

Recommendations for Future LDC Reforms

Louisville Metro, in 2021, passed an ordinance amending the Land Development Code (LDC) creating new requirements for Accessory Dwelling Units (ADUs) to assist the growing housing needs for the Louisville community. Following the passing of this ordinance and understanding the need for accessible and easy to understand resources about ADUs, Louisville Metro selected MKSK to engage the community and craft such resources. This effort was funded by the AARP Community Challenge Grant.

This process started with the selection of case studies reviewing five (5) communities with comparable ADU experiences to Louisville. The five (5) communities selected were Minneapolis, MN, Chicago, IL, Nashville, TN, Denver, CO and Asheville, NC. These case studies helped create a baseline of what other comparable communities provide material-wise on ADUs, how the communities have responded to ADU requirements and inform how Louisville can use similar resources to address community questions and responses.

In addition, the team conducted stakeholder interviews with members of the community to discuss the impact of ADUs on Louisville's housing needs. An online questionnaire supplemented by paper questionnaires collected at two (2) local Kroger locations received 98 responses. The questionnaire helped gauge the respondents thoughts on ADUs and inform the ADU resource needs of the community.

Key Recommendations

- Land Development Code (LDC) updates should strive to assess the impact of new housing types or policies on Louisvillian's access to additional housing choices. For instance, the inclusion of information regarding funding options and access to capital should be a primary objective.
- Update the Louisville Planning and design website, and its relevant subpages on specific topics to address the following information in a graphically rich manner that is easy to read and understand:
 - Graphics, Images and Videos should be incorporated to demonstrate examples, requirements and processes to assist community members with identification and connection.
 - Brief Descriptions on Ordinance Passing & History to provide context to LDC amendments.
 - Clearly identified application links that immediately direct users to the application form.
 - Provide both print/digital resources on the processes and requirements.
 - Information should clearly outline the process timeline, departments involved, and construction requirements, to lay out the process from start to finish.
 - Include a FAQ (Frequently Asked Questions) to address community concerns and key messages.
- Community engagement strategies should use online questionnaires supplemented by paper surveys to allow for a diverse community response that bridges across the "digital divide" experienced in many Louisville neighborhoods.
- Louisville Metro Staff should be available for in-person or virtual information sessions on LDC reforms during the update process, and shortly after passing of the ordinance.
- Louisville Metro Staff are recommended to coordinate across departments following any adoption process to discuss new or revised applications, timelines, and requirements.