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Accessory Dwelling Units in Portland, Oregon

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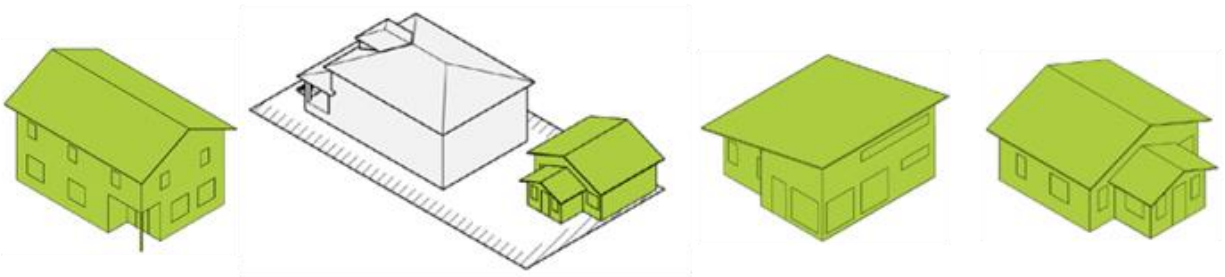
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Accessory Dwelling Units in Portland, Oregon

ISS Survey

1st Report 2018



Institute for
Sustainable Solutions

PORTLAND STATE UNIVERSITY



Portland State
UNIVERSITY

Accessory Dwelling Units in Portland, Oregon

Descriptive statistics of a survey of ADU owners, residents, and owners who live in an ADU.

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Introduction

Over the past few years, there has been interest in a growing number of states and municipalities in accessory dwelling units or ADUs. ADUs are fully independent, second housing units located on single-family lots. They can take a number of different forms, wholly within, attached to, or detached from the primary unit and are known by many different names including secondary dwelling units, granny flats, in-law units, guest houses, backyard cottages, garage apartments, or carriage houses. ADUs have been discussed as possibly filling a variety of niches and satisfying a range of needs including as a means of:

1. Increasing density in single-family neighborhoods in a manner that circumvents Not In My Back Yard (NIMBY) responses to new development and fights over upzoning, multifamily housing, and neighborhood “character”;
2. Providing options for downsizing, aging in place, or forming multigenerational households;
3. Combatting sprawl and climate change by using existing infrastructure, creating smaller, more energy-efficient housing units, and increasing density to support transit and walkable communities;
4. Creating affordable housing options, often in high opportunity neighborhoods with access to quality transit, employment, schools, and services; and
5. Providing cost-effective development opportunities for homeowners to generate income, possibly offsetting increasing costs of living in changing neighborhoods.

Despite their potential, numerous barriers exist to the widespread development of ADUs. Regulatory restrictions, financing shortfalls, and design and construction ability (particularly as many ADUs are self-built) can all pose challenges (Antoninetti, 2008; Chapple *et al.*, 2012).

Portland, Oregon has one of the more permissive regulatory regimes governing the development of ADUs in the US. This approach has its roots in Oregon’s land use planning system that sets forth nineteen (19) Statewide Planning Goals guiding land use planning and development. More specifically, the Land Conservation and Development Commission (LCDC) and Department of Land Conservation and Development (DLCD) have interpreted Goal 10 Housing as mandating that jurisdictions plan and zone for a range of housing types including multifamily, manufactured housing, and farmworker housing. In 1997 Metro, the regional government for the Portland metropolitan area, expanded this mandate to include a requirement that all municipalities within its jurisdiction allow at least one ADU per single detached residence (Liberty, 2003, 595).

Portland adopted regulations conforming to Metro’s mandate on ADUs in 1998. While officially allowed, growth of ADUs was slow prior 2010. Since 2010, the City has incentivized ADU construction by waiving the System Development Charges (SDCs) normally levied on new construction. One-time fees levied to offset the impacts of new development, SDCs increase ADU development costs by thousands of dollars. The SDC waiver has led to an increase in the number of permitted and built ADUs in the City, to the point that nearly as many permits were issued for new ADUs as for new single-family homes in 2016 (Law, 2017). However, the number of ADU completions has not risen as fast as permits, suggesting that barriers exist beyond the regulatory process. Also, despite the increase in ADUs in Portland, they remain a very small segment of the overall housing market, making up approximately 0.7% of the total number of housing units in the City.

In 2016, the Institute for Sustainable Solutions (ISS) at Portland State University (PSU) started a project now known as the Small Backyard Homes Initiative (SBHI). This initiative brought together experts from government, development, design, finance, affordable housing, and construction with the overall goal of increasing the production of new ADUs in Portland. Specific objectives included (ISS 2018):

1. Reducing the total cost of ADU design and construction,
2. Simplifying the process for designing, financing, permitting, and building ADUs,
3. Refining local policies governing ADUs,
4. Increasing options for financing ADUs,
5. Augmenting the pool of skilled, qualified general contractors and builders,
6. Building systems to operate ADUs as affordable housing,
7. Addressing concerns and issues from homeowners about being landlords.

Helping to frame these discussions were the results of a 2013 survey of ADUs in Portland, Eugene, and Ashland conducted by the PSU Survey Research Lab for the Oregon Department of Environmental Quality (DEQ). This survey provided information on the use, size, financing, ownership, design, and construction of ADUs in these three cities. As work on the SBHI progressed, participants identified the need for a follow-up survey that would gather information on the large number of ADUs built in Portland since August 2013, include residents of ADUs as well as owners, and ask additional questions relevant to the project. In spring 2017, a small team of researchers at PSU began creating this survey. Preparation continued through the summer and the survey was conducted in October and November 2017.

The following report presents the results of this survey. The report is presented in four sections. The first outlines the methodology used, the second details the results for ADU owners, and the third details the results for ADU occupants. Results are accompanied by a brief summary and commentary. The final section provides concluding comments and outlines next steps, which will include a more detailed analysis of the survey results and the incorporation of additional spatial, demographic, and housing data.

Methodology

This section summarizes the methods used by the research team to construct and administer the survey and identify and recruit potential participants. Choices made by the research team are explained, as are the implications of these decisions.

Survey Participant Identification

Potential survey participants were identified using publicly available permit application data maintained by the Portland Bureau of Development Services (BDS) and Planning and Sustainability (BPS). This process yielded 4,658 addresses (for comparison, the 2013 DEQ Survey was sent to 673 individuals in Portland). This list included addresses for both the owner/primary residence and the ADU. This list served as the functional sample for this project. The research team chose not to impose additional filters on the list in order to yield the largest pool of potential participants to generate broadest possible response. In doing this, the research team acknowledged several implications:

1. Permits indicate previous knowledge and potential intent to construct an ADU, but do not always correspond to a completed unit. The list of addresses included people who had pulled permits but chose not to build an ADU, people who had not yet begun construction, and people who were in

the middle of construction. Anticipating this, the research team included a set of questions in the survey specifically for individuals who fell into one of the above groups that had not yet completed an ADU.

2. While property owners are legally required to file a permit application in order to begin construction on an ADU, it is likely that ADUs have been built illegally without a permit. The research team did not attempt to identify illegal units, and no illegal ADUs were included in the sample.
3. The target populations were not separate and distinct. A portion of ADU owners lived in their units, thus they were also occupants. A portion of ADUs had no occupants. It was not easily discernable from publicly available data which ADUs fit into each categories. The implications of this are discussed further below in the section on response rates.

Survey Participant Recruitment

Potential survey participants were recruited via postcards mailed to each of the addresses gleaned from the permit data. The postcard included a brief statement regarding the survey and inviting recipients to participate. A \$10 gift card to a local establishment was offered to individuals completing the survey. Postcards included the address for a website and a unique code. Recipients interested in participating in the survey were asked to access the web address. Doing so took participants to a website with a longer statement explaining the purpose, goals, approach, time commitment, potential risks, and expected outcomes of the survey. After reading this statement, potential participants were asked to enter the code included on their postcard. Entering the code served as informed consent to participate in the process and insured that participants only took the survey once. Upon entering the code, participants were taken to the survey.

Survey Questions

The survey was delivered through an online platform, Qualtrics. The research team developed the question bank for the survey in conjunction with project partners. In order to facilitate comparison, the questions from the 2013 DEQ Survey were used as a starting point. New questions were added to the survey based on the goals and objectives of the SBHI and the advice of project partners, and some previous questions were removed from the survey to keep the overall number of questions manageable. The final survey included questions on design, finance, and construction; past, current, and planned use; type, size, and amenities; occupancy, rents, and shared space; and demographics. A full list of questions can be found in Appendix 4.

The phrasing of questions was adjusted to address the different groups receiving the survey. Questions were grouped into categories based on the target group and based on topic (e.g., use, short term rentals, and demographics). Filtering questions were used so that respondents received only categories of questions relevant to them. For example, the first survey question asked whether a respondent was an ADU owner that does not live in the unit, an ADU owner that lives in the unit, an ADU occupant but not owner, or an individual that has not yet built an ADU. Based on their answer to this question, respondents only received the questions in the categories and with the wording pertinent to their status.

Participants successfully completing the survey were directed to a new page where they were asked to input their gift card preferences and to indicate where they wished to receive their gift card. They were also asked if they were potentially interested in being contacted for a follow-up interview. The online tool into which participants entered this information was kept separate from the survey itself to protect anonymity.

Response Rates

The survey was mailed in early-October and ran from October 7 to October 31, 2017. The survey generated 515 responses, or 11% of the total number of invitations sent. At first glance, this may seem like a low response rate (for comparison, the 2013 DEQ Survey had a 43.2% response rate for Portland). However, the actual response rate for the entire survey is difficult, if not impossible, to ascertain. This is due to the nature of the list generated to recruit potential respondents. As noted above, the list of addresses to which invitation postcards were sent included addresses from which no response was possible. This is particularly true for the ADUs, many of which were owner occupied or being used for short-term rentals, guest bedrooms, or workspaces. For this reason it is impossible to determine the exact response rate for the survey.

Table 1: Number and Type of Response

Respondent	Count	Percentage of Total Responses
Owner of an ADU	236	46%
Owner that lives in an ADU	44	8%
Live in an ADU	142	27%
ADU is currently under construction	74	14%
Have yet to build an ADU	19	4%
Total	515	100%

Table 1 provides an overview of the number of responses received for each type of respondent. 236 (46%) respondents identified as “Owner of an ADU”. These are home owners who own an ADU and live in the main house on the property or off property. 142 (27 %) respondents indicated that they “Live in an ADU”. These are individuals that live in an ADU but are not the owner of that ADU. 44 (8 %) identified as an “Owner who lives in an ADU”. These are owners of the entire property who live in the ADU. 74 (14%) indicated that their “ADU is currently under construction”. These are owners of the primary dwelling unit who currently have construction under way on an ADU. 19 (4%) respondents indicated that they “Have yet to build an ADU”. These are owners of the primary dwelling unit who have filed a permit for an ADU but have not started building on site.

Note on Survey Results

The following sections present descriptive statistics for each of the survey questions. Each is accompanied by a brief explanation and comment. However, this report does not include deeper statistical analysis or detailed explanation of results. Subsequent reports will explore the connection between responses (i.e., crosstabs) and to larger spatial, demographic, development, and housing trends.

To facilitate comprehension, results are presented as both data tables and graphs or charts. Results are separated into owners and occupants. Data tables include the wording of the question and indicate the number of responses to that question. The number of survey responses is labeled as “n”. For questions asking respondents to select a single answer, the “n” is the applicable sample size and the basis for calculating averages and percentages for responses to that question.




For some questions, respondents failed to answer. The text makes note of instances where the actual number of responses does not correspond to the total number of survey responses. For other questions,

the survey allowed respondents to select more than one answer. In these cases, the total number of responses is typically much larger than in questions requiring a single response and exceed the total number of respondents. Most data tables for these questions do not include percentages as summing these would exceed 100%. Any percentages shown for these questions are of the total number of options selected rather than the total number of responses. The text indicates and explains these instances.

Several of the questions afforded respondents an opportunity to select “other” or to add a comment clarifying their response. For these questions, respondents were asked to enter a text response. When a pattern emerged with multiple respondents providing the same or similar text responses, this is specifically highlighted and described in the text. A full accounting of text responses is included in Appendix 1-3.

Color coding: the following report has been divided in three sections based on the three identified user groups “*Owner of an ADU*”, “*Lives in an ADU*”, and “*Owner who lives in an ADU*”.

Each is represented by a particular color scheme represented by page background color, charts, and graphs, throughout the report:

1. Owner of an ADU= blue 
2. Lives in an ADU= green 
3. Owner who lives in an ADU = orange 

Survey Results Part I: Accessory Dwelling Unit Owners

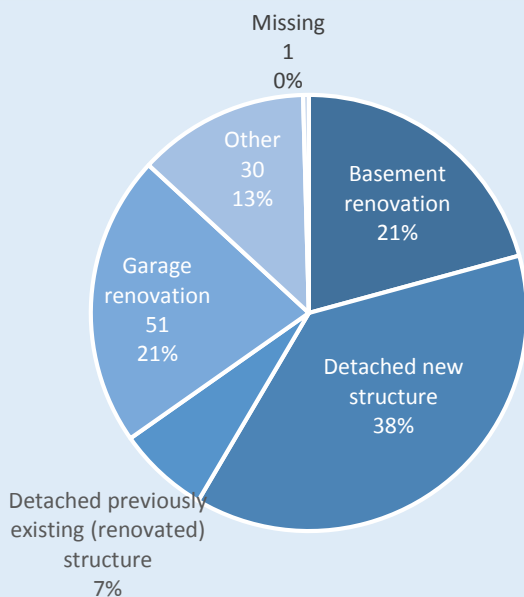
The following section of the report presents and summarizes the results of survey questions asked of all respondents that identified themselves in the initial sorting question as an “Owner of an ADU” that **does not** live in their ADU. The results are divided into subsections covering information specific to the ADU, including type, use, design, financing, and construction, and information pertaining to the ADU owners.

General

Q1.1 What kind of ADU do you have on your property? (n=236)

As shown in the table below, the largest percentage (38% or 89) of respondents indicated that the ADU on their property is a “detached new structure”, with “garage renovation” and “basement renovation” following with 21% each (51 and 49 responses accordingly).

A significant number of respondents (30) selected “Other” and wrote-in a response. Two common answers were attic or another form of attached conversion, or more detailed descriptions of renovation of an existing detached structure.

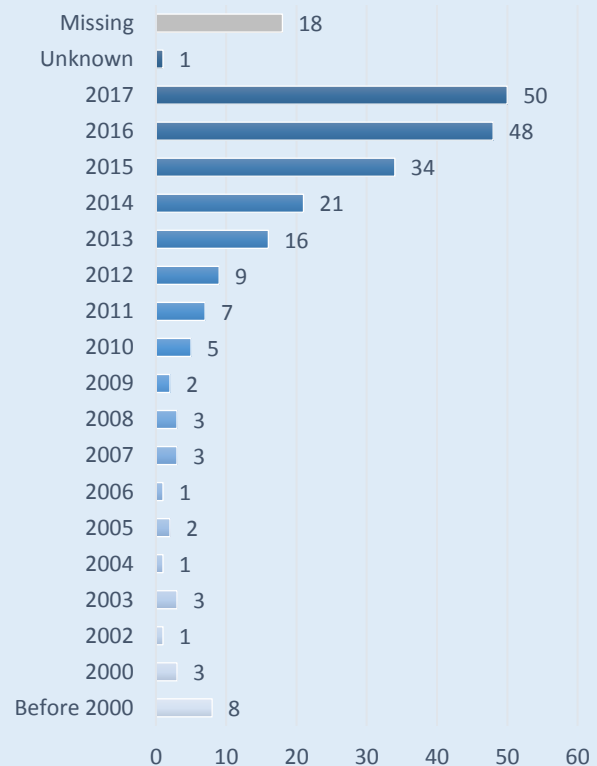


Distinguishing between the different forms of ADUs is important when considering labor and costs,

especially if there is a need to tear down existing structures, amend or create infrastructure such as electricity and water supply, highly effecting cost and labor.

Q1.2 When was the ADU built? (n=236)

This question was open ended, allowing respondents to write in a date. 218 (92%) of 236 owners responded, the rest are noted under “missing”. Most responses included specific dates. Other respondents approximated or provided ranges. Where a range was provided, answers were grouped by the last date mentioned. There were 18 (8%) missing responses to this question, which may be due to owners that acquired a home with an existing ADU being unsure of the exact date the ADU was built.

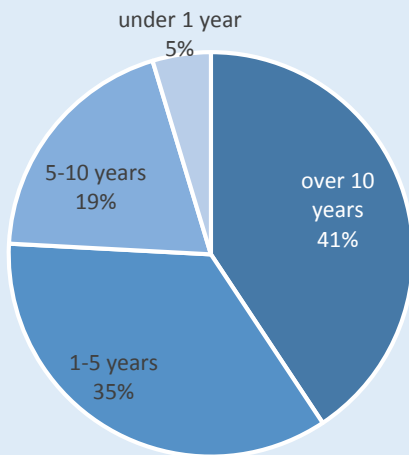


The results show 55% of respondents built (or completed) their ADUs over the past three years, with 2017 being the most prolific year at 21% (50 units), trailing slightly by 2016 at 20% (48 units), and 2015 with 14% (34 units). Between 2000 and 2009 the number of ADUs built annually was very low, with only between 1-3 units built each year. This pattern changes starting in 2010, with the number of

completed ADUs growing each year, with the most significant jump in numbers between 2014 and 2015, and again the following year (2016). The pattern of growth of completed ADUs follows the same trend in ADU permitting, following the institution of the Systems Development Charges (SDCs) waiver for ADUs in 2009.

Q1.3 How long have you owned the main house? (n=236)

The largest percentage of respondents of (41%) reported owning the main house for over 10 years. Along with the group of owners who have owned their house for 5-10 years (19%), 60% of our respondents have owned their properties for 5 years or longer.

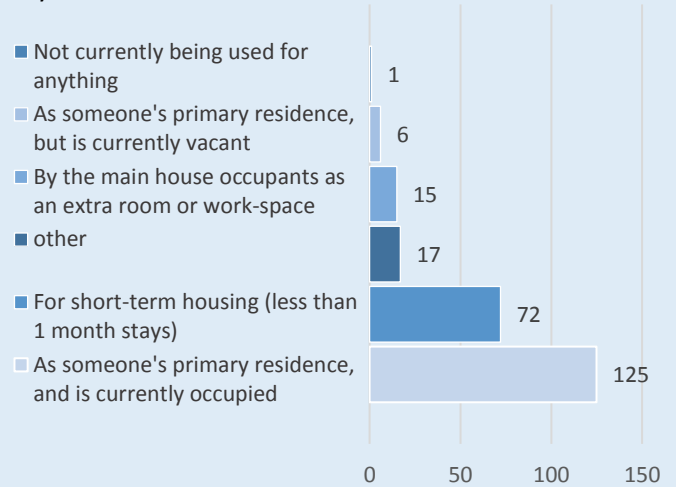


We also see a large proportion of owners having owned their house for 1-5 years (35% or 83 respondents), which may signal that some had purchased the property with the intent of constructing an ADU, this will have to be followed up with individuals to validate if that is indeed the case. 5% (11) of owners purchased their home within the last 12 months¹.

Q1.4 How is the ADU currently being used? (n=236)

Over half of respondents (53% or 125) reported current use of the ADU “as someone’s primary residence (someone else) and is currently occupied”.

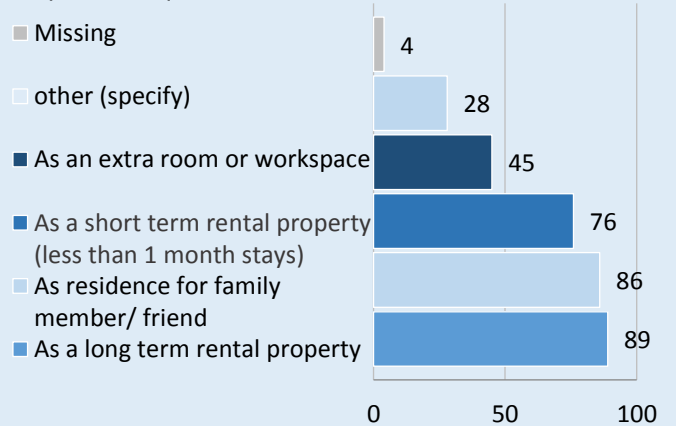
Another 31% (72) answered the use is currently short-term housing, which the question described as stays less than 1 month at a time.



The popularity of short-term rental use coincides with growing popularity of services such as Airbnb, over the past several years, and possible quicker and higher returns on investment for building an ADU.

Q1.5 How have you used your ADU in the past? Select all that apply (n=236)

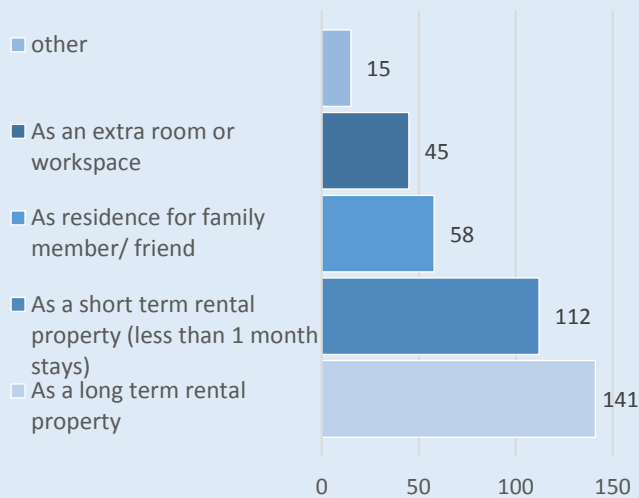
For this question, respondents were directed to mark all answers that apply to their ADU past use/s. 38% (89) of owners have used their ADU as a long term rental property in the past, nearly as many at 36% (86) have used their ADU as residence for a family member/ friend. Almost 1-in-3 of our respondents have used their ADU as a short-term rental space, coinciding with similar figures seen in the previous question of current ADU use.



¹ Date according to the 2017 survey.

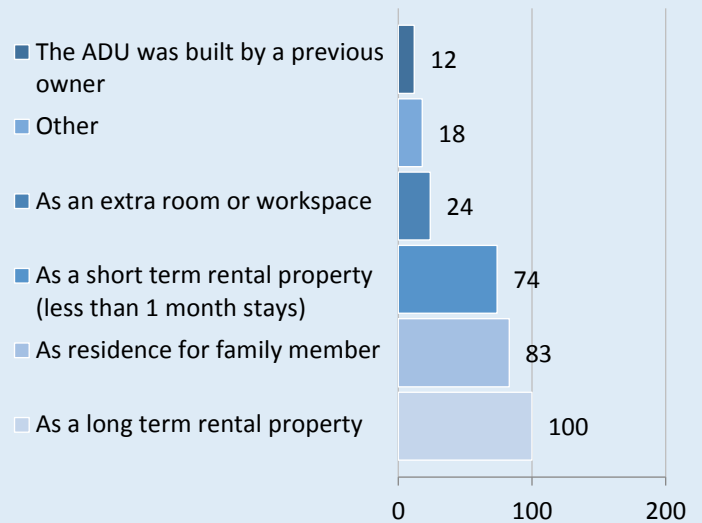
Q1.6 How are you planning to use your ADU in the future? Select all that apply (n=236)

All 236 ADU owners responded to this question regarding projected future use of their unit. Respondents were directed to mark all answers that apply to their ADU predicted future use/s. As a result of N=236, 371 results were collected. At least half of the respondents (statistically speaking) reported multiple options. 60% of respondents reported intent to use the ADU as a long-term rental property in the future, while 47% of respondents (112) also listed short-term rental as a future use for the unit.



Q1.7 What was the original plan or purpose for building the ADU? (n=236)

All 236 ADU owners responded to this question regarding original plan or purpose for building their unit. In an effort to learn about reasoning for building an ADU we asked owners regarding their “original plan or purpose”, we allowed up to two choices for each respondent. 77% (183) of owners built the ADU with the idea of housing long-term occupants in the unit, of those 42% were intended for rental property, and the remaining 35% (83) were intended for residential use of family/friends. Nearly 1-in-3 owners also named short-term rental property as an original purpose for building the unit.

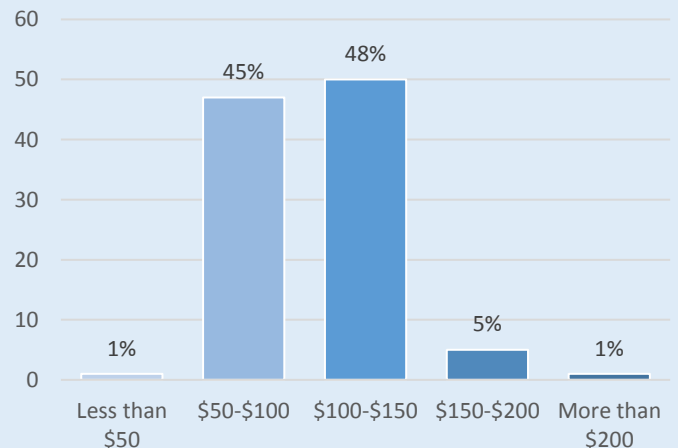


Short-Term Rent

The following 5 questions are to do with using ADU as short-term rental units. All respondents were able to answer these questions, however since they refer only to those who have previously (76) or currently (72) use their unit as such, response rates only account for those who engaged with the question.

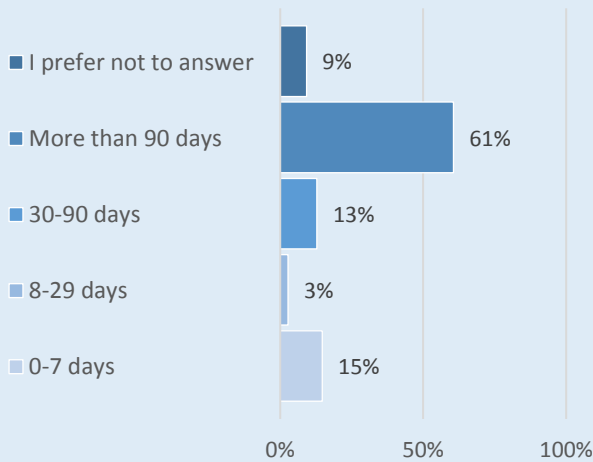
Q1.8 What amount do you typically charge per night when using your ADU as a short-term rental? (n=104)

104 owners responded to this question regarding nightly rates for short term rental of their ADU. The median answer is in the \$100-\$150 range, and nearly all respondents (93% or 97 out of 104) set nightly rates ranging between \$50 and \$150.



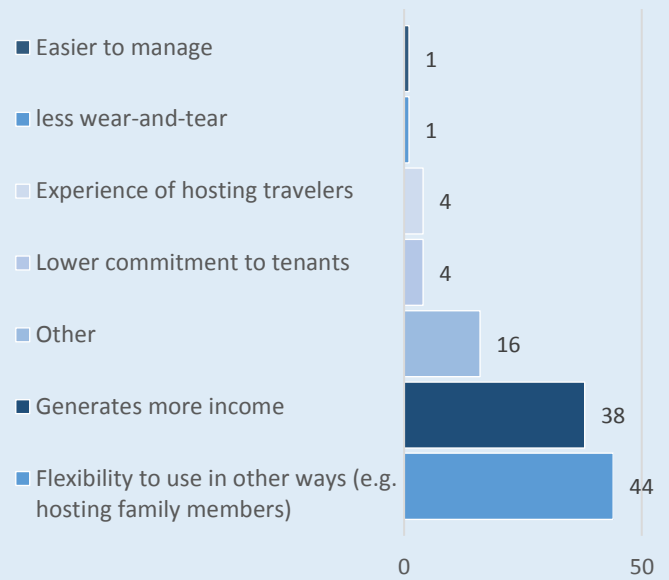
Q1.9 How many days a year do you use your ADU as a short-term rental? (n=109)

109 owners answered this question regarding annual occupancy of ADUs when used as short-term rental units. Of these 10 preferred not to answer, so in effect we received 99 responses regarding the length of occupancy. 61% (66 of those 109) of respondents said their unit was used for short-term rental for over 90 days over the course of a year. On the other end of the spectrum, 15% (16 of 109) of owners have only rented out their unit for short term use for up to one week out of the year.



