



# The U.S. Is Short ~2 Million Small Homes

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For the last 40 years, existing builders have built larger, leaving us with a housing type mismatch for the aging population and increase in single person households.

*And now, an Innovator's dilemma exists. Construction business models and likewise municipal code enforcement offices support long, big projects, or specialized skill sets. It is more difficult to build small and quickly.*



# The Affordable Homes Act has Passed!

**By right ADUs in all communities with basic minimum requirements.**

**It's OK if municipalities**  
add some requirements  
to preserve what they  
feel makes their locality  
unique.



Photo Credit: <https://www.mass.gov/info-details/the-affordable-homes-act-smart-housing-livable-communities>



# Are ADUs Homes That We Want?

## Some ADU Benefits To Consider:

***Smaller*** 800SF is the sweet spot

***Accessible*** Often single-story when space allows

***Infill*** ADUs' enhance existing residential properties

***Energy-Efficient*** ~\$8k of the cost makes them all-electric and zero-energy ready

***Reuses Infrastructure*** Use existing water/sewer/electric/parking

***Gently Increases Density*** ADUs are usually added a few per street/neighborhood





# ADUs Can Be Controlled by Homeowners/Families

- ***Plan for now and later*** - an ADU is an investment that must serve current and future needs. Families are often planning for 1st, 2nd, 3rd uses
- ***Easy to permit and build*** allows for predictable timelines (6, 12, 18 months out)
- ***Units built for aging family*** ease pressure on existing accessible units and on health care services







# ADUs are Cheaper to Build

**New Freestanding,  
800 SF ADU**

**\$260,000 – \$340,000**



**New 800 SF Single  
Family Home**

**\$350,000 – \$550,000**



**New Apartments  
800 SF**

**\$450,000 – \$650,000**





# Understanding Small Home Cost

## Cost of the home

### Portion of cost: 40%

The cost of the home itself includes everything above the foundation. This includes the walls, insulation, flooring, siding, roof, cabinets, bathrooms, etc.

## Foundation & utility connections

### Portion of cost: 30%

The cost of the foundation and installing utilities generally includes excavation, a foundation wall and "stubbing" electric, sewer, water and communications services near the house.

## Site prep & landscaping

### Portion of cost: 15%

Site improvements include the driveway, walkways, grading, replanting grass, patios, brush removal, tree work, and other things to prepare a site for construction.

## Planning, design, and permitting

### Portion of cost: 15%

Planning, design and permitting includes all of the work that happens before a construction contract is drawn up and a fixed price is set. This work ensure there are no overages during construction and the project finishes on time.

Each site is different and can lead to variability in cost

The goal is always to de-risk the project at the lowest financial barrier to entry

# Site Visit

- Review properties topography
- Site logistics and constraints
- Parking
- Construction Access
- Trees/landscaping
- ID obstacles early in the process



# Utilities

## Sewer:

- Public
  - Local rules
  - Grade differential
  - Material and size of connection
- Septic
  - Grade differential
  - Existing capacity
    - Leach vs tank
  - Size of system

