ATTACHMENT 9

Accessory Dwelling Unit Survey for Portland, Eugene, and Ashland, Oregon

Final Methodology and Data Report
September, 2013

Survey Research Lab

Portland State UNIVERSITY

DEQ

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Department of
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Methodology

The Portland State University (PSU) Survey Research Lab (SRL) conducted a combined mail and web survey of owners of Accessory Dwelling Units (ADUs), on behalf of the Green Building Program at the Oregon Department of Environmental Quality (DEQ), Portland's Metro regional government (Metro), and AccessoryDwellings.org. The goal of this survey was to learn about how ADUs are being used by owners in Portland, Eugene, and Ashland, Oregon. The survey was conducted from June 5 to August 11, 2013, and resulted in a total of 369 completed surveys, with 290 completed surveys from Portland, 49 completed surveys from Eugene, and 30 completed surveys from Ashland.

Background

The purpose of conducting this survey was to gain a better understanding of how ADUs are being used, who is using them, the financing mechanisms for them, and some energy usage and structural characteristics of them. Prior to conducting the survey, the SRL assisted representatives of DEQ, the City of Portland, Metro, AccessoryDwellings.org, Energy Trust of Oregon, the City of Eugene, and the City of Ashland with finalizing the survey instrument to ensure the items were accurately worded, skip patterns would correctly guide respondents through the survey, and the collected data would provide them with the information they needed to understand the current status of ADUs in Portland, Eugene and Ashland.

The survey included questions about past, current, and future ADU use; current occupant demographics and rental logistics; construction; energy use; and owner demographics. The final mail survey instrument can be found in Appendix C of this report. The survey instrument was also programmed into Qualtrics[1] web survey software, and testing was conducted to ensure appropriate wording of questions, correct functioning of all skip patterns, and the accurate recording of data.

Respondent Sampling

The target population for the survey included owners of ADUs in Portland, Eugene, and Ashland, Oregon. This included both owners who lived on the property where the ADU is located, owners who lived off the property, and registered businesses or property developers who owned properties with an ADU. Each city provided a list of names and contact information for ADU owners as found in building permit and tax records. There were initially 701 records for Portland, 104 records for Eugene, and 67 records for Ashland, for a total of 872 records. Because some individuals owned multiple properties with ADUs, each record in the list represented a single property with an ADU. From the original 872 records, 12 were removed due to incomplete addresses, or because the property was owned by a bank or city government, resulting in a final sample of 860 ADUs owned by 839 owners. The breakdown of the 860 total records included 689 from Portland, 104 from Eugene, and 67 from Ashland. Of those 860 ADU records, 68.8% were identified in the building permit and tax records as "owner-occupied", meaning they were located on properties where the owner lived. Within each city, the proportion of owner-occupied ADU records (i.e., prospective respondents who received the survey) was 64.7% (n=446) in Portland, 100% (n=104) in Eugene (where owner occupancy is required by code), and 62.7% (n=42) in Ashland.

[1] http://qualtrics.com

Targets were set for the number of completed surveys that would be large enough to confidently generalize the findings to the total population of ADUs in each of the three cities. These were calculated based on the total population size (Portland=689, Eugene=104, Ashland=67), the degree of accuracy desired in the results (i.e., sampling error, usually at +/-5%), the level of confidence that the data gathered from the sample is representative of the entire population (usually 95%) and how varied the population is expected to be (usually set at 50/50 to represent the widest variation). Using these factors, the targets for completed surveys were 248 for Portland, 82 for Eugene, and 57 for Ashland.

Respondent Recruitment

Target respondents were initially mailed an introductory letter informing them of the purpose of the survey and inviting them to participate. Respondents were told that the survey would be arriving in the mail a few weeks later, but that they could complete the survey immediately online by going to www.ADUSurvey.org and logging on with their Survey ID. This initial letter was mailed to the full sample of 839 owners. A total of three mailings were sent to potential respondents. The first mailing included the introductory letter, the second mailing included a cover letter and the survey instrument, and the third mailing included a reminder postcard. Each mailing also provided the link to take the survey online. If an introductory letter or survey mailing was returned with a forwarding address, the it was resent to the correct address. As responses came in to each round of mailing, they were tracked accordingly so the survey mailing and reminder postcards were sent only to those owners who had not yet completed the survey on paper or online.

Mailings were sent on the following dates:

Survey Mailings

Introductory Letter: Wednesday, June 5, 2013
Cover Letter & Survey Instrument: Friday, June 21, 2013
Reminder Postcard: Monday, July 8, 2013

There were 11 owners who owned multiple ADUs. These owners were sent modified introductory and survey cover letters that contained the Survey IDs for all of their ADUs, and received a separate paper survey for each ADU they owned in a single mailing packet. These mailings to multiple owners were sent a few days after the mailings for the individual owners. Due to printing and space constraints, these multiple ADU owners did not receive a reminder postcard.

The online survey went live on June 5, 2013, and concluded on August, 11, 2013. A total of 390 people responded to the survey by mail or online. Of those, 20 were removed from the final dataset because they did not provide complete data, resulting in a final count of 369 completed surveys across all three cities.

To help maximize the response rate, potential respondents were offered the opportunity to enter a drawing to win an Apple iPad Mini or a $350 store gift card upon completion of the survey. Respondents could enter the drawing by filling out a separate slip of paper to be returned with the mailed survey instrument. Respondents who completed the survey online were automatically redirected to a separate form where they could enter their contact information to be entered in the drawing. The drawing was held on September 8, 2013.

Response Rates

The response rate is calculated by dividing the number of completed surveys by the total number of records that were eligible and deliverable. Table 1 below includes a list and frequencies of all final record dispositions for each city, and for all cities combined. The dispositions "Paper Complete" and "Web Complete" represent all completed surveys that are included in the results presented later in this report. "Paper Partial or Incomplete" include surveys that had one or more applicable sections of the survey left blank; these are excluded from the data results. The dispositions "Ineligible", "Not current owner of property", and "Mail returned to sender" are excluded from the response rate calculations. Table 2 presents the response rates for each city, and the total response rate for all cities combined. For additional context, Table 3 lists the proportion of completed surveys from owner-occupied properties by city.

Table 1: Final Record Dispositions

	Portland		Eugene		Ashland		Total	
Disposition	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Paper Complete	119	17.4%	29	27.9%	22	32.8%	170	19.9%
Web Complete	171	24.8%	20	19.2%	8	11.9%	199	23.1%
Paper Partial or Incomplete	16	2.2%	1	1.0%	4	6.0%	21	2.3%
Refusal	1	0.1%	-	-	-	-	1	0.1%
Survey submitted after data collection period	2	0.3%	-	-	-	-	2	0.2%
Ineligible: No ADU at listed property	5	0.7%	-	-	-	-	5	0.6%
Not current owner of property	1	0.1%	-	-	1	1.5%	2	0.2%
Mail returned to sender	10	1.5%	13	12.5%	-	-	23	2.7%
No Response	364	52.8%	41	39.4%	32	47.8%	437	50.8%
Total	**689**	**100%**	**104**	**100%**	**67**	**100%**	**860**	**100%**

Table 2: Final Response Rates

	Target Completes	Total Completes	Valid Sample	Response Rate
Portland	248	290	673	43.2%
Eugene	82	49	91	53.8%
Ashland	57	30	66	45.5%
Total		**369**	**830**	**44.6%**

Table 3: Completed Surveys for Owner-occupied ADUs by City (n=369)

	Count	Percent
Portland	204	70.3%
Eugene	49	100.0%
Ashland	24	80.0%

Sampling Error

When estimating the sample size needed for a survey, one of the criteria included is the sampling error, also known as the margin of error. The sampling error is the level of accuracy we would like to have in the results. Once the survey is completed, though, the actual sampling error can be calculated. For this calculation, we used a confidence interval of 95%, maximum variation (50/50), and the sample sizes achieved. Based on those figures and the size of the population, the sampling error for the results of all cities combined and for each city are as follows:

Table 4: Sampling Error

City	Sampling Error
Portland	±4.38%
Eugene	±10.22%
Ashland	±13.43%
All Cities	±3.87%

These figures indicate the range we would expect the "actual" findings for the entire population of ADUs in each of the three cities, as well as all the cities combined. For example, we found that 91.0% of the Portland respondents had a completed ADU (Table 5). Using the sampling error in Table 4, we would expect the actual percentage of ADUs in Portland to be within ±4.38% of 91.0%, or within the range of 86.62% to 95.38%. This sampling error can be applied to each of the items within the survey for the Portland respondents; whereas, ±3.87% can be applied to the findings in this report for all three cities combined. Both of these sampling errors are small and within a reasonable range for generalizing to the respective populations. However, the sampling errors for Eugene and Ashland are much larger and suggest that the sample sizes for those two cities are not large enough to generalize to the respective populations with sufficient confidence. This commonly occurs with such small population sizes as we had with these two cities.