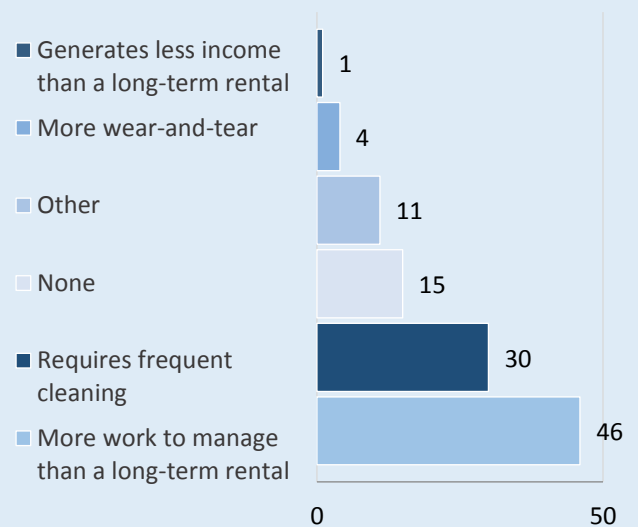
Q1.10 What motivates you to use your ADU as short-term rental instead of a long-term rental? (n=108)

108 owners responded to this question regarding motivation for short term versus long-term rental of their ADU. The two most common answers were “flexibility to use in other ways” with 41% (44) followed by “generates more income” at 35% (38). The remaining responses each accounted for 1-4%, and “other” reasoning, which accounted for 15% mostly had to do with combining the different reasons, with the answer “all of the above” written in multiple times.



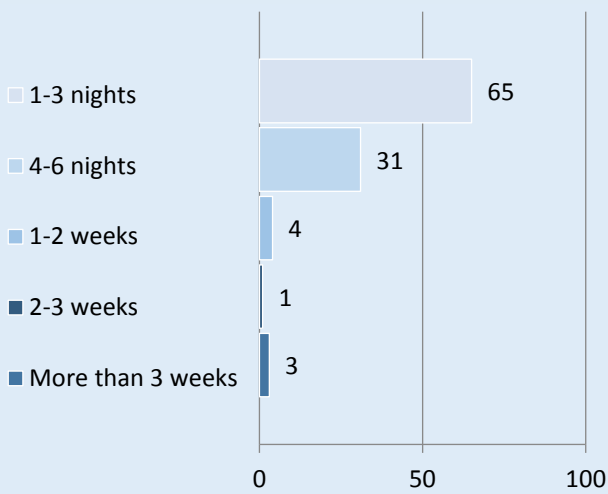
Q1.11 What are the drawbacks of using your ADU as a short-term rental? (n=107)

107 owners responded to this question regarding the drawbacks of using their ADU as short term rental property. 43% (46) of those who responded claim short-term rentals are “more work to manage than a long-term rental”, another 28% (30) reason that a short-term rental “requires frequent cleaning”. Interestingly, 14% (15) respondents answered “none” as the drawbacks of using ADU as a short-term rental.



Q1.12 How long do most short-term guests stay? (n=104)

104 owners responded to this question asking to assess the average length of stay for a short-term guest at their ADU. 63% (65) of respondents answered most guests stay for 1-3 nights, another 30% (31) answered the average stay is 4-6 nights. These results are significant since they indicate patterns which resemble hotel use lengths. Only 8% in total accounted for average uses of a week or longer, including 4% (4) averaging 1-2 weeks, 3% (3) over 3 weeks (and less than one month), and 1% (1) accounted for an average of 2-3 weeks.

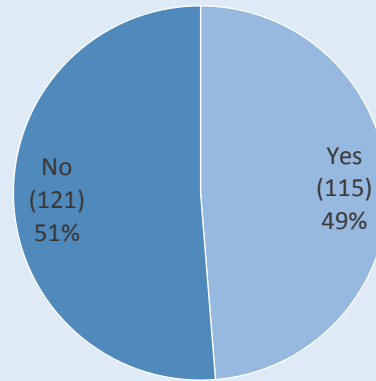


Long-Term Rent

The following 3 questions are to do with using the ADU as long-term rental units. All respondents were able to answer these questions, however since they refer only to those who have previously or currently use their unit as such, response rates only account for those who engaged with the question.

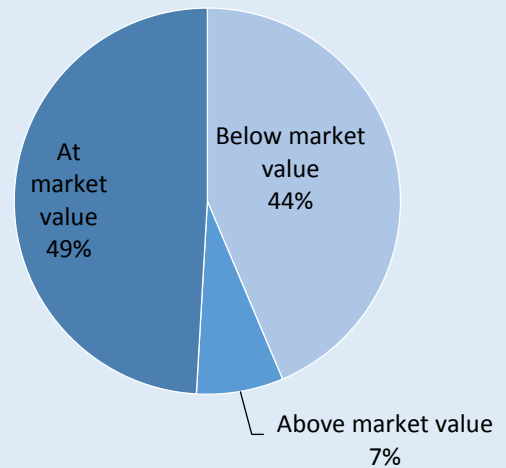
Q1.13 Are you currently receiving rent from your ADU? (n=236)

We asked owners if they are presently receiving rent for their ADU. The responses were almost evenly split, with 49% (115) answering yes while 51% (121) answered no.



Q1.14 How much rent are you currently receiving from your ADU? (n=110)

110 owners responded to this question asking ADU owners to assess their rental asking price, based on their own knowledge of the market value. Nearly half of those who answered (49% or 54) replied they rent out their units at market value. The other substantial group, of 44% (48) stated they rent out their ADU below market value.

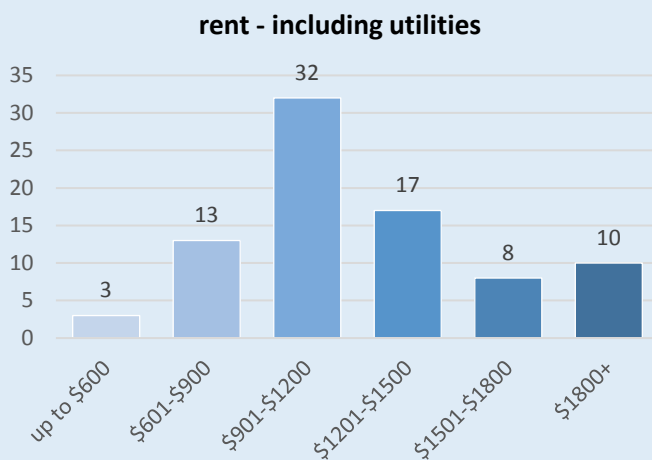
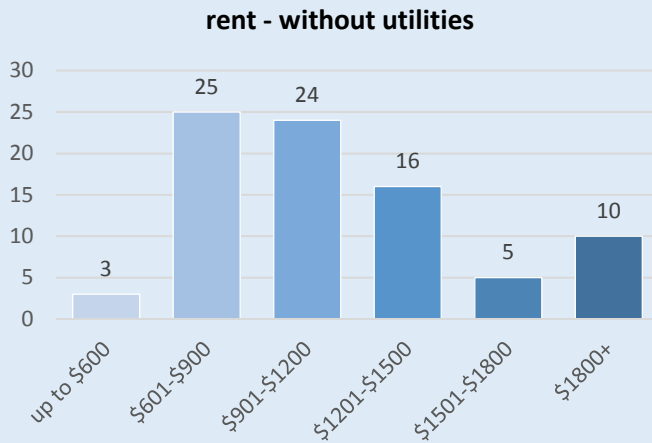


Q1.15 On average, how much rent do you charge per month? - Dollar value not including utilities (n=111)

111 owners responded to this question regarding current monthly income received for their ADU. Some answered for both, with and without utilities while others answered for one category, resulting in 83 answers per category. This was an open-ended question, hence the following categories presented in a chart are post-survey.

The average monthly rent amongst respondents was \$1157, not including utilities. The average reported

monthly rent including utilities was \$1217.5. Amongst respondents who wrote in for both monthly rates with and without utilities, 40 respondents accounted for utilities being over \$40 per month while 15 respondents accounted for less than \$40 per month. The highest monthly rate was \$2000, while the lowest was \$420 (not including utilities).



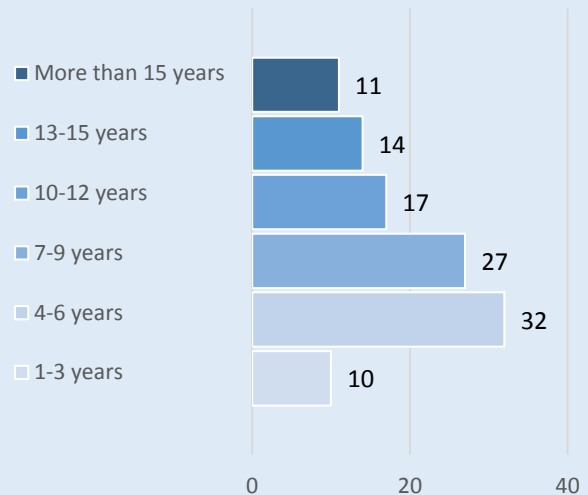
*While both charts represent 83 respondents, these two charts do not reflect the exact same respondents for both categories.

Unit features

Q1.16 Approximately how long will it take for the ADU to pay for itself through rental income? (n=111)

111 owners responded to this question regarding a self-assessed time period it would take for the ADU to return on investment. Nearly 40% estimated it

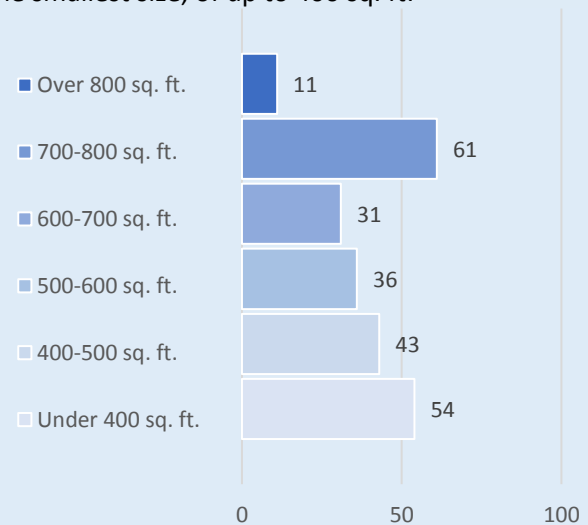
would take less than 6 years to repay the cost of the ADU through income from rent. 10% responded that it would take over 15 years of income from rent to repay the initial cost of the ADU.



Q1.17 What is the approximate size of the accessory unit? (n=236)

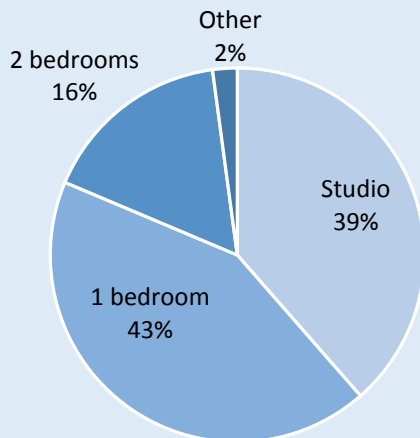
236 of 236 owners responded to the following question regarding size of unit. The median size of ADUs, as reported by the owners, is 500-600 sq. feet, and there is a fairly even distribution of permitted ADU sizes amongst respondents, all accounting for 13-26%. 5% (11) of respondents assessed their ADU size as larger than the permitted 800 sq. ft.

The largest group of respondents, at 26% (61) was the largest permitted size in Portland of 700-800 sq. ft., while the second largest group, at 23% (54) was the smallest size, of up to 400 sq. ft.



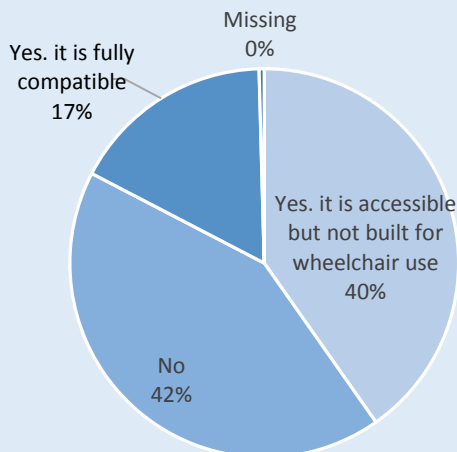
Q1.18 How many bedrooms does the ADU have? (n=236)

236 of 236 owners responded to the following question regarding number of bedrooms in the unit. 43% (101) respondents own a 1 bedroom ADU, at a close second place 39% (91) have a studio apartment ADU. 2 bedroom ADUs accounted for 17% (39) of units.



Q1.19 Is the unit compatible for all accessibility needs? (n=236)

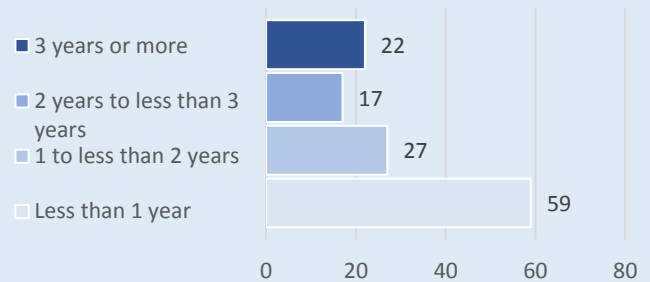
235 of 236 owners responded to this question regarding accessible units. 17% (40) of respondents answered their ADU was fully compatible with accessibility needs. Another 40% (95) of respondents answered their units were accessible yet not fully built for wheelchair use. 42% (100) of units are not compatible with accessibility needs.



Rental Property

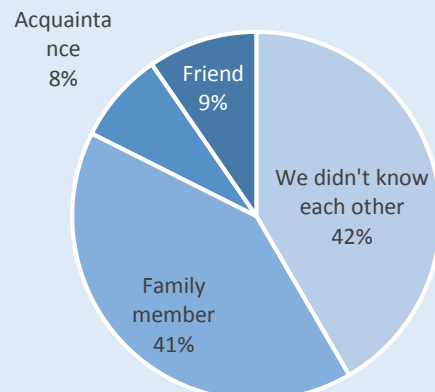
Q1.20 How long has the current occupant been living in the ADU? (n=125)

125 owners responded to this question regarding length of stay for the current occupant of the ADU. Respondents were asked to account for the longest occupancy in cases where multiple residents moved in at different times. The low rate of response may also be attributed to the use of ADUs as short-term rentals, or for other non-consistent uses. 47% (59) of owners currently have a tenant who has been living in the ADU for under a year. Other categories: 1-2 years, 2-3 years and 3 or more, had fairly even distribution of between 14%-22%.



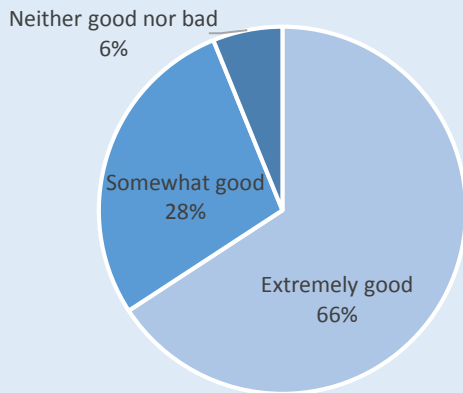
Q1.21 Which of the following options best describes your relationship to the current occupant when they first moved into the ADU? (n=125)

125 owners responded to this question regarding the original relationship between owner and the current occupant of the ADU. The two predominant answers were "family" at 41% (51) and "we didn't know each other" with 42% (52). The remaining responses also split between "friend" at 10% (12) followed by 8% who answered "acquaintance". Overall, nearly 60% of respondents knew their ADU tenant to some capacity prior to their move-in.



Q1.22 Please rate your experience of being a landlord (n=114)

114 owners responded to this question regarding their experience of being a landlord of an ADU. Nearly two thirds (66% or 75) of respondents answered their experience as “*extremely good*”, a further 28% (32) accounted for “*somewhat good*”, while 6% (7) answered a more neutral “*neither good nor bad experience*”.

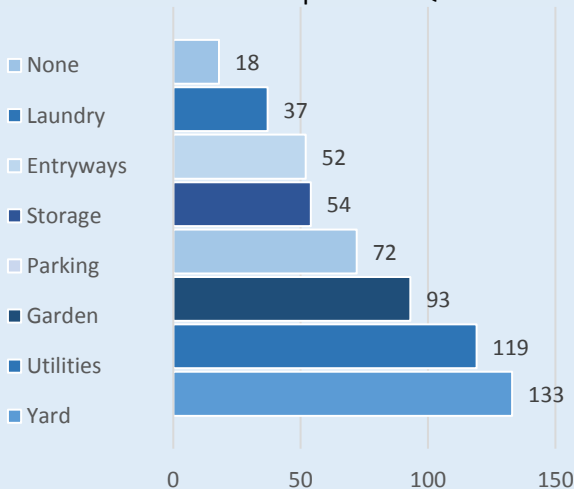


Shared Space

Q1.23 Is there any shared space or shared utilities on the property? (n=208)

208 owners answered the following question regarding shared space or utilities. We asked owners to select all utilities or spaces that are shared with the ADU. The most common were “*yard*” at 56% (133), followed by 50% (119) sharing “*utilities*”. Only 8% (18) of respondents claim to share nothing with the ADU.

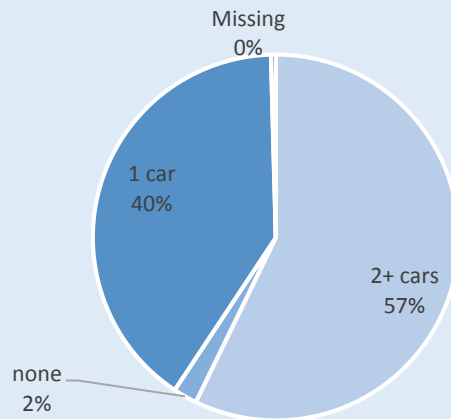
31% (72) of respondents share parking with the ADU, an issue which is further explored in Q1.24.



Transportation and Parking

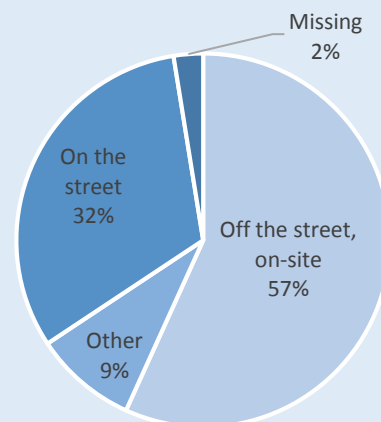
Q1.24 How many cars do you own? (n=236)

235 of 236 owners responded to this question regarding car ownership. 97% (230) of respondents currently own at least 1 car, including 57% (135) who own at least 2 cars. Car ownership is an indicator of financial status of the ADU owners and it carries neighborhood effects, of traffic and parking, especially amongst owners who convert a garage to an ADU.



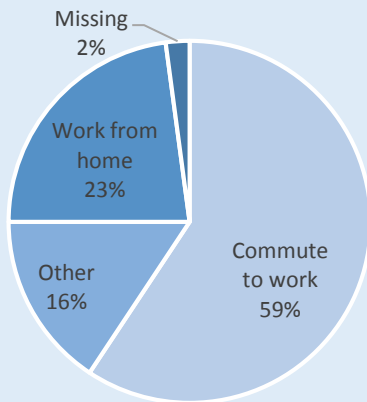
Q1.25 If you own a car (or cars), where do you usually park? (n=236)

230 of 236 owners responded to this question regarding parking. 57% (134) of respondents park their car/s “*off the street, on site*”, while 32% (75) park their car/s “*on the street*”. Most respondents who answered “*other*” owned two or more cars and park both on and off the street.



Q1.26 How would you describe your current employment travel behavior? (n=236)

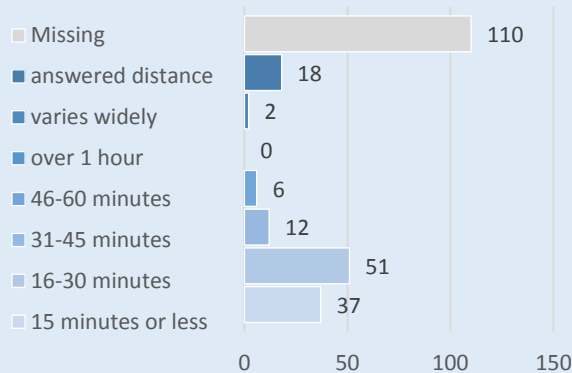
231 of 236 owners responded to this question regarding employment related travel behavior. 59% (137) of respondents currently “commute to work”, While 23% (54) of owners “work from home”. 16% (37) of respondents answered “other” and wrote in answers including multiple cases of a combination of working from home and commuting, another common answer was retired or currently not employed.



Q1.27 How long is your typical commute? (n=236)

126 of 236 owners responded to the following question addressing typical commuting time patterns. The question was open (write-in) format resulting in a large number of missing answers as well as responses addressing distance, which were grouped into one cluster in the results.

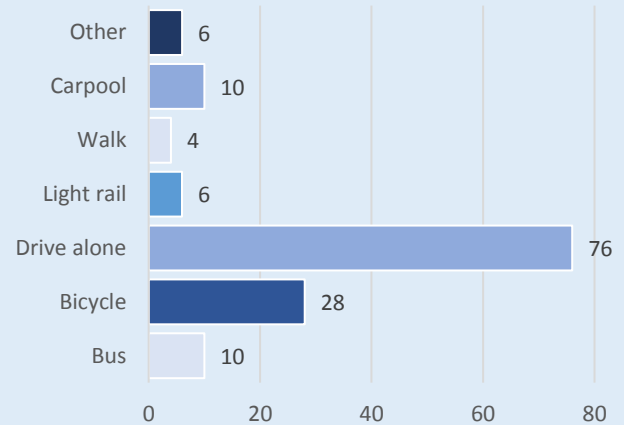
The largest group of respondents (22% or 51 respondents) have a typical commute time of 16-30 minutes, 16% (37) of owners commute for 15 minutes or less, and none commute for over 1 hour.



*This question resulted in some confusion and a large number of skipped answers by respondents.

Q1.28 What mode of transportation do you typically use to commute to work? (n=140)

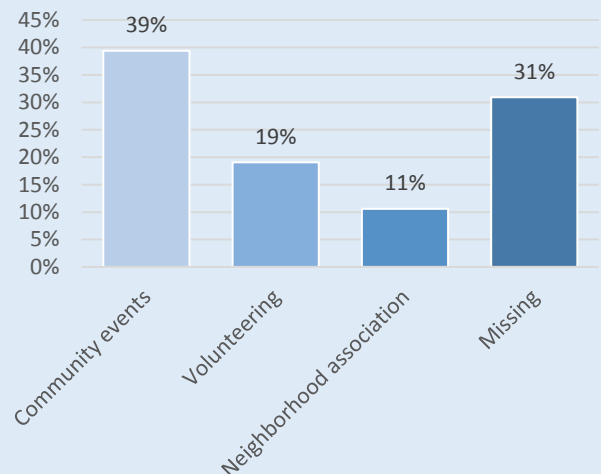
140 owners responded to this question regarding daily transportation mode to work. 54% (76) of respondents answered they typically “drive alone”. In second place with 20% (28) of responses was “bicycle”, followed by “carpool” and “bus” accounting for 7% (10) each.



Neighborhood

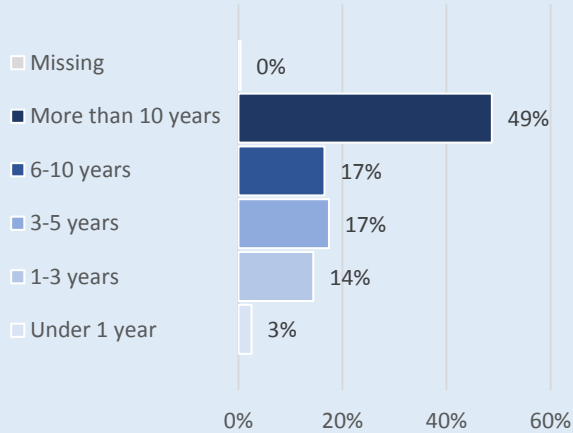
Q1.29 Do you currently take part in any of the following activities in your neighborhood? (n=236)

163 of 236 owners answered the following question regarding neighborhood activity. 39% (93) of owners take part in “community events” while 19% (45) “volunteer” and a further 11% take part in a “neighborhood association”.



Q1.30 How long have you lived in the neighborhood, in this residence or another? (n=236)

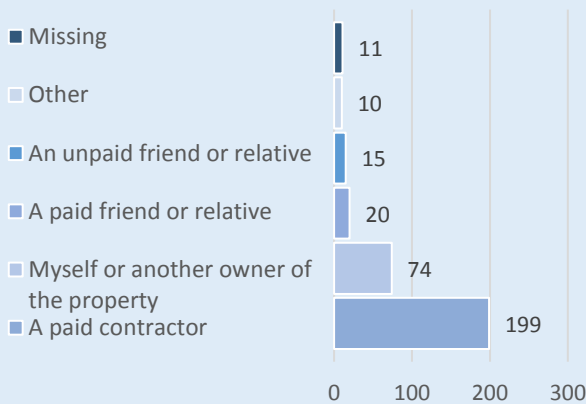
235 of 236 owners answered the following question regarding the number of years they have lived in their current neighborhood. Nearly half of respondents (49% or 115) have lived in their neighborhood for over a decade. A combined 17% have been in their neighborhood for up to 3 years, including 3% (6) under 1 year.



Planning and Construction

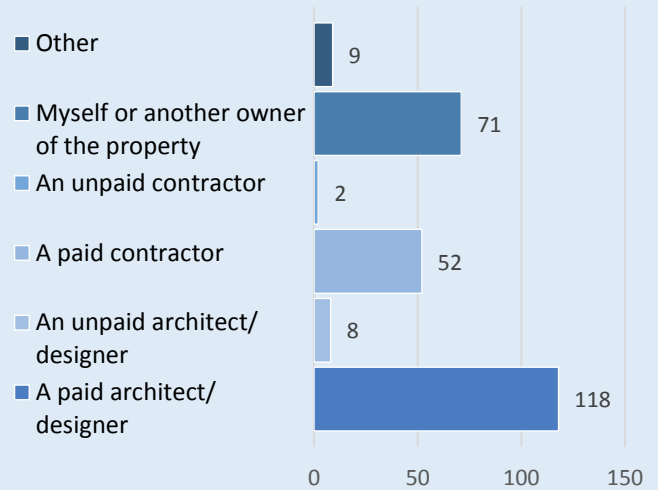
Q1.31 Who did the physical labor construction on your ADU? (n=236)

225 of 236 owners answered the following question regarding who took part in the physical labor of constructing the ADU. Respondents were directed to select all applicable options. 84% (199) of owners used a paid contractor in the process of building their ADU. Additionally, 31% (74) answered they or another owner of the property performed (at least some of) the labor.



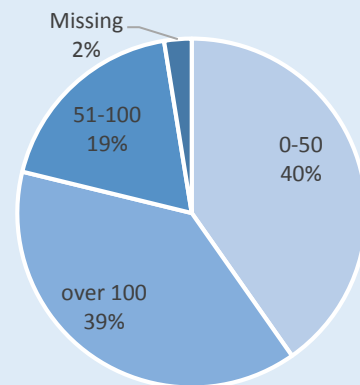
Q1.32 Who designed your ADU? (n=236)

223 of 236 owners responded to this question regarding who designed the ADU. Respondents were directed to select all applicable options. 72% of owners used a paid professional, including 50% (118) using a paid architect or designer, and 22% (52) using a paid contractor. 30% (71) of owners attributed (at least some of the) design work to themselves or another owner of the property.



