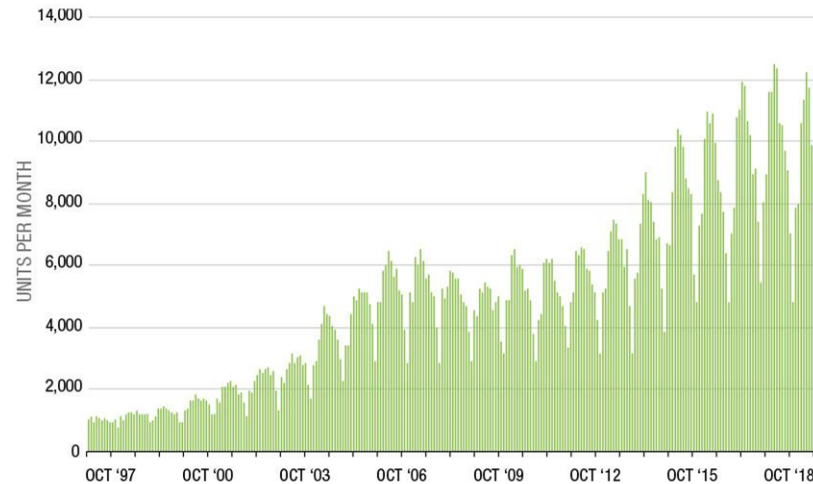
Top 25 metropolitan areas with the fastest growth in ADUs entering the MLS market for the first time, 2015-18

METROPOLITAN AREA (CITIES & STATES)	REGION	AVERAGE GROWTH (% YTD)
Portland-Vancouver-Hillsboro, OR-WA	West	22.3
Dallas-Plano-Irving, TX	South	18.8
Seattle-Bellevue-Kent, WA	West	17.5
Los Angeles-Long Beach-Glendale, CA	West	14.8
Miami-Miami Beach-Kendall, FL	South	14.6
Chicago-Naperville-Evanston, IL	Midwest	13.7
Austin-Round Rock-Georgetown, TX	South	13.6
Orlando-Kissimmee-Sanford, FL	South	12
Virginia Beach-Norfolk-Newport News, VA-NC	South	10.6
Fort Worth-Arlington-Grapevine, TX	South	10.6
Atlanta-Sandy Springs-Alpharetta, GA	South	9.7
West Palm Beach-Boca Raton-Boynton Beach, FL	South	7.8
Anaheim-Santa Ana-Irvine, CA	West	7.5
Tampa-St. Petersburg-Clearwater, FL	South	7.4
Sacramento-Roseville-Folsom, CA	West	6.6
San Diego-Chula Vista-Carlsbad, CA	West	6.4
Charlotte-Concord-Gastonia, NC-SC	South	4.9
Riverside-San Bernardino-Ontario, CA	West	4.9
North Port-Sarasota-Bradenton, FL	South	2.9
Jacksonville, FL	South	2.8
Denver-Aurora-Lakewood, CO	West	2.7
Columbus, OH	Midwest	2.3
Houston-The Woodlands-Sugar Land, TX	South	1.6
Las Vegas-Henderson-Paradise, NV	West	-0.9
Phoenix-Mesa-Chandler, AZ	West	-13.2

National ADU Production Landscape

Number of ADUs listed on MLS for the first time across the United States, 1997-2019

First-time listings of ADUs increased on average 8.6% year-over-year since 2009.

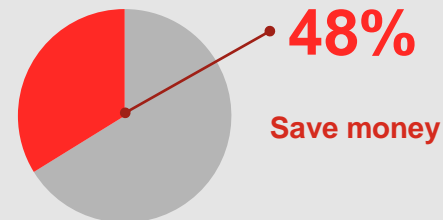
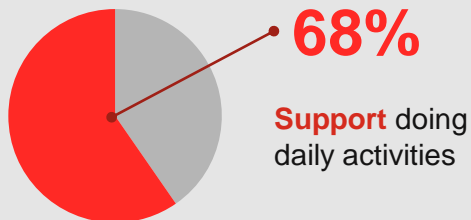
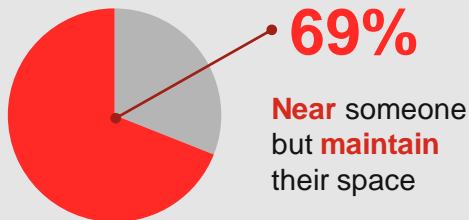


Accessory Dwelling Unit- Importance



Nearly half of those polled said they would consider alternative living options, including an accessory dwelling unit, or ADU.