Notes on Data

The data presented on the following pages in this report include descriptive statistics for the City of Portland for all survey questions, as well as descriptive statistics for selected set of questions for all three cities combined. Due to the small final Ashland and Eugene sample sizes and relatively large margins of error, separate results for Ashland and Eugene are not included in this report.

This report is not intended to present any interpretation of the survey results. While reviewing these results, understand that further analyzing the data (e.g., intersecting selected items with each other using crosstabs) may provide a more detailed explanation of the results. It is also important to consider other information available that can provide context and further explain the findings. As needed and as more staff time comes available, DEQ will offer additional interpretation of these findings.

In this report, statistical tables are presented for each survey question. The header above each table includes the text of the original question, followed in parentheses by the question number and the "n" of each question. The "n" indicates the applicable sample size for each question – that is, the number of

respondents for whom the question was applicable. For questions where a numeric average is presented, the "n" represents the number of respondents who provided a valid response to that question.

A number of items in the survey instructed respondents to "check all that apply" from a series of options. For those items, all of the options are presented in one table, along with the respective frequencies and percentage of respondents who selected each option. Those tables do not include "total" frequency and percentage figures because they sum to totals beyond the sample size and greater than 100%.

Some survey questions were open-ended, or had "other" options where respondents could enter an open-ended response. These text responses are, for the most part, presented as they were written in by respondents. Where any text has been edited in these responses, it is presented as text in [brackets]. Editing was done in the following cases: To remove potentially personal or identifying information; to give similar answers across respondents the same wording to allow more accurate frequency counts; to shorten long or redundant responses for brevity and clarity. The original responses, excluding identifying information, are preserved in the final survey data file.

Portland Data Results

Section A: ADU Use – Portland

Table 5: Is your ADU currently completed or still under construction? (Q1—Portland) (n=290)

	Frequency	Percent
Completed	264	91.0%
Under construction	26	9.0%
Total	290	100.0%

Table 6: How is your ADU currently being used? (Q2—Portland) (n=264)

	Frequency	Percent
As someone's primary residence, and is currently occupied	205	77.7%
As someone's primary residence, but is currently vacant	5	1.9%
For short-term housing (less than 1 month stays)	12	4.5%
By the main house occupants as an extra room or workspace	30	11.4%
Not currently being used for anything	2	0.8%
Other	10	3.8%
Total	264	100.0%

Table 7: "Other" Responses: How is your ADU currently being used? (Q2—Portland) (n=10)

	Frequency
[For short-term housing (less than 1 month stays) and By the main house occupants as an extra room or workspace]	1
4/12 - 6/13 ADU used by someone whose house is under construction.	1
Family member	1
preschool	1
rented as secondary residence	1
Short term housing, more than one month	1
Sometime part year residence, otherwise as a guest house	1
Vacation rental of 28 days minimum	1
Visitors that come to visit short stay	1

Table 8: If used as a primary residence, what best describes your situation? (Q2a—Portland) (n=210)

	Frequency	Percent
ADU is used as a primary residence year-round	201	95.7%
ADU is used as a primary residence seasonally or for only part of the year	6	2.9%
Other	1	0.5%
Missing/Refused	2	1.0%
Total	210	100.0%

Table 9: "Other" Responses: If used as a primary residence, what best describes your situation? (Q2a—Portland) (n=1)

	Frequency
Private space for grandparents who also use our house	1

Table 10: Regardless of current use, in the past 12 months, how many months has your ADU been occupied as someone's primary residence? (Q3—Portland) (n=264)

	Frequency	Percent
0 months	40	15.2%
1-6 months	29	11.0%
7-11 months	29	11.0%
12 months	161	61.0%
Missing/Refused	5	1.9%
Total	264	100.0%

Table 11: How have you used your ADU in the past? *[check all that apply]* (Q4—Portland) (n=264)

	Frequency	Percent
As someone's primary residence	208	78.8%
For short-term housing (less than 1 month stays)	34	12.9%
By the main house occupants as an extra room or workspace	61	23.1%
Other	14	5.3%
Missing/Refused	4	1.3%

Table 12: "Other" Responses: How have you used your ADU in the past? (Q4—Portland) (n=14)

	Frequency
[New Construction]	6
Family member	1
Four months per year residence for out-of-state person	1
Free housing	1
Guest house for visiting relatives for 3 months	1
Prior to year was vacant and process of completion to an ADU	1
Short term housing, more than one month	1
Vacant	1
Missing/Refused	1

Table 13: How are you planning to use your ADU in the future? *[check all that apply]* (Q5—Portland) (n=290)

	Frequency	Percent
As someone's primary residence	235	81.0%
For short-term housing (less than 1 month stays)	43	14.8%
By the main house occupants as an extra room or workspace	56	19.3%
Other	17	5.9%
Missing/Refused	3	1.0%

Table 14: "Other" Responses: How are you planning to use your ADU in the future? (Q5—Portland) (n=17)

	Frequency
[Planning to or in process of selling property]	4
28 day or more vacation rentals	1
Don't know	1
Family member	1
Host artist residencies	1
Long term stays - one month or longer	1
Montessori classroom	1
Preschool	1
Private space for grandparents who also use our house	1
Rental unit	1
Rented as someone's secondary residence	1
Short term housing, more than one month	1
We are moving in two months, so I'm not sure how the ADU will be used.	1
Missing/Refused	1

Section B: ADU Occupancy – Portland

Table 15: If your ADU is currently being occupied, how many adults age 18 or older live there? (Q6—Portland) (n=205)

	Frequency	Percent
1	132	64.4%
2	70	34.1%
3	2	1.0%
Missing/Refused	1	0.5%
Total	205	100.0%

Table 16: How many children under age 18 live there? (Q7—Portland) (n=205)

	Frequency	Percent
0	182	88.8%
1	13	6.3%
2	3	1.5%
Missing/Refused	7	3.4%
Total	205	100.0%

Table 17: In the table below, please fill in how many of the current ADU occupants are female and male in each age range. (Q8—Portland) (n=202)

						Totals by Gender	
	18-24 years	25-34 years	35-55 years	Over 55 years	Don't know	Frequency	Percent
Female	10	71	38	33	5	157	56.9%
Male	9	58	33	16	3	119	43.1%
Total	19	129	71	49	8	276	100.0%

Table 18: How long has the current occupant been living in the ADU? If there is more than one occupant, please think about the person who has lived there the longest. (Q9—Portland) (n=205)

	Frequency	Percent
Less than 1 year	75	36.6%
1 to less than 2 years	48	23.4%
2 to less than 3 years	27	13.2%
3 years or more	49	23.9%
Missing/Refused	6	2.9%
Total	205	100.0%

Table 19: If there was not an ADU on your property, where would the current occupant(s) most likely live? (Q10—Portland) (n=205)

	Frequency	Percent
In the main house	24	11.7%
In housing somewhere else in the city	146	71.2%
Other	6	2.9%
Don’t know	28	13.7%
Missing/Refused	1	0.5%
Total	205	100.0%

Table 20: "Other" Responses: If there was not an ADU on your property, where would the current occupant(s) most likely live? (Q10—Portland) (n=6)

	Frequency
Dorm	1
In an assisted living community	1
Milwaukie or Wilsonville	1
Salem	1
Senior Assisted Living	1
With family elsewhere	1

Table 21: In total, how many cars do the current ADU occupant(s) own? (Q11—Portland) (n=205)

	Frequency	Percent
None	39	19.0%
1	130	63.4%
2	24	11.7%
3	3	1.5%
Don't know	7	3.4%
Missing/Refused	2	1.0%
Total	205	100.0%