Q1.33 Approximately how many unpaid hours ("sweat equity") were spent, by you or anyone else, constructing your ADU? (n=236)

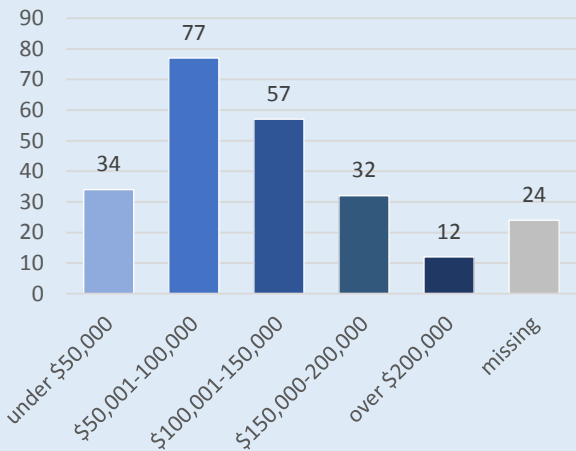
230 of 236 owners this question regarding unpaid hours spent on constructing the ADU. The results show an almost even split between the lower end and upper end. 40% (95) of owners replied they spent up to 50 hours of "sweat equity" in the process of constructing the unit. On the other end, 39% (91) of owners spent over 100 hours of "sweat equity" related to the constructed of their ADU.



Q1.34 How much did you or someone else pay for your ADU to be constructed? (n=236)

210 of 236 owners answered this question regarding financing of the ADU. Participants were asked to include the costs for design, labor, materials, and permits (not including landscaping), and provide a best estimate in cases where exact amounts could not be traced. The largest group of respondents, at 33% (77) answered the cost of constructing the ADU was \$50,001-\$100,000, this range also accounted for the median amongst our respondents.

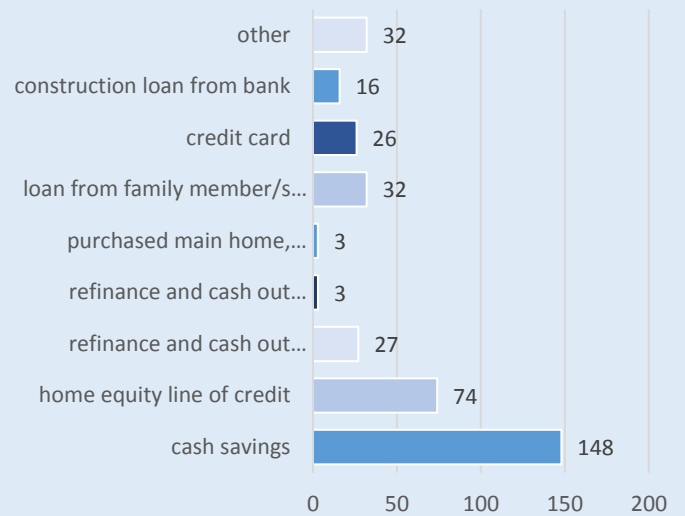
The second largest group amongst respondents was \$100,001-\$150,000, accounting for 24% (57) of owners. Overall, 43% of owners spent more than \$100,000 constructing their accessory dwelling unit.



Q1.35 what tools were used in financing the ADU? (n=236)

We asked all the respondents to assess how much was financed by each method (by percentage) amounting to 100%, used to build the ADU. Answers were received from all 236 owners. The most common tool used by owners was “cash saving” at 45% (148), in 2nd place with exactly half as many responses “home equity line of credit” was used by 23% (74). Other methods of financing were varied and accounted for only up to 10% of owners per method, including “loans from family/ friends”, and “use of credit card/s”.

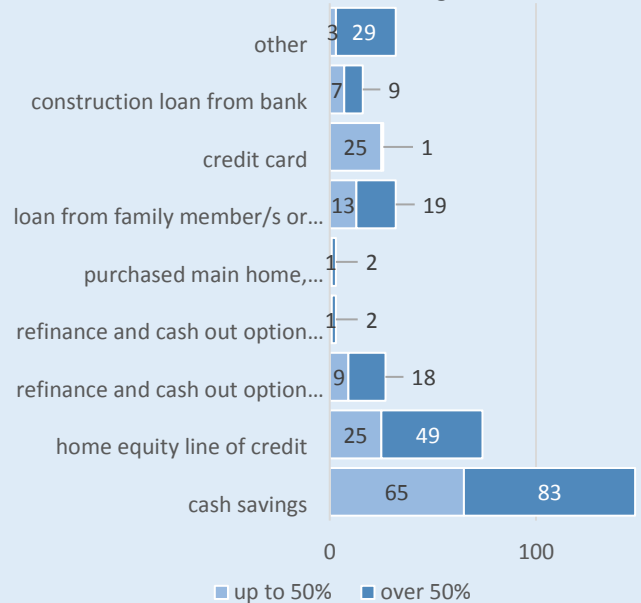
Most “other” responses are attributed to former owners/contractors building the additional unit.



The second chart (*breakdown of financing methods*) analyzes the likelihood each reported method contributed more, and less, than 50% of the total cost. For example, 148 respondents answered they used “cash savings” to finance the ADU, of those 65 said it financed up to 50% of the total cost, while 83 said it accounted for over half of the total cost. 64 respondents indicated “cash savings” accounted for 100% of financing their ADU project.

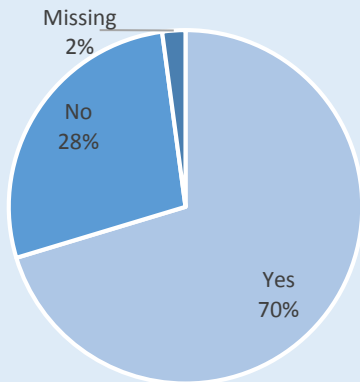
Owners who used a home equity line of credit also tended to use this tool to finance more than 50% of the total costs associated with building their ADU, 49 of 74 (74 being total number users of that method) answered it provided for at least 50% of the finance.

breakdown of the financing methods



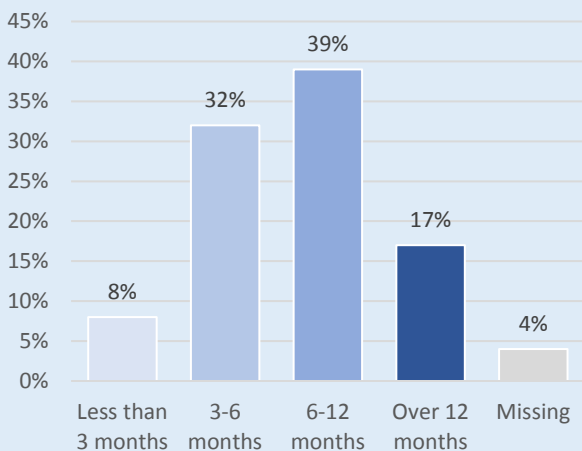
Q1.36 Did the System Development Charge (SDC) Waiver influence your decision to apply for an ADU permit? (n=236)

231 of 236 owners answered this question regarding the effect of the waiver of System Development Charge, enacted by the city of Portland. 70% (166) of owners responded *yes*, it did influence their decision, while 28% (65) answered it did not.



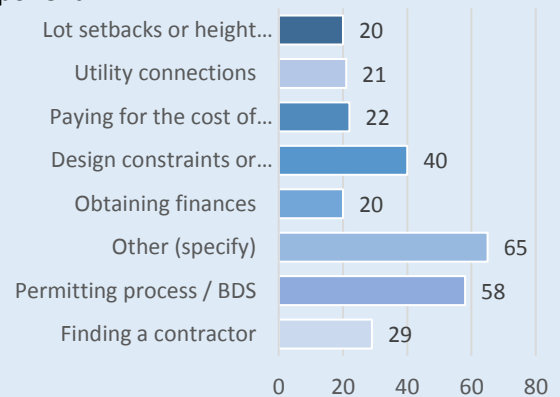
Q1.37 How long did the construction process last? (n=236)

227 of 236 of owners answered this question regarding length of time spent on construction on the unit. The largest category amongst owners accounted for a time period of 6-12 months construction with 39% (92), followed by 3-6 months at 32% (75). For 17% (40) of owners construction lasted for over 1 year, while 8% (20) took less than 3 months to complete construction.



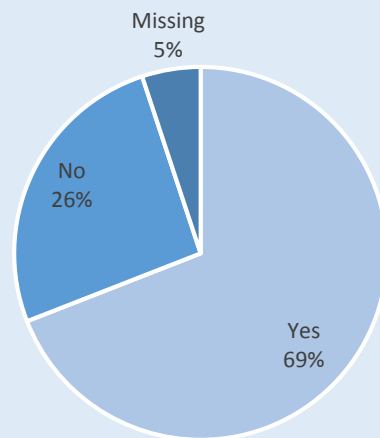
Q1.38 What were the two biggest challenges you faced in building your ADU? (n=236)

230 of 236 owners answered this question regarding challenges in building an ADU, each was directed to choose two answers. This question resulted in the largest share of *other* answers, with varying reasoning including multiple conflicts with contractors (20), as well as several owners who claimed to have no challenges or to have bought the property with an existing ADU. 25% (58) of owners the *permitting process/ BDS* as one of the two biggest challenges, and another 17% (40) claimed *design constraints or challenges* as a prominent component.



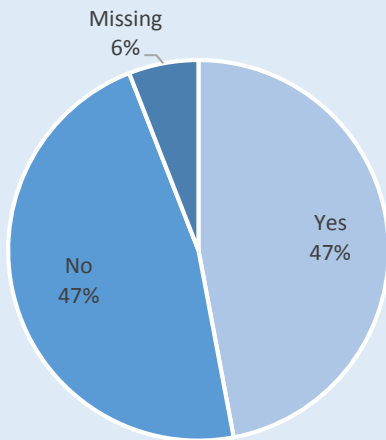
Q1.39 Was the estimated budget close to actual budget (within 15% difference)? (n=236)

224 of 236 owners responded to this question regarding ability to complete project within initial budget, described as within 15% difference higher or lower. 69% (163) of owners answered *yes*, they were able to remain within 15% of their estimated budget. 26% (61) had not initially estimated their costs within 15% of the actual expenses.



Q1.40 Was the projected time to complete construction close to actual length of project (within 15% difference)? (n=236)

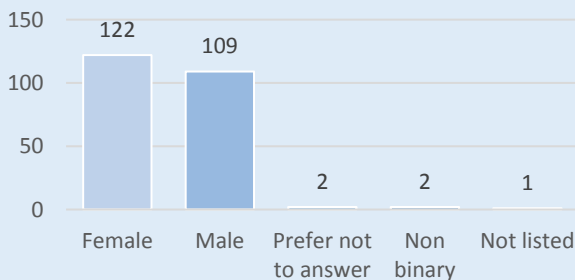
224 of 236 owners responded to this question regarding ability to complete project within initial estimated timeline. This question produced an even split between those who had remained within their initial timeframe for the project, based on our set 15% difference limit, and those who had not, each group accounting for 47% of owners (and each having 111 respondents).



Demographics

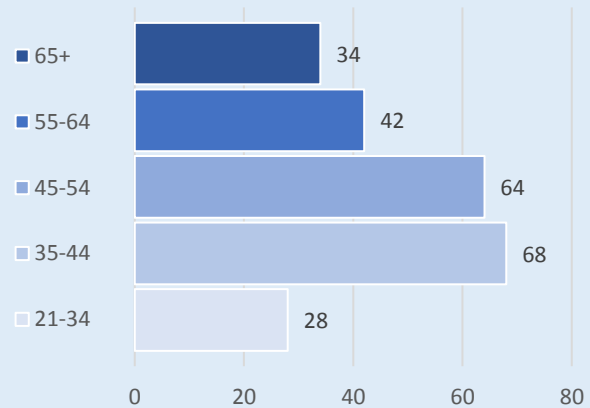
Q.41 With which gender do you most identify? (n=236)

236 of 236 owners answered this question addressing gender. Amongst ADU owners the gap between males and females was small, “female” accounted for 52% of respondents while 46% identified as “male”. 2-3% identified as “neither male nor female”, or “prefer not to answer”.



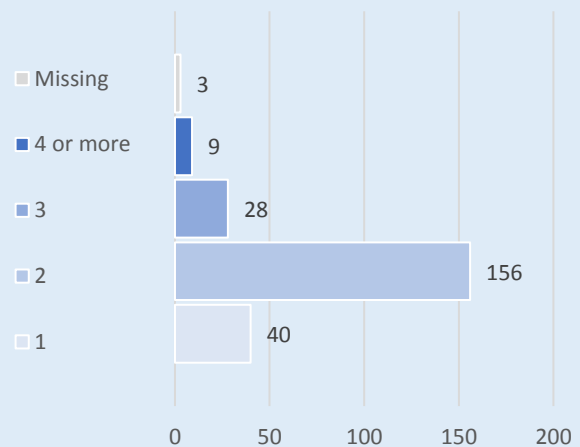
Q1.42 What is your age? (n=236)

236 of 236 ADU owners answered this question addressing age. Amongst owners, the two largest groups, each accounting for around 1-in-4 respondents, are 35-44 year olds (with 68 respondents at 29%) and 45-54 year olds (with 64 respondents at 27%). We also see that when compared to the age of ADU dwellers, the younger group accounting for ages 21-34, represents 12% of owners and 50% amongst ADU dwellers.



Q1.43 How many adults (age 18 and over) currently live in your place of residence? (n=236)

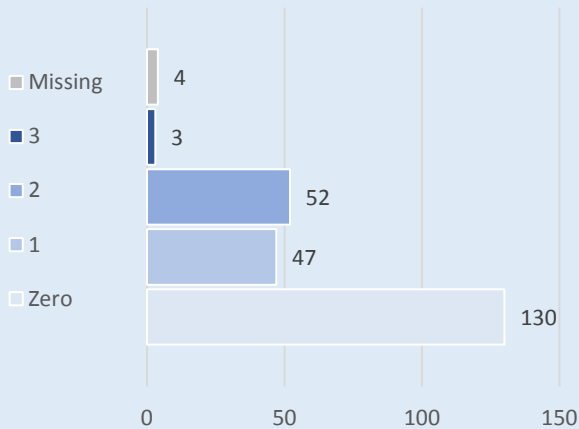
233 of 236 owners answered this question regarding how many adults occupy the main house. Adults in this question were categorized as 18 years old and up. The biggest groups was 66% (156) of owners responded who with 2 adults. 1& (40) had a single adult member of the household, while 12% had 3 adults. Only 4% had 4 or more adults living in the main house.



Q1.44 How many children (under 18) currently live in your place of residence? (n=236)

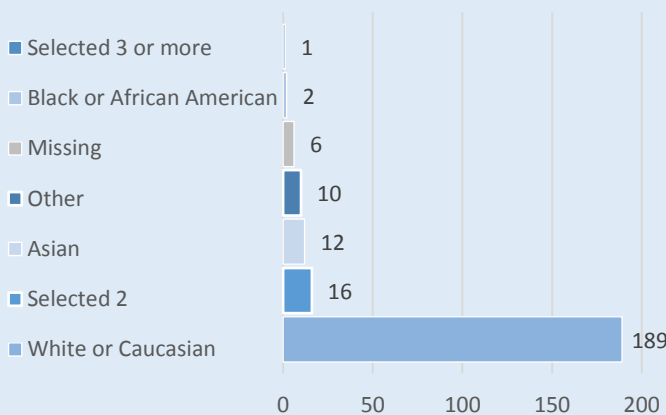
Over half of homeowners accounted for no kids in the household (56% or 130 respondents).

20% (47) of respondents accounted for one child, a similar proportion, at 23% (52), accounted for two children in the household, while only 1% (3) had three children, out of a total of 232 respondents.



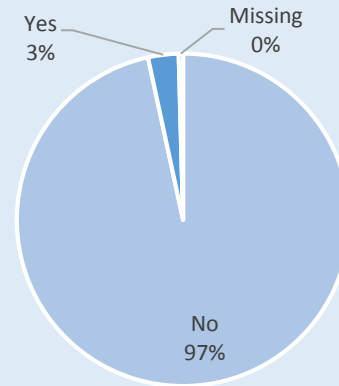
Q1.45 Which of the following races do you consider yourself to be? (n=236)

230 of 236 ADU owners answered this question regarding race. Respondents were directed to select all answers that apply. 80% (189) of respondents identified as “White or Caucasian”, 5% (12) identified as “Asian”, and 7% of the population selected 2 or more answers from a variety of 12 options. “Other” responses (write-ins) also included multiple races and Middle-eastern or Latino/a self-identification.



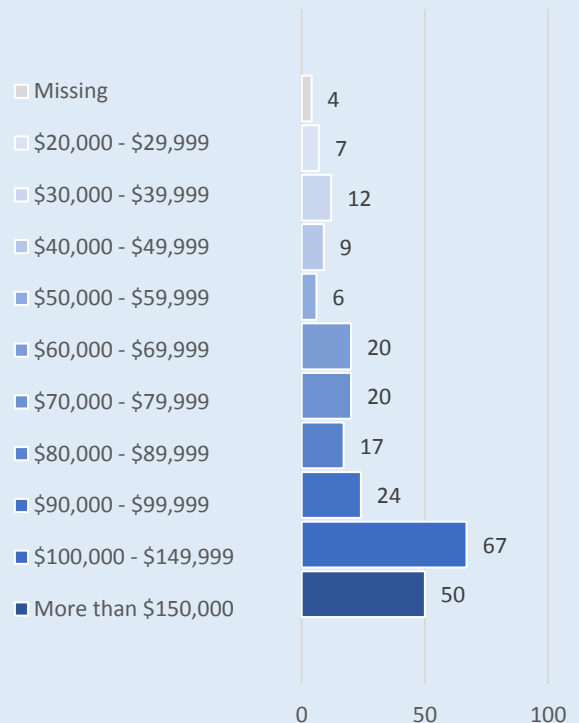
Q1.46 Are you Spanish, Latino/a, Hispanic? (n=236)

235 of 236 owners answered this question. 3% (7) of respondents self-identified as Latino/a, Spanish, or Hispanic.



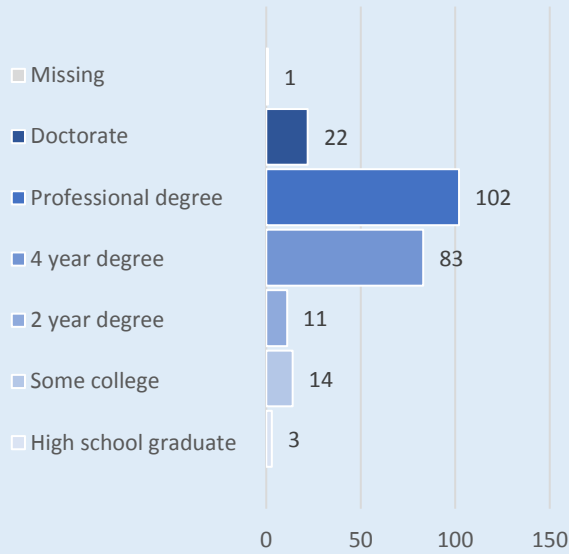
Q1.47 Approximate household income (n=236)

232 of 236 owners answered this question regarding annual household income. Nearly half of owners (49% or 117 respondents) reported an annual household income of above 100,000\$ (1-in-6 reported an annual income of over 150,000\$). On the lower end, only a total of 34 households reported annual earnings below \$60,000, out of our total of 232 respondents.



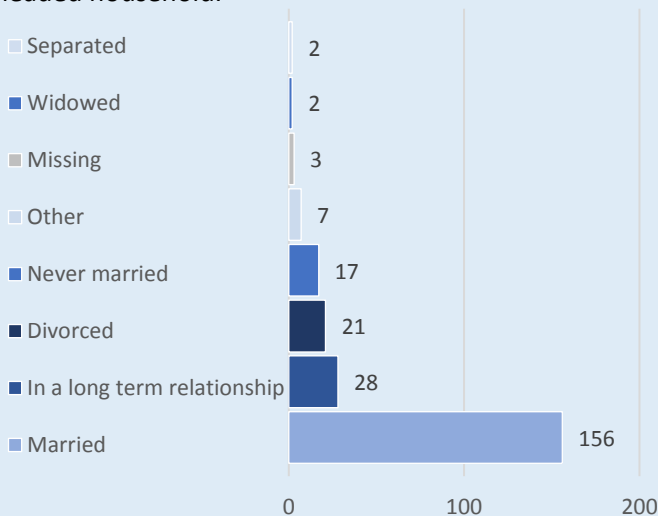
Q1.48 Education (n=236)

235 of 236 owners answered this question regarding education. The most common answers reported by respondents were “*professional degree*” (102 respondents or 43%), followed by “*4 year degree*” (83 respondents or 35%).



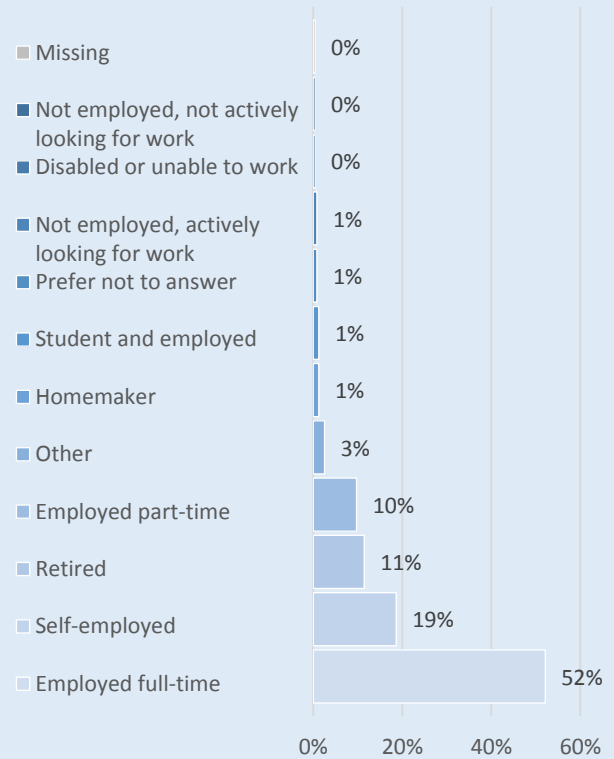
Q1.49 Marital status (n=236)

233 out of 236 owners answered this question regarding current marital status. 66% (156) of respondents identified as married, along with a further 12% (28) who identified as in a long-term relationship. If we assume most couples in a long-term relationship cohabitate then around 80% (including some respondents who answered “other” such as civil union) of owners live in a two person headed household.



Q1.50 Employment (n=236)

235 of 236 owners answered this question regarding employment. 52% (123) of owners answered “employed full-time”, while 19% (44) identified as self-employed, and 10% are “employed part-time”. 11% (27) of all owners are retired.



Appendix of Part I:

ADU owners

1.1 What kind of ADU do you have on your property?		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
Basement renovation	49	21%
Detached new structure	89	38%
Detached previously existing (renovated) structure	16	7%
Garage renovation	51	22%
Other	30	13%
Missing	1	<1%

1.1 What kind of ADU do you have on your property?	
<i>"Other" answers</i>	
1	Attached daylight ADU under new construction
2	Upstairs attached but separate entrance
3	New ADU over new garage detached but connected by roof only to main house
4	in home space conversion
5	attached new structure
6	Ground floor apartment and backyard office shed
7	Attached new structure
8	preconstructed basement
9	Intentionally built ADU
10	New construction w/ 2 bedroom basement apt, separate entrance and utilities
11	basement apartment
12	attached new garage and adu
13	attached new structure
14	Attached new structure (part of home design)
15	attached new structure
16	Attached new structure
17	New construction with basement ADU
18	lower level renovation
19	Attached new structure
20	full ADU addition, attached
21	attached, new construction
22	Attached new construction - above the garage

23	rebuilt
24	Attached previously existing structure
25	attached new structure
26	upstairs
27	up-stairs unit
28	ADU above attached garage
29	bought as a duplex

1.2 When was the ADU built?		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
Before 2000	8	3%
2000	3	1%
2002	1	0%
2003	3	1%
2004	1	0%
2005	2	1%
2006	1	0%
2007	3	1%
2008	3	1%
2009	2	1%
2010	5	2%
2011	7	3%
2012	9	4%
2013	16	7%
2014	21	9%
2015	34	14%
2016	48	20%
2017	50	21%
Unknown	1	0%
Missing	18	8%

1.3 How long have you owned the main house?		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
under 1 year	11	5%
1-5 years	83	35%
5-10 years	46	19%
over 10 years	96	41%

1.4 How is the ADU currently being used?		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
As someone's primary residence, and is currently occupied	125	53%
As someone's primary residence, but is currently vacant	6	3%
By the main house occupants as an extra room or work-space	15	6%
For short-term housing (less than 1 month stays)	72	31%
Not currently being used for anything	1	0%
Other	17	7%

1.4 How is the ADU currently being used?	
<i>"Other" answers</i>	
1	as a place for aging parents to stay for extended stays and as a short-term rental
2	looking for renters now
3	The ground floor apartment is occupied by my wife's mother. The backyard office shed is used as a home office for my wife.
4	By main house occupants and occasionally as short-term housing
5	In law housing
6	for guests and family
7	My mother lives in it part time.
8	Medium term housing (2 months stay)
9	Primary residence and short term rental
10	a mix of short-term rental and for family/friends with option for longterm rental
11	for family and friends
12	a combination of short term (AirBnB) renters for 9 months and a 3 month renter during the summer
13	short term and for father during winter
14	rentals and STR
15	short term and family use
16	we use it to house visiting friends and relatives, as a backyard entertainment area, and as a short-term rental through Airbnb.
17	Construction just finished and we'll be advertising for long-term rental very soon.

1.5 How have you used your ADU in the past?		
<i>Select all that apply</i>		
<i>n=232</i>		
	<i>Responses</i>	<i>Percent</i>
As a long term rental property	89	38%
As residence for family member/ friend	86	36%
As a short term rental property (less than 1 month stays)	76	32%
other (specify)	28	12%
As an extra room or workspace	45	19%
Missing	2	1%

1.5 How have you used your ADU in the past?	
<i>"Other" answers</i>	
1	just completed 10/17
2	Storage
3	vacation space for family members
4	Not applicable
5	For family visits
6	storage
7	New
8	Guest house
9	brand new. It ws an unfinished basement
10	No other use
11	Recently completed. No prior usage.
12	As our own home
13	friends or family staying overnight
14	primary residence
15	It's brand new
16	none of the above
17	Guest accomodations
18	n/a
19	guest house for family and friends
20	none
21	daycare
22	As own residence
23	It's brand new.
24	It is recent and has only been used for short term rental
25	housing for guests
26	free guest hosting
27	Construction just finished, so I haven't used it for anything yet.

1.6 How are you planning to use your ADU in the future? <i>Select all that apply</i>		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
As a long term rental property	141	60%
As residence for family member/ friend	58	25%
As a short term rental property (less than 1 month stays)	112	47%
As an extra room or workspace	45	19%
other	15	6%

1.6 How are you planning to use your ADU in the future? "Other" answers	
1	our retirement residence
2	Potentially owner's residence
3	solar energy collector
4	vacation space for family members
5	Undecided
6	As a long term care facility for myself as it is ADA compliant
7	for a caregiver when I need one
8	may try short term rental, but hoping to not have to
9	primary residence
10	move from portland use ADU when return to see clients in the city
11	guest house for family and friends
12	As a space for individuals displaced by disaster, or need medical housing
13	Aging in place option
14	to move into and rent out the main house
15	Will be living in it 5-7 years from now and will be renting the main house.

