

How-to-do an ADU

A virtual workshop on creating an Accessory Dwelling Unit in your own home



With
Financial
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New Hampshire



SNHPC

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How-to-do an ADU

Today's Speakers



Cameron Prolman
Regional Planner
at Southern NH
Planning Comm.



Russ Collins,
Owner of Home
Innovations Corp.



Jaime Frederes
Senior VP/Director at
Bar Harbor Bank
& Trust



Tammy Zamoyski
Regional Planner
at Southern NH
Planning Comm.



Paul McLaughlin
Homeownership
Program Director
at HOMETeamNH



Todd Fahey, Esq
State Director for
AARP New
Hampshire



Event Moderators

Foreword By Southern NH
Planning Commission
Executive Director
Sylvia von Aulock



Event Moderator
James Vayo
Project Manager
Southern NH Planning
Commission



How-to-do an ADU

Today's Agenda

- (5:05) **Introduction to Accessory Dwelling Units – James Vayo**
- (5:10) **Common Zoning Regulations for ADUs – Cameron Prolman**
- (5:25) **Design and Construction Challenges – Russ Collins**
- (5:35) **Financing Tools for ADUs – Jaime Frederes**
- (5:50) **Examples of ADUs in New England – Tammy Zamoyiski**
- (6:05) **Becoming an ADU Landlord – Paul McLaughlin**
- (6:15) **The Future of ADUs, Upcoming Legislation – Todd Fahey**

Workshop Questions and Answers



Trends in Households and Housing

Smaller Households

28% of HH are 1 Person



Housing Mismatch:

