

Testimony for HB 1012 – An ACT repealing accessory dwelling units and detached accessory dwelling units.

Dear Members of the Housing Committee,

My name is Stephanye Schuyler and I'm here today as a volunteer for AARP NH. On behalf of over 212,000 AARP members in the Granite State, AARP New Hampshire and its valued members strongly oppose House Bill HB1012.

My experience in housing includes serving on the board of non profit housing developer The Housing Partnership, leading the Workforce Housing Coalition of the Greater Seacoast and serving on the board of the New Hampshire Housing Finance Authority.

Accessory dwelling units play a critical role in addressing housing affordability and promoting community well-being. ADUs will:

1. **Support Family Caregivers:** Family caregivers, often need flexible, nearby housing solutions to care for aging parents, relatives with disabilities, or loved ones recovering from illness. An ADU can house the loved one, the unpaid caregiver or paid staff.
2. **Facilitate Aging in Place:** Many older adults wish to remain in their communities as they age rather than going to a nursing home. Renovating existing structures into ADUs can also ensure accessibility and safety, helping older adults maintain their independence for as long as possible.
3. **Strengthen Intergenerational Living:** ADUs promote intergenerational living arrangements, where family members can live together or nearby while maintaining their privacy. This arrangement supports stronger family bonds and enhances emotional and financial stability.
4. **Expand Affordable Housing Options:** ADUs provide an opportunity for homeowners to generate supplemental income through rentals, while simultaneously offering affordable housing options to tenants. For example, one of our members told the story of her granddaughter and partner struggling to find housing and finding an ADU. The landlord, a soon to retire man, sought additional income to support him in retirement. It's a win-win with the granddaughter living in affordable housing and the landlord affordably aging in place.
5. **Address Workforce Housing Needs:** By expanding the housing supply, particularly in areas with limited affordable options, ADUs help address workforce housing shortages and foster vibrant, sustainable communities.

AARP NH strongly urges you to oppose HB 1012. With last year's passage of the ADU bill, folks are now building ADUs to help ease the housing shortage. We can't take a step backwards in solving the critical housing shortage in New Hampshire, which has a profound impact on young folks, families, seniors and communities across our state.

Sincerely,

Stephanye Schuyler on behalf of AARP NH
Portsmouth NH