



AARP Housing Advocacy

Housing Action Illinois Conference
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AARP Illinois

Chicken Coop Story



AARP FOUNDER:

Dr. Ethel Percy Andrus

Andrus founded a separate organization, the National Retired Teachers Association (NRTA) in 1947.

Subsequently, AARP was founded in 1958.



Chicken Coop Story:

"I knocked on the sagging door of the windowless shed and assured the answering voice that I had come to say 'Howdy' — one teacher to another — and I asked if I might not come in."

What People 50+ Think About Where They Will Live



51%

Believe they will **move**
to allow them to **age**
independently



75%

Want to stay in
their **homes**



73%

Stay in their
communities



44%

Expected to **relocate**,
with housing costs
being a primary
motivator

Lifecycle of Housing – Housing for All Ages

This illustration shows different living scenarios, or stages, for one family. Individuals may experience one or more of these scenarios in their lifetime. However, everyone—single-person households, families with kids, single parents, adults without kids, older adults, and grandparents caring for children—needs housing options that fit their needs as they age.

SCENARIOS WITHIN A FAMILY

Single, early-career working adult



Family with young children



Multi-generational family



Early retirement



Older adulthood



Housing priorities may include:

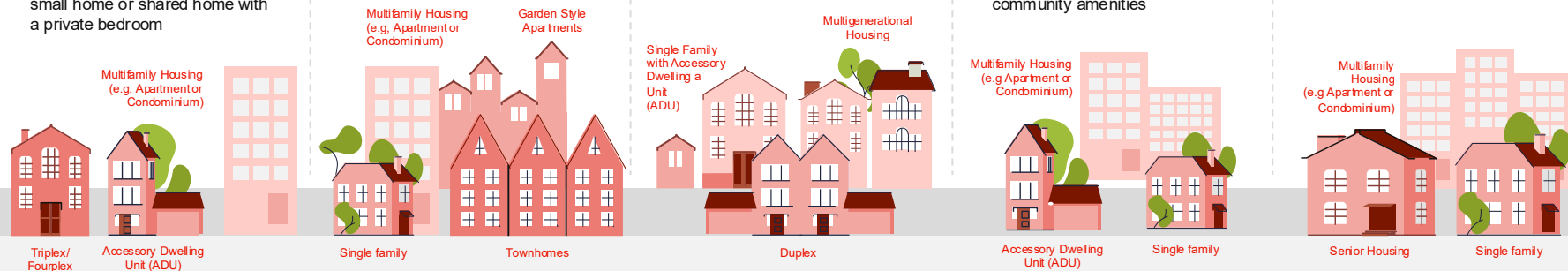
- Well-connected location with good access to public transit and amenities
- Lower-cost housing, such as a small home or shared home with a private bedroom

- Access to good schools and parks
- Enough bedrooms for the family

- Combination of private and shared multigenerational spaces
- Universal design features

- Options to downsize in community
- Options for additional income
- Accessible homes in their community
- Proximity to family/adult children and community amenities

- Age in place
- Accessible homes in their community
- Proximity to family, health care and support services, and public transit



Accessory Dwelling Units



Accessory dwelling units (ADUs) are independent housing units, typically (but not always) created on single-family lots through remodeling or expanding the existing home or constructed as a detached dwelling





Visualizing ADUs



DETACHED ADU



BASEMENT ADU



GARAGE-CONVERSION ADU



ATTACHED ADU



SECOND-STORY ADU

[AARP.org/ADUs](https://www.aarp.org/ADUs)

Famous ADUs in Movie and TV History



The Great Gatsby
(1925 novel by F. Scott Fitzgerald
and 2013 movie by Baz Luhrmann):
Nick's Delightful Rental Home