Fewer People

Larger Homes

But Homes are Larger

15% of Homes have <2BR

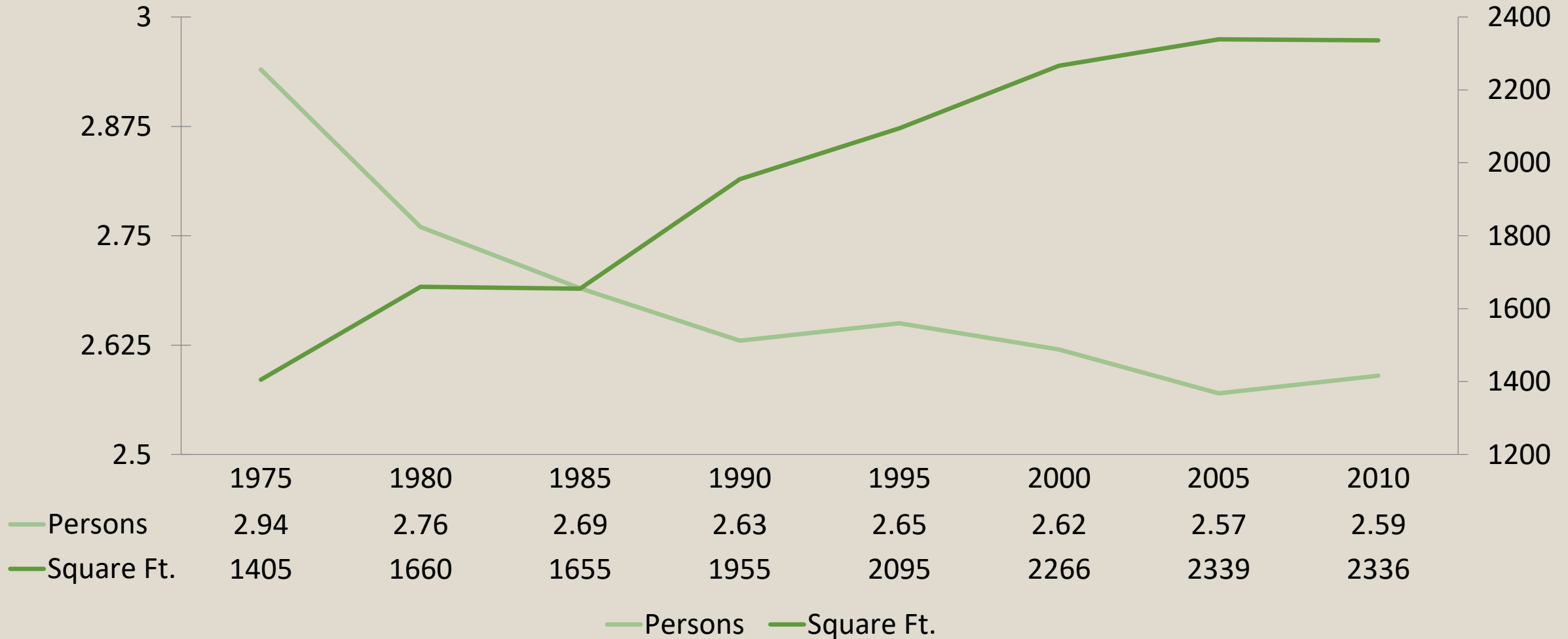


Source: U.S. Census Bureau, Current Population Survey, March and Annual Social and Economic Supplements.

Source: U.S. Dept. of Commerce, Index of Housing Characteristic Tables

Trends in Households and Housing

Average HH Size Vs. Home Size (Northeast) 1975 - 2010



Source: U.S. Census Bureau, Current Population Survey, March and Annual Social and Economic Supplements.

Housing Challenges Across Generations

Older People are Lonely and Younger People are Priced Out

1 in 4 seniors isolated...



Millennials shut out...



Source: <https://www.cdc.gov/aging/publications/features/lonely-older-adults.html> /
<https://www.newamerica.org/millennials/reports/emerging-millennial-wealth-gap/trends-origins-and-implications-of-the-millennial-wealth-gap/>

ADUs Can Bring Us Together



ADU Regulations

Speaker: Cameron Prolman



Regional Planner

Southern NH Planning Commission

Cameron joined SNHPC in 2015

Masters in Public Administration at UNH

Resident of the City of Manchester

Email: cprolman@snhpc.org

ADU Design and Construction

Speaker: Russ Collins – Design and Construction



Business Owner

Home Innovations Corp.

Specialization in Energy-efficient Homes and ADU construction

Degree in Mechanical Engineering from the University of Colorado

Business located in Epping, New Hampshire

Webpage: <http://hiconline.us/>

Financial Tools for ADUs

Speaker: Jaime Frederes



**Senior VP / Director of Residential Lending
Bar Harbor Bank and Trust**

20 years of experience in residential lending

B.S. in Finance Management from St. John Fisher College

Specialty in training for home finance lending products

Webpage: <https://www.barharbor.bank/>

Examples of ADUs

Speaker: Tammy Zamoyски



Regional Planner

Southern NH Planning Commission

Tammy joined SNHPC in 2021

B.A. in Urban and Regional Planning from the University of Buffalo

Resident of the City of Manchester

Email: tzamoyски@snhpc.org

Becoming a Landlord

Speaker: Paul McLaughlin



HomeOwnership Program Director

HOMETeamNH (Neighborworks Southern NH)

Joined Neighborworks Southern New Hampshire in 2011

Certified Mortgage Professional (CMP)

Provides pre-purchase, foreclosure prevention, post purchase and landlord counseling.

Webpage: <https://www.hometeamnh.org/>

The Future of ADUs

Speaker: Todd Fahey



State Director
AARP New Hampshire

A New Hampshire Native

AARP New Hampshire has over 215,000 members

Responsible for overall leadership of AARP New Hampshire

Webpage: <https://states.aarp.org/new-hampshire/>

Questions and Answers

Q & A Facilitation: Sylvia von Aulock



Executive Director

Southern NH Planning Commission

With the Commission since 2015

Masters in Landscape Architecture from SUNY in Syracuse

As team captain Sylvia strives for positive solutions to the challenges of the SNHPC region

Webpage: <https://www.snhpc.org/about-snhpc>

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Questions and Answers

- Write your comments in the Zoom Q+A box, workshop moderators will type a response, or the moderators will pose your question to the workshop speakers for a live response
- All participants will remain muted and unable to use video during the webinar



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Complete the Webinar Evaluation:

<https://forms.gle/B8xM4Lug6U75ojTv8>

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