

STAKEHOLDER FOCUS GROUPS

Session #1: ADU Stakeholder Roundtable

Friday April 22nd // 9:00 AM to 10:00 AM

LOUISVILLE, KY

AARP COMMUNITY
CHALLENGE GRANT

Attendees

- Debra Harlan, *Citizens Coalition for LDC*
- Tony Curtis, *Metropolitan Housing Coalition*
- Chris Glasser, *Streets for People*
- Vince Jarboe, *Southwest Louisville Dream Team*
- Christie McCravy & Staff, *Louisville Affordable Housing Trust Fund*
- Don Pitts, *Beechmont Neighborhood Association*
- Rebecca Hollenbach, *Center for Health Equity*
- Abby Bowman-Rogers, *Center for Health Equity*
- Scott Wegenast, *AARP*
- Tihisha Rawlins, *AARP*
- Clare Wallace, *South Louisville Community Ministries*
- Mellone Long, *Center for Neighborhoods*
- Mikal Forbush, *Center for Neighborhoods*
- De’Nita Wright, *Coalition of West Louisville Neighborhood Association*
- Joel Dock, *Louisville Metro Government*
- Rachel Roarx, *Louisville Metro Government*

Key Takeaways

- ADUs Misconceptions & Community Reception
 - Misconceptions about ADUs can be very common, getting a better general understanding of ADUs will be important for community members.
 - Density has negative connotations with the community.
 - Talking with neighbors/residents about ADUs can be difficult, some key points for conversation are as follows: walkable neighborhoods, increased neighborhood amenities and creating live-able communities.
 - The terms “Affordable Housing” and “Density” are terms that scare people or have negative connotation.
 - There is a tendency to think worst case scenario, so it will be important to dispel those thoughts and show a more realistic ADU approach in the messaging.
 - Using the message of Affordable Housing will not be received well, so rephrasing context will be important. The message could be switched to a more personable message such as increasing affordability of their current home, expanding the homeowners ability to house someone they know, allowing family to age in place etc.
 - Educating the communities on Affordable Housing will be important, to show that not all affordable housing is for section 8, it could be for young professionals or families, for an older relative etc.
- ADU Development Barriers
 - Financing ADU can be very expensive and create a barrier to building.
 - Only those with readily available capital will be able to build ADUs due to the financial constraints.
 - A large portion of Louisville will not be able to build ADUs due to HOA requirements or financing.
- ADU Information Resources Needed
 - More information on financing for the loans and construction will be helpful to the individual.
 - Who the information is geared toward will be important to the overall conversation.
 - Continuing the conversation once someone reaches out or starts the process will be helpful.
 - Graphics that show what an ADU looks like in different neighborhoods can show what an ADU can be.
 - Top 3 Questions = What is it? Why would I want it? How do you do it?

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- Using more layman terms will be helpful for the community to understand ADUs and their benefits.
 - A variety of different models will be important to showing the community how they can be implemented on an individual scale and a neighborhood scale.
 - ADUs have a more individual focus for single property owners (not landlords with multiple properties) and they need to know how to get there and the steps to follow.
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- **Additional Feedback**
 - ADUs can provide a flexible space in your own backyard for guests, family, child, income producing unit etc. Stable Communities are created through stable local business with density to support the businesses
 - Neighborhoods with High Concentration of ADUs - Old Louisville, Highlands etc.
 - Smart Growth and Smart Cities have a variety of Housing options for families of any age.
 - ADUs will assist in creating increased density, sustainable communities and inclusive neighborhoods

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Session #2: ADU Stakeholder Roundtable

Friday April 22nd // 10:30 AM to 11:30 AM

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Attendees

- Sharri Zink, *Construction Review*
- Gary Muller, *Construction Review*
- Andrea Lauago, *Planning & Design Services*
- Lisa Osanka, *LMHA*
- Mark Sites, *MSD*
- Jeff Brown, *Planning Commission & Public Works*
- Ron Reynolds, *E-911*
- Joel Dock, *Planning & Design Services*
- Rachel Roarx, *Legislative Aide for Councilwoman Nicole George*

Key Takeaways

- ADU Information & Content Needed
 - The use of layman terms will be important to create a better understanding of process and requirements
 - Spreading the information across all fields (construction, lender, Realtor) will be helpful in keeping information flowing and create a better understanding.
 - A wide audience is intended for the information disbursement, so it will be important to be mindful of messaging.
 - A step by step process would be helpful for all parties, both internally and for the community as a whole.
 - ABCs of the ADU Process would be a helpful sheet to get a better understanding of the overall requirements.
 - Some tools we could highlight is the use of housing choice vouchers, who the audience of for the information we are providing and affordable units can be created through this process.
 - The biggest misconception is what an ADU looks like, so demonstrating examples will be important in the greater understanding.
 - The public needs to understand: this is not a fast process, due diligence is helpful, easy to understand & legible construction documents assist for a smooth process, high quality documents are helpful, pay attention to the details, and the permitting process requires both building and zoning review.
 - Forms of communication that could be helpful in communicating processes: paper forms, website, Spanish options and contractor education.
- ADU Process Misconceptions
 - A lot of the community is unaware of the ADUs ordinance, and that it is an option, the requirements have changed or that their is a required review process.
 - The hope was for more ADUs initially after the launch of the ordinance.
 - Often permits are submitted to building review and many are unaware of the requirement for zoning review or conditional use permit.
 - Many property owners are unaware of the ownership of illegal units.
- ADU Processes & Requirements
 - Connecting departments will be important to create a cohesive process where everyone is informed and can rely information and give point departments for more information.

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- A new sewer tap may be required depending on if the structure is existing or separated.
 - Fire separation and HVAC separation is required.
 - The process could take up to 10 days to get a permit, which creates lag time and the process could be smoother.
 - Owner of Unit registering unit is a weekly issue.
 - Building review and zoning review can happen at the same time if submitted properly.
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- Additional Feedback
 - Many may put deed restrictions on properties to prevent ADU type uses.
 - If it passes Louisville Standards, it is likely to pass housing voucher inspection.
 - The definition of an ADU vs a sleeping unit (hotel) has an impact from a life safety perspective.
 - The smaller single landlord is expecting through the ADU development, versus landlords with large portfolios.