

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/875362425799905/>

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



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