



New Hampshire State Commission on Aging

117 Pleasant St Dolloff Building 4th Floor
Concord NH, 03301

January 22, 2026

Chair Alexander and Members of the House Housing Committee,

The Commission on Aging is opposed to HB 1136. **Households headed by someone in their 80's will double by the year 2040** ([JCHS Household Projections, 2018](#)). At the same time the number of older households with cost burdens-the percentage of income spent on housing, has been rising for two decades ([JCHS 2018](#)).

Older adults often have the dual burden of housing costs and care costs. The average cost of long-term care in a nursing facility is on average \$144,000 annually. In home care dependent upon medical need and length of service is on average \$37,000 to \$45,000 annually.

The overwhelming majority of older adults wish to age in place in their own home. Policies that support age-friendly housing, individual planning for long-term care needs and promoting individual independence are advantageous to older adults, the communities they live in and to the state.

According to the US Census Bureau only **10% of the nation's homes are "ready to accommodate older populations,"** with New England homes falling even further behind this metric with 6.7% of homes ready for aging in place ([US Census, 2020](#)). In New Hampshire building an ADU is in many cases the only way to create age-ready housing.

ADU's allow older adults personal choice and the ability to preserve independence. Mandating that a familial relationship must exist between a homeowner and ADU occupant restricts the ability to independently plan for aging in place.

Respectfully,

A handwritten signature in cursive script that reads "Lily Wellington".

Lily Wellington
Executive Director
NH State Commission on Aging