

ADU QUESTIONNAIRE RESULTS

17-Question Questionnaire on ADUs

Collection Period: 04/11/2022 - 05/09/2022

LOUISVILLE, KY

AARP COMMUNITY
CHALLENGE GRANT

98 Total Responses

Collected in April & May 2022

A total of 98 questionnaire responses were collected between April 14th to May 9th. 85 responses were collected via Survey Monkey and 13 responses were collected in-person via paper questionnaires at two (2) Kroger locations. The in-person questionnaires were collected between 1pm - 2pm at the Kroger located at 2710 W Broadway and collected between 3pm - 4pm at the Kroger located at 4501 Outer Loop.

The questionnaire consists of 17 questions, taking about 5 to 10 minutes to complete. It was created to gauge the communities thoughts on Accessory Dwelling Units (ADUs) and help inform the creation of materials to educate on the ADU requirements and process.

Our results show over 70% of respondents are familiar with the term ADU and are interested or would like to learn more about ADUs within Louisville. The following pages detail more of what we learned about the respondents knowledge, thoughts and informational needs for ADUs in Louisville.

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► Are you familiar with the term accessory dwelling unit (ADU)?



Yes
74.49%



No
25.51%

► Please select all that describe you:



I am interested in ADUs



I would like to learn more about ADUs



Other



I own a property with an ADU.

► What is your reaction to learning ADUs are allowed in Louisville?



Positive



Great



Love



**Pleased/
Excited**



Good

Other Things we Heard: Mixed | Surprised | Unfortunate | unsure | Concerned Short Term Rental Use | Code Compliance | Options | Investing in Neighborhood | Density

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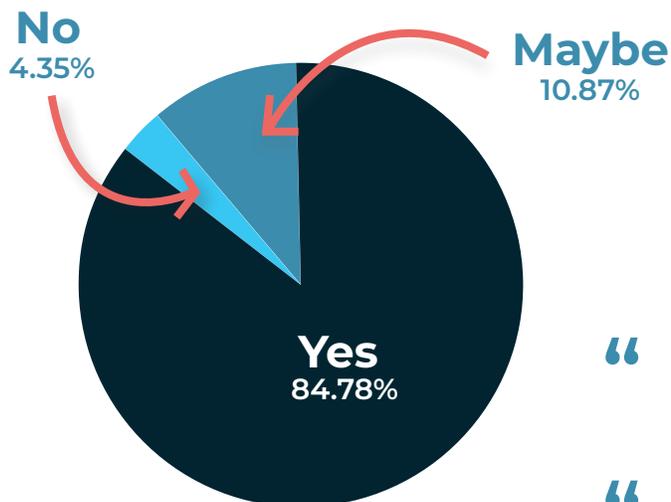
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► In your own words, what do ADUs look like?

Detached Building Small House **Carriage House**
Apartment Above Garage **Tiny House** Basement
Unit **Small Cottage** Garden/Pool Building **Mini House**
Shipping Container Stand Alone Unit **Garage** Guest
House **Backyard Unit** Attached Building

► Would you support ADUs in your Neighborhood?



► If no or maybe, why?

“ I feel additional traffic or parking needs to be considered, zoning needs to have some control over what is being built or added, anything built or added need to be compliant with building codes, neighborhoods need to be protected.”

“ Houses are already on top of another, a lot of this neighborhood does not have the room for this resource. ”

“ I know of neighborhoods where no would be an appropriate answer. ”

“ I can see the likelihood for abuse of rules. If they are kept neat and clean, and used for the right purposes, it would be okay.”

“ This does have the capability of becoming a wonderful aspect of our housing culture, but could also snowball into a complete nightmare for the unfortunate tenants and neighbors of those scum lords looking just for a profit. Extreme regulation will have to be enforced from the beginning.”

“ I don't think they should be two stories or too big. More like a hotel suite. Bedroom & Bath.”

“ I need more information on the rules, regulations and costs.”