1.7 What was the original plan or purpose for building the ADU? select up to two answers		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
As a long term rental property	100	42%
As residence for family member	83	35%
Other	18	8%

As a short term rental property (less than 1 month stays)	74	31%
As an extra room or workspace	24	10%
The ADU was built by a previous owner	12	5%

1.7 What was the original plan or purpose for building the ADU? "Other" answers	
1	As a residence for me, the owner, in the case that I cannot negotiate the upper two floors. ADU is one level.
2	To combat high rent. Offering apartment for below market value.
3	as a place for aging parents to stay for extended stays
4	I built it for my friend to live in.
5	eventually will be housing for family
6	for family visits
7	We're using the ground floor apartment for a family member. The backyard office shed is an office.
8	Aging in place
9	for us to live while we remodel main house
10	for a caregiver when I age
11	house for when parents need it
12	aging in place option
13	guest house for family and friends
14	father for winter
15	Aging in place option
16	Built with intent for existing housemates in 2015 to move in and stay long term.
17	mixture of short-term rental, then long-term, and option to expand living space for us as desired
18	to give us flexibility in our use over time

1.8 What do you typically charge per night when using your ADU as a short-term rental?		
<i>n=104</i>		
	<i>Responses</i>	<i>Percent</i>
Less than \$50	1	1%
\$50-\$100	47	45%
\$100-\$150	50	48%
\$150-\$200	5	5%
More than \$200	1	1%

1.9 How many days a year do you use your ADU as a short-term rental?	
n=109	
	Responses
0-7 days	16
8-29 days	3
30-90 days	14
More than 90 days	66
I prefer not to answer	10

1.10 What motivates you to use your ADU as short-term rental instead of a long-term rental?		
n=108		
	Responses	Percent
0-7 days	16	15%
8-29 days	3	3%
30-90 days	14	13%
More than 90 days	66	61%
I prefer not to answer	10	9%

1.11 What are the drawbacks of using your ADU as a short-term rental?		
n=107		
	Responses	Percent
Flexibility to use in other ways (e.g. hosting family members)	44	41%
Generates more income	38	35%
Experience of hosting travelers	4	4%
Lower commitment to tenants	4	4%
Other	16	15%
less wear-and-tear	1	1%
Easier to manage	1	1%

1.11 What are the drawbacks of using your ADU as a short-term rental? "Other" answers	
1	all of the above, plus lack of relationship to occupants
2	unknown
3	more work managing bookings, answering questions, more expenses of furnishing, buying linens when get stained, supply TP & paper towels, coffee, more cleaning

4	Strangers instead of familiar tenant
5	Its a lot of work turning it over in a manner that keeps a 5-star rating
6	time invested ensuring house rules are followed
7	Being careful of noise generated by me and my family.
8	both extra work and cleaning
9	The negativity of the City of Portland to short term rentals.
10	not being used as rental; guests stay for free

1.12 How long do most short-term guests stay?		
n=104		
	Responses	Percent
1-3 nights	65	63%
4-6 nights	31	30%
1-2 weeks	4	4%
2-3 weeks	1	1%
More than 3 weeks	3	3%

1.13 Are you currently receiving rent from your ADU?		
n=236		
	Responses	Percent
Yes	115	49%
No	121	51%

1.14 How much rent are you currently receiving from your ADU?		
n=110		
	Responses	Percent
Below market value	48	44%
At market value	54	49%
Above market value	8	7%

1.15 On average, how much rent do you charge per month?			
n=111			
		Responses	Percent
w/o utilities	up to \$600	3	4%
	601-900\$	25	30%
	901-1200\$	24	29%
	1201-1500\$	16	19%
	1501-1800\$	5	6%
	\$1800+	10	12%

with utilities	up to \$600	3	4%
	601-900\$	13	16%
	901-1200\$	32	38%
	1201-1500\$	17	20%
	1501-1800\$	8	10%
	\$1800+	10	12%

1.16 Approximately how long will it take for the ADU to pay for itself through rental income?		
<i>n=111</i>		
	Responses	Percent
1-3 years	10	9%
4-6 years	32	29%
7-9 years	27	24%
10-12 years	17	15%
13-15 years	14	13%
More than 15 years	11	10%

1.17 What is the approximate size of the accessory unit?		
<i>n=236</i>		
	Responses	Percent
Under 400 sq. ft.	54	23%
400-500 sq. ft.	43	18%
500-600 sq. ft.	36	15%
600-700 sq. ft.	31	13%
700-800 sq. ft.	61	26%
Over 800 sq. ft.	11	5%

1.18 How many bedrooms does the ADU have?		
<i>n=236</i>		
	Responses	Percent
Studio	91	39%
1 bedroom	101	43%
2 bedrooms	39	17%
Other (specify)	5	2%

1.19 Is the unit compatible for all accessibility needs?		
<i>n=236</i>		
	Responses	Percent
Yes, it is accessible but not built for wheelchair use	95	40%
No	100	42%
Yes, it is fully compatible	40	17%
Missing / Refused	1	0%

1.20 How long has the current occupant been living in the ADU?		
<i>n=125</i>		
	Responses	Percent
Less than 1 year	59	47%
2 years to less than 3 years	17	14%
1 to less than 2 years	27	22%
3 years or more	22	18%

1.21 Which of the following options best describes your relationship to the current occupant when they first moved into the ADU?		
<i>n=125</i>		
	Responses	Percent
We didn't know each other	52	42%
Family member	51	41%
Acquaintance	10	8%
Friend	12	10%

1.22 Rate your experience of being a landlord		
<i>n=114</i>		
	Responses	Percent
Extremely good	75	66%
Somewhat good	32	28%
Neither good nor bad	7	6%

1.23 Is there any shared space or shared utilities on the property?		
<i>n=208</i>		
	Responses	Percent
Laundry	37	16%
Utilities	119	50%
Storage	54	23%
Yard	133	56%
Parking	72	31%
Entryways	52	22%
Garden	93	39%
None	18	8%

1.24 How many cars do you own?		
<i>n=236</i>		
	Responses	Percent
None	5	2%
1 car	95	40%
2+ cars	135	57%
Missing	1	0%

1.25 If you own a car (or cars), where do you usually park?		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
Off the street, on-site	134	57%
On the street	75	32%
Other	21	9%
Missing	6	3%

1.25 If you own a car (or cars), where do you usually park? "Other" answers	
1	Truck is parked on street. Car in driveway. Garage is workspace, so not used for parking yet.
2	both
3	Both
4	In our driveway and on the street
5	one off-one on
6	1 on street, 1 on site
7	one off street in our driveway and one on the street
8	Driveway and on the street
9	Primary residence uses driveway. ADU uses street parking.
10	driveway
11	in driveway +/- on street
12	Both
13	Both on and off street
14	all of the above
15	1 car driveway; 1 car on street
16	Both street and driveway
17	I own two vehicles, work truck and car. Car is parked onsite, truck on street
18	off street 2 cars, when we have a short term renter we park one of our cars on the street
19	garage
20	drive way
21	both

1.26 How would you describe your current employment travel behavior?		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
Work from home	54	23%
Commute to work	137	59%
Other	37	16%
Missing/ Refused	5	2%

1.26 How would you describe your current employment travel behavior? "Other" answers	
1	Not employed. Much gardening, etc. around the house, and volunteer on a weekly basis. Either ride my bike or walk to do chores, errands, volunteering, etc. as much as possible.
2	N/A
3	work from home + travel out of state to work
4	I am on sabbatical currently
5	retired
6	Retired
7	do not travel; retired
8	combination of home and commute
9	Wife works from home, I work from home 50% of the time.
10	retired
11	Bike
12	Looking for work
13	retired
14	Retired
15	I work from home some days and commute on others
16	Split 50/50 home office/client office
17	normally leave town to work in my field 2-6 months at a time
18	Combination of working from home and walk to work less than 1 mile
19	recently retired
20	Retired
21	Work from home once a week, commute other days.
22	n/a
23	Mix of Commute to work and WFH 1 day a week
24	both
25	mostly work from home. On occasion will drive but typically bike to work when needed.
26	one of us works from home the other works a few blocks from home
27	retired
28	retired
29	Not currently working
30	retired
31	retired so no commute
32	retired

33	combination of both, run a local food cart but much of the work (bookkeeping, marketing) is also done from home
34	Work from home or the cafe near my son's school (which halves the daily amount of required driving)
35	try to work near home so not have to use car much

1.27 How long is your typical commute??		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
15 minutes or less	37	16%
16-30 minutes	51	22%
31-45 minutes	12	5%
46-60 minutes	6	3%
Over 1 hour	0	0%
Varies widely	2	1%
Answered distance	18	8%
Missing	110	47%

1.28 What mode of transportation do you typically use to commute to work?		
<i>n=140</i>		
	<i>Responses</i>	<i>Percent</i>
Other	6	4%
Carpool	10	7%
Walk	4	3%
Light rail	6	4%
Drive alone	76	54%
Bicycle	28	20%
Bus	10	7%

1.28 What mode of transportation do you typically use to commute to work? "Other" answers	
1	Scooter/motorcycle
2	MAX plus a 1.5 mile walk
3	50% bike, 50% drive
4	with children
5	equal light rail, walk, bike
6	Transit (bus/MAX) or carpool with my wife

1.29 Do you currently take part in any of the following activities in your neighborhood?		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
Community events	93	39%
Volunteering	45	19%
Neighborhood association	25	11%
Missing/ Refused	73	31%

1.30 How long have you lived in the neighborhood - in this residence or another?		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
Under 1 year	6	3%
1-3 years	34	14%
3-5 years	41	17%
6-10 years	39	17%
More than 10 years	115	49%
Missing / Refused	1	0%

1.31 Who did the physical labor construction on your ADU? Select all that apply.		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
A paid contractor	199	84%
Myself or another owner of the property	74	31%
A paid friend or relative	20	8%
An unpaid friend or relative	15	6%
Other	10	4%
Missing / Refused	11	5%

1.31 Who did the physical labor construction on your ADU? "Other" answers	
1	I built it. I am a licensed general contractor.
2	Myself, spouse and father-in-law
3	Myself 50%, contractor 50%
4	The builder and his crew built our house with the basement apartment. For the office shed we used a contractor recommended by Modern Shed.
5	Developer
6	Builder
7	Builder of main house
8	paid sub-contractors
9	homebuilder
10	A combination of paid subcontractors for certain trades, some paid & mostly unpaid

	labor of family members (I come from a family of hame
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1.32 Who designed your ADU? Select all that apply.		
<i>n=236</i>		
	Responses	Percent
A paid architect/ designer	118	50%
An unpaid architect/ designer	8	3%
A paid contractor	52	22%
An unpaid contractor	2	1%
Myself or another owner of the property	71	30%
Other	9	4%

1.32 Who designed your ADU? "Other" answers	
1	myself
2	The builder designed and built our house with the basement apartment. We used Modern Shed for the backyard office shed.
3	Builder of main house
4	my father is a retired architect and he made the main design and the contractor made sure it matched Portland code
5	Builder of the main house (House was built to include ADU)
6	collaboration between owners adn designer and contractor
7	It was already build as duplex when I bought it
8	owner
9	started with a paid architect, but ended up drawing up our own plans based on his ideas

1.33 Approximately how many unpaid hours ("sweat equity") were spent, by you or anyone else, constructing your ADU?		
<i>n=236</i>		
	Responses	Percent
0-50	95	40%
51-100	44	19%
Over 100	91	39%
Missing / Refused	6	2%

1.34 How much did you or someone else pay for your ADU to be constructed?		
<i>n=236</i>		
	Responses	Percent
Under \$50,000	34	14%
\$50,001-100,000	77	33%
\$100,001-150,000	57	24%
\$150,000-200,000	32	14%
Over \$200,000	12	5%
Missing / Refused	24	10%

1.35 Please try to assess how much was financed by each method (by percentage)		
<i>n=236</i>		
	Responses	Percent
Cash savings	148	45%
Home equity line of credit	74	23%
Refinance and cash out option based on main home value only	27	8%
Refinance and cash out option based on main home + future ADU value	3	1%
Purchased main home, constructed ADU with cash out option based on future property value	3	1%
Loan from family member/s or friend/s	32	10%
Credit card	26	8%
Construction loan from bank	16	5%
Other	32	10%

1.35 Please try to assess how much was financed by each method (by percentage) "Other" answers	
1	done by previous owner, no idea how much it cost, etc
2	The basement apartment was part of the purchase of the entire house. Traditional financing was used. For the office shed we used a home equity line of credit.
3	mortgage
4	Bought property NEW from developer who built main house and ADU
5	Primary mortgage during home purchase
6	Home loan mortgage, ADU+main house

7	ADU was part of the house when we purchased it.
8	House came with ADU
9	Home purchase (mortgage)
10	loan against investments
11	House had ADU when purchased.
12	Gift from friends
13	tradional loan
14	Included in the purchase and construction of the entire property with a mortgage that included everything
15	sold grandmas house
16	203K FHA Mortgage
17	FHA 203k
18	Paid as we constructed with excess salary
19	Mortgage loan through bank
20	don't know
21	PDC loan
22	mortgage loan
23	None Apply
24	savings
25	we didn't build it, it came with the property
26	Came with house
27	mortgage
28	Self build, assigned \$40k cost for my 1,000hrs of work.
29	Sweat equity & donated labor from family members

1.36 Did the System Development Charge (SDC) Waiver influence your decision to apply for an ADU permit?

n=236

	Responses	Percent
Yes	166	70%
No	65	28%
Missing / Refused	5	2%

1.37 How long did the construction last?

n=236

	Responses	Percent
Less than 3 months	20	8%
3-6 months	75	32%
6-12 months	92	39%
Over 12 months	40	17%
Missing/ Refused	9	4%

1.38 What were the two biggest challenges you faced in building your ADU?

n=236

	Responses	Percent
Finding a contractor	29	12%
Permitting process / BDS	58	25%
Other	65	28%
Obtaining finances	20	8%
Design constraints or challenges	40	17%
Paying for the cost of construction fees	22	9%
Utility connections	21	9%
Lot setbacks or height limits	20	8%
Missing / refused	6	3%

*percent was calculated based on response/n(236)

1.38 What were the two biggest challenges you faced in building your ADU? "Other" answers

1	Contractor and BDS. BDS was a huge pain in the tush and very expensive. I had to take them to "court" (forgot what the grievance process is called) to overrule their absurd demands. Were they to have gotten their way, my house would have been the neighborhood freak house and stood out like a sore thumb in this well established old Portland Mt. Tabor neighborhood.
2	Death of said architect
3	getting over my fear of taking on such a big endeavor
4	none
5	Conflicts with the contractor
6	Staying on budget? There were almost no issues.
7	flaky contractor
8	There were no challenges. This is the 4th ADU I have built. Easy.
9	inexperienced staff in building services regarding permitting
10	contractor quality
11	Managing the construction, choosing materials, staging contractors, being our own general contractor were the most challenging.
12	this was in the house when we bought
13	Issues with contractor
14	n/a

15	The City of Portland
16	Permitting, finding a contractor (won't let me select 2 above)
17	None. I did not build it
18	None
19	historical site restrictions
20	No washer/dryer connection, additional access through garage, both addressed by builder before occupied
21	inspector
22	inept and forgetful contractor
23	project manager for contractor was disorganized - for example, he did not figure out the utility connection issues (which were a big challenge too, but your survey didn't let me pick more than one option). He thought Pacific Power would string a line over to the ADU, but it ended up having to be put in underground which the contractor wanted to charge about \$10,000 extra to do - we stood our ground and the contractor had to pay for most of it. Almost all of our issues were with the contractor's project manager being unorganized and not communicating well with us. He ended up being fired by the contractor because he was lying to several clients.
24	Managing the contractor's project manager
25	inexperienced contractor which led to mistakes that ended up costing us more
26	Not applicable. My house came with the ADU
27	none of the above
28	neighbors
29	Unbelievable SDC Fees at the time
30	inspector inconsistent in conveying codes. Other challenge was height requirements (unable to mark this selection on the survey webpage).
31	Permit process, bad contractor
32	No major challenges other than the fact that doing it ourselves was a huge project.
33	N/A, it was part of our home purchase
34	staying within time line
35	No major challenges
36	this will only allow me to choose 1. cost & financing, utility connection costs (separate meter/lines), setback & height limits and design constraints
37	cost of upgrading water meter (\$13,000)

38	scheduling subcontractors
39	Design constraints, utility hookups and fire wall/setback
40	making time to do the building
41	Dealing with construction delays and poor sub contractors and grumpy neighbors
42	Didn't build it, bought it with an ADU.
43	Dealing with contractors; Getting things done to our standard
44	contractor problems-dishonest
45	Working alongside our contractor
46	Contractor issues
47	Incorrect and often contradictory code information from the central City office.
48	None, since the builder did everything, it all went smoothly
49	time and money spent to properly deconstruct dilapidated existing home
50	Refinancing with two address for the same parcel
51	N/A
52	n/a
53	Managing the contractor
54	Most electricians and plumbers were booked out for 2-3 months.
55	bought as a duplex
56	none
57	These questions will be adding inaccuracy to your study because I am 2 owners removed from the builder and know nothing about the process.
58	we didn't build it, it came with the house, so a lot of the questions on this survey are impossible to answer
59	Neighbors
60	Finding a house to buy with one.
61	Coordinating between spouse, future residents, general contractor; guiding GC towards my desired outcome in terms of materials, design, fixtures, etc.
62	none
63	Doing a lot of the work ourselves due to limited budget
64	increased property taxes
65	green building practices were new to construction workers

1.39 Was the estimated budget close to actual budget (within 15% difference)?		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
Yes	163	69%
No	61	26%
Missing/ Refused	12	5%

1.40 Was the projected time to complete construction close to actual length of project (within 15% difference)?		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
Yes	111	47%
No	111	47%
Missing/ Refused	14	6%

1.41 With which gender do you most identify?		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
Female	122	52%
Male	109	46%
Prefer not to answer	2	1%
Non binary	2	1%
Not listed	1	0%

1.42 What is your age?		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
21-34	28	12%
35-44	68	29%
45-54	64	27%
55-64	42	18%
65+	34	14%

1.43 How many adults (age 18 and over) currently live in your place of residence?		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
1	40	17%
2	156	66%
3	28	12%
4 or more	9	4%
Missing/ Refused	3	1%

1.44 How many children (under 18) currently live in your place of residence?		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
0	130	55%
1	47	20%
2	52	22%
3	3	1%
Missing/ Refused	4	2%

1.45 Which of the following races do you consider yourself to be? Select all that apply.		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
White or Caucasian	191	81%
White or Caucasian, Other	2	1%
Other	10	4%
Asian	12	5%
White or Caucasian, Asian	5	2%
White or Caucasian, American Indian or Alaska Native	4	2%
White or Caucasian, American Indian or Alaska Native, Asian	1	0%
White or Caucasian, American Indian or Alaska Native	4	2%
Black or African American	2	1%
White or Caucasian, Black or African American	1	0%
Missing / Refused	4	2%

1.45 Which of the following races do you consider yourself to be? "Other" answers	
1	Hispanic
2	Hispanic
3	Latinx
4	Semitic
5	mixed

1.46 Are you Spanish, Latino, Hispanic?		
<i>n=236</i>		
	<i>Responses</i>	<i>Percent</i>
No	228	97%
Yes	7	3%
Missing / Refused	1	0%

1.47 Approximate annual household income		
n=236		
	Responses	Percent
\$20,000 - \$29,999	7	3%
\$30,000 - \$39,999	12	5%
\$40,000 - \$49,999	9	4%
\$50,000 - \$59,999	6	3%
\$60,000 - \$69,999	20	8%
\$70,000 - \$79,999	20	8%
\$80,000 - \$89,999	17	7%
\$90,000 - \$99,999	24	10%
\$100,000 - \$149,999	67	28%
More than \$150,000	50	21%
Missing/ Refused	4	2%

1.48 Education		
n=236		
	Responses	Percent
High school graduate	3	1%
Some college	14	6%
2 year degree	11	5%
4 year degree	83	35%
Professional degree	102	43%
Doctorate	22	9%
Missing/ Refused	1	0%

1.49 Marital status		
n=236		
	Responses	Percent
Married	156	66%
Divorced	21	9%
Widowed	2	1%
In a long term relationship	28	12%
Never married	17	7%
Separated	2	1%
Other	7	3%
Missing/ Refused	3	1%

1.49 Marital status "Other" answers	
1	single
2	Civil union, same sex partner
3	husband is currently in hospice in care facility
4	Engaged
5	single
6	Domestic partners
7	single

1.50 Employment		
n=236		
	Responses	Percent
Employed full-time	123	52%
Self-employed	44	19%
Retired	27	11%
Employed part-time	23	10%
Disabled or unable to work	1	0%
Not employed, actively looking for work	2	1%
Other	6	3%
Student and employed	3	1%
Prefer not to answer	2	1%
Not employed, not actively looking for work	1	0%
Homemaker	3	1%
Missing/ Refused	1	0%

1.50 Employment "Other" answers	
1	student and employed
2	business owner
3	student and self-employed
4	Employed part-time and self-employed, spouse is employed full time
5	employed building this adu
6	retired but working part time

Survey Results Part 2: Accessory Dwelling Unit Residents

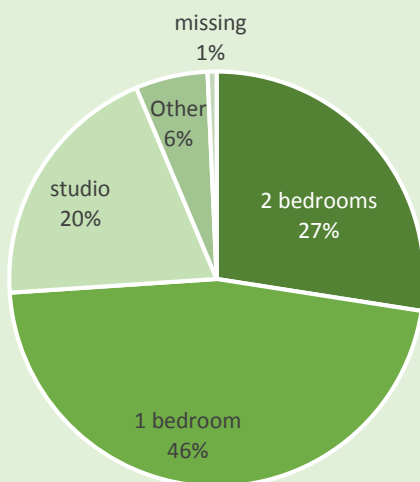
The following section of the report presents and summarizes the results of survey questions asked of all respondents that identified themselves in the initial sorting question as *live in an ADU*. The results are divided into subsections covering information specific to the ADU, the shared property, and information pertaining to the ADU dwellers.

General

Q2.1 How many bedrooms does the ADU have? (n=142)

141 of 142 respondents who identified as live in an ADU responded to this question regarding number of bedrooms. Nearly half (46%) indicated they live in a 1 bedroom ADU, while 20% live in a studio and 27% live in a 2 bedroom ADU.

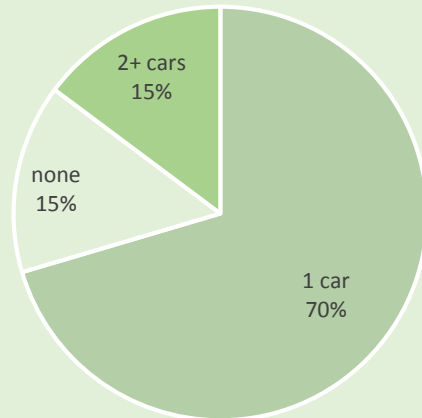
When measured up against the answers of ADU owners, the biggest difference was that renters lived in larger (based on rooms) ADUs on average than those reported by owners. While owners reported 39% studio apartments, renters reported 20%. And on the other hand owners reported 16% as 2 bedroom apartments, while for renters those accounted for 27%. This may indicate that the market shows preference towards more rooms.



Transportation and Parking

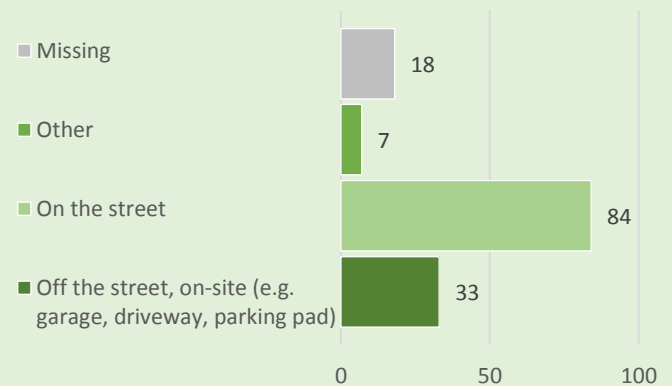
Q2.2 How many cars do you own? (n=142)

142 of 142 respondents who identified as residents of an ADU responded to this question regarding car ownership. When asked about car ownership, 70% (100) of respondents have 1 car, while the remaining 30% were split evenly between no car ownership and ownership of at least 2 vehicles.



Q2.3 If you own a car (or cars), where do you usually park? (n=142)

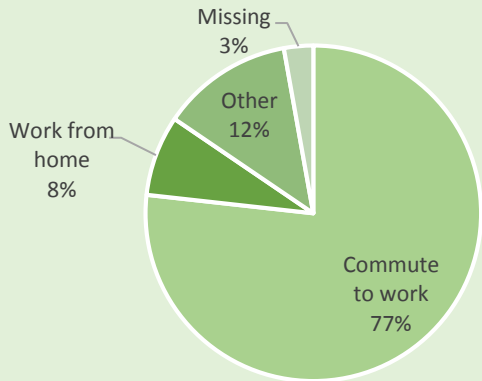
In Portland there is no obligation to create new on-site parking facilities when building an ADU, therefore it provides an interesting case regarding where occupants of the new unit park their vehicles.



59% (84 respondents) of the sampled ADU dweller population answered they park their car/s “on the street”, while only 23% (33) usually park their car/s “off-street”. Those who answered “other” tended to alternate on and off-street parking.

Q2.4 How would you describe your current employment travel behavior? (n=142)

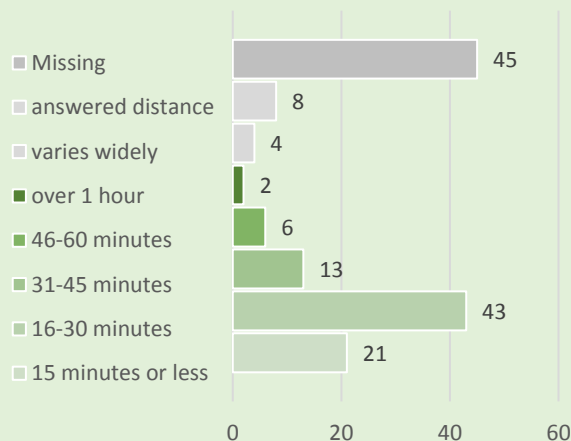
138 of 142 respondents who identified as ADU residents responded to this question addressing employment travel behavior. Nearly 4 of 5 (79% or 109) respondents who live in an ADU, “commute to work”, while 8% “work from home”. The remaining (nearly) 13% are retired, do not work, or alternate between working from home and commuting.



Q2.5 How long is your typical commute? (n=142)

Only 89 of 142 responses from respondents who identified as ADU residents were recorded for this question regarding typical commute time. The question was in open (fill-in) format.

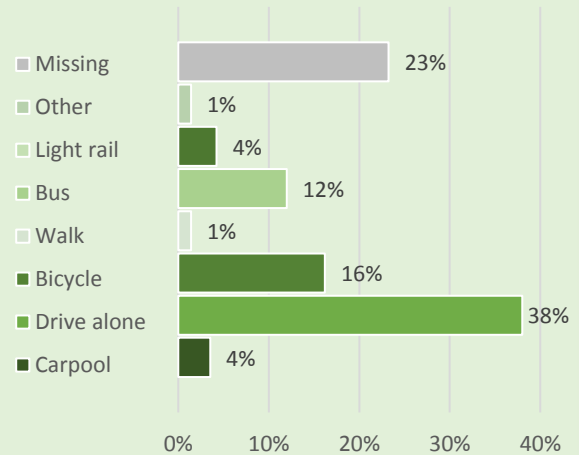
30% (or 43) of our respondents commute 16-30 minutes on their daily trip to/ from work. Another 15% commute 15 minutes or less. These were the two largest groups amongst our respondents, as only 89 answers responses answered the intended question.



*This question resulted in some confusion and a large number of skipped answers by respondents.

Q2.6 What mode of transportation do you typically use to commute to work? (n=142)

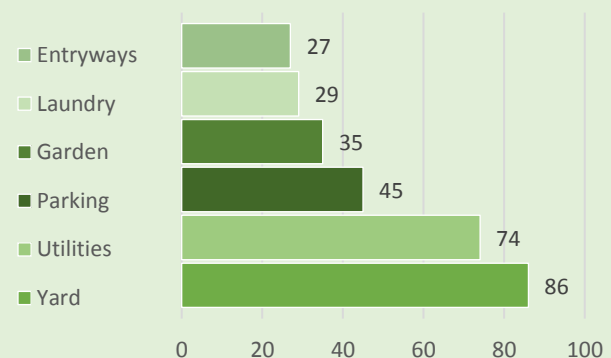
109 of 142 respondents who identified as ADU residents responded to this question addressing mode of transportation for employment related commute. 38% (54) of ADU residents “drive alone”, 16% (23) ride a “bicycle”, and another 12% use the “bus”. “Other” (fill-in) results included multiple modes of transit.



