

Potentials and Challenges of Accessory Dwelling Units using Modular Construction

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ABSTRACT

Accessory Dwelling Units (ADUs) have had some exponential growth in recent years. ADUs are independent living spaces built on the same land as a residence or an addition. ADUs are typically designed for one or two people and they incorporate some essential home functions. As people desire to live independently or downsize their space, quickly delivering ADUs using modular construction becomes critically important to meet the various needs of people at different ages. This paper investigates the potentials and challenges of ADUs through literature review and data collection from open sources. The results revealed some potentials, such as using these spaces for affordable housing, generating additional income through rent, living close to family while still being independent, and having a space that is just big enough for the occupant's needs. ADUs increase housing affordability, mobility, intelligence, and resilience. The results also uncovered some challenges such as city zoning requirements, building permits, delivery difficulties, and legal issues.