



# ADU-Trends, Challenges, and Opportunities

Age-Friendly Olmsted County ADU  
Forum

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Government Affairs, AARP

**AARP**<sup>®</sup>

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

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**02.** AARP 2020 Model ADU Ordinance

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**03.** AARP Advocacy Efforts, and Wins

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**04.** Challenges and Opportunities



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

# What People 50+ Think About Where They Will Live

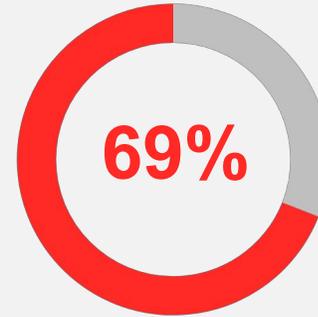


Source: [2021 AARP Home and Community Preferences Survey: A National Survey of Adults Age 18+](#)

# 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.

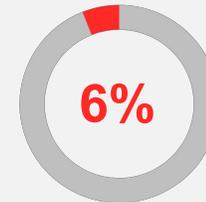
## Who to share a home with?



Family Member



Friend



Stranger

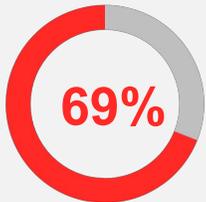


# Accessory Dwelling Unit- Importance

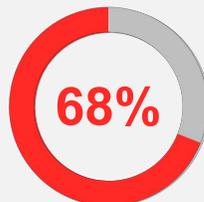


Nearly half of those polled said they would consider alternative living options, including an accessory dwelling unit, or ADU.

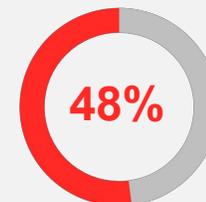
Sixty percent (60%) of adults said they would consider living in an ADU , and those 50-plus said they would consider making that move for the following reasons:



**Near** someone but **maintain** their space



**Support** doing daily activities



**Save** money

# Accessory Dwelling Unit- Importance



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

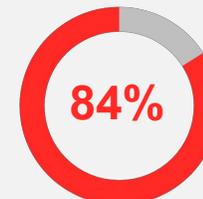
According to the 2021 AARP Home and Community Preferences Survey, adults aged 18 or older who would consider creating an ADU said they'd do so in order to:



