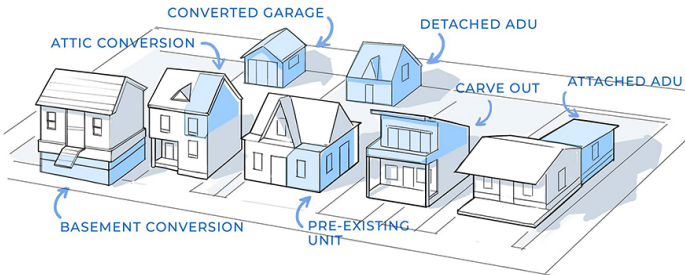


WHAT IS AN ADU?



Accessory Dwelling Units or ADUs are dwellings that legally exist on the same lot with another house, and in many cases inside the main home. ADUs are smaller, self-contained units with their own entrance and living space. ADUs can create rental income for the homeowners while increasing the occupancy of an existing building, thus creating more walkable cities, while providing autonomy and privacy for both homes.

WHY BUILD AN ADU?

- Updated housing regulations allow valuable versatility to homeowners
- Add private, separate living space for elderly parents, young adults or guests
- Generate rental income and increase communities affordable housing supply

Boston, Seattle, Portland, San Fran, & DC

Major Metros have now made it easier to permit and build ADUs! We're your full-service project manager, general contractor and advocate. We manage the entire process of designing, permitting, building, and helping you rent your new ADU unit, so you don't have to!

Affordable

Income Producing

Flexible

Efficient

Responsible

Housing Opportunities

Adds Property Value

Functional

An Investment

Planning + Research

- Plan and develop your layout & design options
- Review local zoning & permitting codes

Finance + Programs

- Discuss budget
- Look for lenders
- Find local programs

Design + Permits

- Discuss w/ city planners and inspectional services
- Design and submit drawings and fees to city
- Revise or obtain permits

Build-out

- Construction
- Walk-throughs & inspections
- Certificate of occupancy

Rent

- Receive your certificates
- Register rental
- List unit for rent



ADUs IN BOSTON?

- Pre-existing units **Convert an existing unit into a legal rental unit**
- Carve out units **Divide your first floor into two studio units**
- Convert a basement **Convert a basement into an accessible unit**
- Attic conversion **Convert an attic into an accessible unit**

ARE YOU ELIGIBLE?

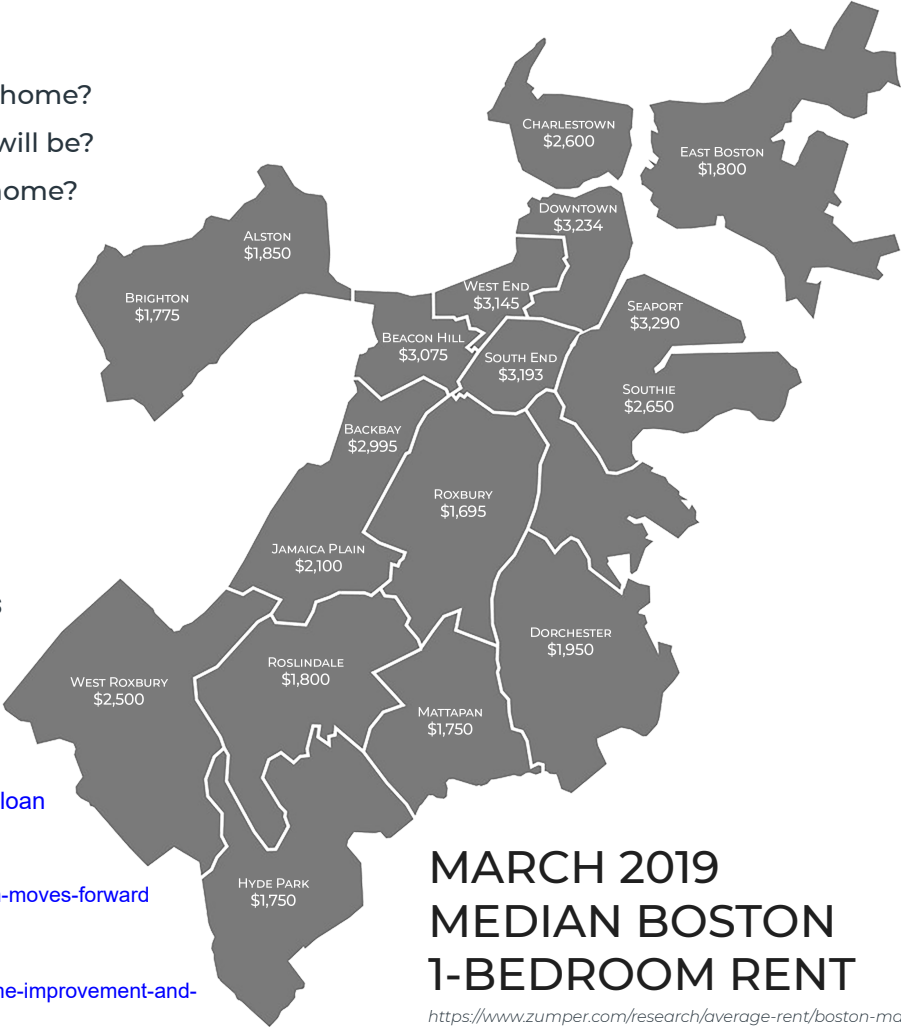
- Do you live in the City of Boston?
- Do you own a one-, two-, or three-family home?
- Do you live in the home where the ADU will be?
- Do you plan to build inside the existing home?

If you answer yes to all of the questions, you might be eligible for an ADU. Call us today at the number listed below and we will discuss your options!

City of Boston: Resources and toolkits

- Additional Dwelling Unit Toolkit: www.boston.gov/additional-dwelling-unit-toolkit
- ADU Loan Program by Boston Home Center: www.boston.gov/how-apply-additional-dwelling-unit-loan
- Citywide ADU Program Moves Forward: boston.gov/news/citywide-additional-dwelling-unit-program-moves-forward
- Home Improvement and Contracting Tips: <https://www.boston.gov/departments/consumer-affairs/home-improvement-and-contracting-tips>

"The Boston Planning & Development Agency (BPDA) Board of Directors has approved a citywide zoning text amendment that would allow owner occupants to carve out space within their homes to create smaller, independent rental units, known as Additional Dwelling Units (ADUs). In accordance with Mayor Martin J. Walsh's *Housing A Changing City*, ADUs will increase affordable housing options, create safer living arrangements and support multigenerational family arrangements and opportunities for aging in place. ADUs provide an opportunity to use existing infrastructure to achieve the City of Boston's housing goals."



**MARCH 2019
MEDIAN BOSTON
1-BEDROOM RENT**

<https://www.zumper.com/research/average-rent/boston-ma>