Table 22: If the occupants do own cars, where do they usually park? (Q11a—Portland) (n=159)

	Frequency	Percent
On the street	73	45.9%
Off the street (e.g. garage, driveway, parking pad)	79	49.7%
Other	5	3.1%
Missing/Refused	2	1.3%
Total	159	100.0%

Table 23: "Other" Responses: If the occupants do own cars, where do they usually park? (Q11a—Portland) (n=5)

	Frequency
[On the street and Off the street (e.g. garage, driveway, parking pad)]	4
Either on the street or in the driveway	1

Table 24: Which of the following options best describes your relationship to the current occupant when they first moved into the ADU? (Q12—Portland) (n=205)

	Frequency	Percent
Family member	35	17.1%
Friend	18	8.8%
Acquaintance	14	6.8%
We didn't know each other	117	57.1%
ADU is occupied by myself	18	8.8%
Other	2	1.0%
Missing/Refused	1	0.5%
Total	205	100.0%

Table 25: "Other" Responses: Which of the following options best describes your relationship to the current occupant when they first moved into the ADU? (Q12—Portland) (n=2)

	Frequency
Ecovillage resident and renter	1
Friend of an acquaintance. Acquaintance lived there with the friend for first month.	1

Table 26: Do you charge the current occupant(s) of your ADU rent? (Q13—Portland) (n=192)

	Frequency	Percent
Yes	148	77.1%
No	21	10.9%
Don't know	2	1.0%
Missing/Refused	21	10.9%
Total	192	100.0%

Table 27: How much rent do you receive monthly for your ADU? If rent includes utilities, how much is the rent without utilities? (Q13a and Q13b—Portland)

	N	Minimum	Maximum	Mean	Std. Deviation
How much rent do you receive monthly for your ADU?	143	$385	$1800	$880.20	$239.42
If rent includes utilities, how much is the rent without utilities?	78	$200	$1700	$811.85	$248.09

Table 28: Do you receive any services from the ADU occupant(s) in exchange for all or part of the rent (e.g. childcare, lawn maintenance)? (Q14—Portland) (n=192)

	Frequency	Percent
Yes	19	9.9%
No	153	79.7%
Don't know	1	0.5%
Missing/Refused	19	9.9%
Total	192	100.0%

Table 29: What service(s) do you receive? (Q14a—Portland) (n=19)

	Frequency
Assistance with lawn maintenance	1
Childcare, pet sitting	1
Childcare, use of building as an occasional workspace	1
Childcare, yard maintenance	1
Consultation on other projects	1
Free dinner out occasionally	1
Handyman, security, yard care	1
Help with childcare	1
Help with yard care, some childcare, transportation for younger children.	1
Helps some with yard	1
House sitting while we are away	1
If I'm away for weekend or more, I reduce rent by $10-15 for next month as occupant takes in mail, may water, rolls garbage cans back after collection. A casual arrangement.	1
Light gardening	1
Occasionally takes care of garden when we are gone.	1
Pet care, garden care and maintenance, handyman services	1
Sporadic maintenance	1
They take care of the lawn and are making the garden.	1
Will start to receive childcare next month, up until then, no services for rent	1
Yard work	1

Section C: Construction – Portland

Table 30: Which of the following best describes how you acquired your ADU? I purchased the house… (Q15—Portland) (n=290)

	Frequency	Percent
with ADU already completed	50	17.2%
without any intent to build the ADU, but decided to build it later	135	46.6%
with the specific intent to build an ADU	80	27.6%
Other	24	8.3%
Missing/Refused	1	0.3%
Total	290	100.0%

Table 31: "Other" Responses: Which of the following best describes how you acquired your ADU? I purchased the house… (Q15—Portland) (n=24)

	Frequency
[Built the ADU along with a new house]	10
[With the ADU partially complete]	5
'ADU' is the original building on plot. Later added main house that was not originally planned.	1
ADU showed approved when purchased, but there was an error in reporting by the county and had to go through process of ADU approval	1
Forced by city to get 4 additional lots	1
Let family build on over lot	1
Partnered with previous house owner to collaborate on building of the ADU	1
With a completely screwed up, turned-out-not-to-be-legal set of apartments in the garage. Had to do giant unexpected remodel 3 months after buying; took 18 months.	1
With the ADU partially completed, with specific intent to complete ADU	1
With unpermitted ADU that I later upgraded	1
Missing/Refused	1

Table 32: Who did the actual physical labor construction on your ADU? *[check all that apply]* (Q16—Portland) (n=240)

	Frequency	Percent
A paid contractor	197	82.1%
An unpaid contractor	1	0.4%
A paid friend or relative	22	9.2%
An unpaid friend or relative	22	9.2%
Myself or another owner of the property	94	39.2%
Other	6	2.5%
Don't Know	2	0.8%
Missing/Refused	8	3.3%

Table 33: "Other" Responses: Who did the actual physical labor construction on your ADU? (Q16—Portland) (n=6)

	Frequency
[Previous property owner]	2
Employees	1
I am a licensed contractor; hired a licensed plumber and electrician	1
Paid sub-contractors, including a relative	1
Sub-contractors	1

Table 34: Who designed your ADU? *[check all that apply]* (Q17—Portland) (n=240)

	Frequency	Percent
A paid contractor	56	23.3%
An unpaid contractor	1	0.4%
A paid friend or relative	8	3.3%
An unpaid friend or relative	15	6.3%
A paid architect or designer	98	40.8%
An unpaid architect or designer	8	3.3%
Other	10	4.2%
Don't Know	1	0.4%
Missing/Refused	4	1.7%

Table 35: "Other" Responses: Who designed your ADU? (Q17—Portland) (n=10)

	Frequency
[Previous property owner]	3
[Designer]	1
[My wife and a designer]	1
Builder collaboration with me with architect and engineer input	1
My husband, a master builder in Oregon.	1
My partner is trained as an architect and has worked as a designer, she designed it	1
Spouse, designer	1
The primary resident	1

Table 36: Approximately how many unpaid hours were spent, by you or anyone else, constructing your ADU? (Q18—Portland) (n=200)

	Minimum	Maximum	Mean	Std. Deviation
Unpaid hours spent constructing ADU	0	11,640	386.84	1001.15

Table 37: How much did you or someone else pay for your ADU to be constructed? Please include the costs for design, labor, materials, and permits. Your best estimate is fine. (Q19—Portland) (n=211[1])

	Minimum	Maximum	Mean	Std. Deviation
Amount paid to construct ADU	$3,500	$300,000	$77,802.84	$53,351.28

[1]This smaller sample size reflects those respondents who provided a dollar amount and excludes Don't Know, Not Applicable, or Missing/Refused responses.

Table 38: How much did you or someone else pay for your ADU to be constructed? Please include the costs for design, labor, materials, and permits. Your best estimate is fine. (Q19—Portland) (n=290)

	Frequency	Percent
Less than $40,000	52	17.9%
$40,000 to $79,999	76	26.2%
$80,000 to $119,999	43	14.8%
$120,000 to $159,999	23	7.9%
$160,000 to $199,999	7	2.4%
$200,000 or more	10	3.4%
Don't Know	7	2.4%
Not Applicable	52	17.9%
Missing/Refused	20	6.9%

Table 39: How did you finance the construction cost? *[check all that apply]* (Q20—Portland) (n=240)

	Frequency	Percent
Cash Savings	143	59.6%
Home equity line of credit	66	27.5%
Refinance and cash out option based on main home value only	26	10.8%
Refinance and cash out option based on main home and future ADU value	2	0.8%
Purchased main home and constructed ADU with cash out option based on future property value	1	0.4%
Loan from family member	31	12.9%
Credit cards	28	11.7%
Construction loan from bank	10	4.2%
Personal loan from bank	12	5.0%
Trade of services	8	3.3%
Other	28	11.7%
Missing/Refused	3	1.3%

Table 40: "Other" Responses: How did you finance the construction cost? (Q20—Portland) (n=28)