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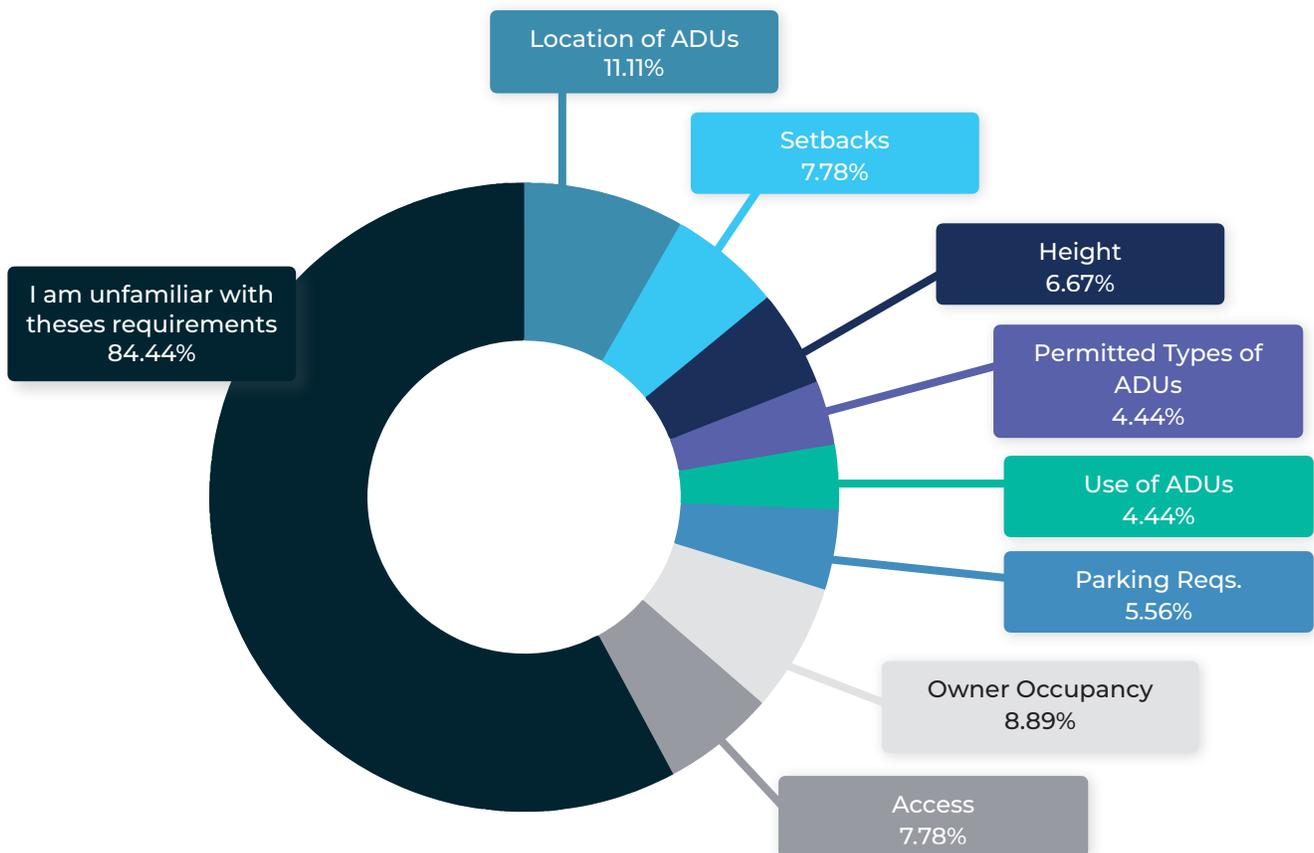
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► Are you interested in adding an ADU to your property?



► Which of the following ADU requirements are you familiar with?



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► What are your biggest concerns/challenges related to ADUs?

“ HOAs and properties with deed restrictions and covenants.”

“ Technical requirements such as location, setbacks, height, access (too many) parking requirements, etc. ”

“ From the perspective of someone who is interested in ADUs and potentially adding one in the future, I am concerned about over-regulation. I am also concerned that the regulations will be too confusing for a normal person to understand or learn. I am also concerned about the city requiring registration / permits that are costly - I think it should be a smooth process and I hope the city provides many educational resources that make it easy to learn (and keep the regulations to a minimum).