Create a place for a **caregiver** to stay



Provide a home for a **loved one** in need of care



Provide housing for **relatives or friends**

# Older Adults & ADUs

Independent living space

Care of loved ones

Downsize

Extra Source of Income

Increasing Affordable Housing Options

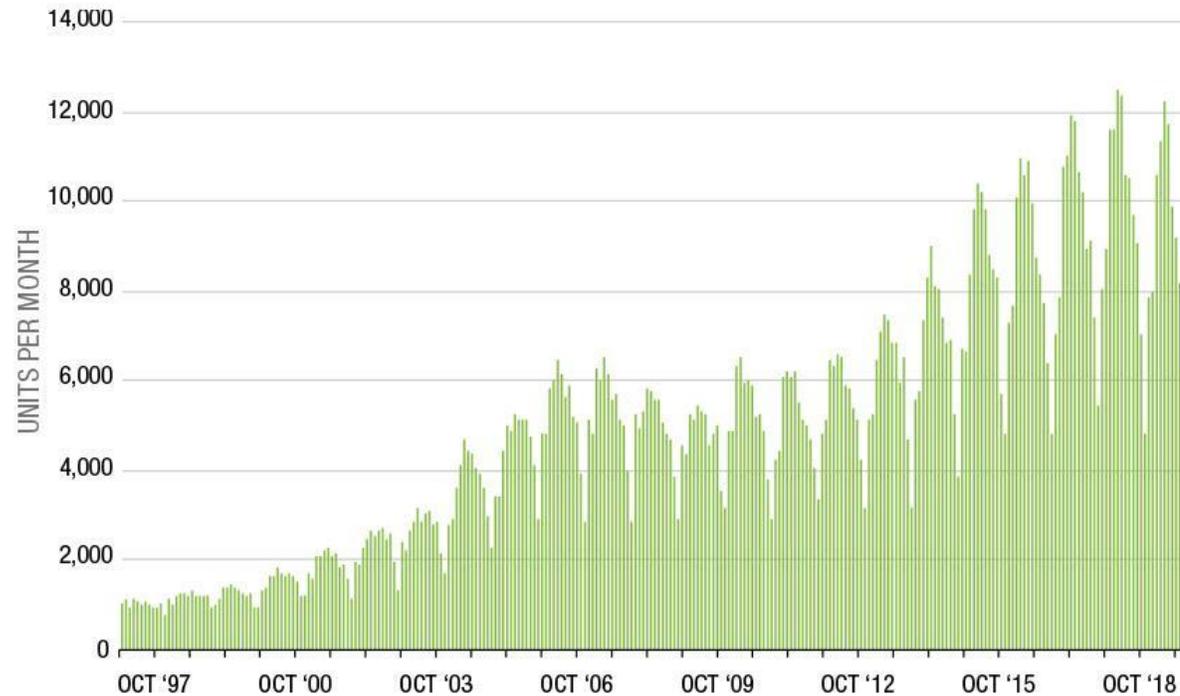
Intergenerational Housing



# 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.



# ADU Resources: 2020 Model Ordinance



## ACCESSORY DWELLING UNITS

Model State Act and  
Local Ordinance



CREATED FOR STATE AND LOCAL LEADERS BY:

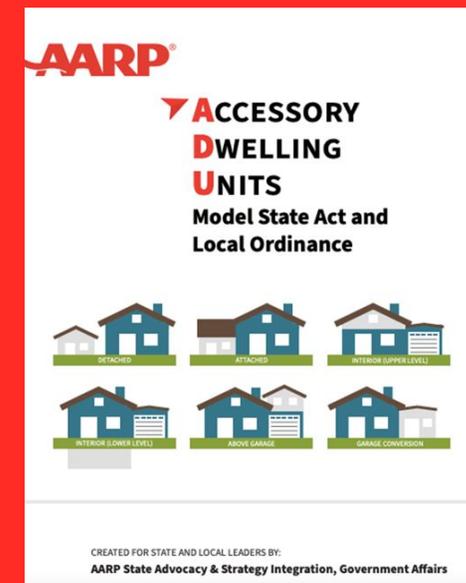
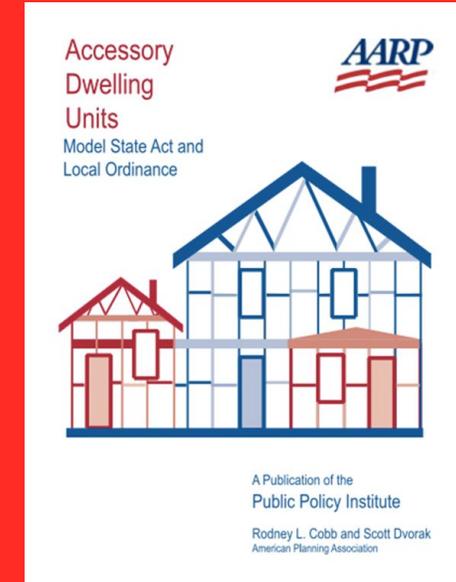
**AARP State Advocacy & Strategy Integration, Government Affairs**

# 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.



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# Poison Pills: 2020 Model Ordinance

**1**

**Owner Occupancy  
Requirements**

**2**

**Parking  
Requirements**

**3**

**Conditional Use  
Permitting for ADUs**

# Poison Pill

1

## 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

# Poison Pill

2

## Parking Requirements

Requiring one or more parking spaces on site.

The Model Act & Ordinance eliminate the parking requirement.

Arguments against parking requirements.

> Parking requirements inhibit ADU construction.

> The cost of building off-street parking spaces.

> Location of the primary residence and topography may make the construction of one or more parking spaces impossible.