	Frequency
Inheritance	2
[ADU already completed when property was purchased]	1
[ADU partially complete when property was purchased]	1
[Family member sold house and paid for ADU]	1
[Funds from sale of prior residence]	1
[Structured retirement savings from parents who live in the ADU]	1
[Unable to finance completion of ADU]	1
Equity line of credit on a different property	1
FHA Title 1 Home Improvement Loan	1
Gift from family	1
Insurance policy from fire loss	1
Liens until I could pay contractors/city	1
Loan from professional money lender	1
PDC loan	1
Personal loan from my own retirement savings	1
Private investors	1
Refinance and cash out on other properties	1
Refinanced another rental property	1
Refinanced main home	1
Refinanced my car	1
Refinanced post-completion	1
Rehab mortgage (ADU financed along with purchase of property)	1
Retirement account	1
Some work trade but primarily sweat equity and HELOC for hard costs	1
Took out a primary mortgage - prior to construction there was no mortgage on the house.	1
Missing/Refused	2

Table 41: What is the approximate square footage of your ADU? (Q21—Portland) (n=270)

	Minimum	Maximum	Mean	Std. Deviation
Approximate square footage of ADU	200	1,500	664.66	202.42

Table 42: What is the approximate square footage of your ADU? (Q21—Portland) (n=290)

	Frequency	Percent
200 to 400 square feet	28	9.7%
401 to 500 square feet	45	15.5%
501 to 600 square feet	37	12.8%
601 to 700 square feet	39	13.4%
701 to 800 square feet[1]	88	30.3%
Over 800 square feet	33	11.4%
Don't Know	0	0.0%
Missing/Refused	20	6.9%

[1]Of these respondents, 46 (15.9%) reported exactly 800 square feet.

Table 43: How many bedrooms does your ADU have? (Q22) (n=290)

	Frequency	Percent
0 (studio)	77	26.6%
1	144	49.7%
2	63	21.7%
3 or more	4	1.4%
Missing/Refused	2	0.7%
Total	290	100.0%

Table 44: Which of the following best describes the type of ADU you have? (Q23—Portland) (n=290)

	Frequency	Percent
ADU is **attached** to the main house as a/an:		
basement unit	90	31.0%
attached garage conversion	8	2.8%
attached addition to house	19	6.6%
converted attic or other internal space (not the basement)	13	4.5%
Subtotal – ADU is **attached**	130	44.8%
ADU is **detached** from the main house as a/an:		
detached garage conversion	41	14.1%
addition above or beside an existing detached garage	38	13.1%
addition above or beside a new detached garage	36	12.4%
stand-alone detached unit	42	14.5%
Subtotal – ADU is **detached**	157	54.1%
Missing/Refused	3	1.0%
Total	290	100.0%

Table 45: Regardless of how the ADU is currently being used, what was your primary reason for building the ADU or purchasing the property with an existing ADU? (Q24—Portland) (n=290)

	Frequency	Percent
Potential rental income allowed us to buy a house we could not otherwise afford	25	8.6%
Extra income from ADU rent	125	43.1%
Separate living space for household member or helper (e.g. adult child, nanny, or elder family member)	66	22.8%
Planned on building additional living space and decided to permit space as ADU to provide flexibility for future use	26	9.0%
Existing ADU was not a factor in our decision to buy the property	7	2.4%
Other	40	13.8%
Missing/Refused	1	0.3%
Total	290	100.0%

Table 46: "Other" Responses: Regardless of how the ADU is currently being used, what was your primary reason for building the ADU or purchasing the property with an existing ADU? (Q24—Portland) (n=40)

	Frequency
[To rent the main house and live in the ADU]	3
[To provide office or studio space]	3
[Extra income from ADU rent; Separate living space for household member or helper]	2
[Extra income, flexible space, maximizing density on lot, sense of community]	1
[Income, potential extra living space, future living space]	1
[Personal use; To provide housing for aging in place; To increase property value for child's inheritance]	1
[Rental income and potential living space for family]	1
[Rental income and separate living space for family and friends]	1
[Rental income and to have a close neighbor]	1
[Seasonal residence for older friend]	1
[To provide ADA unit for aging in place]	1
[To provide separate office space; Rental income after retirement]	1
[To rent the main house and live in the ADU; Captured view of downtown]	1
[To retain as a rental after purchasing home with illegal ADU reported by neighbors]	1
[Work space for our business]	1
Anticipate living in it at some point as we age but saw it as potential income source to allow us to continue living at our current location	1
Community	1
Forced to do it by city to get four additional lots	1
Garage needed to be rebuilt. I was living overseas and wanted a place to live on vacations.	1
Guest house and office	1
Housing for a friend who has building skills and needed a job.	1
I love the 'small house movement' and have wanted to build one.	1
It's my primary residence.	1
Montessori classroom	1
Nice having the flexibility of having a unit that can be rented out.	1
Potential as a retirement home	1
Replaced a dilapidated shed	1

	Frequency
Self	1
Separate living space for me	1
So my elderly mom and dad could come visit	1
To split property and only own the ADU as a single family residence and share common space with main home owner (in doing so, we created a 3-house intentional community along with a 3rd adjacent home)	1
Upstairs was not an option, so made basement into ADU so we did not have to buy second house.	1
Wanted more family space	1
Wanted option to move there when I am retired and rent out main house	1
Missing/Refused	1

Table 47: What were the two biggest challenges you faced in building your ADU? *[check up to two]* (Q25—Portland) (n=290)

	Frequency	Percent
Obtaining financing	16	6.7%
Paying for the cost of construction	78	32.5%
Permitting fees	66	27.5%
Lot setbacks or height limits	48	20.0%
Utility connections	36	15.0%
Minimum parking requirements[1] (Eugene and Ashland only)	1	0.4%
Design constraints or challenges	83	34.6%
Don't know	11	4.6%
Other	62	25.8%
Missing/Refused	1	0.4%

[1]Although there are not minimum parking requirements in Portland, one respondent selected this response.

Table 48: "Other" Responses: What were the two biggest challenges you faced in building your ADU? (Q25—Portland) (n=62)

	Frequency
[No challenges]	4
[Never getting the same answer twice while applying for permits. It took many trips and 6-8 months to get the permits.]	1
[Working with the contractor]	1
Adhering to code	1
Appraisal valuation	1
BDS	1
Being abroad while building in Portland	1
City demanded separate water and sewer for coach house. I have to pay 2 water bills every month for 1 person!	1
City of Portland fees, planning criteria and process	1
City of Portland! They are crazy and disconnected with reality.	1
City permitting was slow	1
Code compliance	1
Contractor went bankrupt and stole $80K	1
Contradictory/unclear building codes	1
Coordinating construction with contractor	1
Cost of new construction overall was a challenge, but not specifically to ADU	1
Crummy contractor, other code/regulations	1
Dealing with the City of Portland and neighbors	1
Dealing with, and getting straight answers from, Portland's Bureau of	1

	Frequency
Developmental Services.	
Deciding to do this big project, or move. But [we] love our neighborhood.	1
Designing an attractive space at grade for my current life style	1
Difficult relationship with general contractor	1
Disruption to our lives [because] we work at home	1
Final approval after it showed it was approved ADU when the county made a mistake in reporting as approved	1
Financing/construction cost and permitting were big factors. The project was also complicated by being on a zero setback against neighbor's garage (built concurrently) with design review requirements.	1
Getting the [redacted] City of Portland to approve it - took nearly two years.	1
Historic review (permit) not practical	1
Historical restrictions	1
I had to pay over $6,000 to city to construct. Horrible! Also my ADU is in [redacted]. Even though it couldn't be seen by street, had to conform to historic standards; adds lots of money.	1
Inspector from BDS made up nonexistent rules. BDS sucks!!	1
Lags and run-arounds at city regarding permits and inspections.	1
Limitation of ceiling height - was later successfully appealed- limitation of height should be more flexible especially with plenty of windows. Also, was not able to separate meter.	1
Making existing unit meet all the code requirements and dealing with the city offices (Portland) and changing inspectors with differing opinions	1
Meeting code requirements given existing structure	1
Neighbor resistance	1
Neighborhood association	1
Neighbors unhappy with increase in density	1
New tax increases; my single family residence is now a duplex???? Taxwise.	1
Number of folks on total property and sewer issues, i.e., city requiring unrealistic sewer information on total of 2 persons in ADU and home.	1
Parking space requirement	1
Paying for the extra costs associated with appliances and utility hookups	1
Percentage of land to building ratio	1
Permit process	1
Permitting delays by Portland BDS	1
Permitting process - we received conflicting advice from people within the permitting office	1
Permitting requirements (The basement was too large so we had to get a variance. This delayed the project by months.)	1
Personal Time Commitment	1
Portland Building dept. not helpful, limited knowledge	1
Property taxes excessive - assume full rental market value	1
Required a variance to exceed SF design standard (the lot is just shy of 10,000 SF)	1
Retrofitting utility service of older home and other hoops I was required to meet added to cost, time and effort	1
Separate water/sewer and gas, and [loss of view] for existing living room and master bedroom	1
Septic tank and drain field limitations	1
The crack house next door	1
Time (It's taken longer to complete)	1