Sixty percent (60%) of adults said they would consider living in an ADU, and those 50-plus said they would consider making that move for the following reasons:

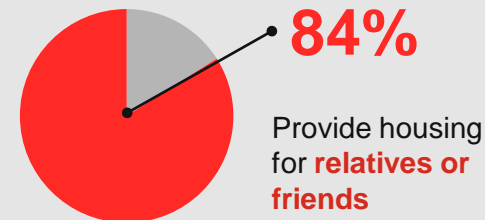
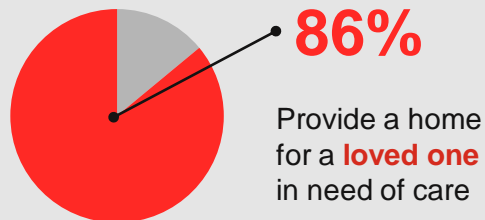
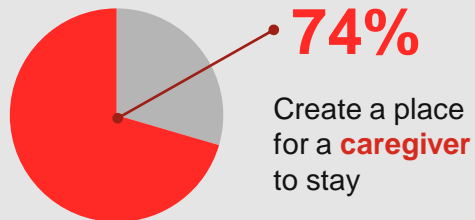


Accessory Dwelling Unit- Importance



Nearly three-fourth of those polled said they would create an ADU for a place for a caregiver to stay.

According to the 2021 AARP Home and Community Preferences Survey, adults aged 18 or older who would consider creating an ADU said they'd do so in order to:



