



Accessory Dwelling Units (ADUs) Fact Sheet for the DDS Community

This fact sheet is intended to provide general information about Accessory Dwelling Units (ADUs) and how they may be used by individuals supported by the Department of Developmental Services (DDS).

What is an ADU?

- An ADU is a small residential living space that must include sleeping, cooking, and sanitary facilities, and a separate entrance, located on the same lot as another home.
- An ADU may be no larger than 900 square feet, or half the square footage of the principal dwelling, whichever is smaller.
- An ADU can be:
 - Detached: a new freestanding structure separate from the main home, like a backyard cottage or the conversion of an existing structure, like a detached garage or barn.
 - Attached: a new structure (may include some converted space) sharing at least one wall with the main home.
 - Internal Conversion: Existing space in the main home (bedroom, basement, attic) converted to an ADU.

Why Consider an ADU?

- May provide a place for people to live or transition to living more independently with natural and/or paid support close to a support network.
- May provide an affordable housing option for individuals supported by DDS.
- May provide rental income for the homeowner.
- Community Support: Provide local housing for families, workers, and others who might struggle to find something local.
- Flexible Space: The use of your ADU can change with you and your family over time.

DDS Supports for Independent Living

- DDS may offer hourly services and Supportive Technology to promote independent living for individuals who reside in ADUs. Services are offered based on eligibility, priority of need, and funding and service availability.
- Contact the DDS Service Coordinator to learn more about these DDS support service options and availability of services.

ADU Loan Programs

- There are two separate loan programs available to eligible homeowners to assist with financing the construction of ADUs. Homeowners can be approved for both loans, pending income and other eligibility guidelines
- Up to \$250,000 for detached ADUs and up to \$150,000 for attached ADUs through MassHousing's low interest loan program
- Up to \$50,000 for the development of an ADU for the creation of a multigenerational caregiving arrangement or to support a licensed professional providing 24/7 care, through the 0% interest Home Modification Loan Program.

MHP ADU Incentive Program

- A statewide initiative administered by the Massachusetts Housing Partnership (MHP) in collaboration with the Executive Office of Housing and Livable Communities (EOHLC) to promote ADU construction by providing outreach and education, along with technical and financial assistance to eligible property owners looking to construct an ADU on their property.
- Phase One of the ADU Incentive Program will focus on helping homeowners get started by providing access to professional feasibility studies.

Important Points to Consider

- ADUs must comply with the Affordable Homes Act of 2024 (state law), state regulations, and local laws, including city and town regulations. However, the Affordable Homes Act says that cities and towns may not impose unreasonable restrictions on ADUs.
- How the ADU will be funded (DDS does not fund construction for ADUs).
- Person-centered needs of the individual(s) who may reside in the ADU, such as independence, accessibility, and natural and paid support services.
- This fact sheet provides general information and is not a substitute for specific advice about your situation. If you are considering an ADU, you should consult with qualified professionals, including attorneys, city or town officials, planners, and builders, to ensure compliance with laws that apply to your property.

To learn more about the process, including property specific information, visit the [Massachusetts ADU Resource Center](#)