	Frequency
Time of labor	1
Unhappy neighbor	1
Was not allowed to expand footprint [or] height of very small garage	1
Water service requirements	1
Working with the contractor	1
Zoning issues	1

Section D: Energy Use – Portland

Table 49: Which utilities are metered separately, so the ADU gets its own bill? *[check all that apply]* (Q26—Portland) (n=290)

	Frequency	Percent
Electricity	172	59.3%
Natural gas	80	27.6%
Water	47	16.2%
None	74	25.5%
Don't know	0	0.0%
Other	17	5.9%
Missing/Refused	20	6.9%

Table 50: "Other" Responses: Which utilities are metered separately, so the ADU gets its own bill? (Q26—Portland) (n=17)

	Frequency
[Cable]	4
Cable/Internet	2
[Electricity and water included in main house bill, meter is installed for manual calculation of ADU portion]	1
[Internet and TV]	1
Cable TV	1
Heating oil tank	1
Internet	1
None billed separate but water is personally metered at ADU	1
Phone	1
Phone/Data	1
Sewer	1
Telecom	1
TV	1

Table 51: Which of the following systems are shared between the ADU and the main house? *[check all that apply]* (Q27—Portland) (n=290)

	Frequency	Percent
Heating	46	15.9%
Hot water	94	32.4%
None	77	26.6%
Don't know	1	0.3%
Other	117	40.3%
Missing/Refused	30	10.3%

Table 52: "Other" Responses: Which of the following systems are shared between the ADU and the main house? (Q27—Portland) (n=117)

	Frequency
[Water/Sewer]	27
[Water]	26
Electricity	10
[Gas, electricity]	4
Garbage	4
Internet	3
[Sewer]	2
[Water and gas]	2
Electricity, garbage, water	2
Electricity, sewer	2
Water supply	2
Water, garbage	2
Wireless Internet	2
[Garbage, internet]	1
[Gas]	1
[Water and electric]	1
[Water, sewer, electricity]	1
Communications	1
Electric, garbage	1
Electric, water, sewer	1
Electricity and water	1
Electricity costs	1
Electricity, gas, water	1
Electricity, water	1
Electricity, water, sewer	1
Electricity; same meter, separate boxes.	1
Garbage, internet, water/sewer, electricity	1
Garbage/recycling and cable TV/internet	1
Garbage/recycling and laundry room	1
Heating and hot water are by gas, which is separately metered. Water and electricity come off the house meters for those utilities.	1
Internet, garbage	1
Internet, gas	1
Natural Gas	1
Phone and Cable, and Garbage/Recycling	1
Sewer drain	1
Unit is partially heated by steam pipes for the house	1
Waste management	1
Water, electricity	1
Water, hot water has own tank	1
Water, sewer, some exterior lighting	1
Water/Sewer and cable	1
Water/Sewer shared, but separate hot water tanks	1

Table 53: What types of energy-using appliances are located inside your ADU? *[check all that apply]* (Q28—Portland) (n=290)

	Frequency	Percent
Washer	182	62.8%
Water heater	204	70.3%
Central heating system (e.g., furnace)	62	21.4%
Dryer	178	61.4%
Gas fireplace	39	13.4%
Dishwasher	174	60.0%
Wall heaters (e.g., electric space heat, ductless heat pump)	179	61.7%
Refrigerator	263	90.7%
Stovetop or oven	250	86.2%
Don't know	3	1.0%
Other	32	11.0%
Missing/Refused	5	1.7%

Table 54: "Other" Responses: What types of energy-using appliances are located inside your ADU? (Q28—Portland) (n=32)

	Frequency
[Microwave]	7
[Air conditioner]	6
[ERV]	2
[Radiant floor heating]	2
[Wood-burning stove]	2
[Ductless heat pump/AC unit]	1
[Radiant floor heating from on-demand gas heater]	1
[Radiant floor heating from tankless water heater; Energy Star chest freezer]	1
[Radiant floor heating, gas boiler shared]	1
Air purification system	1
Bath and stove exhaust fans	1
Heat recovery ventilation unit (mini)	1
HRV - Passive house	1
Instant wall water heater	1
Pellet stove	1
Portable A/C unit	1
Radiant hot water heat and heated water	1
Whirlpool tub	1

Table 55: What is your ADU's primary source of energy for heating? (Q29—Portland) (n=290)

	Frequency	Percent
Electricity	174	60.0%
Solar	4	1.4%
Natural gas	96	33.1%
Wood or Pellets	4	1.4%
Fuel oil (kerosene)	2	0.7%
Other	5	1.7%
Don't know	1	0.3%
Missing/Refused	4	1.4%
Total	290	100.0%

Table 56: "Other" Responses: What is your ADU's primary source of energy for heating? (Q29—Portland) (n=5)

	Frequency
[Electricity and Natural Gas]	1
[Electricity and Wood or Pellets]	1
Electric ground source heat pump & solar	1
Heat pump hydronic	1
Radiant floor heating	1

Table 57: What is your ADU's primary source of energy for hot water? (Q29—Portland) (n=290)

	Frequency	Percent
Electricity	147	50.7%
Solar	2	0.7%
Natural gas	128	44.1%
Fuel oil (kerosene)	1	0.3%
Other	5	1.7%
Don't know	3	1.0%
Missing/Refused	4	1.4%
Total	290	100.0%

Table 58: "Other" Responses: What is your ADU's primary source of energy for hot water? (Q29—Portland) (n=5)

	Frequency
[Tankless heater]	2
[Electricity and Solar]	1
Electric ground source heat pump & solar	1
Instant exterior gas shared	1

Table 59: When the ADU was being built, what energy efficient features or equipment, beyond what was required by code, did you install? *[check all that apply]* (Q30—Portland) (n=290)

	Frequency	Percent
Did not incorporate any energy efficient features or equipment	18	6.2%
Weatherization (e.g. air sealing, duct sealing, extra insulation)	158	54.5%
Lighting (e.g. compact fluorescent lights, CFLs, LEDs)	126	43.4%
Windows	154	53.1%
Water heating	84	29.0%
Solar electric or photovoltaic (PV)	12	4.1%
Energy Star appliances	156	53.8%
Heating equipment	72	24.8%
Other	23	7.9%
Don't know	38	13.1%
Missing/Refused	7	2.4%
Total	290	100.0%

Table 60: "Other" Responses: When the ADU was being built, what energy efficient features or equipment, beyond what was required by code, did you install? (Q30—Portland) (n=23)

	Frequency
[Passive solar design]	2
[Eco-roofs over shed and porch]	1
[Pre-wired for future solar]	1
[Skylights]	1
Adding split source heat, R 40+ walls, R60 ceiling, R20 slab, triple glazed windows, .67ACH 50, passive solar	1
Advanced framing	1
Air gap between siding and outside wall	1
Below ground 4-5 feet integrated in design	1
Cooling system	1
Extra insulation	1
Heat Pump/AC	1
HRV System	1
I made it small!	1
LEED Platinum, low-flow faucets reduce hot water usage, deep eaves and reflective roof	1
Net-zero API - lots of EE design and mechanics	1
Passive house design	1
Planning on future solar	1
SIP roof, advanced framing on walls	1
Solar hot water, super-efficient straw bale wall constructions,	1
Solar orientation	1
Solatube	1
Washer/dryer	1

Table 61: Approximately how many total light bulbs are installed in your ADU? (Q31—Portland) (n=272)

	Minimum	Maximum	Mean	Std. Deviation
Total light bulbs installed in ADU	0	64	14.41	7.92

Table 62: How many of these are compact fluorescent light bulbs (i.e., CFLs or twisty bulbs) or LED light bulbs? (Q32—Portland) (n=249)