Happy Days (1974):
Fonzie's Garage Apartment



Full House (1987):
A Basement Bedroom and an Attic ADU

Older Adults & ADUs

Independent living space



Care of loved ones



Downsize



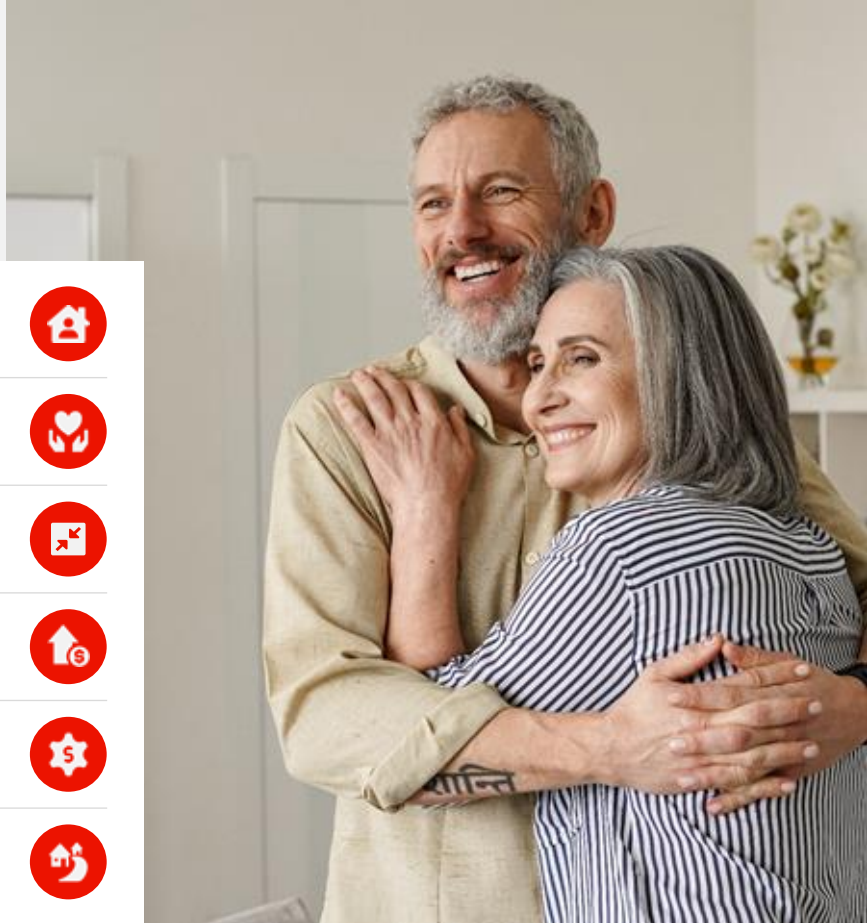
Extra Source of Income



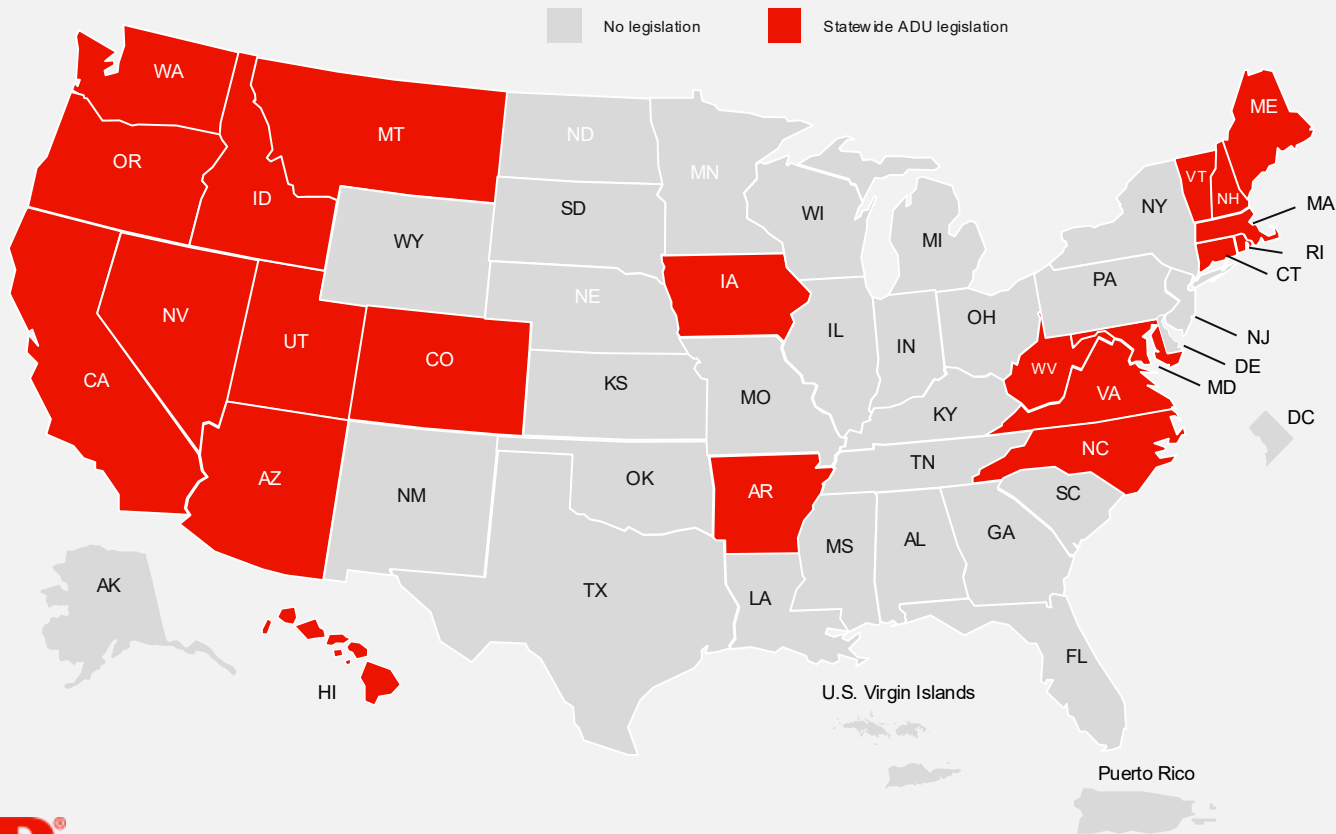
Increasing Affordable Housing Options



Intergenerational Housing