“ Access, parking, permits, how they will look and possibly depreciate properties surrounding it or make them less desired.”

“ Knowledge of opportunity and restrictions. ”

“ Increasing density/parking/ADUs being used for short-term rentals.”

“ Getting the right tenants for the right ADUs in the right setting.”

“ People putting up substandard units and/or airbnb'ing both the main and extra unit.”

“ Property values decreasing, people not maintaining the units, and are these allowed ALL Over Louisville? Or just certain areas.”

“ Conversion to STR, which has obliterated neighborhoods. Poorly enforced. And over scaled structures. ADUs should fit the alley patterns of scale and massing.”

“ That they be good well kept housing. I worry a little that people who aren't used to being landlords may not keep enough money in reserve for repairs, upkeep and legal fees, allowing some ADUs to become head housing or exfoliators of low income residents.”

“ That they will be too complicated or expensive to build.”

“ That people who don't understand the requirements will oppose them for no good reason.”

“ Streamlining the process so it's an attractive, easy-to-navigate option.”

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► What material(s) and/or resource(s) would you find helpful to better understand or learn about ADUs?

Online Resources



ADU Guidelines Info Sheet



Videos



Informational Sessions



In-Person Assistance



Other



► Other material(s) and/or resource(s) that would be helpful to better understand or learn about ADUs

- “ Courage and strong leadership of our elected officials supporting this concept.”
- “ I think it would be helpful to have experts on the regulations and ADUs generally that I could call with questions not just about regulations, but also potential issues that I need to be aware of.”
- “ Examples with photos of ADUs on different types of lots in Louisville. Examples of what is not allowed/approved and why - with photos/good visuals.”
- “ All Information.”

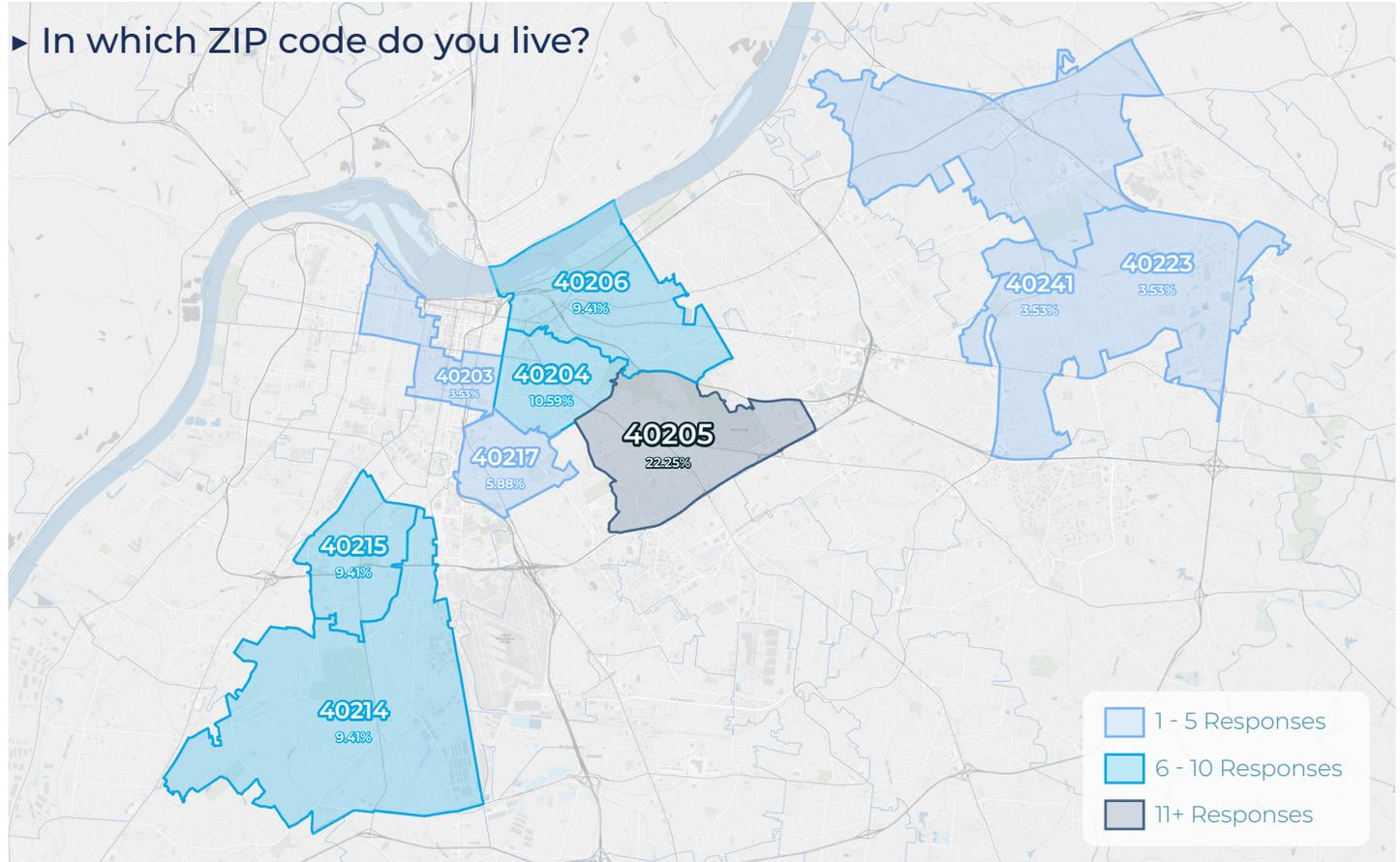
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► What Louisville neighborhood do you live in?

