



Why Build an Accessory Dwelling Unit (ADU) for an Older Adult?

1. **Privacy and caregiving** - 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. The ADU might also house someone who might take care of some home maintenance items in exchange for a reduction in rent or other consideration.
2. **Downsizing** - 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.
3. **Safety and independence** - A new or renovated dwelling can be designed in a way that allows comfortable and safe living for many years, with universal or accessible design.
4. **Saving money**
 - a. These small dwellings are usually far less expensive to build than a traditional home (\$110,000 - \$180,000), making it possible for many with limited savings or assets to create an ADU.
 - b. Moving to a long-term care facility such as assisted living or nursing care can cost \$50,000 - \$100,000 each year. Delaying that move, even for two to three years, can save a lot of money. Plus, while delaying a move to an institutional care setting, older adults can remain in an actual home!
5. **Rental income** - Where allowed, 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. Whether part of a short- or long-term plan for an older adult, ADUs also represent a more affordable housing option that might be used by a variety of community residents, for example serving as a “workforce housing” option.