Older Adults & ADUs

Independent living
space

Care of loved ones

Downsize

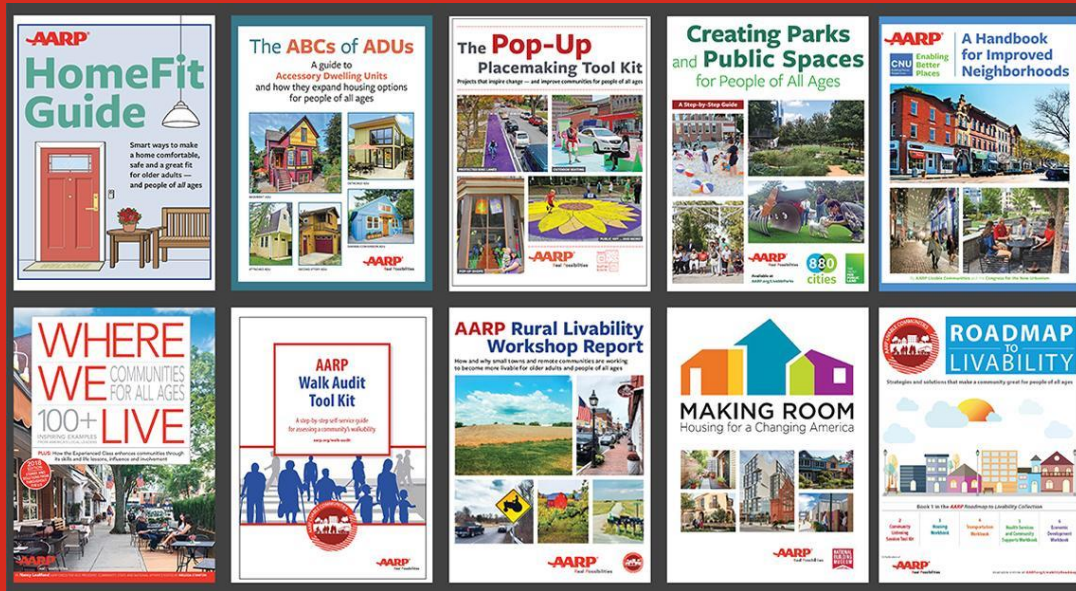
Extra Source of
Income

Increasing
Affordable Housing
Options

Intergenerational
Housing

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



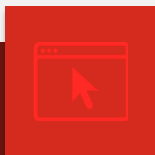


AARP Livable Communities Resources



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



BASEMENT ADU



DETACHED ADU



ATTACHED ADU



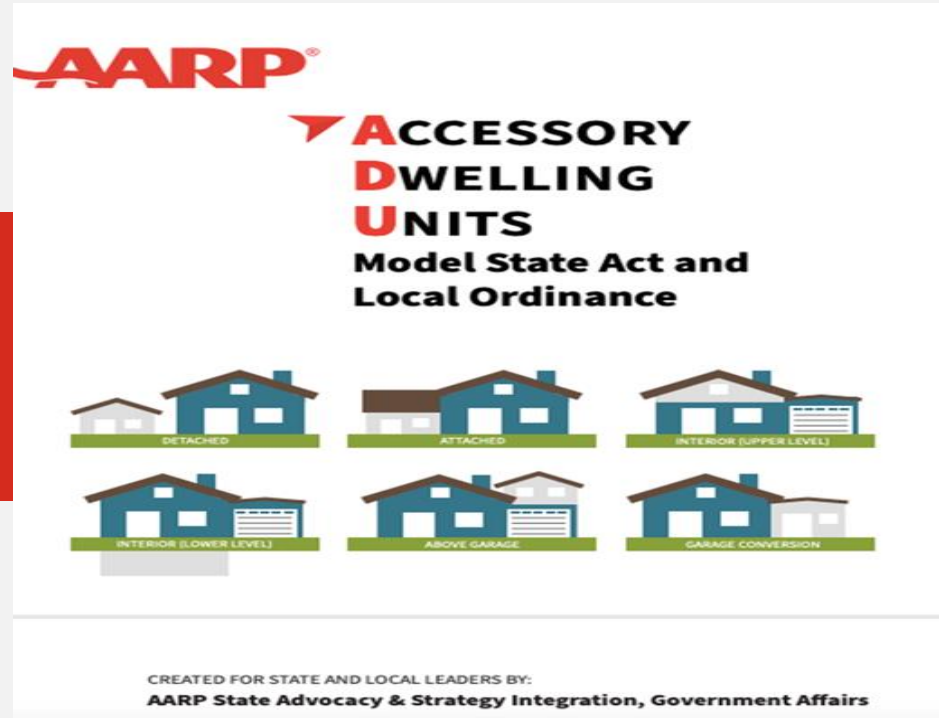
SECOND-STORY ADU



GARAGE-CONVERSION ADU

AARP
Real Possibilities

ADU Resources: 2020 Model Ordinance



From 2000 to 2020



- ➔ Model (“optimal”) provisions only.
- ➔ Substantial revisions to model statute and ordinance language and to the commentary.
- ➔ Case studies and references and resources eliminated – consult AARP ADU resources and the web now.

Accessory
Dwelling
Units
Model State Act and
Local Ordinance



A Publication of the
Public Policy Institute
Rodney L. Cobb and Scott Dvorak
American Planning Association



➔ **ACCESSORY
DWELLING
UNITS**
Model State Act and
Local Ordinance



CREATED FOR STATE AND LOCAL LEADERS BY:
AARP State Advocacy & Strategy Integration, Government Affairs

Poison Pills: 2020 Model Ordinance

1

**Owner Occupancy
Requirements**

2

**Parking
Requirements**

3

**Conditional Use
Permitting for ADUs**

1 Poison Pill

Owner Occupancy Requirements

Requiring homeowner to live in primary home, or alternatively, in either the ADU or primary home.

The Model Act & Ordinance eliminate this requirement.

Arguments against owner occupancy provisions:



Impact on ADU construction



Being treated differently



Covenants or conditions give pause to homeowners and institutions financing home purchases

2 Poison Pill

Parking Requirements

Requiring one or more parking spaces on site.

The Model Act & Ordinance eliminate the parking requirement.

Arguments against parking requirements.



Impact on ADU construction



Being treated differently



Covenants or conditions give pause to homeowners and institutions financing home purchases

3 Poison Pill

Conditional Use Permitting

Requiring applications for ADUs to be reviewed through conditional use permit procedures.

The Model Act & Ordinance eliminate this requirement.

Arguments against discretionary design standards.



Discretionary standards & Public hearing:
Recipe for obstruction.



Cost of hiring attorneys or other experts.



Delays associated with hearings and appeals.

Additional Topics Covered in the 2020 Model Ordinance



Garfield County
Community Development Department
108 8th Street, Suite 401
Glenwood Springs, CO 81601
(970) 945-8212
www.garfield-county.com

**LAND USE CHANGE PERMIT
APPLICATION FORM**

TYPE OF APPLICATION	
<input checked="" type="checkbox"/> Administrative Review	<input type="checkbox"/> Development in 100-Year Floodplain
<input type="checkbox"/> Limited Impact Review	<input type="checkbox"/> Development in 100-Year Floodplain Variance
<input type="checkbox"/> Major Impact Review	<input type="checkbox"/> Code Text Amendment
<input type="checkbox"/> Amendments to an Approved LUCP	<input type="checkbox"/> Rezonning
<input type="checkbox"/> UR <input type="checkbox"/> MUR <input type="checkbox"/> SUP	<input type="checkbox"/> Zone District <input type="checkbox"/> PUD <input type="checkbox"/> PUD Amendment
<input type="checkbox"/> Minor Temporary Housing Facility	<input type="checkbox"/> Administrative Interpretation
<input type="checkbox"/> Vacation of a County Road/Public ROW	<input type="checkbox"/> Appeal of Administrative Interpretation
<input type="checkbox"/> Location and Extent Review	<input type="checkbox"/> Areas and Activities of State Interest
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Accommodation Pursuant to Fair Housing Act
<input type="checkbox"/> Pipeline Development	<input type="checkbox"/> Variance
<input type="checkbox"/> Time Extension (also check type of original application)	

