

Granny flats, in-law apartments, guest suites, back yard cottages: All kinds of accessory dwelling units

Our housing stock doesn't match our demographics:  
2/3s of households are one or two people

How do ADUs help?

# What are the rules around ADUs?

State statute requires that towns allow at least attached ADUs, but also allow various restrictions

# Best Practices:

No owner occupancy

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Ability to use a manufactured housing unit as an ADU

# Chesterfield's ADU ordinance

# Recommended changes

Allowing two either attached or detached

No owner occupancy requirement: even without requiring owner occupancy more than 75% of units are owner occupied. (AARP)

# Examples

<https://www.facebook.com/peterboroughaffordablehousing/videos/8753624257999905/>

According to the **AARP Home and Community Preferences Survey**, people who would consider creating an ADU said they would do so in order to:

- Provide a home for a loved one in need of care (86%)
- Provide housing for relatives or friends (86%)
- Have a space for guests (82%)
- Create a place for a caregiver to stay (74%)
- Increase the value of their home (69%)
- Feel safer by having someone live nearby (67%)
- Earn extra income by renting to a tenant (63%)

Source: 2021 AARP Home and Community Preferences Survey, AARP Research





How expensive is an ADU?

It depends.

# Financing an ADU

Home improvement loan



# Financing an ADU

Using rental income to qualify

What about ADUs and short-term rentals?

# Manufactured housing and ADUs



#670 Single-wide  
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Questions? Comments?

