Accessory Dwelling Units

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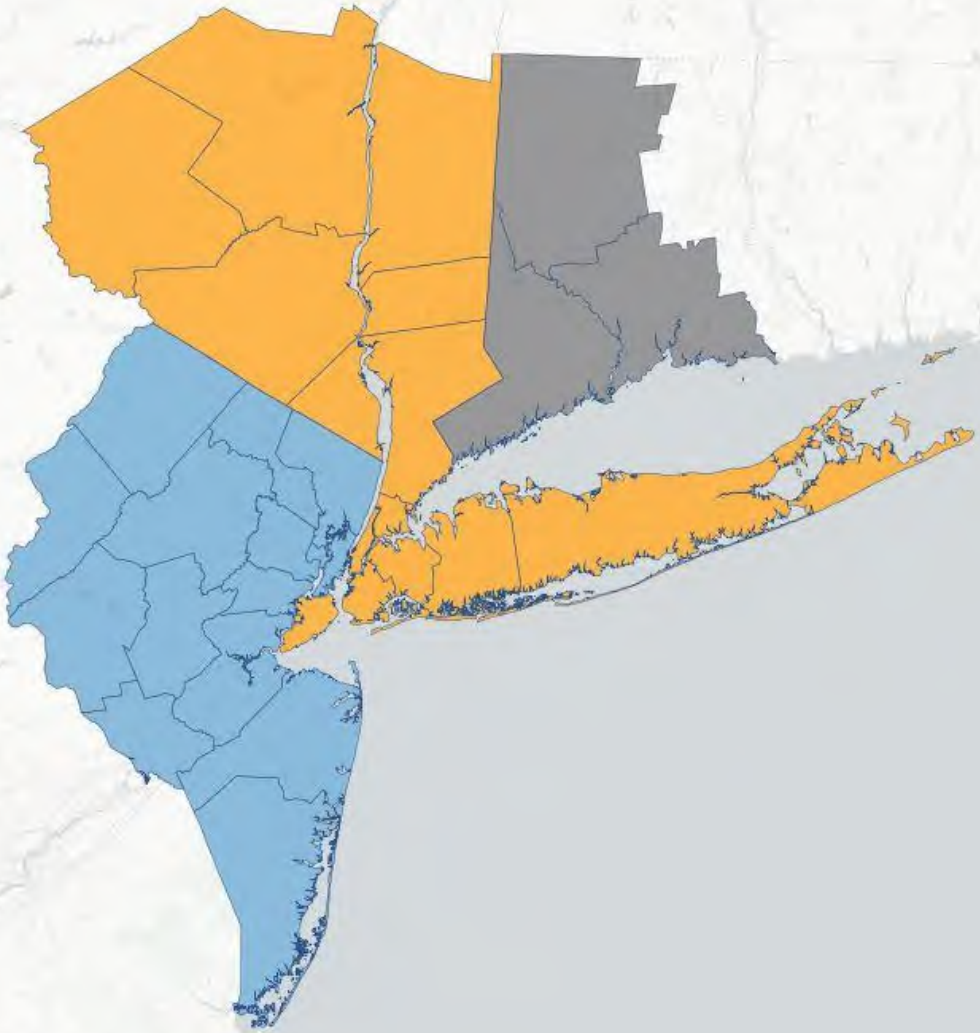
RPA is a non-profit research, planning, and advocacy organization.

We are dedicated to improving the tri-state region's economic health, environmental sustainability, and quality of life.