# Poison Pill

3

## Conditional Use Permitting

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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 8<sup>th</sup> Street, Suite 401  
Glenwood Springs, CO 81601  
(970) 945-8212  
[www.garfield-county.com](http://www.garfield-county.com)

**LAND USE CHANGE PERMIT APPLICATION FORM**

**TYPE OF APPLICATION**

<input 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"/> Rezoning
<input type="checkbox"/> LIR <input type="checkbox"/> MIR <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**



**Building Code Reforms**



**Short Term Rental Use of ADUs**



**Incentives for Certain types of ADUs**

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 Efforts & 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.



# **AARP State & Local Advocacy Wins**



**New York State**  
(Introduced)



**Georgia**  
(Discussed)



**Auburn, ME**  
(Discussed)



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



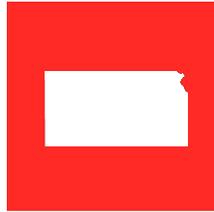
**City of Coeur  
d'Alene, ID**  
(Discussed)



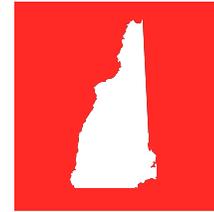
**Isanti County, MN**  
(Discussed)



**Wilmington, NC**  
(Introduced)



**Kansas**  
(Discussed)



**New Hampshire**  
(Discussed)



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



**Virginia**  
(Discussed)

# **ADU Legislation Introduced or 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.

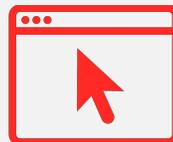
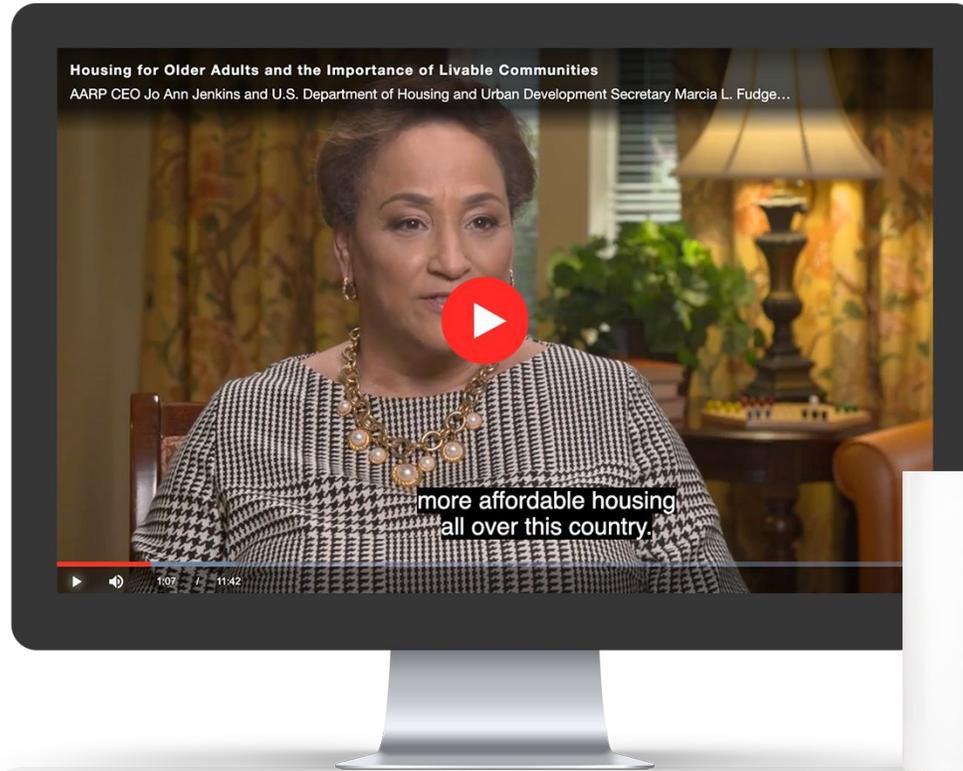
For example, AARP PA is still campaigning to fight for a city wide ADU mandate

## 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.

# Jo Ann Jenkins + HUD Secretary Fudge



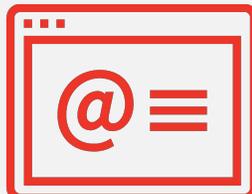
**Access the full video at**

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

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**Thank you!  
Questions?**

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