Application & Review Standards



Short Term Rental Use of ADUs



Building Code Reforms



Incentives for Certain types of ADUs

AARP's Advocacy Strategy



Use

Use the Model Ordinance as the first draft



Prioritize

Prioritize the poison pills



Develop

Develop a grassroots campaign

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

Rhode Island (HB 7492)

- Liberalized the current law
- Expanded ADUs beyond blood relatives
- Eliminated the removal of ADUs after use

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 Passed, Introduced, or Discussed



New York State
(Introduced)



Georgia
(Discussed)



Auburn, ME
(Introduced)



Maryland
(Statewide did not pass,
Annapolis Passed)



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



Minnesota
(Isanti County and Rochester,
Passed)



Wilmington, NC
(Introduced)



Kansas
(Discussed)



New Hampshire
(Discussed)



Kansas City, MO
(Passed)



Virginia
(Discussed)

ADU Legislation Passed, Introduced, or Discussed



Miami-Dade County, Florida
(Passed), **Tampa, Florida**
(Discussed)



Anchorage, AK
(Amendments Introduced)



Connecticut
(Passed)



Louisville, KY
(Passed)



Omaha, NE
(Discussed)



Ohio
(Statewide, Cincinnati,
Sandusky, Discussed)



Oklahoma
(Preliminary discussions)



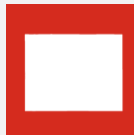
Pennsylvania
(Philadelphia, Passed for 4/10
Council Districts, Statewide,
Discussed)



Chattanooga, TN
(Preliminary discussions)



Wisconsin
(Discussed)



Wyoming
(Discussed)

ADU Legislation Introduced or Discussed



Tucson, Arizona
(Passed)



New Jersey
(Introduced)



Iowa
(Des Moines, Passed,
Unbandale & Polk County,
Discussed)



Henderson, Nevada
(Discussed)



Rhode Island
(Passed)



Vermont
(ADU Financing Discussed)

Challenges & Opportunities Ahead



ADU Financing

Lack of ADU financing

One great example is California called the CalHFA ADU Grant Program



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



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.

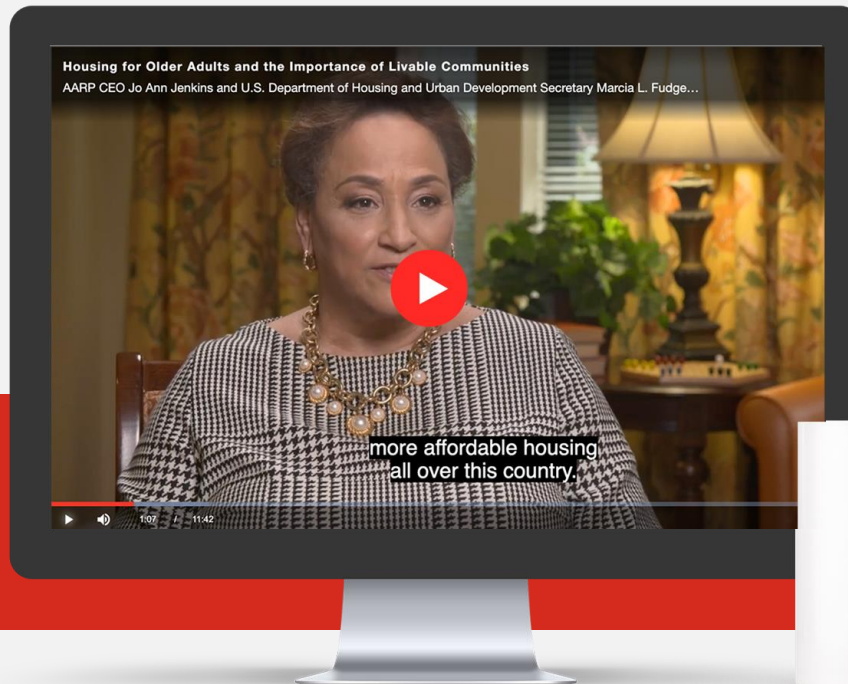
AARP was invited to be part of the White House panel discussion on ADUs in February, 2022.



Jo Ann Jenkins + HUD Secretary Fudge

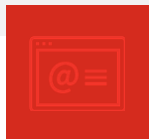
Access the full video at

<https://videos.aarp.org/detail/video/6269140008001/housing-for-older-adults-and-the-importance-of-livable-communities>





Thank you! Question?



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AARP Livable Communities | [AARP.org/Livable](https://www.aarp.org/Livable)