	Minimum	Maximum	Mean	Std. Deviation
Number of CFLs or LED light bulbs	0	30	8.74	6.78

Section E: Demographics – Portland

Table 63: What is your gender? (Q33—Portland) (n=290)

	Frequency	Percent
Female	145	50.0%
Male	138	47.6%
Prefer not to answer	5	1.7%
Missing/Refused	2	0.7%
Total	290	100.0%

Table 64: What is your age? (Q34—Portland) (n=288)

	Minimum	Maximum	Mean	Std. Deviation
Respondent's age	23 years	83 years	52.18 years	12.51 years

Table 65: What is your age? (Q34—Portland) (n=288)

	Frequency	Percent
23 to 34 years	27	9.3%
35 to 44 years	58	20.0%
45 to 54 years	69	23.8%
55 to 64 years	82	28.3%
65 to 74 years	47	16.2%
75 years or older	5	1.7%
Missing/Refused	2	0.7%

Table 66: How many people, including adults and children, live in the main house on the property? (Q35—Portland) (n=290)

	Minimum	Maximum	Mean	Std. Deviation
How many people, including adults and children, live in the main house on the property?	0	7	2.70	1.207

Table 67: How many people, including adults and children, live in the main house on the property? (Q35—Portland) (n=290)

	Frequency	Percent
0 people	3	1.0%
1 person	35	12.1%
2 people	108	37.2%
3 people	74	25.5%
4 people	48	16.6%
5 people	16	5.5%
6 or more people	6	2.1%
Missing/Refused	0	0.0%

Table 68: What was your approximate annual household income for 2012? Your best estimate is fine. (Q36—Portland) (n=290)

	Frequency	Percent
$0 - $14,999	7	2.4%
$15,000 - $24,999	5	1.7%
$25,000 - $34,999	19	6.6%
$35,000 - $49,999	17	5.9%
$50,000 - $74,999	62	21.4%
$75,000 - $99,999	52	17.9%
$100,000 - $149,999	52	17.9%
$150,000 or more	39	13.4%
Prefer not to answer	29	10.0%
Missing/Refused	8	2.8%
Total	290	100.0%

Combined Cities Data Results

Section A: ADU Use – Combined Cities

Table 69: How is your ADU currently being used? (Q2—All Cities) (n=337)

	Frequency	Percent
As someone's primary residence, and is currently occupied	265	78.6%
As someone's primary residence, but is currently vacant	9	2.7%
For short-term housing (less than 1 month stays)	14	4.2%
By the main house occupants as an extra room or workspace	35	10.4%
Not currently being used for anything	2	0.6%
Other	12	3.6%
Total	337	100.0%

Table 70: "Other" Responses: How is your ADU currently being used? (Q2—All Cities) (n=12)

	Frequency
[For short-term housing (less than 1 month stays) and By the main house occupants as an extra room or workspace]	1
4/12 - 6/13 ADU used by someone whose house is under construction.	1
Family member	1
Friends' summer vacation rental	1
preschool	1
rented as secondary residence	1
Short term housing, more than one month	1
Sometime part year residence, otherwise as a guest house	1
Vacation rental of 28 days minimum	1
Vacation rentals by owner/monthly rental	1
Visitors that come to visit short stay	1
Missing/Refused	1

Table 71: If used as a primary residence, what best describes your situation? (Q2a—All Cities) (n=274)

	Frequency	Percent
ADU is used as a primary residence year-round	259	94.5%
ADU is used as a primary residence seasonally or for only part of the year	10	3.6%
Other	2	0.7%
Missing/Refused	3	1.1%
Total	274	100.0%

Table 72: "Other" Responses: If used as a primary residence, what best describes your situation? (Q2a—All Cities) (n=2)

	Frequency
Monthly rental: primary at times	1
Private space for grandparents who also use our house.	1

Table 73: How are you planning to use your ADU in the future? *[check all that apply]* (Q5—All Cities) (n=369)

	Frequency	Percent
As someone's primary residence	301	81.6%
For short-term housing (less than 1 month stays)	53	14.4%
By the main house occupants as an extra room or workspace	67	18.2%
Other	22	6.0%
Missing/Refused	5	1.4%

Table 74: "Other" Responses: How are you planning to use your ADU in the future? (Q5—All Cities) (n=22)

	Frequency
[Planning to or in process of selling property]	5
28 day or more vacation rentals	1
Aging parents' residence	1
By a family member with a mental disability	1
Depends on pending changes in city regulations	1
Don't know	1
Family member	1
Host artist residencies	1
Long term stays - one month or longer	1
Montessori classroom	1
Not sure	1
Preschool	1
Private space for grandparents who also use our house	1
Rental unit	1
Rented as someone's secondary residence	1
Short term housing, more than one month	1
We are moving in two months, so I'm not sure how the ADU will be used.	1
Missing/Refused	1

Section B: ADU Occupancy – Combined Cities

Table 75: If your ADU is currently being occupied, how many adults age 18 or older live there? (Q6—All Cities) (n=265)

	Frequency	Percent
1	170	64.2%
2	91	34.3%
3	3	1.1%
Missing/Refused	1	0.4%
Total	265	100.0%

Table 76: How many children under age 18 live there? (Q7—All Cities) (n=265)

	Frequency	Percent
0	238	89.8%
1	13	4.9%
2	5	1.9%
Missing/Refused	8	3.0%
Total	265	100.0%

Table 77: In the table below, please fill in how many of the current ADU occupants are female and male in each age range. (Q8—All Cities) (n=263)

						Totals by Gender	
	18-24 years	25-34 years	35-55 years	Over 55 years	Don't know	Frequency	Percent
Female	18	83	49	54	5	209	58.2%
Male	12	66	41	27	4	150	41.8%
Total	30	149	90	81	9	359	100.0%

	18-24 years	25-34 years	35-55 years	Over 55 years	Don't know
Female	18	83	49	51	5
Male	12	66	41	27	4
Total	30	149	90	81	9

NOTE: Two respondents who reported that their ADU had 1 occupant (in Q6) did not answer Q8; therefore, only 263 respondents are included in the above table.

Table 78: If there was not an ADU on your property, where would the current occupant(s) most likely live? (Q10—All Cities) (n=265)

	Frequency	Percent
In the main house	34	12.8%
In housing somewhere else in the city	186	70.2%
Other	6	2.3%
Don’t know	38	14.3%
Missing/Refused	1	0.4%
Total	265	100.0%

Table 79: "Other" Responses: If there was not an ADU on your property, where would the current occupant(s) most likely live? (Q10—All Cities) (n=6)

	Frequency
Dorm	1
In an assisted living community	1
Milwaukie or Wilsonville	1
Salem	1
Senior Assisted Living	1
With family elsewhere	1

Table 80: In total, how many cars do the current ADU occupant(s) own? (Q11—All Cities) (n=265)

	Frequency	Percent
None	47	17.7%
1	165	62.3%
2	39	14.7%
3	5	1.9%
Don't know	7	2.6%
Missing/Refused	2	0.8%
Total	265	100.0%

Table 81: If the occupants do own cars, where do they usually park? (Q11a—All Cities) (n=211)

	Frequency	Percent
On the street	79	37.4%
Off the street (e.g. garage, driveway, parking pad)	120	56.9%
Other	10	4.7%
Missing/Refused	2	0.9%
Total	211	100.0%

Table 82: "Other" Responses: If the occupants do own cars, where do they usually park? (Q11a—All Cities) (n=10)

	Frequency
[On the street and Off the street (e.g. garage, driveway, parking pad)]	9
Either on the street or in the driveway	1

Table 83: Which of the following options best describes your relationship to the current occupant when they first moved into the ADU? (Q12—All Cities) (n=265)

	Frequency	Percent
Family member	49	18.5%
Friend	22	8.3%
Acquaintance	19	7.2%
We didn't know each other	141	53.2%
ADU is occupied by another property owner	1	0.4%
ADU is occupied by myself	30	11.3%
Other	2	0.8%
Missing/Refused	1	0.4%
Total	265	100.0%

Table 84: "Other" Responses: Which of the following options best describes your relationship to the current occupant when they first moved into the ADU? (Q12—All Cities) (n=2)

	Frequency
Ecovillage resident and renter	1
Friend of an acquaintance. Acquaintance lived there with the friend for first month.	1