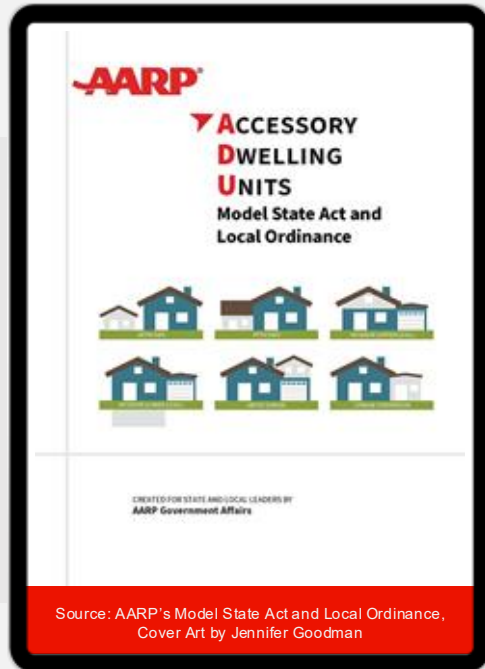
States That Have Passed ADU Legislation



ADU Legislative Landscape [Local] [Not Exhaustive]



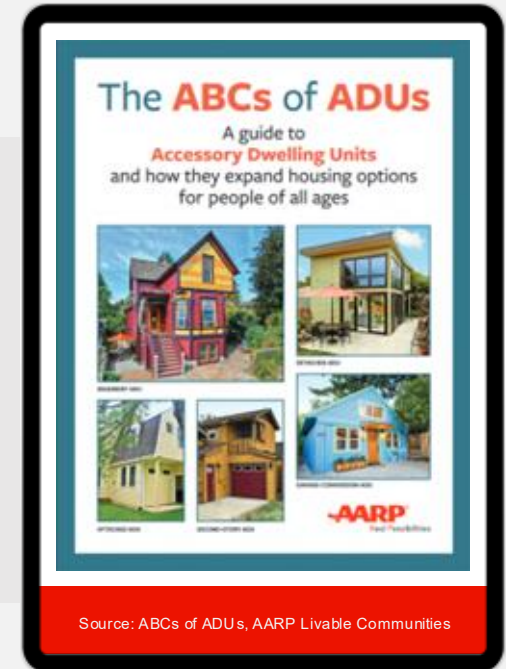
AARP's ADU Publications



To learn more, visit

<https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-adus.html>

or scan the QR code



Middle Housing?