Shared space

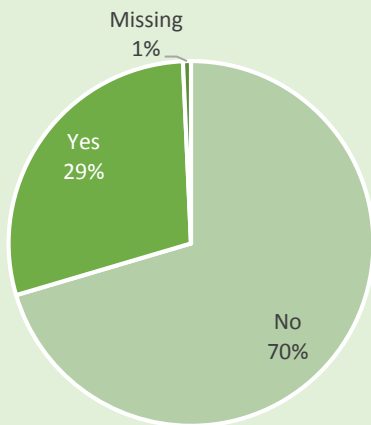
Q2.7 Is there any shared space or shared utilities on the property? (n=142)

We asked respondents to list all space or utilities they may share with the main house. Out of 142 respondents 60% (86 respondents) share a “yard”, and 52% (74 respondents) share “utilities” with the main house. Nearly 1-in-3 (29 respondents) share “parking”, and nearly 1-in-4 (35 respondents) share a “garden”. Lastly, around 1-in-5 share “laundry” facilities (29 respondents), similar to the number who share “entryways” (27 respondents), with the main house.



Q2.8 Did access to shared space impact your choice to live in an ADU? (n=142)

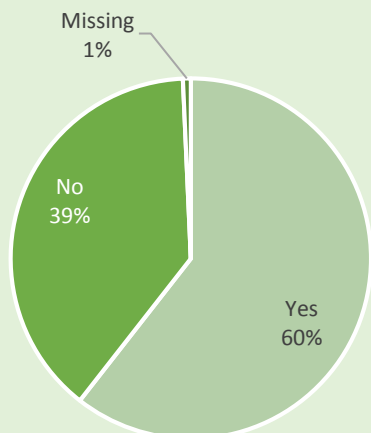
141 of 142 respondents who identified as ADU residents responded to this question addressing shared spaces. Having learned that most of ADU dwellers share at least one form of utility or space with the main house on the property we asked about the significance of shared spaces in their decision making process. 70% of respondents (100) answered that this did not impact their choice to live in an ADU.



Living habits

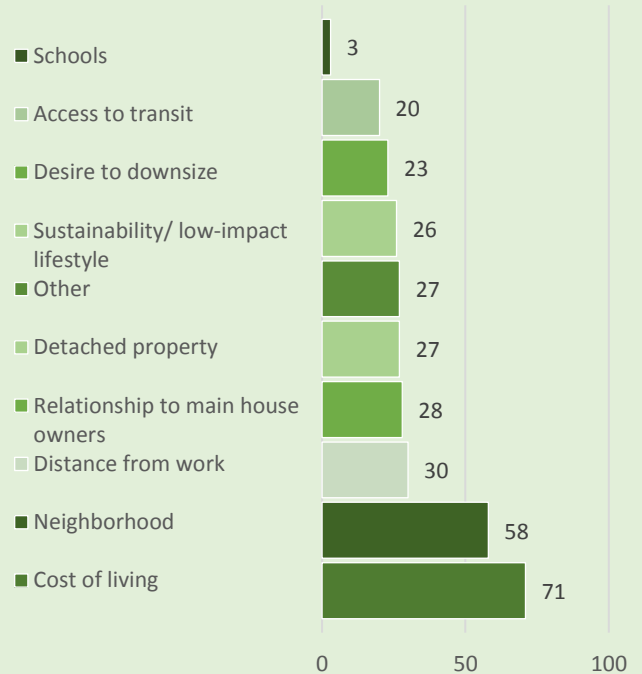
Q2.9 Have you downsized from your previous dwelling occupancy? (n=142)

141 of 142 respondents who identified as ADU residents responded to this question addressing downsizing from a previous dwelling. ADUs in Portland are set at a cap of 800sq. feet. 61% (86) of respondents have downsized from their last occupancy, while 39% (55) respondents did not downsize.



Q2.10 What best describes your reasons for choosing to live in an ADU?

We asked respondents what most affected their decision to live in an ADU, up to 2 answers were allowed. Out of a total of 142 responses the most impactful factor was “*cost of living*” with exactly 50% (71) of respondents, followed by “*neighborhood*” claimed by 41% (58) of respondents.

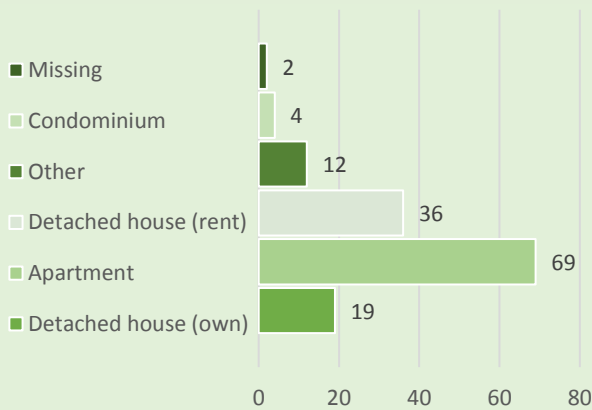


Six factors had a similar range of impact, of between 20-30 respondents or around 15-21%, including *relationship to the main house owners*, *access to transit*, “*distance from work*”, “*desire to downsize*”, wanting to live in a “*detached property*”, and taking on a “*sustainability/ low-impact lifestyle*”. “*Schools*” was the least relevant factor, with only 3 respondents claiming it as one of their top two. Amongst respondents who answered “*other*”, reasons varied including short-term unexpected situations (divorce or illness), and lack of more appealing options.

Q2.11 If you were not living in an ADU, in what type of residence would you be living? (n=142)

140 of 142 respondents who identified as ADU residents responded to this question addressing alternative residence. Nearly half (49% or 69) responded that if they were not living in an ADU they would most likely be living in an “apartment”. Another 38% of respondents said they would most likely be living in a “detached house”, 2/3 of those, or 25% (36) of respondents would rent a house, while the remaining 1/3, or 13% (19), would own the house.

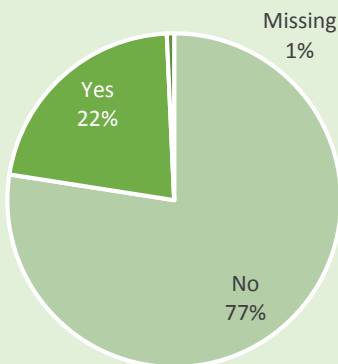
Amongst those who replied “other”, choices included mostly either assisted /elderly living or living with roommates.



Neighborhood

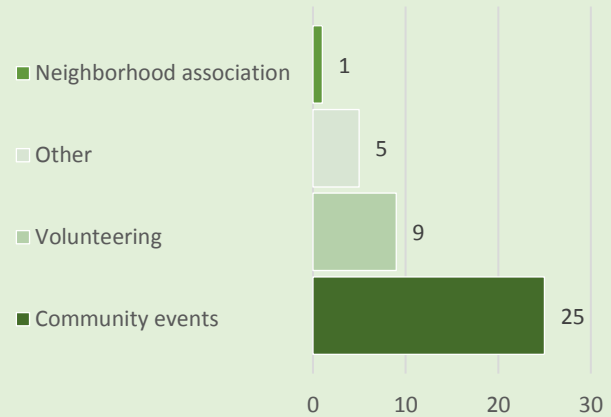
Q2.12 Do you currently take part in any neighborhood associated activity? (n=142)

Only 22% (31) of respondents reported taking part in neighborhood activity, while 77% (110) do not take part in any form of neighborhood activity.



Q2.13 If you answered yes, what type? Select all that apply. (n=30)

Of the 31 respondents who said they were active in their community, 30 answered a follow-up question regarding what type of activities they partake in. Respondents were directed to select all answers that apply. Overwhelmingly, respondents take part in community events (25), followed by nearly one third volunteer (9).



Q2.14 How long have you lived in the neighborhood - in this residence or another? (n=142)

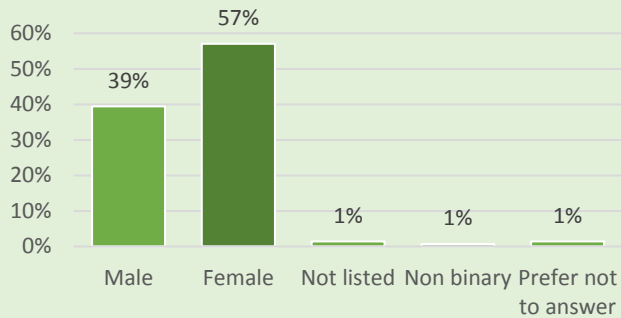
142 of 142 respondents who identified as ADU residents responded to this question addressing neighborhood residence. 79% (112) have lived in their neighborhood for up to 3 years, including 42% (60 respondents) for under 1 year. On the other end, only 11% (16 respondents) have lived in the neighborhood for 5 years or longer.



Demographics

Q2.15 Which gender do you most identify with? (n=142)

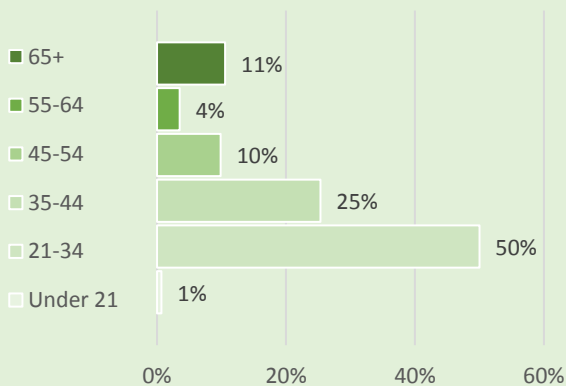
142 of 142 respondents who identified as ADU residents responded to this question regarding gender. ADU residential population, in the sample, is more “female” at 57% (81). 39% (56) of respondents identified as “male”. 1 respondent identified as “non-binary” while another two respondents marked “not listed” within the set options.



*Results may also indicate a likelihood of answering surveys amongst genders that may sway the results, since we asked gender to be identified by whomever filled out the survey.

Q2.16 What is your age?

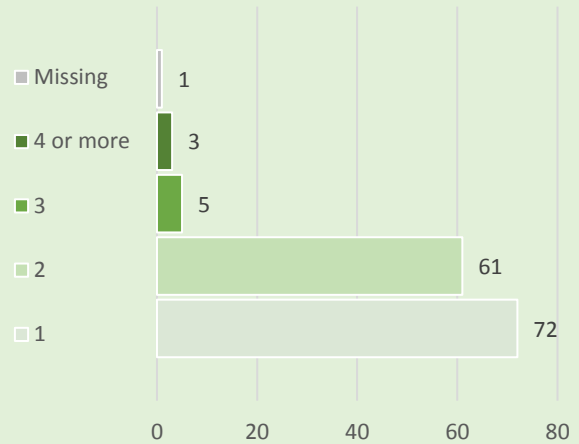
141 of 142 respondents who identified as ADU residents responded to this question regarding age. The age of ADU dwellers is fairly young, 50% (71) are between the ages of 21-34. There is also representation of older residents which comprise 11% (15) of dwellers.



*We should also take into account that the survey was conducted online and may sway some of the responses by certain groups of users.

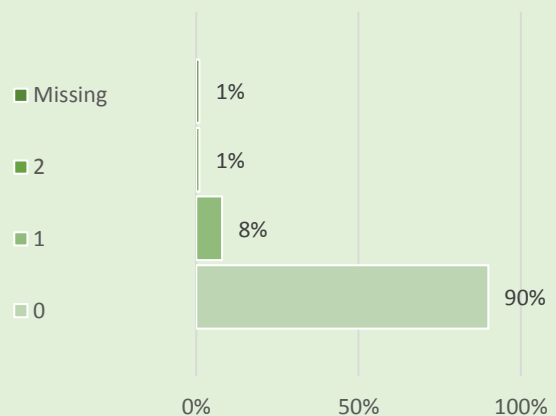
Q2.17 How many adults (age 18 and over) currently live in your place of residence? (n=142)

141 of 142 respondents who identified as ADU residents responded to this question regarding adult household members, identified as 18 or older. Over half (51% or 72 respondents) of the ADU dwellers live in a single adult household, 43% (61) live in a two adult household, and only 6% (8) include more than 2 adults.



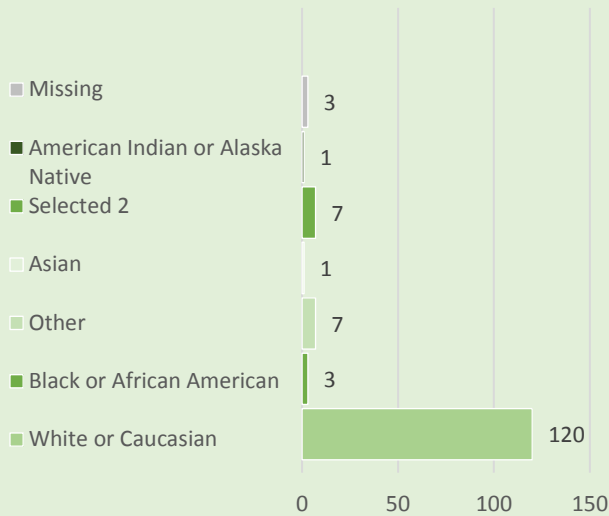
Q2.18 How many children (under 18) currently live in your place of residence? (n=142)

141 of 142 respondents who identified as ADU residents responded to this question regarding children household members, identified by the survey as under 18 years old. Few children were accounted for amongst ADU residents. 14 of 142 (10%) households currently include children under the age of 18; 11 of those households accounted for a single child.



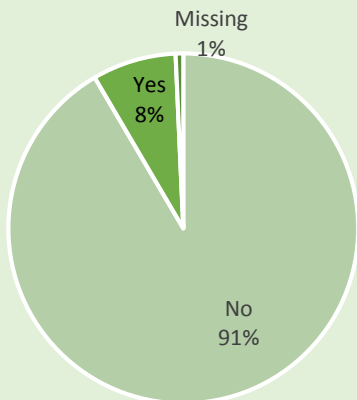
Q2.19 Which of the following races do you consider yourself to be? (n=142)

139 of 142 respondents who identified as ADU residents responded to this question regarding race. 86% of respondents identified as white or Caucasian, the remaining population split between non-white (Black or African American, Asian, American Indian or Alaska Native) groups and "other" which included multiple races and middle-eastern self-identification.



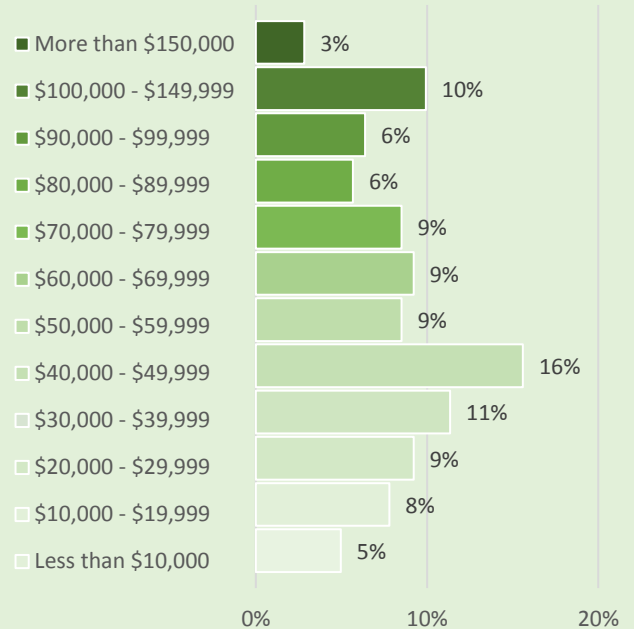
Q2.20 Are you Spanish, Latino, Hispanic? (n=142)

141 of 142 respondents who identified as ADU residents responded to this question regarding Spanish/ Latino/ Hispanic heritage. 8% (or 11 respondents) self-identified as Latino/a, Spanish, or Hispanic. Amongst homeowners only 3% identified as such.



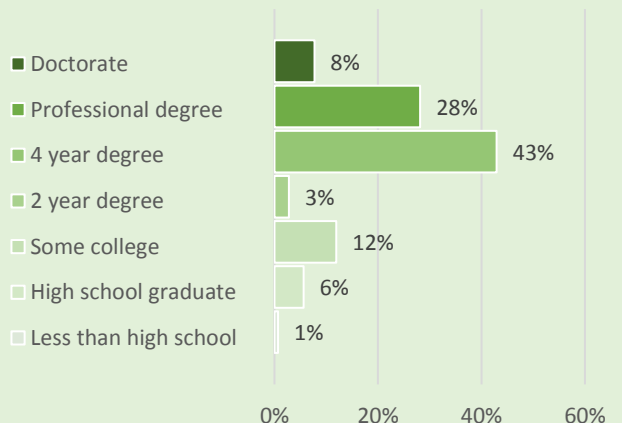
Q2.21 Approximate household income (n=141)

141 of 142 respondents who identified as ADU residents responded to this question addressing income. The reported median household income amongst ADU residents is \$50,000-\$59,999. The largest group accounted for 16% of respondents has an annual household income of \$40,000-\$49,999.



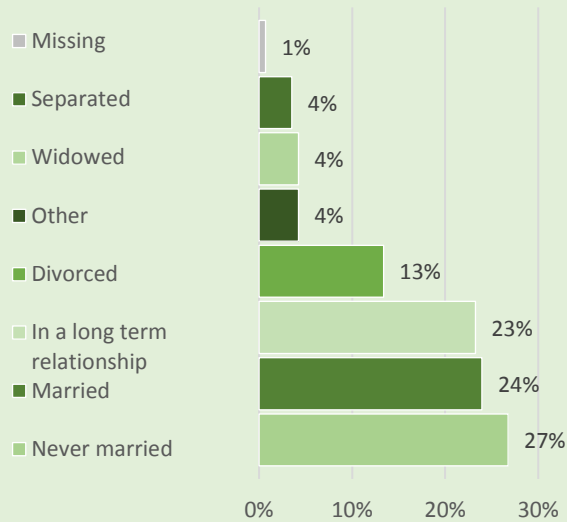
Q2.22 Education (n=142)

141 of 142 respondents who identified as ADU residents responded to this question regarding education. Amongst ADU residents, over 70% of respondents reported having either a 4 year degree (61 respondents or 43%) or a professional degree (40 respondents or 28%), out of a total of 142 respondents, as their highest level of education.



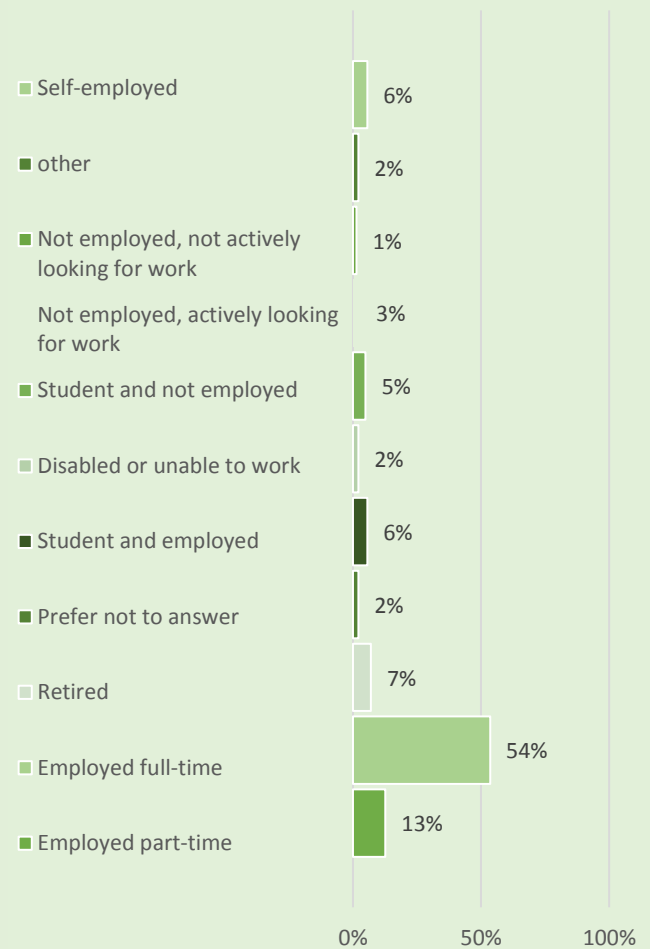
Q2.23 Marital status (n=142)

141 of 142 respondents who identified as ADU residents responded to this question regarding education. Amongst ADU residents, over 70% of respondents reported having either a 4 year degree (61 respondents or 43%) or a professional degree (40 respondents or 28%), out of a total of 142 respondents, as their highest level of education.



Q2.24 Employment (n=142)

141 of 142 respondents who identified as ADU residents responded to this question regarding employment. Amongst ADU residents, over 54% (76) are “employed full-time”, 13% (18) are “employed part-time”, and 7% (10) are “retired”. Students make up a total of 11%, and are split up into those who also work at 6% (8) and those who are full time students who do not work at 5% (7).



Appendix of Part 2:

ADU Residents

2.1 How many bedrooms does the ADU have?		
<i>n=142</i>		
	<i>Responses</i>	<i>Percent</i>
2 bedrooms	39	28%
1 bedroom	66	47%
Studio	28	20%
Other	8	6%
Missing/ Refused	1	1%

2.1 How many bedrooms does the ADU have?	
<i>“Other” answers</i>	
1	Lofted bedspace
2	open loft in a two level ADU
3	1 bedroom loft
4	6
5	3
6	3
7	6
8	6

2.2 How many cars do you own?		
<i>n=142</i>		
	<i>Responses</i>	<i>Percent</i>
none	21	15%
1 car	100	70%
2+ cars	21	15%

2.3 If you own a car (or cars), where do you usually park?		
<i>n=142</i>		
	<i>Responses</i>	<i>Percent</i>
Off the street, on-site (e.g. garage, driveway, parking pad)	33	23%
On the street	84	59%
Other	7	5%
Missing / Refused	18	13%

2.3 If you own a car (or cars), where do you usually park? “Other” answers	
1	when I borrow a family car, I park in the culdesac/street
2	drive way
3	One in driveway, another on the street
4	N/A
5	ADU is down a driveway and above a garage and I am the only one with access to both
6	Street, driveway and garage.
7	area in front of the house

2.4 How would you describe your current employment travel behavior?		
<i>n=142</i>		
	<i>Responses</i>	<i>Percent</i>
Commute to work	109	77%
Work from home	11	8%
Other	18	13%
Missing/ Refused	4	3

2.4 How would you describe your current employment travel behavior? “Other” answers	
1	retired
2	Retired, do volunteer work mostly at home
3	I dont work
4	retired
5	Retired
6	bike (2 days/wk) and drive to school (2 days/wk)
7	Commute to school
8	Retired
9	Not employed
10	N/A
11	Mix of home, libraries/shops, and workplaces.
12	retired
13	Both commute and work from home
14	92 years old!
15	mix of work from home and commute to work 50/50
16	from home or travel out of town
17	Walk to work
18	none

2.5 How long is your typical commute?		
<i>n=142</i>		
	<i>Responses</i>	<i>Percent</i>
15 minutes or less	21	15%
16-30 minutes	43	30%
31-45 minutes	13	9%
46-60 minutes	6	4%
Over 1 hour	2	1%
Varies widely	4	3%
N/A (answered distance)	8	6%
Missing/ Refused	45	32%

2.6 What mode of transportation do you typically use to commute to work?		
<i>n=142</i>		
	<i>Responses</i>	<i>Percent</i>
Carpool	5	4%
Drive alone	54	38%
Bicycle	23	16%
Walk	2	1%
Bus	17	12%
Light rail	6	4%
Other	2	1%
Missing/ Refused	33	23%

2.6 What mode of transportation do you typically use to commute to work? "Other" answers	
1	Bus + MAX
2	amtrak

2.7 Is there any shared space or shared utilities on the property? Select all that apply	
	<i>Responses</i>
Utilities	74
Parking	45
Yard	86
Laundry	29
Entryways	27
Garden	35

2.8 Did access to shared space impact your choice to live in an ADU?		
<i>n=142</i>		
	<i>Responses</i>	<i>Percent</i>
No	100	70%
Yes	41	29%
Missing/ Refused	1	1%

2.9 Have you downsized from your previous dwelling occupancy?		
<i>n=142</i>		
	<i>Responses</i>	<i>Percent</i>
Yes	86	61%
No	55	39%
Missing/ Refused	1	1%

2.10 What best describes your reasons for choosing to live in an ADU? select up to 2 answers	
	<i>Responses</i>
Neighborhood	58
Cost of living	71
Relationship to main house owners	28
Other	27
Access to transit	20
Distance from work	30
Schools	3
Sustainability/ low-impact lifestyle	26
Desire to downsize	23
Detached property	27

2.10 What best describes your reasons for choosing to live in an ADU? "Other" answers	
1	Quiet compared to apt living
2	Live alone
3	had thoughtful design & own space vs old house w roomates
4	quality of the unit
5	better than a apt complex
6	Downside and prepare to buy own house
7	it was available near a friend
8	Get out of downtown Portland for pets
9	Can't afford a house of my own but didn't want to live in an apartment or have roommates. This was the best option considering the insanely high cost of housing in Portland and my desire not to live in an apartment or have roommates.
10	distance to school
11	Previous triplex apartment built in 1950s, needed renovation, and landlord was increasing the rent \$100 (9%)
12	affordable! :)
13	Lack of other options

14	No other choice at time. Needed to move, this was available. Not an ideal set up for us, but we manage.
15	financial
16	Want to be near family
17	nicer place that's not in a multiplex
18	availability of housing
19	Didn't want to go through 5 doors every time I go into my place (like I would if I was living in an apartment)
20	Caring for my elderly mother who owns main home
21	Temporary residence to bridge time from home sale to moving away from Portland.
22	This ADU had all the features we were looking for within our price range.
23	Downsized due to divorce
24	Desire to live by myself
25	Recent divorce. ADU is close to my old house and kids.
26	No shared walls, separate dwelling so I can live alone
27	Uniqueness

2.11 If you were not living in an ADU, in what type of residence would you be living?

n=142

	Responses	Percent
Detached house (own)	19	13%
Apartment	69	49%
Detached house (rent)	36	25%
Other	12	8%
Condominium	4	3%
Missing/ Refused	2	1%

2.11 If you were not living in an ADU, in what type of residence would you be living? "Other" answers

1	could be many options
2	assisted living
3	don't know, have very limited options in Portland
4	Retirement home, without assistance
5	share
6	Roommate situation
7	Duplex, Triplex, or Fourplex Rental Apartment
8	assisted Living

9	Whatever we could afford that was livable
10	My home in Wisconsin
11	renting a room

2.12 Do you currently take part in any neighborhood associated activity?

n=142

	Responses	Percent
No	110	77%
Yes	31	22%
Missing/ Refused	1	1%

2.13 If you answered yes, what type?

Select all that apply

	Responses
Community events	25
Neighborhood association	1
Volunteering	9
Other	5

2.13 If you answered yes, what type? "Other" answers

1	social media
2	Next Door, Meeting about Division bus, Tabor Park, church
3	Nextdoor App
4	Martini Monday Potluck (neighborhood issues are discussed)
5	Farmers Market/fairs

2.14 How long have you lived in the neighborhood - in this residence or another?

n=142

	Responses	Percent
More than 5 years	16	11%
Under 1 year	60	42%
1-3 years	52	37%
3-5 years	14	10%

2.15 With which gender do you most identify?

n=142

	Responses	Percent
Male	56	39%
Female	81	57%
Not listed	2	1%
Non binary	1	1%
Prefer not to answer	2	1%

2.16 What is your age?		
<i>n=142</i>		
	<i>Responses</i>	<i>Percent</i>
Under 21	1	1%
21-34	71	50%
35-44	36	25%
45-54	14	10%
55-64	5	4%
65+	15	11%

2.17 How many adults (age 18 and over) currently live in your place of residence?		
<i>n=142</i>		
	<i>Responses</i>	<i>Percent</i>
1	72	51%
2	61	43%
3	5	4%
4 or more	3	2%
Missing/ Refused	1	1%

2.18 How many children (under 18) currently live in your place of residence?		
<i>n=142</i>		
	<i>Responses</i>	<i>Percent</i>
None	128	90%
One Child	11	8%
Two Children	2	1%
Missing/ Refused	1	1%

2.19 Which of the following races do you consider yourself to be? Select all that apply.		
<i>n=142</i>		
	<i>Responses</i>	<i>Percent</i>
Black or African American	3	2%
White or Caucasian	120	85%
Other	7	5%
Asian	1	1%
White or Caucasian, Asian	4	3%
White or Caucasian, Other	3	2%

American Indian or Alaska Native	1	1%
Missing/ Refused	3	2%

2.20 Are you Spanish, Latino, Hispanic?		
<i>n=142</i>		
	<i>Responses</i>	<i>Percent</i>
No	130	92%
Yes	11	8%
Missing/ Refused	1	1%

2.21 Approximate household income		
<i>n=141</i>		
	<i>Responses</i>	<i>Percent</i>
Less than \$10,000	7	5%
\$10,000 - \$19,999	11	8%
\$20,000 - \$29,999	13	9%
\$30,000 - \$39,999	16	11%
\$40,000 - \$49,999	22	16%
\$50,000 - \$59,999	12	9%
\$60,000 - \$69,999	13	9%
\$70,000 - \$79,999	12	9%
\$80,000 - \$89,999	8	6%
\$90,000 - \$99,999	9	6%
\$100,000 - \$149,999	14	10%
More than \$150,000	4	3%

2.22 Education		
<i>n=142</i>		
	<i>Responses</i>	<i>Percent</i>
Less than high school	1	1%
High school graduate	8	6%
Some college	17	12%
2 year degree	4	3%
4 year degree	61	43%
Professional degree	40	28%
Doctorate	11	8%

2.23 Marital status		
n=142		
	Responses	Percent
Never married	38	27%
Divorced	19	13%
In a long term relationship	33	23%
Married	34	24%
Other (specify)	6	4%
Separated	5	4%
Widowed	6	4%

2.23 Marital status "Other" answers	
1	Formerly had legal Domestic Partnership, dissolved
2	single
3	waiting fir my dream partner to move here from Guam in January
4	Dating
5	Single

2.24 Employment		
n=142		
	Responses	Percent
Employed part-time	18	13%
Employed full-time	76	54%
Retired	10	7%
Prefer not to answer	3	2%
Student and employed	8	6%
Disabled or unable to work	3	2%
Student and not employed	7	5%
Not employed, actively looking for work	4	3%
Not employed, not actively looking for work	2	1%
Other	3	2%
Self-employed	8	6%

2.24 Employment "Other" answers	
1	Doctorate Chinese medicine student and work-study (2 hours/wk)
2	Employed full-time through 12/1 then retired
3	Have been unable to find work for a year, currently starting own business

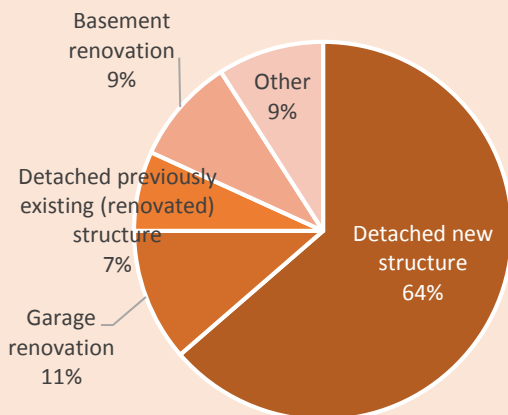
Survey Results Part 3: Accessory Dwelling Unit Owners Who live in the ADU

The following section of the report presents and summarizes the results of survey questions asked of all respondents that identified themselves in the initial sorting question as an owner who lives in an ADU. The results are divided into subsections covering information specific to the ADU, including type, use, design, financing, and construction, and information pertaining to the ADU owners-dwellers.