Table 85: Do you charge the current occupant(s) of your ADU rent? (Q13—All Cities) (n=244)

	Frequency	Percent
Yes	183	75.0%
No	30	12.3%
Don't know	3	1.2%
Missing/Refused	28	11.5%
Total	244	100.0%

Table 86: How much rent do you receive monthly for your ADU? If rent includes utilities, how much is the rent without utilities? (Q13a and Q13b—All Cities)

	N	Minimum	Maximum	Mean	Std. Deviation
How much rent do you receive monthly for your ADU?	177	$375	$1800	$851.80	$240.00
If rent includes utilities, how much is the rent without utilities?	95	$200	$1700	$769.04	$243.69

Table 87: Do you receive any services from the ADU occupant(s) in exchange for all or part of the rent (e.g. childcare, lawn maintenance)? (Q14—All Cities) (n=244)

	Frequency	Percent
Yes	24	9.8%
No	193	79.1%
Don't know	2	0.8%
Missing/Refused	25	10.2%
Total	244	100.0%

Table 88: What service(s) do you receive? (Q14a—All Cities) (n=24)

	Frequency
[Occupant is family, have informal arrangement to share resources and help each other out where needed]	1
Assistance with lawn maintenance	1
Childcare, pet sitting	1
Childcare, use of building as an occasional workspace	1
Childcare, yard maintenance	1
Consultation on other projects	1
Free dinner out occasionally	1
Handyman, security, yard care	1
Help with childcare	1
Help with yard care, some childcare, transportation for younger children.	1
Helps some with yard	1
House sitting while we are away	1
If I'm away for weekend or more, I reduce rent by $10-15 for next month as occupant takes in mail, may water, rolls garbage cans back after collection. A casual arrangement.	1
Light gardening	1

	Frequency
Occasional help with pet care when we are out of town (2 or 3 times a year)	1
Occasionally takes care of garden when we are gone.	1
Pet care, garden care and maintenance, handyman services	1
Security, gardening	1
Sporadic maintenance	1
They take care of the lawn and are making the garden.	1
Watering garden plants	1
Will start to receive childcare next month, up until then, no services for rent	1
Yard maintenance	1
Yard work	1

Section C: Construction – Combined Cities

Table 89: Which of the following best describes how you acquired your ADU? I purchased the house… (Q15—All Cities) (n=369)

	Frequency	Percent
with ADU already completed	62	16.8%
without any intent to build the ADU, but decided to build it later	175	47.4%
with the specific intent to build an ADU	93	25.2%
Other	38	10.3%
Missing/Refused	1	0.3%
Total	369	100.0%

Table 90: "Other" Responses: Which of the following best describes how you acquired your ADU? I purchased the house… (Q15—All Cities) (n=38)

	Frequency
[Built the ADU along with a new house]	11
[With the ADU partially complete]	6
'ADU' is the original building on plot. Later added main house that was not originally planned.	1
[ADU was original residence, was converted to ADU after main house was newly constructed]	1
[With an illegal ADU]	1
ADU showed approved when purchased, but there was an error in reporting by the county and had to go through process of ADU approval	1
As primary residence	1
Built a shop, then converted	1
Built ADU whole remodeled	1
Completely rebuilt after fire. ADU was a possibility because of the shape of the attic.	1
Existing ADU grandfathered but could not adapt to current building codes, so had to tear down.	1
Forced by city to get 4 additional lots	1
Let family build on over lot	1
New main house and ADU	1
Partnered with previous house owner to collaborate on building of the ADU	1
Small study expanded to 198 square foot unit	1
We built the ADU when living in main house	1
We converted a shop into an ADU	1
With a completely screwed up, turned-out-not-to-be-legal set of apartments in the garage. Had to do giant unexpected remodel 3 months after buying; took 18 months.	1
With an illegal ADU which I then improved and legalized.	1
With the ADU partially completed, with specific intent to complete ADU	1
With unpermitted ADU that I later upgraded	1
Missing/Refused	1

Table 91: How much did you or someone else pay for your ADU to be constructed? Please include the costs for design, labor, materials, and permits. Your best estimate is fine. (Q19—All Cities) (n=272)

	Minimum	Maximum	Mean	Std. Deviation
Amount paid to construct ADU	$3,500	$300,000	$81,766.54	$57,643.42

Table 92: How much did you or someone else pay for your ADU to be constructed? Please include the costs for design, labor, materials, and permits. Your best estimate is fine. (Q19—All Cities) (n=369)

	Frequency	Percent
Less than $40,000	62	16.8%
$40,000 to $79,999	93	25.2%
$80,000 to $119,999	62	16.8%
$120,000 to $159,999	30	8.1%
$160,000 to $199,999	9	2.4%
$200,000 or more	16	4.3%
Don't Know	8	2.2%
Not Applicable	65	17.6%
Missing/Refused	24	6.5%

Table 93: How did you finance the construction cost? *[check all that apply]* (Q20—All Cities) (n=307)

	Frequency	Percent
Cash Savings	186	60.6%
Home equity line of credit	92	30.0%
Refinance and cash out option based on main home value only	31	10.1%
Refinance and cash out option based on main home and future ADU value	4	1.3%
Purchased main home and constructed ADU with cash out option based on future property value	2	0.7%
Loan from family member	34	11.1%
Credit cards	33	10.7%
Construction loan from bank	16	5.2%
Personal loan from bank	14	4.6%
Trade of services	11	3.6%
Other	32	10.4%
Missing/Refused	6	2.0%

Table 94: "Other" Responses: How did you finance the construction cost? (Q20—All Cities) (n=32)

	Frequency
Inheritance	2
[ADU already completed when property was purchased]	2
[ADU partially complete when property was purchased]	1
[Family member sold house and paid for ADU]	1
[Funds from sale of prior residence]	1
[Structured retirement savings from parents who live in the ADU]	1
[Unable to finance completion of ADU]	1
401k cash out	1
Equity line of credit on a different property	1
FHA Title 1 Home Improvement Loan	1
Gift from family	1

	Frequency
Insurance policy from fire loss	1
Liens until I could pay contractors/city	1
Loan from professional money lender	1
Money from sale of ADU occupant's previous residence	1
PDC loan	1
Personal loan from my own retirement savings	1
Private investors	1
Refinance and cash out on other properties	1
Refinanced another rental property	1
Refinanced main home	1
Refinanced my car	1
Refinanced post-completion	1
Rehab mortgage (ADU financed along with purchase of property)	1
Retirement account	1
Some inheritance	1
Some work trade but primarily sweat equity and HELOC for hard costs	1
Took out a primary mortgage - prior to construction there was no mortgage on the house.	1
Missing/Refused	2

Table 95: What is the approximate square footage of your ADU? (Q21—All Cities) (n=346)

	Minimum	Maximum	Mean	Std. Deviation
Approximate square footage of ADU	200	1,600	668.19	205.04

Table 96: What is the approximate square footage of your ADU? (Q21—All Cities) (n=369)

	Frequency	Percent
200 to 400 square feet	33	8.9%
401 to 500 square feet	60	16.3%
501 to 600 square feet	51	13.8%
601 to 700 square feet	47	12.7%
701 to 800 square feet[1]	112	30.4%
Over 800 square feet	43	11.7%
Don't Know	0	0.0%
Missing/Refused	23	6.2%

[1]Of these respondents, 64 (17.3%) reported exactly 800 square feet.

