

APPENDIX D

ADU Resources

STATE AND FEDERAL RESOURCES

New Hampshire Housing Finance Authority

www.nhhfa.org/ADU

- Provides links to downloadable ADU guides, and reference information and presentations about ADUs.

New Hampshire Office of Strategic Initiatives

www.nh.gov/osi/planning/resources/accessory-dwellings.htm

- The OSI webpage has a section dedicated to ADUs and includes links to New Hampshire's ADU statute and presentations.

U.S. Department of Housing and Urban Development

www.huduser.gov/portal/publications/adu.pdf

Accessory Dwelling Units: Case Study

- Presents the rationale for ADUs and describes the basic types that can be built, and provides case studies from around the country.

PUBLIC POLICY AND ADUs

Strong Towns

Strength Test #4: Are Accessory Dwelling Units Allowed in Your Town?

www.strongtowns.org/journal/2017/8/14/strength-test-accessory-dwelling-units?gclid=EAlalQobChMIqszOptiC2gIV2bXAC1layQNJEAMYAiAAEgIII_D_BwE

- This article discusses why ADUs are an important tool for creating strong communities and illustrates that ADUs are likely to be part of a housing trend across the country.

Turner Center for Housing Innovation, University of California at Berkeley, and the Urban Land Institute

Jumpstarting the Market for Accessory Dwelling Units

www.turnercenter.berkeley.edu/uploads/ADU_report_4.18.pdf

- The authors researched the economics and market forces that have made ADUs important in the Pacific Northwest. The piece has great photos and quotes from homeowners. Its primary message: when housing is tight and prices are rising, loosening land-use regulations will allow the market to respond with ADUs.

AARP

Creating Room for Accessory Dwelling Units

www.aarp.org/livable-communities/housing/info-2015/accessory-dwelling-units-model-ordinance.html

- AARP's focus is on helping seniors stay in their homes and ADUs are one of their answers. This website is part policy advocacy and part guide for homeowners. It contains numerous links to other sites and publications.

New Hampshire Says Yes to ADUs

www.aarp.org/livable-communities/housing/info-2017/adu-accessory-dwelling-units-law-new-hampshire.html

- Peter Morelli's feature (6/2017) documents how New Hampshire's ADU statute generated such broad political support.



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‘HOW-TO’ PUBLICATIONS

Backdoor Revolution: The Definitive Guide to ADU Development, by Kol Peterson

www.buildinganadu.com/backdoor-revolution

- This book really is the definitive guide to ADUs. From his website, you can sign up for occasional emails and he'll send links to free resource publications like *10 ADU Design Principles* and *The ADU Resource Packet*.

Accessory Dwelling Unit Guides

(Santa Cruz County, CA)

www.sccoplanning.com/ADU

- A very thorough series of guides, which can be downloaded as PDFs: *ADU Basics*, *ADU Design* and *ADU Financing*.

Accessory Dwelling Unit Homeowners' Handbook

(Hawaii Appleseed Center for Law & Economic Justice)

www.hawaiiadu.org

- A guide tailored for Oahu homeowners with useful information regardless of where you live.

‘HOW-TO’ ARTICLES (PLANNING, DESIGN, CONSTRUCTION)

This Old House

www.thisoldhouse.com/ideas/prep-your-home-return-boomerang-kid

Prep Your Home for the Return of a Boomerang Kid

- The article discusses ways to accommodate an adult son or daughter in your home, including adding an ADU. Includes links to articles on selecting and managing contractors.

Tiny Houses of Maine

www.tinyhousesofmaine.com/adus/

- Tiny Houses of Maine is a private company in South Portland that builds the kind of mobile units that are featured on the “tiny house” TV shows. Their website also devotes space to ADUs.

Down East Magazine/ Maine Homes

Is an In-Law Unit Right for Your Property?

www.mainehomes.com/is-an-in-law-unit-right-for-your-property/

- This feature by Maine architect Eric Reinholdt explains the basics of ADUs and has some great photographs of very nice units, plus links to HOUZZ, a source of information about buildings, furnishings, and design.

PROPERTY VALUE

The Appraisal Journal

Understanding and Appraising Properties with Accessory Dwelling Units

www.accessorydwellings.files.wordpress.com/2012/12/appraisingpropertieswithadusbrown-watkinsnov2012.pdf

- Appraisers take their work seriously and this is a serious publication to help them put a fair market value on homes with an ADU.

Earth Advantage.org

A Practitioner's Guide to Appraising ADUs (2014)

www.earthadvantage.org/assets/documents/Publications/PractitionersGuideAppraisingADUs-140521-v5.pdf

- This short publication won't help you estimate the value of your ADU but it does include an important “tips for homeowners” box that will help you talk with your banker or appraisers.



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WHAT IS A DETACHED ACCESSORY DWELLING UNIT (DADU)?

Like attached ADUs, DADUs must be secondary to the primary dwelling unit. Under New Hampshire's ADU law, municipalities may allow DADUs at their discretion and may limit them to being fixed to a permanent foundation. (See RSA 674:73.)

A detached accessory dwelling unit (DADU) can be built using a variety of techniques, including any of those listed below, as well as "stick-built" or a variety of more creative alternatives - any of which would have to meet the standards of the state building code. Beyond renovating a building detached from the primary dwelling unit that is already sited on your property (e.g., a garage, carriage house, workshop, barn, etc.), any of these structures could be a DADU in New Hampshire, if the zoning ordinance allows it.

A Tiny Home

Popularized by various TV shows, this type of housing has no specific definition and can be either mobile or on a permanent foundation. If built as a mobile trailer, state law might regard it as a recreational trailer (exterior area of 400 square feet or less) for use only as a temporary dwelling (see RSA 216-I:1, VIII(c)). State law does not require local zoning to allow these types of dwellings. If built on a foundation, the state building code (2009 International Residential Code) would require it to have a minimum living space of 120 square feet (not including bathrooms, closets, etc.). (See RSA 155-A:1, IV and IRC 2009 R304.1.)

Manufactured Housing

Commonly called "mobile homes," these types of residences are specifically defined by state statute as having minimum dimensions (at least 8 feet wide, 40 feet long, 320 square feet area) and must be on a permanent chassis, regardless of whether it has a foundation, and must meet construction standards of the U.S. Department of Housing and Urban Development. State law requires manufactured housing to be allowed by local zoning, either on individual lots or in parks, or both. (See RSA 674:31 and 32.)

Pre-site Built Housing

Distinguished from manufactured housing, pre-site built (or factory built) housing includes both modular housing and panelized housing, the components of which are built off-site and transported to the house site for assembly. These do not have a permanent chassis and are treated by statute and local zoning in the same manner as housing that is built on site ("stick built"). (See RSA 674:31-a.)