General

Q3.1 What kind of ADU do you have on your property? (n=44)

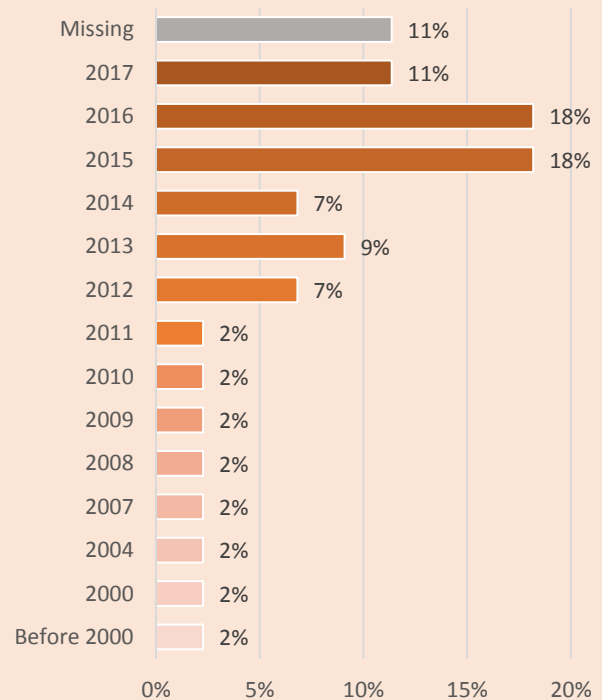
44 of 44 respondents who identifies as “owners who live in an ADU”, answered this question regarding what type of ADU is on their property. 64% (28) of respondents have a new ADU structure on the property. 9% (4) accounted for basement renovations. 11% (5) of respondents accounted for garage renovations, this category includes both attached and detached garage units. Garage units, (and other previously built structures) deal with an existing structure that oftentimes does not include utilities such as water, gas and electricity and has certain dimensions (fitting 1 or 2 cars).



Q3.2 When was the ADU built?

39 of 44 owners who live in an ADU responded to this open ended question regarding when the ADU was built. Some responses included specific dates and ranges while others approximated dates. Answers were grouped based on the last date mentioned, and a category of “before 2000” was created due to the limited amount of results.

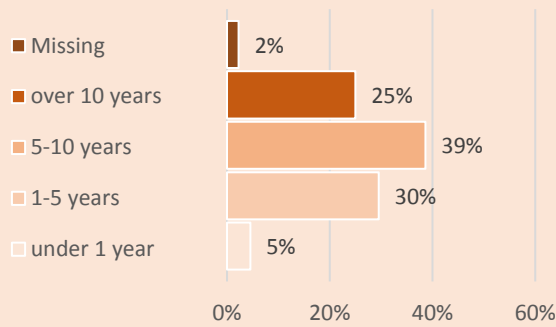
47% of respondents built (or completed) their ADUs over the past three years, with 2015 and 2016 tied as most prolific years at 18% (8 units) each. From 2000 to 2011 most years only had a single unit built (in out sample), with a rise beginning in 2012.



*The survey was sent out during 2017 and does not account for the entire 2017 calendar year.

Q3.3 How long have you owned the main house?

43 of 44 respondents who identifies as “owners who live in an ADU”, answered this question regarding ownership of the property /main house. 25% (11) have owned the main house for over 10 years. A combined 64% (28) have owned the house for over 5 years. 30% (13) of owners having owned the house for 1-5 years.

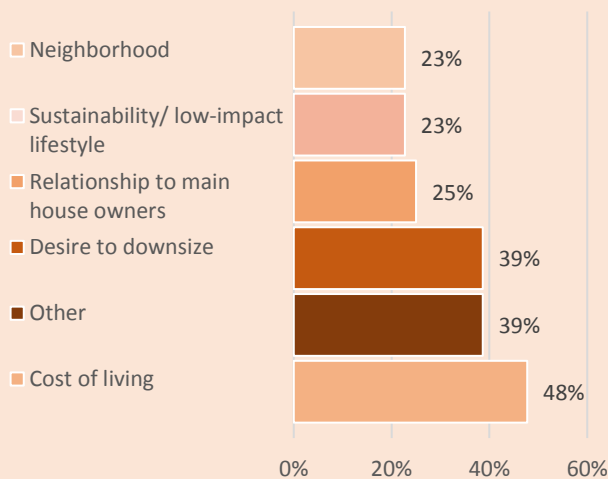


Q3.4 What best describes your reasons for choosing to live in an ADU?

Respondents were directed to choose up to 2 answers. Multiple respondents included 3 or more options, swaying our intended result size. The percentage hence refers to the population (n=44), as an example 39% (17) chose “Other” and wrote-in specific reasons for choosing to living in an ADU.

The most common response with 48% (21) of respondents was related to “cost of living”, similarly 39% (17) of owners who live in an ADU named “desire to downsize” as a reason.

Three other factors received a nearly identical share of responses; “sustainability/ low-impact lifestyle” and “neighborhood” received 23% (10) each, and “relationships to main house users received 25% (11).

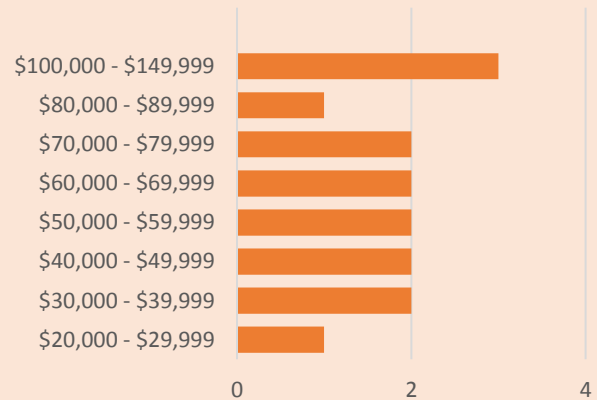


* The instructions stated up to 2 answers, yet multiple responses included 3+ selections.

The second chart (“Cost of Living” answer by Household Income) analyzes all responses who chose

reason for choosing to live in an ADU as “cost of living”, depicted in Q3.4, based on household income levels extracted from Q3.42. The sample size is small (n=15) yet the results show that the sentiment of “cost of living” as a reason for moving to an ADU are shared across many different household income levels.

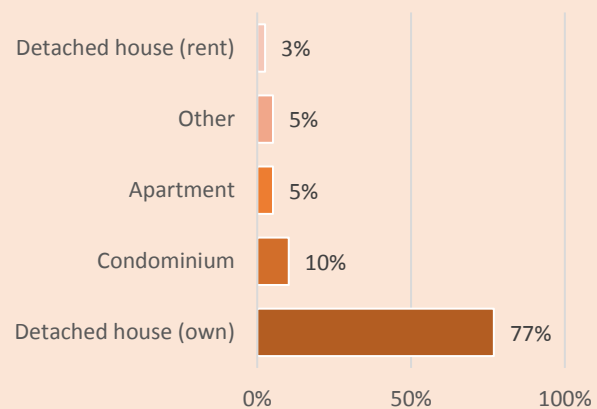
“Cost of Living” answer by Household Income



Q3.5 If you were not living in an ADU, in what type of residence would you be living? (n=39)

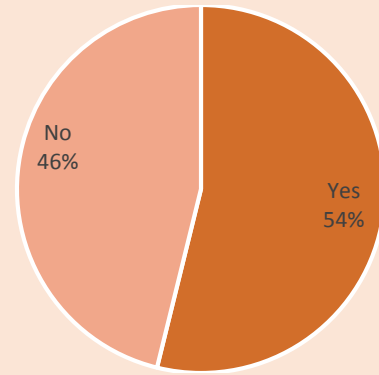
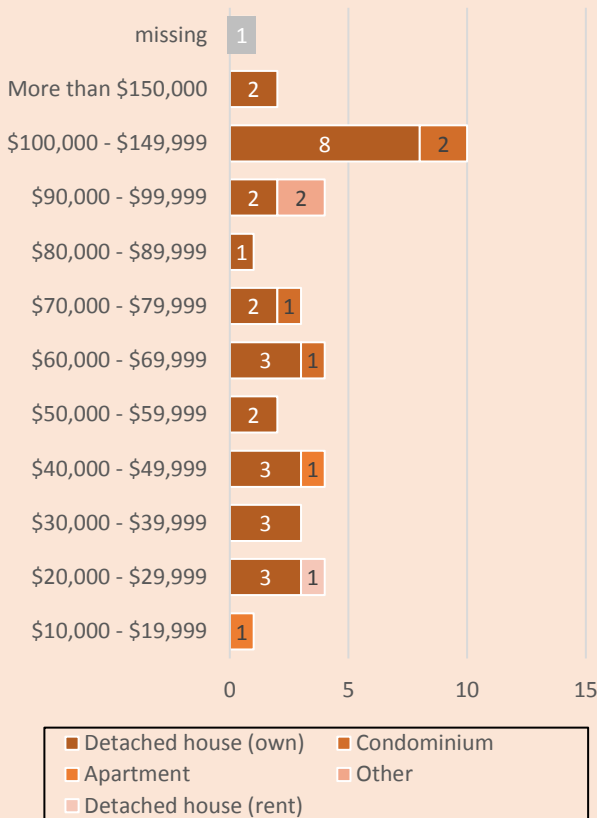
39 owners who live in an ADU responded to this question regarding alternative residence options. This question was only posed to 39 of 44 owners who live in an ADU due to erroneous initial identification as part of the “owner” group.

68% (30) of owners who live in an ADU responded they would be living in their “detached house (own)”. The rest of the results vary, including a write-in response of living in a van.



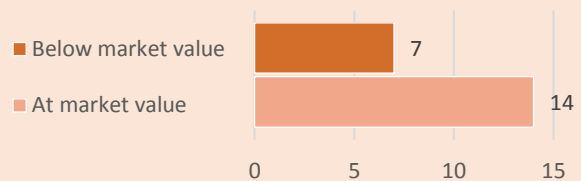
The second chart (*Alternative residence by household income*) analyzes the choice of alternative living arrangement, as depicted in Q3.5 based on household income levels extracted from Q3.42. 8 of 30 owners who answered “detached house (own)” in Q3.5 reported an average annual income of \$100,000-\$149,999, well above the city average.

Alternative residence by household income



Q3.7 How much rent are you currently charging for your house? (n=21)

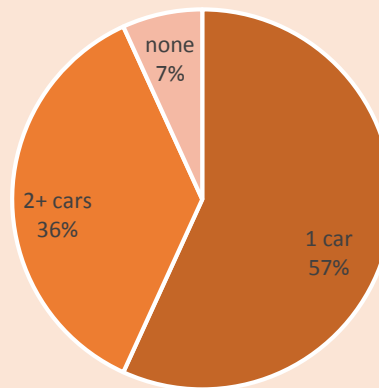
21 owners who live in an ADU responded to this question regarding income from the main house. 67% (14) rent out their house “at market value”, while the remaining 33% (7) rent below market value. No response accounted for rent above market value.



Transportation and Parking

Q3.8 How many cars do you own? (n=44)

44 of 44 owners who live in an ADU responded to this question regarding car ownership. 93% (41) of respondents currently own at least 1 car, including 36% (16) who own at least 2 cars. 7% (3) do not own a car.



Rental Property

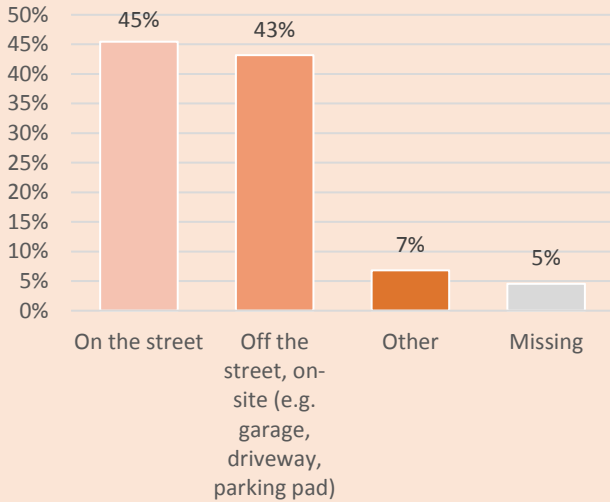
Q3.6 Are you currently charging rental income for your house? (n=39)

39 owners who live in an ADU responded to this question regarding income from the main house. This question was only posed to 39 of 44 owners who live in an ADU due to erroneous initial identification as part of the “owner” group.

48% (21) of owners who live in an ADU currently receive rental income from their home, while 41% (18) do not.

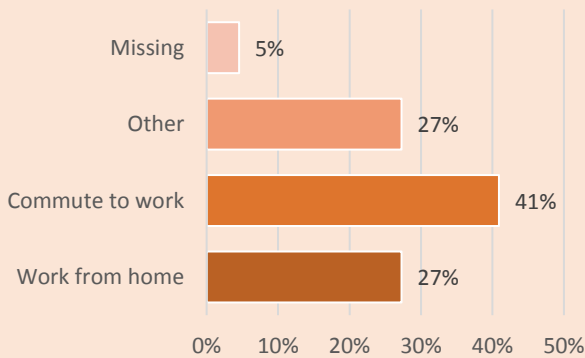
Q3.9 If you own a car (or cars), where do you usually park? (n=44)

42 of 44 owners who live in an ADU responded to this question. 45% (20) of respondents park their car/s “off the street, on site” (in either a garage, parking pad, or driveway), while 43% (19) park their car/s “on the street”.



Q3.10 How would you describe your current employment travel behavior? (n=44)

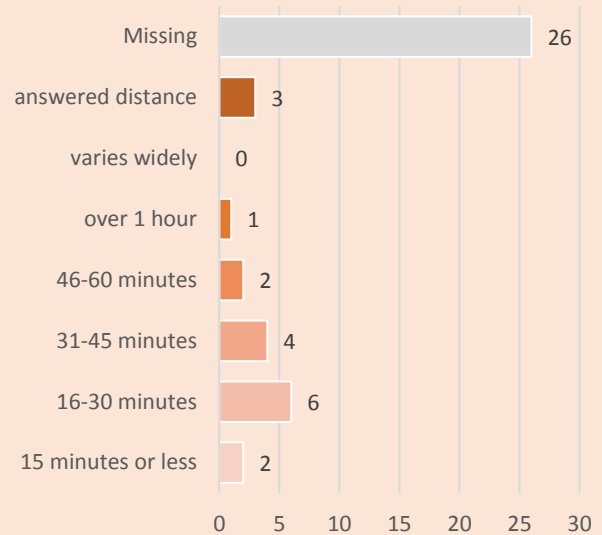
42 of 44 owners who live in an ADU responded to this question regarding employment travel behavior. 41% (18) of owners who live in an ADU “commute to work”, while 27% (12) “work from home”. 27% (12) chose “other” and wrote-in a response, 8 of those identified as retired.



Q3.11 How long is your typical commute?

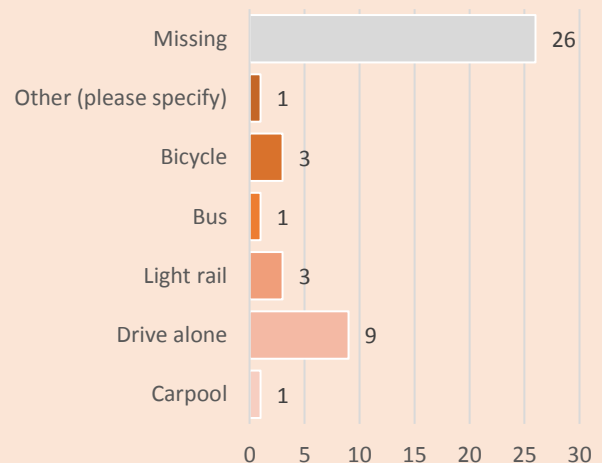
Only 18 of 44 owners who live in an ADU responded to this question addressing typical commute time, the rest appear as “missing”. The question was open

(write-in) format resulting in a large number of missing answers as well as responses addressing distance, which were grouped into one cluster in the results. Although there are few results we can note that the largest group (6) accounted for commute time of 16-30 minutes.



Q3.12 What mode of transportation do you typically use to commute to work?

18 of 44 respondents answered the following question regarding typical transportation mode to work, the rest appear as “missing”. Although there are few results, the largest share of respondents (9) accounting for 20% of the owner who lives in an ADU population reported “driving alone” as their primary mode. Multiple responses were also provided for “bicycle” and “light rail” accounting for 7% (3) each.

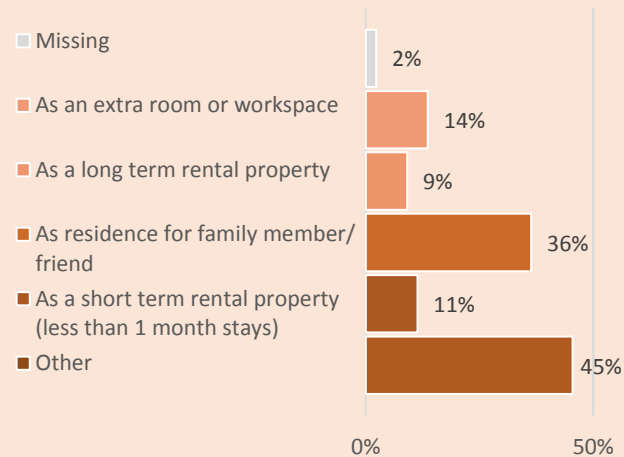


ADU uses

Q3.13 How have you used your ADU in the past? (n=44)

43 of 44 respondents answered the following question. Respondents were directed to mark all answers that apply to their ADU past use/s. Since we kept the language regarding use of units from the 2013 DEQ survey, 18 owners who live in an ADU wrote-in that they have used the space as their main living space. Of the 20 (or 45%) who wrote “other” and wrote in the answer 1 previously used their unit as office space while 1 more was reported as brand new.

9% (4) of owners have used their ADU as a long term rental property in the past, nearly as many at 36% (16) have used their ADU as residence for a family member/ friend. Only 11% of respondents amongst owners who live in an ADU have used their unit as a short term rental space.

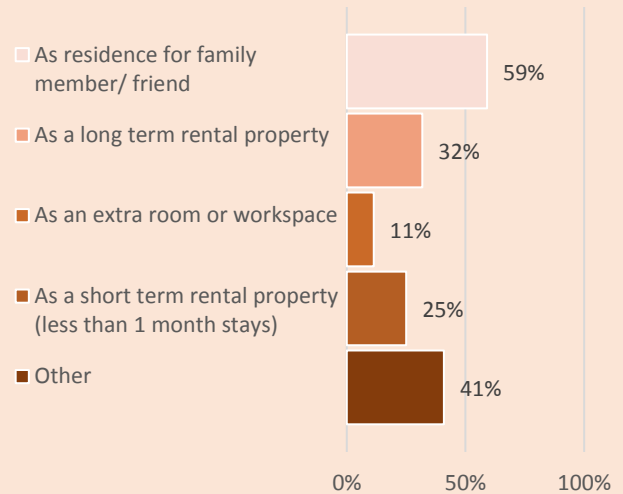


Q3.14 How are you planning to use your ADU in the future?

This question permitted multiple answers. As a result of n=44, 64 results were collected. The percentage calculated is based on the population of 44.

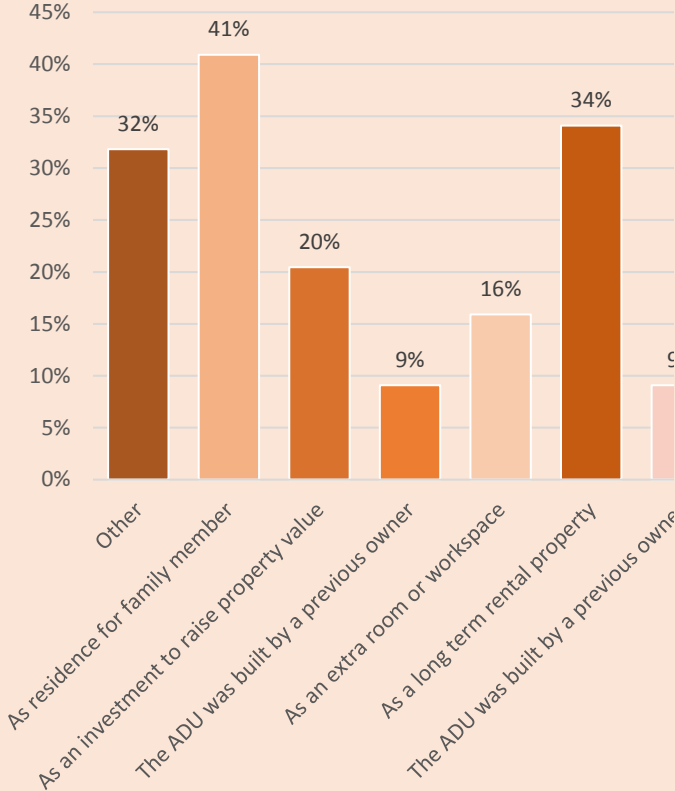
59% of owners who live in an ADU reported intent to use the ADU as residence for family member/ friend, 32% (14) listed long term rental, and 25% (11) listed short-term rental as a future use for the unit. Again, since we did not include owner living in the unit as an option, 41% (18) of respondents wrote-in under

“other” they mostly intend to stay as residents of the ADU; of those 18, 1 respondent wrote-in the possibility of using as an office, another 1 respondent wrote in Airbnb.



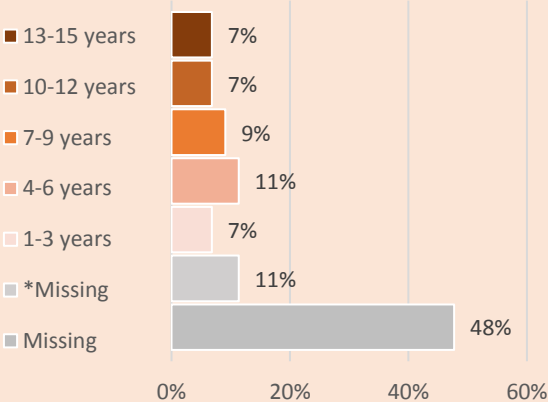
Q3.15 What was the original plan or purpose for building the ADU?

This question permitted selection of up to two answers. As a result of n=44, 71 results were collected. In an effort to learn about reasoning for building an ADU we asked owners who live in an ADU regarding their “original plan or purpose”, we allowed up to two choices for each respondent. 34% (15) of owners built the ADU with the idea of housing long-term rental occupants in the unit, and 41% (18) were intended for residential use of family/friends. Nearly all 32% of “other” responses accounted for building the unit in order to personally reside in it, with some of the write-in answers specifically stating they intended to rent out the main house.



Q3.16 How long did it or will it take for the ADU to pay for itself through rental income? (n=44)

18 of 44 respondents answered the following question regarding estimated time it will take/ has taken to pay off ADU costs by means of rental income. Of those who responded, results were nearly evenly distributed between all 5 time categories, with each receiving between 3-5 (7-11%) responses.

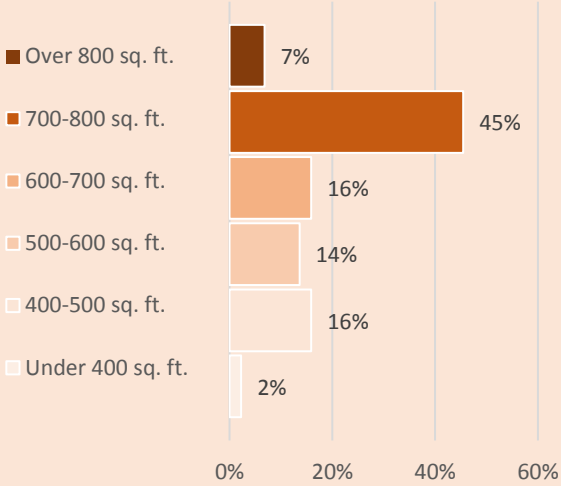


*all “*Missing” were originally identified as owners.

Unit Features

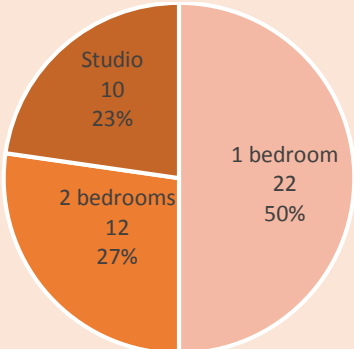
Q3.17 What is the approximate size of the accessory unit? (n=44)

44 of 44 respondents answered the following question regarding size of the ADU. The median size of a unit, as reported by the owners, is 600-700 sq. feet, there is a large number of maximum sized ADUs as over half of the ADUs fall either in the 700-800sq. ft. (20 respondents or 45%) maximum allowed size for an ADU in Portland, or above 800 sq. ft. (8 respondents or 7%). One respondent lives in a unit that is under 400 sq. ft.