Wyndotte Clifton Heights Merriweather Schnitzelburg Cherokee Gardens Tyler Park Smoketown Bonnycastle Southside Highlands Douglas Norwood Deer Park Irish Hill Shelby Park Paristown Norton Commons Beechmont Bon Air Belknap Jacobs Wilder Park Jefferson Algonquin Shively Germantown Cresent Hill St Matthews Dorsey Old Louisville Highview Portland Strathmoor Vine Grove Seneca Gardens Fern Creek Eastside Audubon Brooks Hollow

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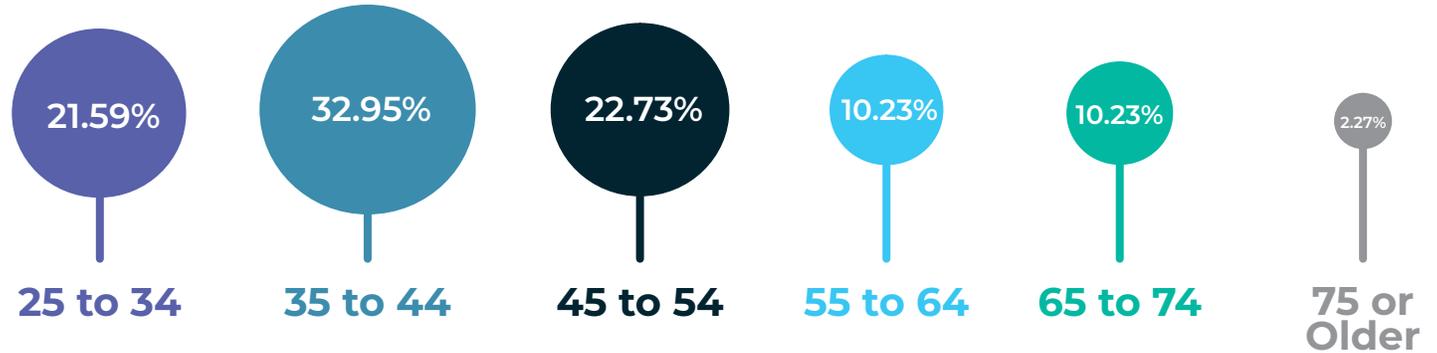