A group of different housing types that:



Have **multiple** housing units



Are more similar in scale to single-detached homes than to apartment buildings



COTTAGE



SIDE-BY-SIDE DUPLEX



STACKED DUPLEX



STACKED TRIPLEX



TOWNHOUSE



FOURPLEX



Visualizing Middle Housing



Small Lot Single | Portland, OR



Duplex | Atlanta, GA



Triplex | Minneapolis, MN



Fourplex | Portland, OR



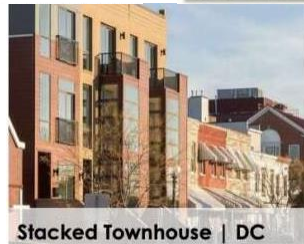
Sixplex | Providence, RI



Eightplex | Toronto, ON



Townhouse | Silver Spring, MD



Stacked Townhouse | DC

Middle Housing Legislative Landscape (Statewide)

(2025)

California

AB 130



- Streamlined the development of multi-family housing units in already-developed urban infill areas.
- The bill reforms an outdated portion of the California Environmental Quality Act that had been abused in the housing approval process.

(2025)

California

SB 607



- Streamlined infill development projects for housing, broadband, parks, and wildfire mitigation.
- The bill reforms an outdated portion of the California Environmental Quality Act that had been abused in the housing approval process.
- The bill also increases accountability measures to ensure localities meet their housing targets.

(2025)

Florida

SB 1730



- Allowed localities to approve multifamily or mixed-use affordable housing developments on parcels owned by religious institutions, regardless of existing zoning, provided that at least 10% of the units are affordable.
- Allowed affordable housing projects to be built taller and more densely, even in restrictive areas. The bill also encourages residential development near services and amenities to support aging in place.

(2026)