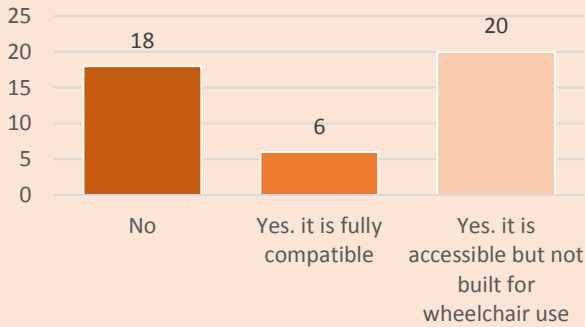
Q3.18 How many bedrooms does the ADU have?

44 of 44 respondents answered the following question regarding the number of bedrooms in the ADU. 50% (22) of respondents own/live in a 1 bedroom ADU, the other half of owners who live in an ADU were nearly evenly split between studio units and 2 bedrooms (23% and 27% accordingly).



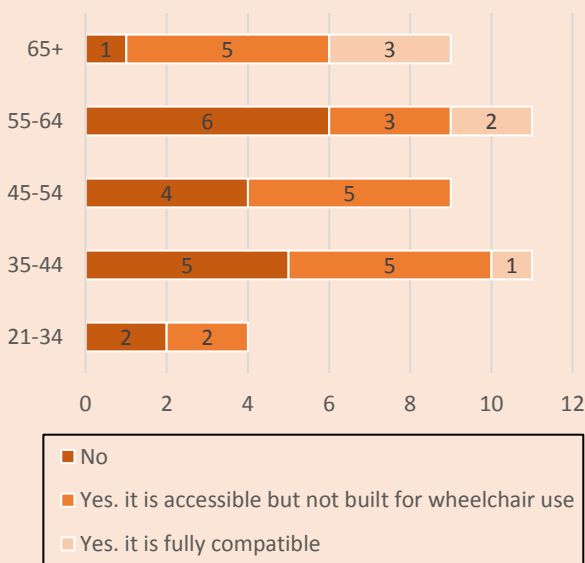
Q3.19 Is the unit compatible for all accessibility needs? (n=44)

44 of 44 owners who live in an ADU responded to this question regarding accessible units. 14% (6) of respondents answered their ADU was fully compatible with accessibility needs. Another 45% (20) of respondents answered their units were accessible yet not fully built for wheelchair use. 42% (18) of units are not compatible with accessibility needs.



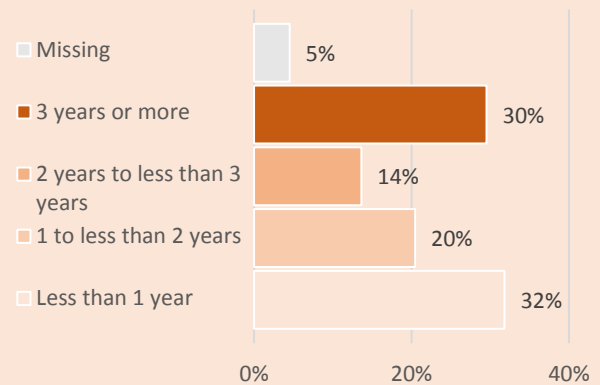
The second chart (*Unit accessibility by age of respondent*) analyzes the compatibility with accessibility needs of an ADU (as depicted in Q3.5) based on age of resident, (extracted from Q3.37). According to the answers the smallest share of “no” (incompatibility with accessibility needs) is amongst the 65+ age group.

Unit accessibility by age of respondent



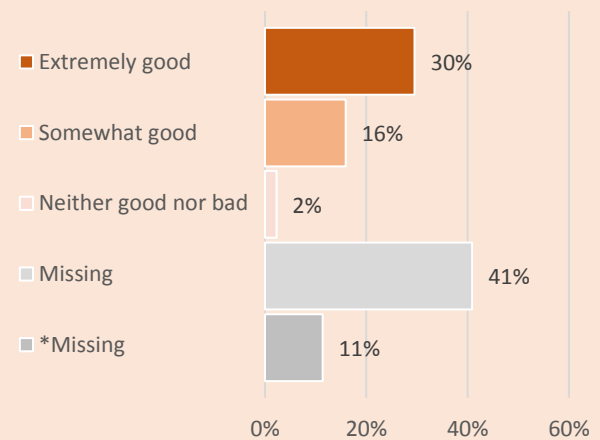
Q3.20 How long have you been living in the ADU? (n=44)

42 of 44 owners who live in an ADU responded to the following question regarding length of time they have been living in the ADU. 32% (14) of respondents have been living in the ADU for under a year, similarly 30% (13) have been living in the unit for 3 years or more. A combined total of 34% have been living in the unit between 1-3 years. Since many of the units have been built in the last few years, results of fairly short living occupancy are to be expected.



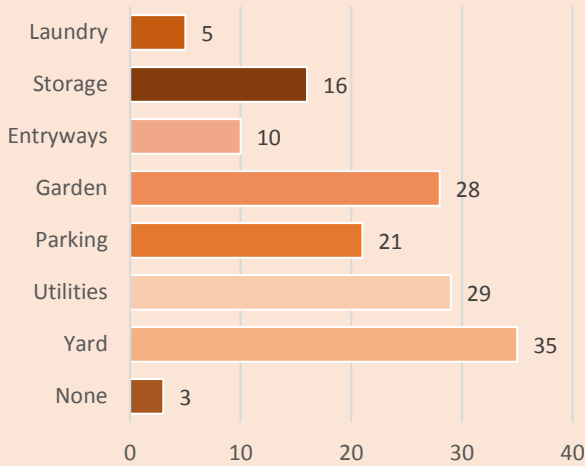
Q3.21 Please rate your experience of being a landlord (n=44)

21 of 44 owners who live in an ADU responded to this question regarding the experience of being a landlord. 30% (13) of owners who live in an ADU described their experience as “extremely good”, while another 16% (7) described it as “somewhat good”. Only 2% (or 1 respondent) answered “neither good nor bad”. Only 2% (or 1 respondent) answered “neither good nor bad”.



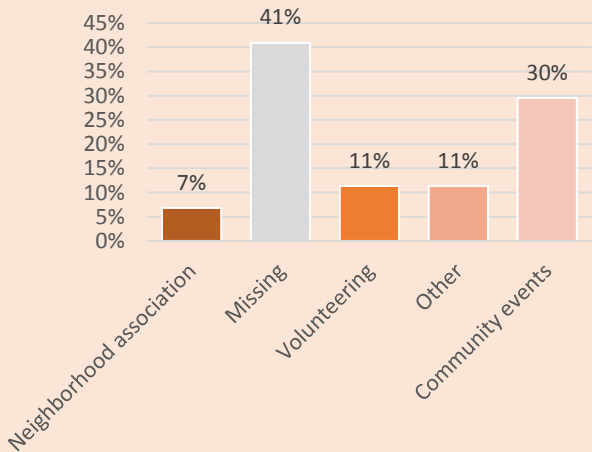
Q3.22 Is there any shared space or shared utilities on the property?

Owners who live in an ADU were instructed to list all space/s or utilities they may share with the main house. 80% (35 respondents) share a “yard”, 66% (29) share “utilities”, 64% (28) share a “garden”, and 48% (21) share “parking”.



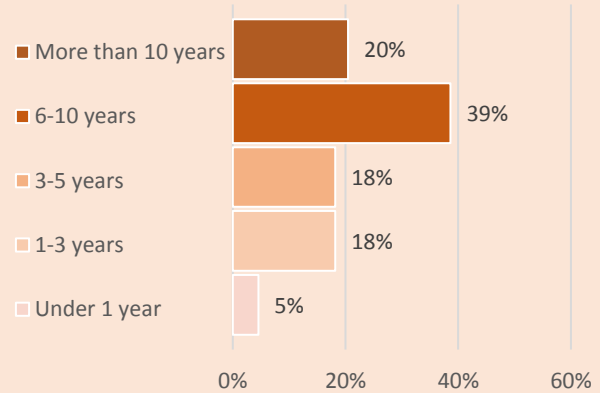
Q3.23 Do you currently take part in any of the following activities in your neighborhood? (n=44)

26 of 44 owners who live in an ADU answered the following question regarding neighborhood activity. Respondents were allowed to select multiple answers. 30% (13) of owners who live in an ADU participate in “community events”, 11% (5) are involved in neighborhood “volunteering”, and 7% (3) take part in a “neighborhood association”.



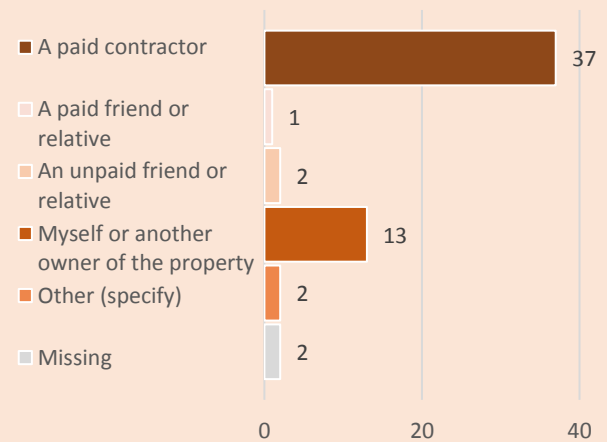
Q3.24 How long have you lived in the neighborhood - in this residence or another? (n=44)

44 of 44 owners who live in an ADU answered the following question regarding the number of years they have been living in the neighborhood. 59% (26) of respondents have lived in their neighborhood for over 6 years. A combined 23% have been in their neighborhood for up to 3 years, including 5% (2) under 1 year.



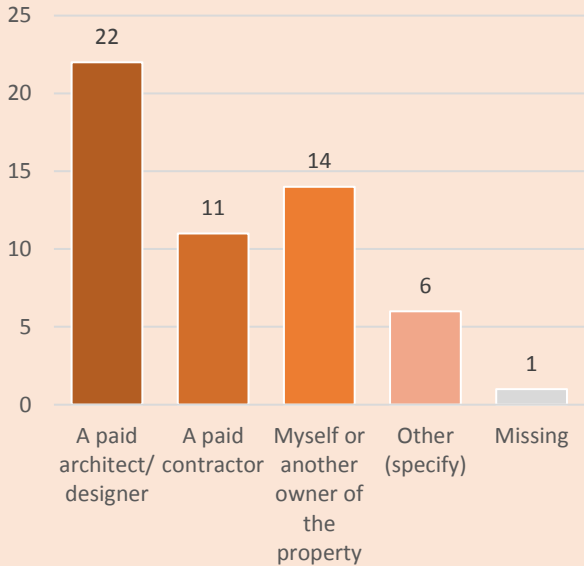
Q3.25 Who did the physical labor construction on your ADU? Select all that apply.

42 of 44 owners who live in an ADU answered the following question regarding who took part in the physical labor of constructing the ADU. Respondents were directed to select all applicable options. 84% (37) of owners who live in an ADU used “a paid contractor” for at least some part of the labor. 30% (13) carried out some/ all by “myself or another owner of the property”.



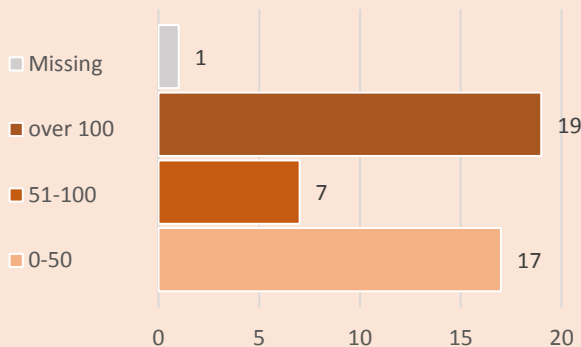
Q3.26 Who designed your ADU? (n=44)

43 of 44 owners who live in an ADU answered the following question regarding who took part in the design the ADU. Respondents were directed to select all applicable options. 50% (22) used “a paid architect/ designer”, 32% (14) designed the unit by “myself or another owner of the property”, and 25% (11) used “a paid contractor”.



Q 3.27 Approximately how many unpaid hours ("sweat equity") were spent, by you or anyone else, constructing your ADU? (n=44)

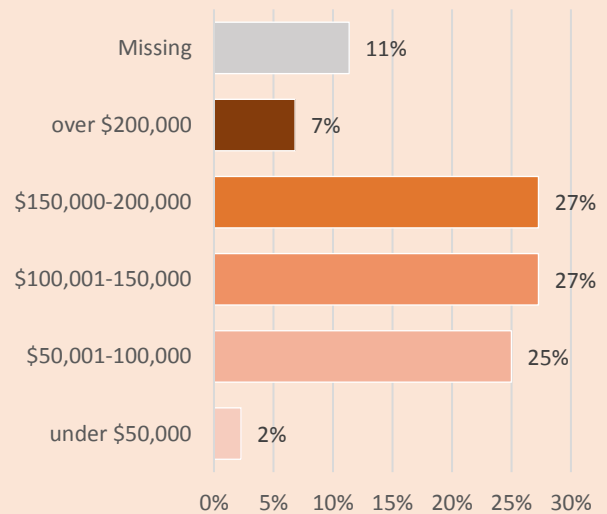
43 of 44 owners who live in an ADU answered the following question addressing how many unpaid hours of labor (“sweat equity”) were part of the project. 43% (19) accounted for over 100 hours, 16% (7) estimated between 50-100 hours, and 39% (17) accounted for up to 50 hours.



Q3.28 How much did you or someone else pay for your ADU to be constructed?

39 of 44 owners who live in an ADU answered the following question regarding ADU construction cost. Respondents were instructed to include an estimate of the costs for design, labor, materials, and permits (not including landscaping).

77% of the results are dispersed nearly evenly between the three ranges from \$50,000 to \$200,000. 27% (12) of owners who live in an ADU estimated cost at \$100,000-150,000, another 27% (12) estimated \$150,000-200,000, and 25% (11) valued cost at \$50,000-100,000.

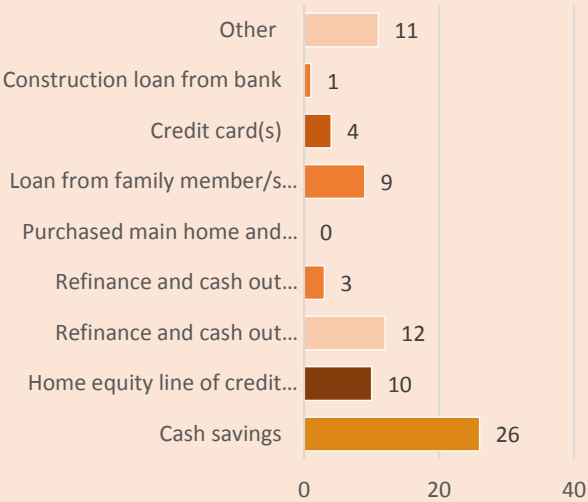


Q3.29 what tools were used in financing the ADU? (n=40)

We asked all the respondents to assess how much was financed by each method (by percentage) amounting to 100%, used to build the ADU. Answers were provided by 40 of 44 owners who live in an ADU.

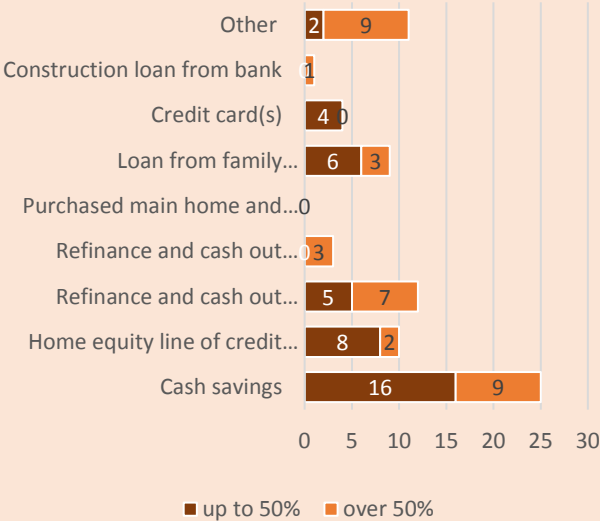
The most common tool used by owners was “cash saving” at 59% (26), followed by “refinance and cash out option based on main home value only” by 27% (12), “home equity line of credit” was used by 23% (10). Other methods of financing include “loans from family/ friends” used by 20% (9), and “use of credit card/s” by 9% (4).

Most *Other* responses may be attributed to former owners/contractors building the additional unit or the use of a 401k.



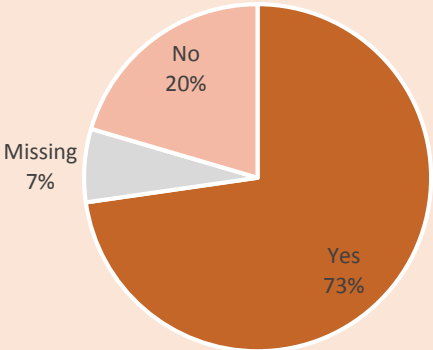
This second chart (breakdown of financing methods) analyzes the likelihood each reported method contributed more, and less, than 50% of the total cost. For example, 26 respondents answered they used “cash savings” to finance the ADU, of those 16 said it financed up to 50% of the total cost, while 9 responded it accounted for over half of the total cost.

breakdown of the financing methods



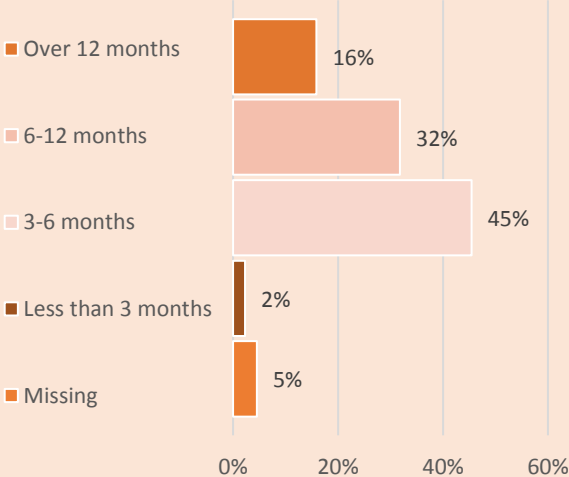
Q3.30 Did the System Development Charge (SDC) Waiver influence your decision to apply for an ADU permit? (n=44)

41 of 44 of owners who live in an ADU answered this question addressing the influence of the SDC waiver in applying for a permit for an ADU. 73% (32) of owners who live in an ADU answered “yes”, while 20% (9) replied “no”.



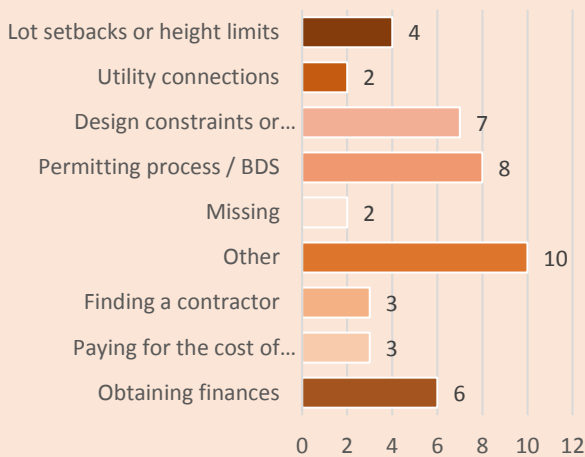
Q3.31 How long did the construction last? (n=44)

42 of 44 of owners who live in an ADU answered this question regarding length of time spent on construction of the unit. 45% (20) reported a time period of 3-6 months construction, followed by 6-12 months at 32% (14). For 16% (7) construction lasted for over 1 year.



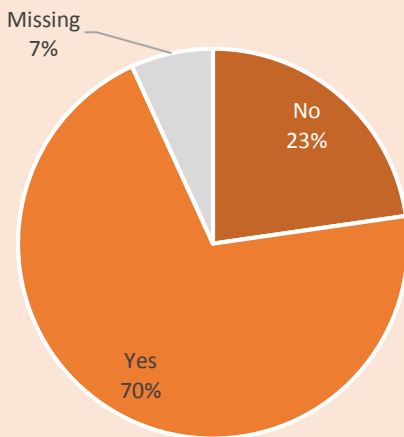
Q3.32 What were the two biggest challenges you faced in building your ADU? (n=44)

42 of 44 of owners who live in an ADU answered this question regarding challenges in building an ADU; each was directed to choose up to two answers. 18% (8) of owners chose “*permitting process/ BDS*” as one of the two biggest challenges, and 16% (7) claimed “*design constraints or challenges*”. 23% (10) responded with “*other*” write-in answers, with varying reasoning including multiple conflicts with contractors.



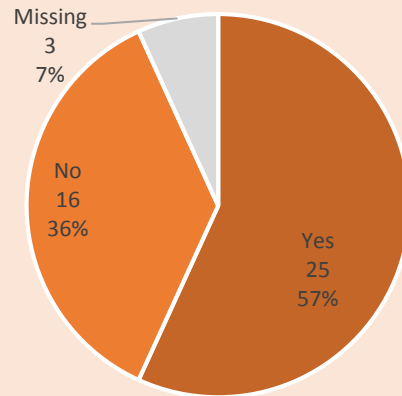
Q3.33 Was the estimated budget close to actual budget (within 15% difference)? (n=44)

37 of 44 of owners who live in an ADU answered this question regarding staying within projected budget. 70% (31) replied “*yes*”, while 23% (10) replied “*no*”.



Q3.34 Was the projected time to complete construction close to actual length of project (within 15% difference)? (n=44)

41 of 44 owners who live in an ADU responded to this question regarding ability to complete project within initial set timeframe. 57% (25) of respondents were able to remain within their initial timeframe for the project, while 36% (16) were not able to complete the project within 15% of the initial estimated timeframe.



Q3.35 On average, how much rent do you charge per month? - Dollar value

Owners who live in an ADU responded to this question regarding current monthly income received for their ADU. Some made an estimate for both options, (with and without utilities) while others answered for one category, resulting in 15-19 answers per category. This was an open-ended question, hence the following categories presented in a chart are post-survey.

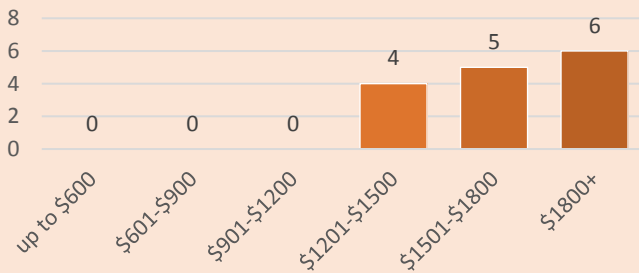
Among owners who live in an ADU, the median rent without utilities is \$1568 while the median rent-including utilities is \$1676.

rent- without utilities



*rent – without utilities represents 19 owners who live in an ADU.

rent -including utilities

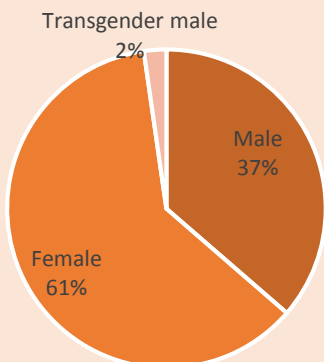


* Rent – including utilities represents 15 owners who live in an ADU. These two charts do not reflect the exact same respondents for both categories, however some respondents answered both categories.

Demographics

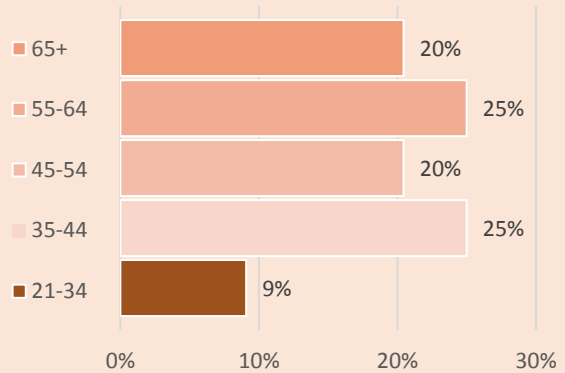
Q3.36 With which gender do you most identify? (n=44)

44 of 44 owners who live in an ADU answered this question. The gap between males and females was the biggest in this group, females accounted for 61% of respondents while 36% identified as male. 2% (1 person) identified as Transgender male.



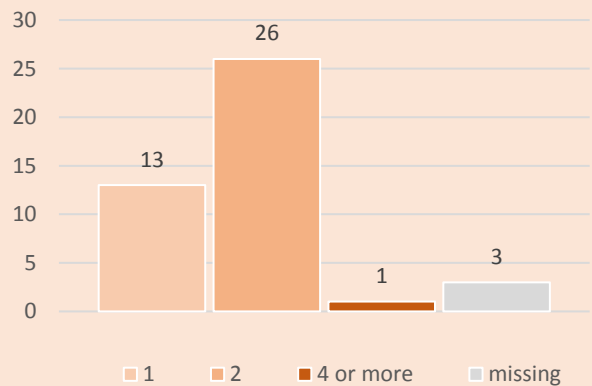
Q3.37 What is your age? (n=44)

44 of 44 owners who live in an ADU answered this question. Amongst owners, the two largest groups, each accounting for 1-in-4 respondents, are 35-44 year olds and 55-64 year olds (with 11 respondents at 25% each). The youngest group accounting for ages 21-34, represents 9% of owners who live in an ADU compared to 50% amongst ADU dwellers (who are not owners).



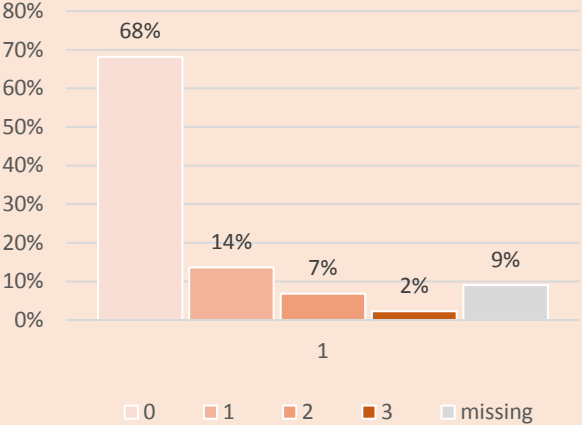
Q3.38 How many adults (age 18 and over) currently live in your place of residence? (n=44)

41 of 44 owners who live in an ADU answered this question regarding how many adults occupy the main house. Adults in this question were categorized as 18 years old and up. The most common response was 59% (26) of owners responded who with 2 adults. 30% (13) had a single adult member of the household, while only 2% had 4 or more adults living in the main house.



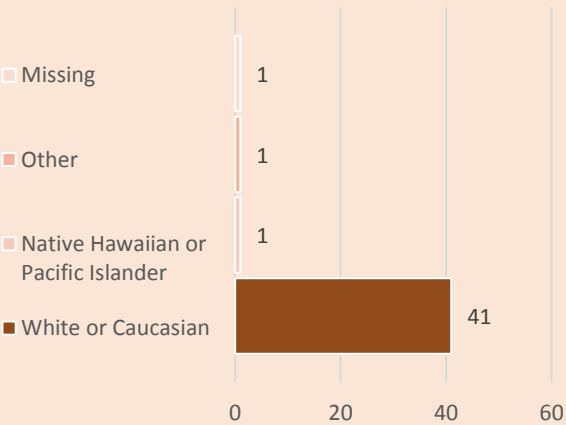
Q3.39 How many children (under 18) currently live in your place of residence? (n=44)

68% of owners who live in an ADU accounted for no kids in the household (30 respondents). *Perhaps this figure may have to do with higher levels of disposable income and should be further investigated in the future. 14% (6) of respondents accounted for one child, while only 2% (1 household) had three children, out of a total of 40 respondents (of 44 owners who live in an ADU).



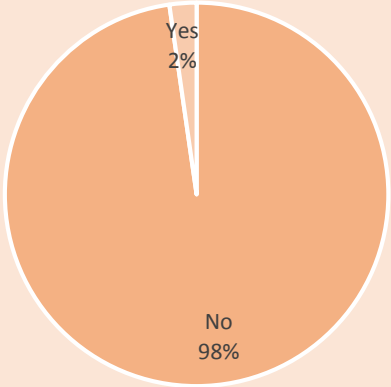
Q3.40 Which of the following races do you consider yourself to be? (n=44)

44 of 44 owners who live in an ADU answered this question regarding race. Respondents were directed to select all that apply. 93% (41) of respondents identified as “White or Caucasian”. One person (or 2%) identified as “Native Hawaiian or Pacific Islander”.



