

MACP & Bequall Event Summary

Key stakeholders from the government, business, and housing sectors came together to speak about the critical role of the Accessory Dwelling Units (ADUs) policy and demystify its role in alleviating the housing crisis.

Chrystal Kornegay
CEO, MassHousing

- Introduced the event, highlighting MassHousing's role in financing affordable housing and supporting first-time homebuyer loans.
- Emphasized the severe **housing shortage** in Massachusetts, impacting business **retention and recruitment**.
- Highlighted the need for increased housing production to improve affordability and availability.
- **Praised Governor Healy's administration** for prioritizing housing issues and initiating the Housing Bond Bill.

Jay Ash
President & CEO, MACP

- Shared impactful stories illustrating the benefits of ADUs for individuals with specific housing needs.
- Stressed the importance of **state-level action to standardize ADU regulations** and eliminate local barriers.
- Highlighted the Affordable Homes Act, which includes provisions for ADUs, estimating the creation of **8,000-10,000 units** over the next five years.

Ed Augustus
Secretary of Housing

- Discussed the advantages of volumetric **modular construction** in streamlining housing development.
- Highlighted successful ADU policies from other states, particularly California, and their potential application in Massachusetts.
- Emphasized the need for **pre-approved plans** and subsidized pre-development costs to encourage ADU construction.

Scott Bailey
Co-Founder of Bequall

- Highlighted the **success of ADUs in California**, contributing significantly to housing stock at a lower cost and faster timeline.
- **Encouraged Massachusetts** to adopt similar regulatory frameworks to spur ADU development and address housing shortages.

Lenny Mendonca (Video)
Former Chief Econ. & Business
Advisor to Governor Newsom

- Amy Dain stressed the need for state intervention to speed up ADU adoption and **eliminate restrictive local regulations**.
- Jonathan Berk highlighted the cultural shift needed to **view housing as a benefit rather than a burden** and advocated for streamlined permitting processes.
- Jack Saba emphasized the importance of uniform statewide policies to facilitate ADU development and **reduce legal and financial barriers for homeowners**.

Panel Discussion with Jack Saba,
Amy Dain, and Jonathan Berk



ADU INSIGHTS

MARKET

\$8B

Estimated to be \$30B by 2030

TRENDS

700%

Increase in 1 and 2 person households since 60's

UNITS

87%

Of ADU residents are 1 and 2 person households

CA

Largest ADU market in country

73%

of renters do so to live where they can't buy

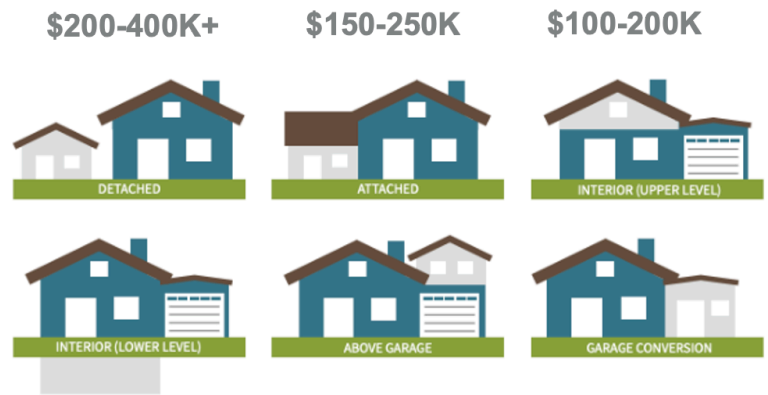
< 750

Avg sq ft for ADUs built

BENEFITS

- 44% more efficient than new single-family
- .93 cars compared to 1.53 for all households
- Residents: Young adults, seniors, local workers (teachers, service, healthcare, remote work)

ADU TYPES



CASE STUDY

CA

80K

Permits since 2016

OPPORTUNITY

MA

14K+

Estimated ADUs in MA by 2030

ADDITIONAL RESOURCES

[AARP Model State & Local Ordinance](#)

[2024 CA YIMBY ADU Reflection](#)

[TERNER CENTER | ADU Owner Survey](#)

28%

Average annual ADU Growth

375K

Bequall identified sites w/in .5 mi of transit

STATE TRACTION & BEST PRACTICES

States like California, Oregon, Washington, Colorado, and Arizona have all implemented ADU policies, and many others have them in the legislature.

- Statewide, By-Right Approval
- Prohibit owner occupancy requirements
- No parking is required if within .5 mi of transit
- Standard setbacks, height, and maximum size



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