## Water:

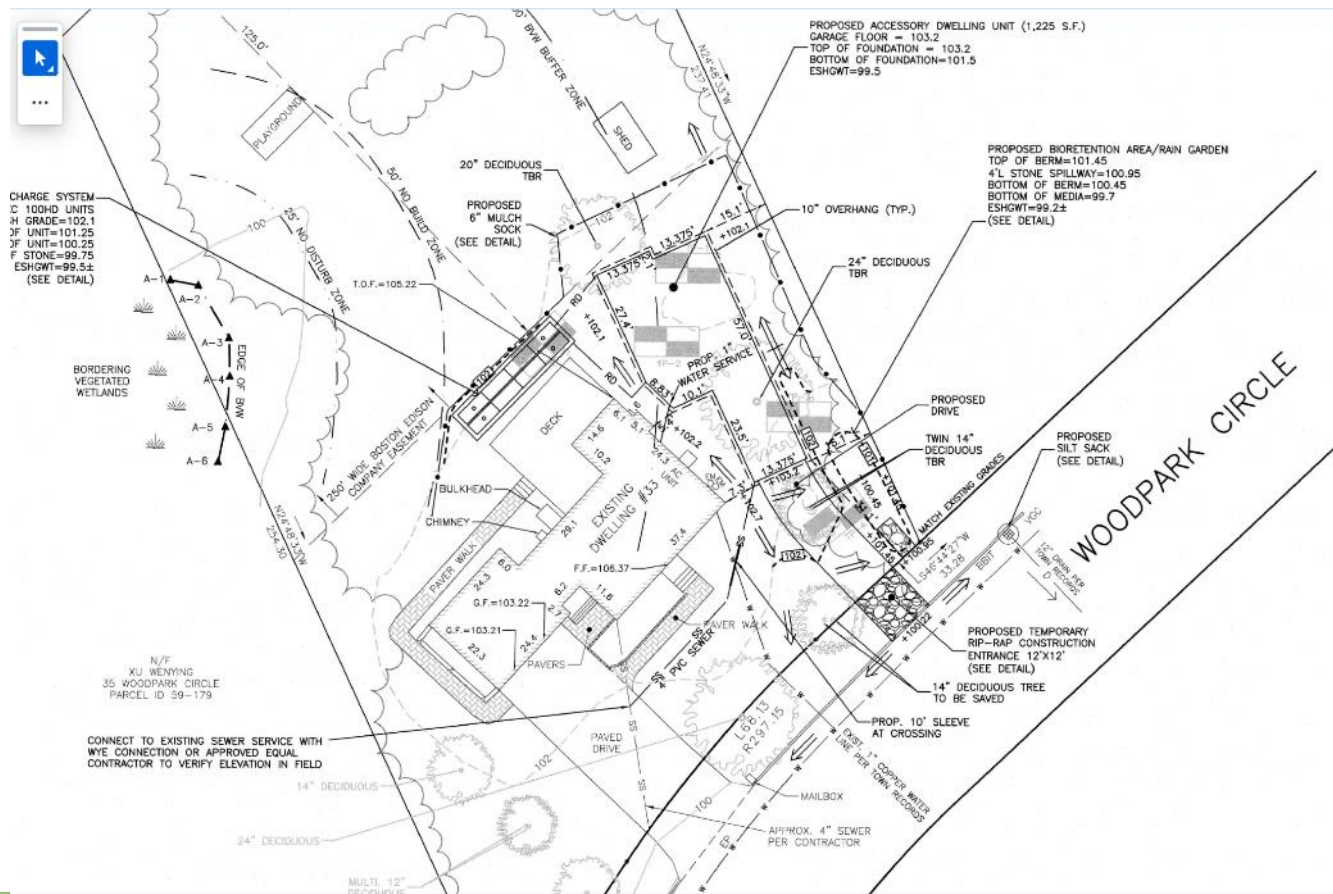
- Public
  - Material
  - Size
- Well
  - Capacity
    - Gallons per minute

## Electric:

- Service Size
  - 200 amps to main house and to ADU each
  - Larger service may be needed if you have pool/hot tub, heat pump heating/cooling, etc.









# Conservation







# Board of Health (septic)



## 2025 Lexington Board of Health Meetings (All meetings will begin at 6:30 pm) 3<sup>rd</sup> Tuesday

**Date:** Tuesday, January 28, 2025  
**Location:** Remote Participation

**Date:** Tuesday, February 25, 2025  
**Location:** Remote Participation

**Date:** Tuesday, March 18, 2025  
**Location:** Remote Participation

**Date:** Tuesday, April 15, 2025  
**Location:** Town Hall – The Select Board Meeting Room

**Date:** Tuesday, May 20, 2025  
**Location:** Town Hall – The Select Board Meeting Room

**Date:** Tuesday, June 17, 2025  
**Location:** Town Hall – The Select Board Meeting Room

**Date:** Tuesday, July 15, 2025  
**Location:** Town Hall – The Select Board Meeting Room

**Date:** Tuesday, August 19, 2025  
**Location:** Town Hall – The Select Board Meeting Room

**Date:** Tuesday, September 16, 2025  
**Location:** Town Hall – The Select Board Meeting Room

**Date:** Tuesday, October 21, 2025  
**Location:** Town Hall – The Select Board Meeting Room

**Date:** Tuesday, November 18, 2025  
**Location:** Town Hall – The Select Board Meeting Room

**Date:** Tuesday, December 16, 2025  
**Location:** Town Hall – The Select Board Meeting Room







**ADUs are easy to build!**

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**Build more ADUs!**

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