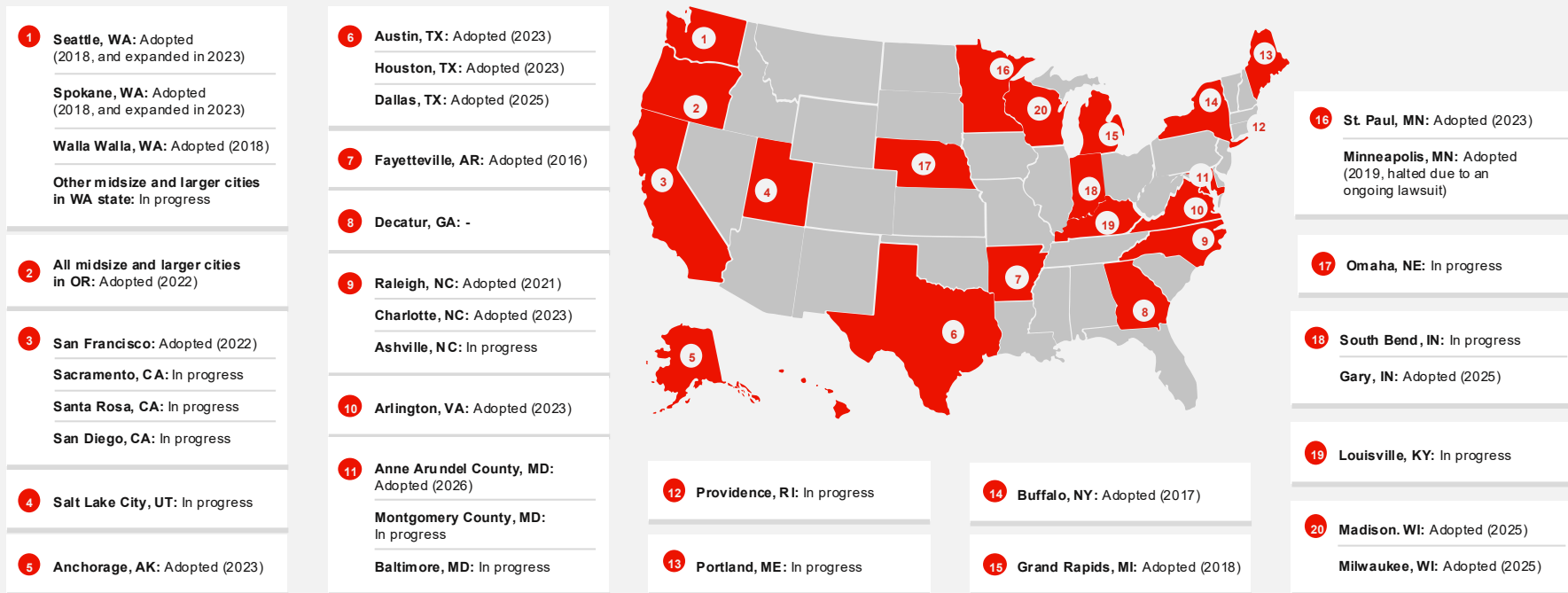
Kansas

SB 418



- By-Right Housing Development Act, aims to address housing shortages and promote affordability in Kansas by streamlining the approval process for certain residential developments.
- The bill will promote the development of housing by streamlining the approval process for by-right housing development, including single-family homes, townhouses and accessory dwelling units (ADUs).

Middle Housing Legislative Landscape (Local)



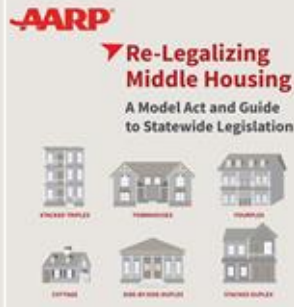
AARP's Middle Housing Publications



Source: AARP's Middle Housing Publication, AARP Livable Communities



Source: AARP's Local Middle Housing Guide, Cover Art by Jennifer Goodman



Source: AARP's State Middle Housing Model Act and Guide, Cover Art by Jennifer Goodman

To learn more, visit:



<https://www.aarp.org/livable-communities/>



What is Transit Oriented Development (TOD)?



Transit-oriented development is a development practice that includes a mixture of housing, office, retail and/or other commercial development and amenities integrated into a walkable neighborhood located within a half-mile of quality public transportation.



TOD attracts people and adds vibrancy and connectivity to the broader networks of communities.



TOD has been shown to provide a wide range of benefits to residents, local economies, and local and state authorities, such as municipal governments or transit agencies.

What People 50+ Think About TODs

66%



say it is important to them to have a variety of transportation options available in their community, such as buses, subways, and cabs.

39% say it's extremely/very important to them.

75%



of U.S. adults age 50+ would support legislation promoting transit-oriented development in their community.

36% would strongly support them.

At least

6 in 10



adults across political parties say they would support transit-oriented development legislation.

- > **Democrat 88%**
- > **Republican 62%**
- > **Independent 75%**

What is Universal Design in Housing?



Universal design is a design technique which creates public and private spaces for equal access by individuals of all ages and abilities.



Such features can be incorporated into private homes and residential facilities to facilitate aging in place and those with disabilities and mobility issues.



AARP released the HomeFit® Model Ordinance in July 2025.

What People 50+ Think About Accessibility in Homes



68%

Believe it is important to **design** homes that accommodate **people of all ages and abilities**



59%

Agree that universal design features should be **standard** in all newly built homes



56%

Want **step-free** entry ways included in all newly built homes



67%

Want wide doorways and hallways to **accommodate mobility devices**

AARP HomeFit® Publications

To learn more, visit:



**AARP HomeFit®
Model Ordinance:**

www.aarp.org/HomeFit/ModelOrdinance



AARP HomeFit® Guide:

www.aarp.org/HomeFit





Thank you!

AARP Livable Communities
[AARP.org/Livable](https://www.aarp.org/Livable)