Our region



REGION AT A GLANCE

3
States

31
Counties

782
Municipalities

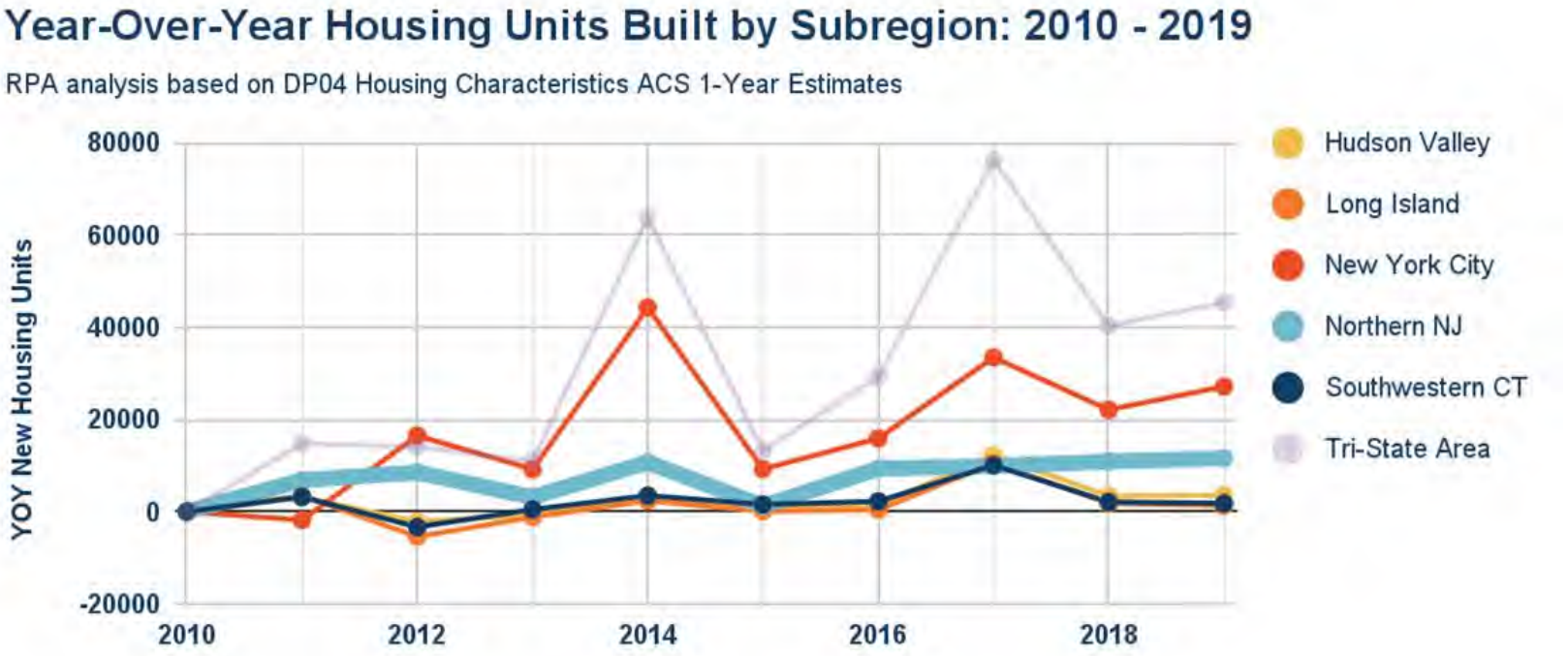
23 million
Residents

13 thousand
Square Miles

Housing is expensive

- In 2022, average rent increased more than 30% in New Jersey
- Between 2010-2020 housing costs in NJ rose over 20%, while income only increased by 2.7%
- **NJ has the 3rd highest housing burden in the nation,** with 29% of homeowners paying 30% or more of their income towards housing.

Population has increased by 6% in the last decade but housing stock has only increased by 3.5%



One strategy to address the housing crisis that is becoming popular across the country and within NJ is the legalization of Accessory Dwelling Units (ADUs).

