

# What is an ADU?

In specific terms, an ADU is a secondary, generally smaller, livable unit on a property that can either be attached to the main unit, like a loft conversion or a garage apartment, or detached from it, like a granny flat or a guest cottage.

ADUs have been gaining notoriety in light of the various [states](#) and [cities](#) passing [legislation](#) impacting their legality, as well as from the rise of private companies specializing in ADU installation and design.

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[\\*2021 Study: How Much Value Do Granny Flats and other Accessory Dwelling Units Add to a Home? \(porch.com\)](#)

# What's Driving the ADU Movement?

- **What's Driving the ADU Movement?**
- What are some of the forces propelling ADUs into the real estate market ?
- First of all, there's **housing affordability**, or rather, lack thereof.
- Rents continue to rise nationwide, [growing](#) 7.5% year-over-year in June 2021, according to CoreLogic. The Financial Times highlights that home prices in the 20 biggest U.S. cities are growing at twice that rate, at 15% year-over-year.
- At the same time, the Washington Post [reports](#) the decline in entry-level homes, especially in the urban areas of states on the West Coast. ADUs appear to be a direct result of these trends.
- The second force is the rise of **multi-generational living**. A recent New York Times [article](#) suggests that the trend of multiple generations of families living together has become increasingly common due to the pandemic (though this trend [has been in the works](#) for years).
- But it's not just families choosing to buy bigger homes for their parents, children, and grandparents to live under the same roof. The final driver of ADUs is **the recent economic downturn** brought upon by the pandemic. A recent Pew Research [study](#) finds that the majority (52%) of young American adults aged 18-29 are living with their parents.
- [2021 Study: How Much Value Do Granny Flats and other Accessory Dwelling Units Add to a Home? \(porch.com\)](#)



# Recent Headlines

## **City Planners Consider Shrinking Lot Sizes to Make Housing More Affordable**

Story by Liam Gibson MSN

**The housing market is so broken that many 40- and 30-something millennials have no choice but to build homes in their parents' backyards**

BY [JEFF KRUTH](#), [MURALI PARANANDI](#), Fortune.com

- **AARP published:**
- Accessory Dwelling Units Allow Homeowners to Choose Where They Age
- Mobility friendly and energy efficient, ADUs offer more options for aging in place
- The population of the United States is rapidly aging.
- By 2030, 1 of every 5 people in the U.S. will be 65 or older.
- By 2034, the number of adults older than 65 will be greater than the number of children under 18.

Here are a full list of cities and town  
ADUs evaluated in  
MASSACHUSETTS by Backyard ADU.

**Bold font** indicates  
detached ADUs (backyard tiny  
homes) are allowed.  
\*\* indicates detached ADUs are  
allowed By Right in at least one  
zoning district (this is a good thing)

Western Mass

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**Here is the full list of cities and town evaluated by Backyard ADU in Maine.**

**Bold font** indicates detached ADUs (backyard tiny homes) are allowed.

**\*\*** indicates detached ADUs are allowed By Right in at least one zoning district (this is a good thing)



- Portland & Greater Portland, ME
    - [Portland](#) South Portland Westbrook
      - North of Portland, ME
    - Falmouth [Yarmouth](#) [North Yarmouth](#) [Freeport](#) [Brunswick](#)
    - Durham
      - South of Portland, ME
  - [Scarborough](#) [Biddeford](#) [Saco](#) [Kennebunk](#)
  - Kennebunkport York Kittery
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- Legalizing Accessory Dwelling Units at the State Level: A New Hampshire Case Study on Mercatus.org, part of George Mason University\*



**Table 1. Local ADU Ordinances and ADU Permits**

LOCALITY	YEAR ADU ORDINANCE ADOPTED	PERMITS ONLY ATTACHED ADUs WITH AN INTERIOR DOOR	ADDITIONAL PARKING REQUIRED	OWNER-OCCUPANCY REQUIREMENT	PERMITTED THROUGH A SUBJECTIVE REVIEW PROCESS	TOTAL ADU PERMITS, 2017-2021
Nashua	2017	Yes	Yes	Yes	Yes	46
Derry	2017	Yes	Yes	Yes	No	61
Dover	2012	Yes	Yes	Yes	No	35
Merrimack	2016	No	Yes	Yes	Yes	60
Hudson	1995	Yes	Yes	Yes	No	21
Portsmouth	2009	No	Yes	Yes	Yes	28
Hampton	2017	No	Yes	Yes	Yes	18
Durham	Unknown, precedes 2017 law by many years	Yes	Yes	No	No	Unknown
Hooksett	2017	No	Yes	Yes	Yes	Unknown
Claremont	2017	Yes	Yes	Yes	Yes	2



# ADUs in 2021 by the Numbers

- [\\*2021 Study: How Much Value Do Granny Flats and other Accessory Dwelling Units Add to a Home? \(porch.com\)](#)

## ADUs in 2021 by the Numbers

### Key stats on the state of accessory dwelling units in America

**1.5 million**

**Estimated number of ADUs in the United States**

**+8.6%**

**Average annual growth rate of ADUs**

**2%**

**Share of American homes with an ADU**

The total number of ADUs in America may be small, but according to Freddie Mac, ADUs have been growing at a rate of 8.6% per year between 2009 and 2019, which means an average of 78,000 new ADUs have been added each year.

Projecting this rate onto 2020 would mean that 120,000 new ADUs were built in the last year alone, putting the total at over 1.5 million units.