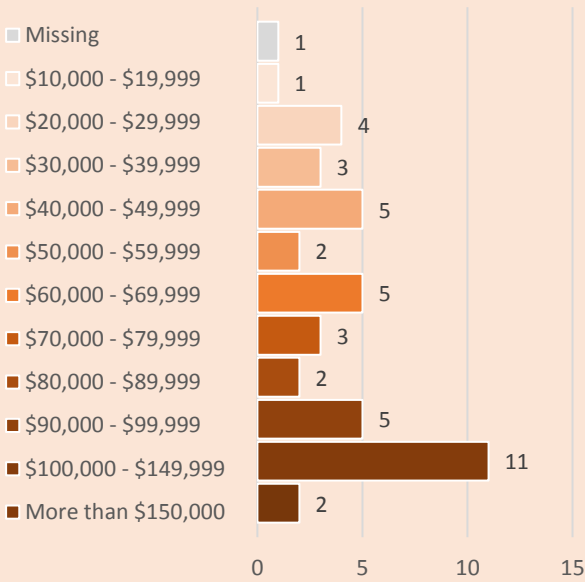
Q3.41 Are you Spanish, Latino, Hispanic? (n=44)

44 of 44 owners who live in an ADU answered the following question regarding Spanish, Latino/a, or Hispanic heritage. 2% (1 respondent) self-identified as Latino/a, Spanish, or Hispanic.



Q3.42 Approximate household income (n=44)

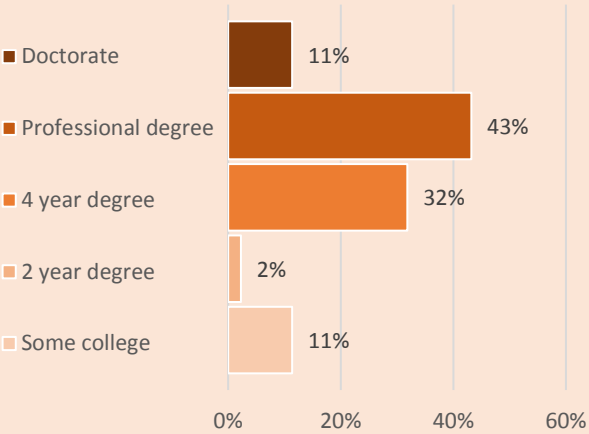
44 of 44 owners who live in an ADU answered this question regarding annual household income. 30% reported an annual household income of above \$100,000. On the lower end, 34% households reported annual earnings below \$60,000.



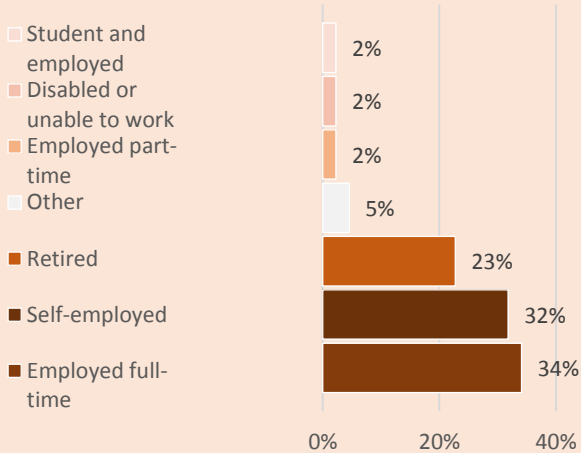
Q3.43 Education (n=44)

44 of 44 owners who live in an ADU answered this question regarding education. The most common answers reported by respondents were a

professional degree (19 respondents or 43%), or a 4 year degree (14 respondents or 32%). These answers were nearly identical amongst owners.

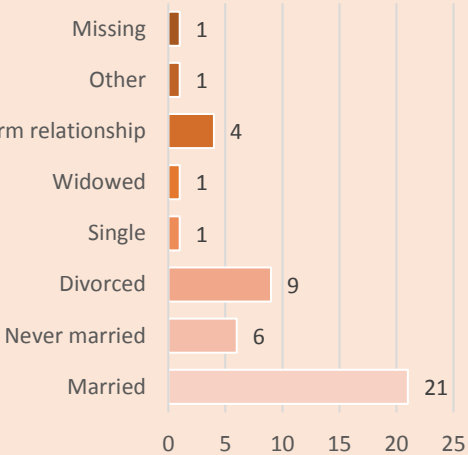


employed, and perhaps the most significant difference between this group and the owners are the large share of retirees at 23% (10).



Q3.44 Marital status (n=44)

43 out of 44 owners who live in an ADU answered this question regarding current marital status. 48% (21) of respondents identified as married, along with a further 9% (20) who identified as in a long-term relationship. If we assume most couples in a long-term relationship cohabit then around 57% (including some respondents who answered “other”) of owners live in a two person headed household.



Q3.45 Employment (n=44)

44 of 44 owners who live in an ADU answered this question regarding employment. 34% (15) of owners answered, while 32% (14) identified as self-

Appendix of Part 3: Owners who live in an ADU

Q3.1 What kind of ADU do you have on your property?		
<i>n=44</i>		
	Responses	Percent
Detached new structure	28	64%
Garage renovation	5	11%
Detached previously existing (renovated) structure	3	7%
Basement renovation	4	9%
Other	4	9%

Q3.1 What kind of ADU do you have on your property? "Other" answers	
1	Basement new construction
2	Attached New Structure
3	Attached new structure
4	ADU built into new house

Q3.2 When was the ADU built?		
<i>n=44</i>		
	Responses	Percent
Before 2000	1	2%
2000	1	2%
2004	1	2%
2007	1	2%
2008	1	2%
2009	1	2%
2010	1	2%
2011	1	2%
2012	3	7%
2013	4	9%
2014	3	7%
2015	8	18%
2016	8	18%
2017	5	11%
Missing	5	11%

Q3.3 How long have you owned the main house?		
<i>n=44</i>		
	Responses	Percent
under 1 year	2	5%
1-5 years	13	30%
5-10 years	17	39%
over 10 years	11	25%
Missing	1	2%

Q3.4 What best describes your reasons for choosing to live in an ADU?		
<i>Select up to 2 answers.</i>		
	Responses	Percent
Other	17	39%
Relationship to main house owners	11	25%
Desire to downsize	17	39%
Cost of living	21	48%
Sustainability/ low-impact lifestyle	10	23%
Neighborhood	10	23%

Q3.4 What best describes your reasons for choosing to live in an ADU? "Other" answers	
1	Me.
2	Pay mortgage by renting the house
3	Affordable home ownership
4	Downsize and age in place
5	self
6	More usable living space
7	Extra Room
8	Separate space to run business
9	ADU doubles as work space
10	owner occupied
11	Walkability(Buses, etc.)
12	Live without stairs.
13	We built it to be ADA accessible.
14	My wife and I live in the ADU
15	Already owned the houses and didn't care to manage more than one property
16	My wife and I own the property, live in the ADU, and rent out the main house
17	Me. (Again, survey is missing this option)*

*this respondent's answers were manually moved from the "owners" group, to the correct group "owners who live in an ADU"

Q3.5 If you were not living in an ADU, in what type of residence would you be living?		
<i>n=39</i>		
	<i>Responses</i>	<i>Percent</i>
Detached house (own)	30	77%
Condominium	4	10%
Apartment	2	5%
Other	2	5%
Detached house (rent)	1	3%

Q3.5 If you were not living in an ADU, in what type of residence would you be living? "Other" answers	
1	I live upstairs
2	van

Q3.6 Are you currently charging rental income for your house?		
<i>n=39</i>		
	<i>Responses</i>	<i>Percent</i>
Yes	21	54%
No	18	46%

Q3.7 How much rent are you currently charging for your house?		
<i>n=21</i>		
	<i>Responses</i>	<i>Percent</i>
At market value	14	32%
Below market value	7	16%

Q3.8 How many cars do you own?		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
1 car	25	57%
2+ cars	16	36%
none	3	7%

Q3.9 If you own a car (or cars), where do you usually park?		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
On the street	20	45%
Off the street, on-site (e.g. garage, driveway, parking pad)	19	43%
Other	3	7%
Missing	2	5%

Q3.9 If you own a car (or cars), where do you usually park? "Other" answers	
1	One in the driveway, one in the street to ensure renters also have access
2	N/A
3	Garage attached to main house

Q3.10 How would you describe your current employment travel behavior?		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
Commute to work	18	41%
Work from home	12	27%
Other	12	27%
Missing	2	5%

Q3.10 How would you describe your current employment travel behavior? "Other" answers	
1	retired/work from home part time
2	work freelance, travel as necessary
3	Commute most days, work from home occasionally
4	retired
5	Our dtr, son in law, in "big house", commute
6	I am retired.
7	Retired but use public transportation generally
8	meet grandkid needs 3xweek (to school, playdates, etc)
9	NA
10	Retired
11	work all over the place
12	watch grandkids at my home

Q3.11 How long is your typical commute?	
<i>n=44</i>	
	<i>Responses</i>
15 minutes or less	2
16-30 minutes	6
31-45 minutes	4
46-60 minutes	2
over 1 hour	1
varies widely	0
answered distance	3
Missing	26

Q3.12 What mode of transportation do you typically use to commute to work?		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
Carpool	1	2%
Drive alone	9	20%
Light rail	3	7%
Bus	1	2%
Bicycle	3	7%
Other	1	2%
Missing	26	59%

Q3.12 What mode of transportation do you typically use to commute to work? "Other" answers	
1	Fairly even combination of carpooling with husband, driving independently, riding the bus, and biking

Q3.13 How have you used your ADU in the past?		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
Other	20	45%
As a short term rental property (less than 1 month stays)	5	11%
As residence for family member/ friend	16	36%
As a long term rental property	4	9%
As an extra room or workspace	6	14%
Missing	1	2%

Q3.13 How have you used your ADU in the past? "Other" answers	
1	Same use for the full time. For me. Why doesn't survey include option for the owner to live in the ADU?
2	residence for self
3	Owner occupied
4	Personal residence
5	residence for self
6	I live in ADU and rent out my house as a short term rental
7	Permanent residence for property owners
8	primary residence
9	To live in
10	Residence for self
11	Rent main house, live in ADU
12	Office for my business
13	owner occupied
14	owner occupied
15	Residence for self (owner-occupied)
16	It is brand new.
17	i am the owner and i live in it
18	As residence for the owners
19	as a primary residence
20	Our residence

Q3.14 How are you planning to use your ADU in the future? Select all that apply		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
Other	18	41%
As a short term rental property (less than 1 month stays)	11	25%
As an extra room or workspace	5	11%
As a long term rental property	14	32%
As residence for family member/ friend	26	59%

Q3.14 How are you planning to use your ADU in the future? "Other" answers	
1	Personal residence
2	Permanent residence for property owners
3	primary residence

4	To live in
5	Residence for self
6	rent main house, live in ADU
7	May do short term Air b&b
8	Office for my business
9	My residence, I rent out the main house
10	owner occupied
11	Residence for self (owner-occupied)
12	my residence
13	i live in it
14	As residence for the owners
15	owner occupied
16	residence for self*
17	Living in it !*
18	For me. Again the survey should include this option. Options aren't capturing this important use type.*
*this respondent's answers were manually moved from the "owners" group, to the correct group "owners who live in an ADU"	

Q3.15 What was the original plan or purpose for building the ADU?		
	Responses	Percent
Other	14	32%
As residence for family member	18	41%
As an investment to raise property value	9	20%
The ADU was built by a previous owner	4	9%
As an extra room or workspace	7	16%
As a long term rental property	15	34%
The ADU was built by a previous owner	4	9%

Q3.15 What was the original plan or purpose for building the ADU? "Other" answers	
1	Built the ADU for me, the owner, to live in full time.
2	residence for self
3	Permanent residence for property owners
4	As an office for my business
5	create multi-generation space

6	As residence for the owners
7	Rent main house, live in ADU
8	Residence for self (owner-occupied)
9	my residence
10	To live in
11	owner occupied
12	As a primary residence for owner.
13	Residence for self
14	residence for myself so i could rent out main house

Q3.16 How long did it or will it take for the ADU to pay for itself through rental income?		
n=44		
	Responses	Percent
13-15 years	3	7%
10-12 years	3	7%
7-9 years	4	9%
4-6 years	5	11%
1-3 years	3	7%
*Missing	5	11%
Missing	21	48%

Q3.17 What is the approximate size of the accessory unit?		
n=44		
	Responses	Percent
Under 400 sq. ft.	1	2%
400-500 sq. ft.	7	16%
500-600 sq. ft.	6	14%
600-700 sq. ft.	7	16%
700-800 sq. ft.	20	45%
Over 800 sq. ft.	3	7%

Q3.18 How many bedrooms does the ADU have?		
	Responses	Percent
Studio	10	23%
1 bedroom	22	50%
2 bedrooms	12	27%

Q3.19 Is the unit compatible for all accessibility needs?		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
No	18	41%
Yes. it is fully compatible	6	14%
Yes. it is accessible but not built for wheelchair use	20	45%

Q3.20 How long has the current occupant been living in the ADU?		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
Less than 1 year	14	32%
1 to less than 2 years	9	20%
2 years to less than 3 years	6	14%
3 years or more	13	30%
Missing	2	5%

Q3.21 Rate your experience of being a landlord		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
Extremely good	13	30%
Somewhat good	7	16%
Neither good nor bad	1	2%
Missing	18	41%
*Missing	5	11%

Q3.22 Is there any shared space or shared utilities on the property?		
	<i>Responses</i>	<i>Percent</i>
None	3	7%
Yard	35	80%
Utilities	29	66%
Parking	21	48%
Garden	28	64%
Entryways	10	23%
Storage	16	36%
Laundry	5	11%

Q3.23 Do you currently take part in any of the following activities in your neighborhood?		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
Neighborhood association	3	7%
Missing	18	41%
Volunteering	5	11%
Other	5	11%
Community events	13	30%

Q3.23 Do you currently take part in any of the following activities in your neighborhood? "Other" answers	
1	All of the above
2	Emergency planning
3	No
4	Help neighbors through NextDoor.com and Buy nothing on FaceBook
5	Neighborhood Watch Organizer

Q3.24 How long have you lived in the neighborhood - in this residence or another?		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
Under 1 year	2	5%
1-3 years	8	18%
3-5 years	8	18%
6-10 years	17	39%
More than 10 years	9	20%

Q3.25 Who did the physical labor construction on your ADU? Select all that apply.		
	<i>Responses</i>	<i>Percent</i>
A paid contractor	37	84%
Myself or another owner of the property	13	30%
Missing	2	5%
Other (specify)	2	5%
An unpaid friend or relative	2	5%
A paid friend or relative	1	2%

Q3.25 Who did the physical labor construction on your ADU? "Other" answers

1	Builder
2	Build-Design Team

Q3.26 Who designed your ADU? Select all that apply.

n=44

	Responses	Percent
A paid architect/ designer	22	50%
A paid contractor	11	25%
Myself or another owner of the property	14	32%
Other (specify)	6	14%
Missing	1	2%

Q3.26 Who designed your ADU? "Other" answers

1	Previous owner
2	Previous owner
3	My design, architect detailing
4	Builder
5	Build-Design Company
6	Structural engineer

Q3.27 Approximately how many unpaid hours ("sweat equity") were spent, by you or anyone else, constructing your ADU?

n=44

	Responses	Percent
0-50	17	39%
51-100	7	16%
over 100	19	43%
Missing	1	2%

Q3.28 How much did you or someone else pay for your ADU to be constructed? (Include the costs for design, labor, materials, and permits (not including landscaping).

	Responses	Percent
Under \$50,000	1	2%
\$50,001-100,000	11	25%
\$100,001-150,000	12	27%
\$150,000-200,000	12	27%
Over \$200,000	3	7%
Missing	5	11%

Q3.29 Please try to assess how much was financed by each method (by percentage)

n=40

	Responses	Percent
cash savings	26	59%
home equity line of credit	10	23%
refinance and cash out option based on main home value only	12	27%
refinance and cash out option based on main home + future ADU value	3	7%
purchased main home, constructed ADU with cash out option based on future property value	0	0%
loan from family member/s or friend/s	9	20%
credit card	4	9%
construction loan from bank	1	2%
other	11	25%

Q3.29 Please try to assess how much was financed by each method (by percentage) "Other" answers

1	401K Loan
2	Unknown. ADU existed when we bought the property
3	Purchase incl adu
4	unsecured loan after going over budge
5	don't know, prior owner created adu, we just permitted it
6	House built with ADU; paid for as part of mortgage
7	Don't know. ADU Built by previous owner.
8	Sale of previous sfr detached home
9	Loan from Retirement
10	Private construction loan
11	401k

Q3.30 Did the System Development Charge (SDC) Waiver influence your decision to apply for an ADU permit?		
n=44		
	Responses	Percent
Yes	32	73%
No	9	20%
Missing	3	7%

Q3.31 How long did the construction last?		
n=44		
	Responses	Percent
Less than 3 months	1	2%
3-6 months	20	45%
6-12 months	14	32%
Over 12 months	7	16%
Missing	2	5%

Q3.32 What were the two biggest challenges you faced in building your ADU?		
n=44		
	Responses	Percent
Obtaining finances	6	14%
Paying for the cost of construction fees	3	7%
Finding a contractor	3	7%
Other	10	23%
Missing	2	5%
Permitting process / BDS	8	18%
Design constraints or challenges	7	16%
Utility connections	2	5%
Lot setbacks or height limits	4	9%

Q3.32 What were the two biggest challenges you faced in building your ADU? "Other" answers	
1	subcontractors timeline
2	contractor issues
3	These questions aren't applicable because the previous owner built the ADU. I can only guess.
4	Previous owner converted to adu
5	Had to put \$1200 in tree fund because I removed 1 diseased tree!!

6	Don't know; builder built as part of new construction
7	Inexperienced contractor
8	Sticking to budget
9	Financing and overage by contractor.
10	parking requirements because i am 550 feet from a high frequency bus stop and the code says 500. and in talking to neighbors and others considering an ADU this parking requirement is a huge hurdle for many and seems way too strict in an urban core.

Q3.33 Was the estimated budget close to actual budget (within 15% difference)?		
n=44		
	Responses	Percent
No	10	23%
Yes	31	70%
Missing	3	7%

Q3.34 Was the projected time to complete construction close to actual length of project (within 15% difference)?		
n=44		
	Responses	Percent
Yes	25	57%
No	16	36%
Missing	3	7%

Q3.35 On average, how much rent do you charge per month?		
		Responses
w/o utilities	up to \$600	1
	\$601-\$900	1
	\$901-\$1200	2
	\$1201-\$1500	3
	\$1501-\$1800	4
	\$1800+	8
with utilities	up to \$600	0
	\$601-\$900	0
	\$901-\$1200	0
	\$1201-\$1500	4
	\$1501-\$1800	5
	\$1800+	6

Q3.36 With which gender do you most identify?		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
Male	16	36%
Female	27	61%
Transgender male	1	2%

Q3.37 What is your age?		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
21-34	4	9%
35-44	11	25%
45-54	9	20%
55-64	11	25%
65+	9	20%

Q3.38 How many adults (age 18 and over) currently live in your place of residence?		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
1	13	30%
2	26	59%
4 or more	1	2%
Missing	3	7%

Q3.39 How many children (under 18) currently live in your place of residence?		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
0	30	68%
1	6	14%
2	3	7%
3	1	2%
Missing	4	9%

Q3.40 Which of the following races do you consider yourself to be? Select all that apply.		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
White or Caucasian	41	93%
Other	1	2%
Native Hawaiian or Pacific Islander	1	2%
Missing	1	2%

Q3.40 Which of the following races do you consider yourself to be? "Other" answers	
1	Latina

Q3.41 Are you Spanish, Latino, Hispanic?		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
No	43	98%
Yes	1	2%

Q3.42 Approximate annual household income		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
Missing	1	2%
\$10,000 - \$19,999	1	2%
\$20,000 - \$29,999	4	9%
\$30,000 - \$39,999	3	7%
\$40,000 - \$49,999	5	11%
\$50,000 - \$59,999	2	5%
\$60,000 - \$69,999	5	11%
\$70,000 - \$79,999	3	7%
\$80,000 - \$89,999	2	5%
\$90,000 - \$99,999	5	11%
\$100,000 - \$149,999	11	25%
More than \$150,000	2	5%

Q3.43 Education		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
Some college	5	11%
2 year degree	1	2%
4 year degree	14	32%
Professional degree	19	43%
Doctorate	5	11%

Q3.44 Marital status		
<i>n=44</i>		
	<i>Responses</i>	<i>Percent</i>
Married	21	48%
Never married	6	14%
Divorced	9	20%
Single	1	2%
Widowed	1	2%

In a long term relationship	4	9%
Other	1	2%
Missing	1	2%

Q3.45 Employment		
n=44		
	Responses	Percent
Self-employed	14	32%
Employed full-time	15	34%
Retired	10	23%
Employed part-time	1	2%
Other	2	5%
Disabled or unable to work	1	2%
Student and employed	1	2%

Q3.45 Employment "Other" answers	
1	help with grandchildren
2	Full time job and part time job

Appendix 4: list of questions

***order of the question may have changed from original questionnaire**

Part I: Accessory Dwelling Unit Owner

Q1.1 What kind of ADU do you have on your property?

Q1.2 When was the ADU built?

Q1.3 How long have you owned the main house?

Q1.4 How is the ADU currently being used?

Q1.5 How have you used your ADU in the past?

Q1.6 How are you planning to use your ADU in the future?

Q1.7 What was the original plan or purpose for building the ADU?

Q1.8 What amount do you typically charge per night when using your ADU as a short-term rental?

Q1.9 How many days a year do you use your ADU as a short-term rental?

Q1.10 What motivates you to use your ADU as short-term rental instead of a long-term rental?

Q1.11 What are the drawbacks of using your ADU as a short-term rental?

Q1.12 How long do most short-term guests stay?

Q1.13 Are you currently receiving rent from your ADU?

Q1.14 How much rent are you currently receiving from your ADU?

Q1.15 On average, how much rent do you charge per month?

Q1.16 Approximately how long will it take for the ADU to pay for itself through rental income?

Q1.17 What is the approximate size of the accessory unit?

Q1.18 How many bedrooms does the ADU have?

Q1.19 Is the unit compatible for all accessibility needs?

Q1.20 How long has the current occupant been living in the ADU?

Q1.21 Which of the following options best describes your relationship to the current occupant when they first moved into the ADU?

Q1.22 Please rate your experience of being a landlord

Q1.23 Is there any shared space or shared utilities on the property?

Q1.24 How many cars do you own?

Q1.25 If you own a car (or cars), where do you usually park?

Q1.26 How would you describe your current employment travel behavior?

Q1.27 How long is your typical commute?

Q1.28 What mode of transportation do you typically use to commute to work?

Q1.29 Do you currently take part in any of the following activities in your neighborhood?

Q1.30 How long have you lived in the neighborhood, in this residence or another?

Q1.31 Who did the physical labor construction on your ADU?

Q1.32 Who designed your ADU?

Q1.33 Approximately how many unpaid hours ("sweat equity") were spent, by you or anyone else, constructing your ADU?

Q1.34 How much did you or someone else pay for your ADU to be constructed?

Q1.35 what tools were used in financing the ADU?

Q1.36 Did the System Development Charge (SDC) Waiver influence your decision to apply for an ADU permit?

Q1.37 How long did the construction process last?

Q1.38 What were the two biggest challenges you faced in building your ADU?

Q1.39 Was the estimated budget close to actual budget (within 15% difference)?

Q1.40 Was the projected time to complete construction close to actual length of project (within 15% difference)?

Q1.41 With which gender do you most identify?

Q1.42 What is your age?

Q1.43 How many adults (age 18 and over) currently live in your place of residence?

Q1.44 How many children (under 18) currently live in your place of residence?

Q1.45 Which of the following races do you consider yourself to be?

Q1.46 Are you Spanish, Latino/a, Hispanic?

Q1.47 Approximate household income

Q1.48 Education

Q1.49 Marital status

Q1.50 Employment

Part 2: Accessory Dwelling Unit Residents

- Q2.1 How many bedrooms does the ADU have?
- Q2.2 How many cars do you own?
- Q2.3 If you own a car (or cars), where do you usually park?
- Q2.4 How would you describe your current employment travel behavior?
- Q2.5 How long is your typical commute?
- Q2.6 What mode of transportation do you typically use to commute to work?
- Q2.7 Is there any shared space or shared utilities on the property?
- Q2.8 Did access to shared space impact your choice to live in an ADU?
- Q2.9 Have you downsized from your previous dwelling occupancy?
- Q2.10 What best describes your reasons for choosing to live in an ADU?
- Q2.11 If you were not living in an ADU, in what type of residence would you be living?
- Q2.12 Do you currently take part in any neighborhood associated activity?
- Q2.13 If you answered yes, what type?
- Q2.14 How long have you lived in the neighborhood - in this residence or another?
- Q2.15 Which gender do you most identify with?
- Q2.16 What is your age?
- Q2.17 How many adults (age 18 and over) currently live in your place of residence?
- Q2.18 How many children (under 18) currently live in your place of residence?
- Q2.19 Which of the following races do you consider yourself to be?
- Q2.20 Are you Spanish, Latino, Hispanic?
- Q2.21 Approximate household income
- Q2.22 Education
- Q2.23 Marital status
- Q2.24 Employment

Part 3: Accessory Dwelling Unit Owners Who live in the ADU

- Q3.1 What kind of ADU do you have on your property?
- Q3.2 When was the ADU built?
- Q3.3 How long have you owned the main house?
- Q3.4 What best describes your reasons for choosing to live in an ADU?

- Q3.5 If you were not living in an ADU, in what type of residence would you be living?
- Q3.6 Are you currently charging rental income for your house?
- Q3.8 How many cars do you own?
- Q3.9 If you own a car (or cars), where do you usually park?
- Q3.10 How would you describe your current employment travel behavior?
- Q3.11 How long is your typical commute?
- Q3.12 What mode of transportation do you typically use to commute to work?
- Q3.13 How have you used your ADU in the past?
- Q3.14 How are you planning to use your ADU in the future?
- Q3.15 What was the original plan or purpose for building the ADU?
- Q3.16 How long did it or will it take for the ADU to pay for itself through rental income?
- Q3.17 What is the approximate size of the accessory unit?
- Q3.18 How many bedrooms does the ADU have?
- Q3.19 Is the unit compatible for all accessibility needs?
- Q3.20 How long have you been living in the ADU?
- Q3.21 Please rate your experience of being a landlord
- Q3.22 Is there any shared space or shared utilities on the property?
- Q3.23 Do you currently take part in any of the following activities in your neighborhood?
- Q3.24 How long have you lived in the neighborhood - in this residence or another?
- Q3.25 Who did the physical labor construction on your ADU?
- Q3.26 Who designed your ADU?
- Q 3.27 Approximately how many unpaid hours ("sweat equity") were spent, by you or anyone else, constructing your ADU?
- Q3.28 How much did you or someone else pay for your ADU to be constructed?
- Q3.29 what tools were used in financing the ADU?
- Q3.30 Did the System Development Charge (SDC) Waiver influence your decision to apply for an ADU permit?
- Q3.31 How long did the construction last?

Q3.32 What were the two biggest challenges you faced in building your ADU?

Q3.33 Was the estimated budget close to actual budget (within 15% difference)?

Q3.35 On average, how much rent do you charge per month?

Q3.36 With which gender do you most identify?

Q3.37 What is your age?

Q3.38 How many adults (age 18 and over) currently live in your place of residence?

Q3.39 How many children (under 18) currently live in your place of residence?

Q3.40 Which of the following races do you consider yourself to be?

Q3.41 Are you Spanish, Latino, Hispanic?

Q3.42 Approximate household income

Q3.43 Education

Q3.44 Marital status

Q3.45 Employment