DETACHED

ATTACHED

ABOVE GARAGE

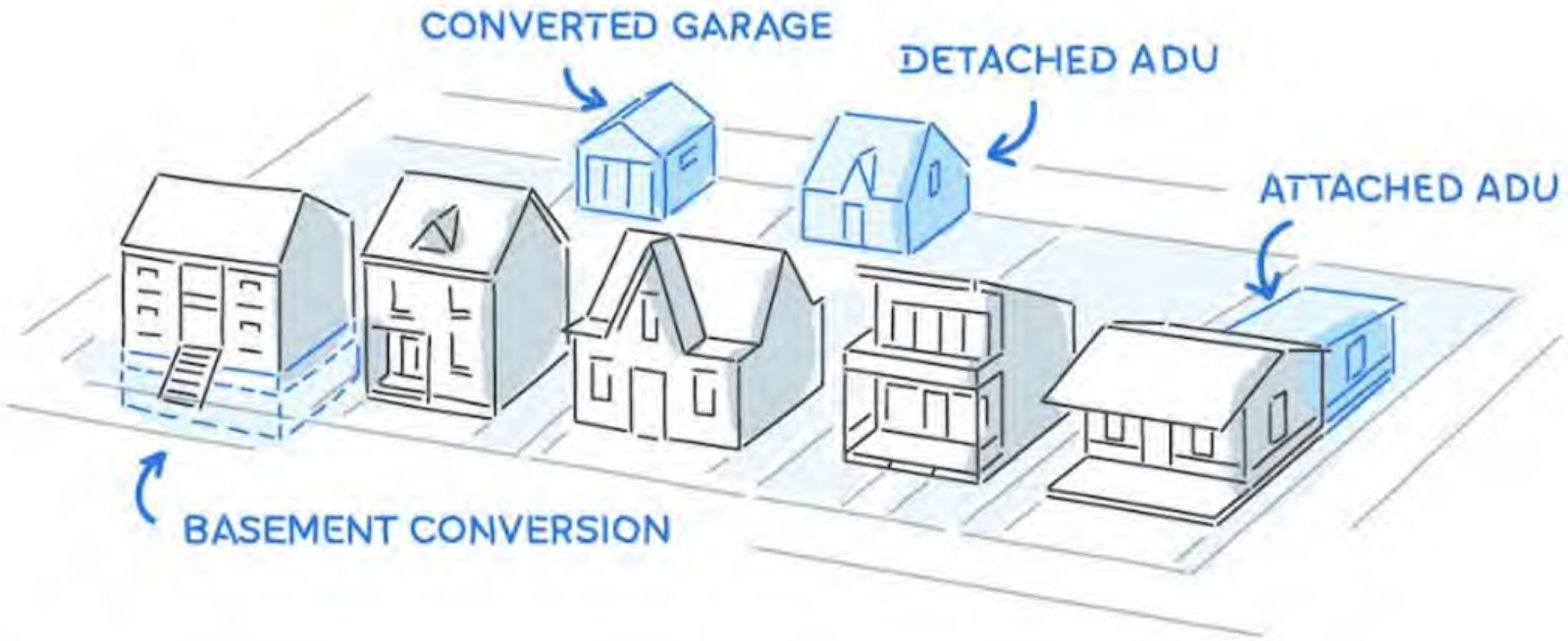
INTERIOR (LOWER LEVEL)

INTERIOR (UPPER LEVEL)

GARAGE CONVERSION

Accessory Dwelling Units (ADUs) come in many shapes and styles. Illustrations by RPA, based on AARP's ABCs of ADU's Guide.

Gentle Density - A View from the Street



What are ADUs and Conversions?

Attached ADU

Converted Garage

What are ADUs and Conversions?

Detached ADU

Not visible from the street

Bradley Beach

East Orange

Maplewood

Montclair

Princeton

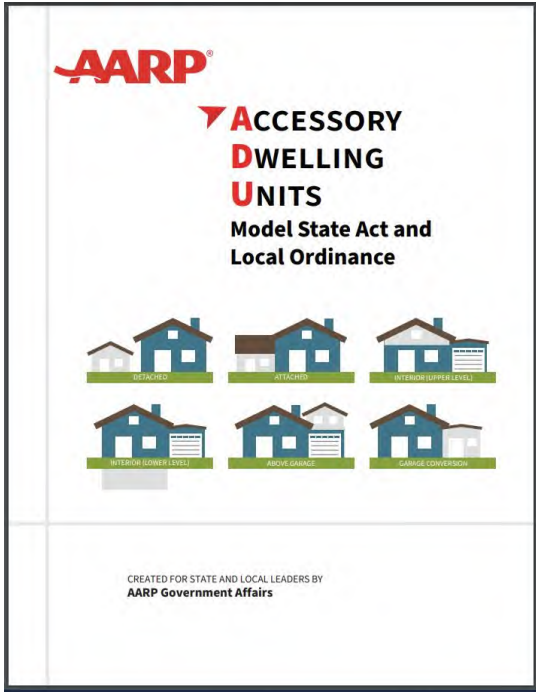
South Orange

Blog post analysing NJ municipal ordinances:
https://rpa.org/latest/lab/aging-in-place-in-new-jersey-with-adus