Worth bearing in mind that the ADU figures quoted above are taken from home sales listings, which is to say **the real number of ADUs in the United States is likely significantly higher.**

# Does an ADU Add Value to Your Home?

- The short answer is yes— they definitely do.
- Our analysis of ADU listings in the biggest cities in the U.S. shows that **locations in big cities with ADUs are priced 35% higher than units without one.**
- Cities where the price differences are highest are Savannah, GA and Cleveland, OH, where among homes on sale, those that have an ADU cost three times more than a typical home.
- Besides these two, there are an additional 21 cities where listings that have an ADU are priced at least twice as high as regular listings of homes for sale. Chief among them are Stamford, CT, Houston, TX, Phoenix, AZ, Louisville, KY, and Orlando, FL.
- [\\*2021 Study: How Much Value Do Granny Flats and other Accessory Dwelling Units Add to a Home? \(porch.com\)](#)



# Can ADUs Solve the Housing Affordability Problem?

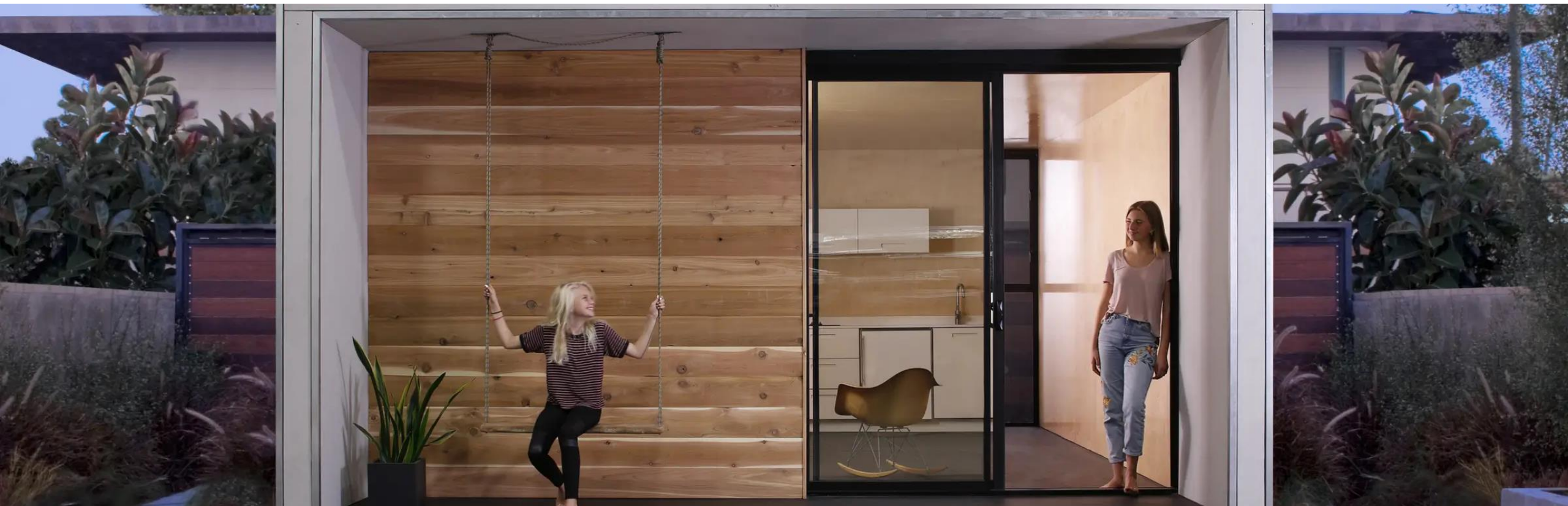
- Being generally smaller and therefore cheaper to build, ADUs can provide an affordable alternative to young people looking to buy or rent their first home. Equally, it's an opportunity for families to live close to each other without crowding a singular housing unit.
- ADUs are also a way for homeowners to rent out parts of their homes to get some supplemental income. Empty-nesters, for example, can use an ADU as a place to live while renting out the larger home.
- Another benefit of ADUs is having more space for family members, be it for aging grandparents wishing to stay close with their family, or young adults who, for broader socio-economic reasons aren't able to move out on their own.
- Yet while it's a [move in the right direction](#), without centralized investment or a push for construction of ADUs, mere granny flats and in-law suites are unlikely to cover the economic gap stemming from the high demand and low supply of affordable housing.
- [\\*2021 Study: How Much Value Do Granny Flats and other Accessory Dwelling Units Add to a Home? \(porch.com\)](#)

# ADU Studio

- 264 Square Feet
- 22' x 12' -Dwellito



- 320 sq. feet
- 20' x 16.0' - Dwellito





**1 Bedroom ADU Samples**

**200- 600 Sq Ft**



40' x 16'  
640 Square Feet



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24' x 20' •  
480 Square Feet

- 35' x 14.0'
- 500 sf



# 2 Bedroom ADUS 600- 1200 Square Ft

- 42 ' x 12.8'
- 535 sf







27.25' x 20.0' 540 sf



40'x 32.0' 1280 sf

# 3 Bedroom ADU Samples 1,200 +Square Ft.



45'x26.6' 1200 sf



37.6'x 32.0' 1200 sf

# Oversized Tiny Homes – Damona – 800-1300 Square Feet 1-2 Bedroom ADU from Backyard ADU





# Interior Kitchen



# Living Space





# Oversized Tiny Home: L Line 710-890SF, 2-Bedroom ADU



# Interior Kitchen



# *Oversized Tiny Home: Boomerang Line* 574SF, 1-Bedroom ADU



# Living Space



Thank you Charlton Planning Board !