



AARP LEADS ACCESSORY DWELLING PROGRAM

This fall, AARP is pleased to present an important collaboration to improve housing opportunities for older adults in the City of Durham, Durham County, and Raleigh. This initiative, **Housing Options for Aging in Place: Accessory Dwelling Units (ADUs)**, is aimed at fulfilling important components of Durham's Aging Plan — building new housing and remodeling existing homes to better accommodate our region's growing population of older adults.

Working together, staff from the City of Durham, the North Carolina Division of Health and Human Services, Wake up Wake County, Durham Community Land Trust, and others, the HOAP:ADU project will engage city and county elected officials, agency staff, the for-profit and nonprofit housing sector, and county residents of all ages. This fall's initiative will bring awareness to the community of the importance of modifying existing housing and/or creating new housing to accommodate older adults.

Following the successful Buildable Backyard event in June 2021, this fall's activities will feature *community events on December 7 and December 9*. The December 7 event will explain ADUs and their role in helping with the housing crisis for older adults, along with virtual tours of several local accessory dwelling success stories. The December 9 community forum will invite key Durham stakeholders for a review and discussion about Durham ADU development policies, affordability and equity issues, building practices, and lending.

What is an ADU? Although many people have never heard the term, Accessory Dwelling Units are timeless and may be associated with different names: granny flat, granny pod, secondary dwelling, or in-law apartment. To be clear: An Accessory Dwelling Unit (ADU) is a small residence that shares a residential lot with a larger, primary dwelling. As an independent living space, an ADU is self-contained, with its own kitchen, bathroom, and sleeping area. An ADU can be attached or separate from a primary residence, including basement apartments and garage conversions.

Since ADUs make use of the existing infrastructure and housing stock, they are also environmentally friendly and respectful of a neighborhood's pace and style.

- An ADU can provide rental income to homeowners who rent out their ADU or move into their ADU and rent out their primary dwelling. This rental income can help homeowners cover mortgage payments, increased property taxes, or simply make ends meet. This can be especially useful for older people on fixed incomes.
- An ADU can enable family members to live on the same property while having their own living spaces, or provide housing for a hired caregiver. In this way, ADUs can be an affordable and more comforting alternative to an assisted-living facility or nursing home.
- For older adult homeowners looking to downsize, an ADU can be a more appealing option than moving into an apartment or an age-restricted community.

To assist with this initiative, AARP is pleased to be working with two nationally recognized experts:

Kol Peterson of Accessory Dwelling Strategies, Portland, Oregon

Richard Duncan of the RL Mace Universal Design Institute, Asheville, NC

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