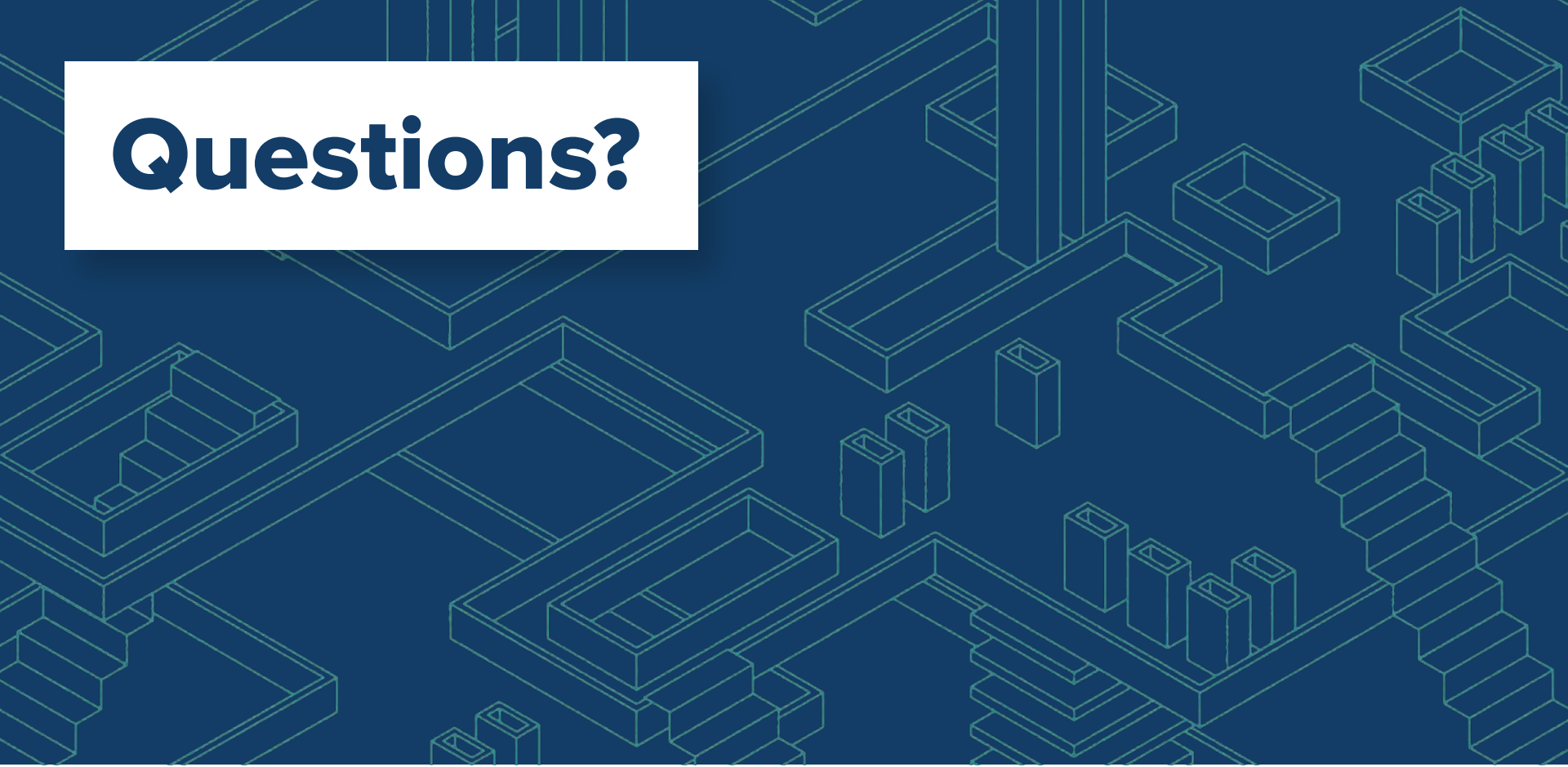
ADU Ordinances

- A successful ordinance ensures that ADUs are unobtrusive, but also allow enough latitude to keep construction attainable for homeowners and completed units attractive to renters.

- AARP published a model local ordinance that several communities, including Montclair, have used as a template.



Questions?



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