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MEMORANDUM

To: Ald. José Pérez, Common Council President
From: Dave Gelting, Legislative & Fiscal Services Specialist
Date: April 3, 2025
Subject: AARP Advocacy for Aging In Place and Accessory Dwelling Units

On April 1, 2025, you expanded on a previous request regarding information on Accessory Dwelling Unit (ADU) policy and practice. The additional information requested was an overview of AARP's advocacy for aging-in-place, how AARP identifies ADU-friendly policies as a component off this advocacy, and a map overview of ADU policy nationwide.

AARP's latest Home and Community Preferences Survey found that older adults overwhelmingly want to stay in their homes (75 percent) and communities (73 percent), but many (44 percent) feel a move is inevitable due to housing costs and communities that aren't set up for aging adults.¹

To support the growing population of older adults seeking to age in their homes and communities, AARP advocates for policies that promote affordable housing, innovative housing solutions, inclusive zoning, walkable communities, and digital access.² ADUs are identified by AARP as a key component in policies that will promote affordable and innovative housing solutions that help allow older adults age-in-place. This is why AARP asked the American Planning Association to develop model legislation as a resource to assist AARP volunteer leaders and other interested residents, planners and government officials in evaluating potential changes in state laws and local zoning codes relevant to ADUs.³

When this model legislation was first introduced in the year 2000, only Washington State had legislation requiring local governments to authorize ADUs. By the time an updated model legislation was published in 2021, many states had already adopted legislation that preempts local prohibitions regarding ADUs to at least some degree.

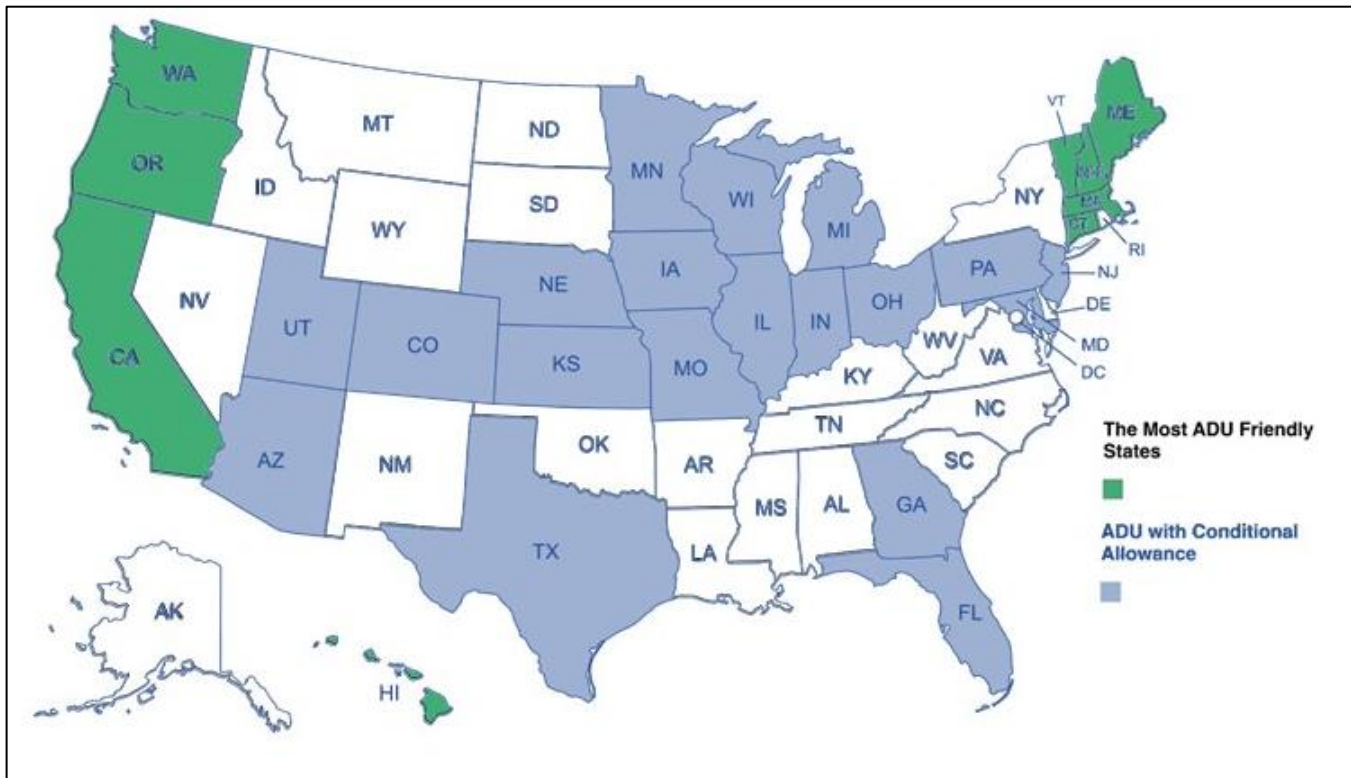
¹ AARP, December 10, 2024 "Older Adults Want to Age-in-Place, But Many Don't Expect They'll Be Able to" <https://www.aarp.org/home-family/your-home/info-2024/home-community-preferences-survey.html>

² AARP, press release, December 10, 2024 "New AARP Report: Majority of Adults 50-plus Want to Age in Place, But Policies and Communities Must Catch Up" https://press.aarp.org/2024-12-10-New-AARP-Report-Majority-Adults-50-plus-Age-Place-Policies-Communities-Catch-Up#xd_co_f=YzY0MGJmMTYtMjExZS00MTU4LTJiNzMtNWE3NGE3MTk2YWU1~

³ AARP, ADU Model State Act and Local Ordinance <https://www.aarp.org/livable-communities/housing/info-2021/adu-model-state-act-and-local-ordinance.html>

Figure 1 is a map which highlights the US States which have the most ADU-friendly laws (highlighted in green), as well as those that at least conditionally allow ADUs (highlighted in blue).⁴

Figure 1: ADU-Friendly States



Please let me know if you would like any additional information on this topic.

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⁴ ReErin, "What States Allow ADUs" <https://reerin.com/what-states-allow-adus>