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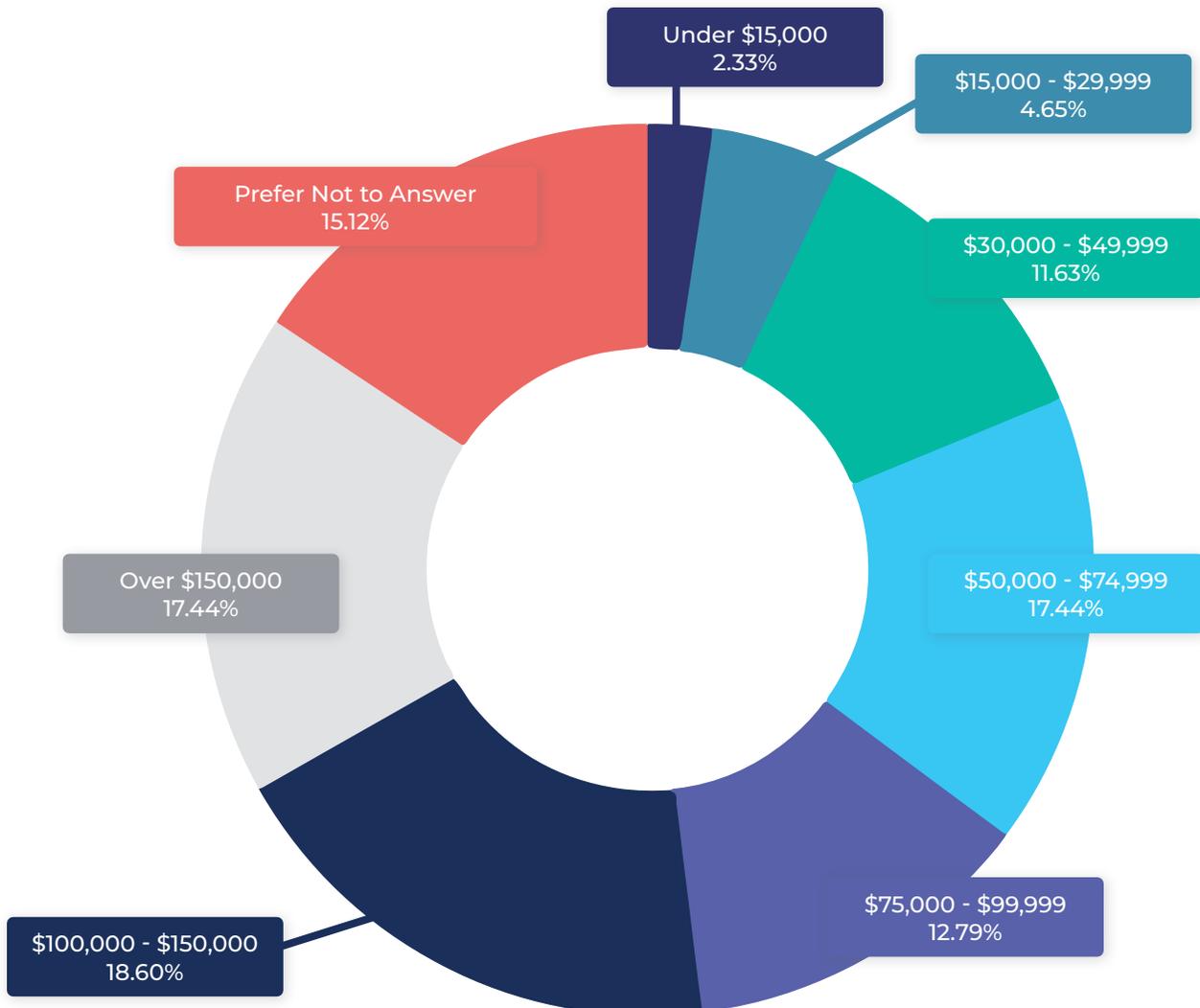
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► What is your age?



► What is your annual household income?



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► How would you describe your race?



White



Black or African American



American Indian or Alaskan Native



Asian



Prefer Not to Answer

► Do you identify as Hispanic or Latinx/a/o?