Table 97: How many bedrooms does your ADU have? (Q22—All Cities) (n=369)

	Frequency	Percent
0 (studio)	91	24.7%
1	193	52.3%
2	76	20.6%
3 or more	6	1.6%
Missing/Refused	3	0.8%
Total	369	100.0%

Table 98: Which of the following best describes the type of ADU you have? (Q23—All Cities) (n=369)

	Frequency	Percent
ADU is **attached** to the main house as a/an:		
basement unit	96	26.0%
attached garage conversion	13	3.5%
attached addition to house	29	7.9%
converted attic or other internal space (not the basement)	18	4.9%
Subtotal – ADU is **attached**	156	42.3%
ADU is **detached** from the main house as a/an:		
detached garage conversion	48	13.0%
addition above or beside an existing detached garage	66	17.9%
addition above or beside a new detached garage	43	11.7%
stand-alone detached unit	53	14.4%
Subtotal – ADU is **detached**	210	56.9%
Missing/Refused	3	0.8%
Total	369	100.0%

Table 99: Regardless of how the ADU is currently being used, what was your primary reason for building the ADU or purchasing the property with an existing ADU? (Q24—All Cities) (n=369)

	Frequency	Percent
Potential rental income allowed us to buy a house we could not otherwise afford	32	8.7%
Extra income from ADU rent	154	41.7%
Separate living space for household member or helper (e.g. adult child, nanny, or elder family member)	90	24.4%
Planned on building additional living space and decided to permit space as ADU to provide flexibility for future use	30	8.1%
Existing ADU was not a factor in our decision to buy the property	10	2.7%
Other	52	14.1%
Missing/Refused	1	0.3%
Total	369	100.0%

Table 100: "Other" Responses: Regardless of how the ADU is currently being used, what was your primary reason for building the ADU or purchasing the property with an existing ADU? (Q24—All Cities) (n=52)

	Frequency
[To rent the main house and live in the ADU]	4
[Extra income from ADU rent; Separate living space for household member or helper]	3
[To provide office or studio space]	3
[Rental income and potential living space for family]	2
[Extra income, flexible space, maximizing density on lot, sense of community]	1
[Had to rebuild existing ADU; Permitted as legal separate house to increase land value]	1
[Income, potential extra living space, future living space]	1
[Personal use; To provide housing for aging in place; To increase property value for child's inheritance]	1
[Rental for family member now, extra room and space for caregiver in the future]	1
[Rental income and separate living space for family and friends]	1
[Rental income and to have a close neighbor]	1
[Seasonal residence for older friend]	1
[To provide ADA unit for aging in place]	1
[To provide separate office space; Rental income after retirement]	1
[To rent the main house and live in the ADU; Captured view of downtown]	1
[To retain as a rental after purchasing home with illegal ADU reported by neighbors]	1
[Work space for our business]	1
Added income so I could afford to remain in the house I built, due to divorce.	1
Anticipate living in it at some point as we age but saw it as potential income source to allow us to continue living at our current location	1
Community	1
Could no longer manage the existing house	1
Forced to do it by city to get four additional lots	1
Garage needed to be rebuilt. I was living overseas and wanted a place to live on vacations.	1
Guest house and office	1
Housing for a friend who has building skills and needed a job.	1
I love the 'small house movement' and have wanted to build one.	1
It's my primary residence.	1
Montessori classroom	1
Nice having the flexibility of having a unit that can be rented out.	1
Potential as a retirement home	1
Rental income to help cover the cost of replacing the foundation and remodeling the original house	1
Replaced a dilapidated shed	1
Resale	1
Safe - level - handicapped features for senior property owner	1
Self	1
Separate living space for a friend	1
Separate living space for me	1
So my elderly mom and dad could come visit	1
To split property and only own the ADU as a single family residence and share common space with main home owner (in doing so, we created a 3-house intentional community along with a 3rd adjacent home)	1
Upstairs was not an option, so made basement into ADU so we did not have to buy second house.	1

	Frequency
Wanted more family space	1
Wanted option to move there when I am retired and rent out main house	1
We wanted to downsize. Sold our bigger house, moved into our existing rental house and built the ADU. Now we live in ADU and rent our house again.	1
Missing/Refused	1

Table 101: What were the two biggest challenges you faced in building your ADU? *[check up to two]* (Q25—All Cities) (n=307)

	Frequency	Percent
Obtaining financing	22	7.2%
Paying for the cost of construction	99	32.2%
Permitting fees	89	29.0%
Lot setbacks or height limits	60	19.5%
Utility connections	42	13.7%
Minimum parking requirements (Eugene and Ashland only)	10	3.3%
Design constriants or challenges	101	32.9%
Minimum lot size (Eugene only)	2	0.7%
Don't know	14	4.6%
Other	82	26.7%
Missing/Refused	2	0.7%

NOTE: Two respondents provided more than two answers (they provided three and four answers). Their additional responses are included in the above table.

Table 102: "Other" Responses: What were the two biggest challenges you faced in building your ADU? (Q25—All Cities) (n=82)

	Frequency
[No challenges]	5
[Never getting the same answer twice while applying for permits. It took many trips and 6-8 months to get the permits.]	1
[Working with the contractor]	1
Access for construction equipment	1
Adhering to code	1
All of the above	1
Application process	1
Appraisal valuation	1
BDS	1
Being abroad while building in Portland	1
Building around four fir trees	1
City demanded separate water and sewer for coach house. I have to pay 2 water bills every month for 1 person!	1
City inspections	1
City of Portland fees, planning criteria and process	1
City of Portland! They are crazy and disconnected with reality.	1
City permitting was slow	1
City planning!	1
City System Development Charges levied before income is generated.	1
Code compliance	1
Contractor went bankrupt and stole $80K	1
Contractor/designer	1
Contradictory/unclear building codes	1
Coordinating construction with contractor	1

	Frequency
Cost of new construction overall was a challenge, but not specifically to ADU	1
Crummy contractor, other code/regulations	1
Dealing with the city of Portland and neighbors	1
Dealing with, and getting straight answers from, Portland's Bureau of Developmental Services.	1
Deciding to do this big project, or move. But [we] love our neighborhood.	1
Designing an attractive space at grade for my current life style	1
Difficult relationship with general contractor	1
Disruption to our lives [because] we work at home	1
Final approval after it showed it was approved ADU when the county made a mistake in reporting as approved	1
Financing/construction cost and permitting were big factors. The project was also complicated by being on a zero setback against neighbor's garage (built concurrently) with design review requirements.	1
Fire sprinkler system was required and was expensive	1
Getting insulation to meet code without having to take out existing in ceiling. We did have to remove and replace all the insulation in perimeter walls and added between existing concrete floor and new flooring.	1
Getting the [redacted] City of Portland to approve it - took nearly two years.	1
Historic review (permit) not practical	1
Historical restrictions	1
I had to pay over $6,000 to city to construct. Horrible! Also my ADU is in [redacted]. Even though it couldn't be seen by street, had to conform to historic standards; adds lots of money.	1
Inspector from BDS made up nonexistent rules. BDS sucks!!	1
Irresponsible contractor	1
Lags and run arounds at city regarding permits and inspections.	1
Limitation of ceiling height - was later successfully appealed- limitation of height should be more flexible especially with plenty of windows. Also, was not able to separate meter.	1
Main house on historic register, had to get Historic Alteration permit and jump through hoops	1
Making existing unit meet all the code requirements and dealing with the city offices (Portland) and changing inspectors with differing opinions	1
Meeting code requirements given existing structure	1
Negotiating with family member (co-owner)	1
Neighbor resistance	1
Neighborhood association	1
Neighbors unhappy with increase in density	1
New tax increases; my single family residence is now a duplex???? Taxwise.	1
Number of folks on total property and sewer issues, i.e., city requiring unrealistic sewer information on total of 2 persons in ADU and home.	1
Parking space requirement	1
Paying for the extra costs associated with appliances and utility hookups	1
Percentage of land to building ratio	1
Permit process	1
Permit process, which we did ourselves. It was time consuming and excruciatingly expensive. We spent approximately $12,000 in fees and associated construction for code.	1
Permitting delays by Portland BDS	1
Permitting process - we received conflicting advice from people within the permitting	1

	Frequency
office	
Permitting requirements (The basement was too large so we had to get a variance. This delayed the project by months.)	1
Personal Time Commitment	1
Portland Building dept. not helpful, limited knowledge	1
Property taxes excessive - assume full rental market value	1
Required a variance to exceed SF design standard (the lot is just shy of 10,000 SF)	1
Retrofitting utility service of older home and other hoops I was required to meet added to cost, time and effort	1
Separate water/sewer and gas, and [loss of view] for existing living room and master bedroom	1
Septic tank and drain field limitations	1
The crack house next door	1
Time (It's taken longer to complete)	1
Time of labor	1
Time slowdowns, especially city	1
Unbelievable amount of time the contractor took to build the house!	1
Unhappy neighbor	1
Was not allowed to expand footprint [or] height of very small garage	1
Water service requirements	1
Working with the city of Eugene!	1
Working with the contractor	1
Zoning issues	1

Section E: Demographics – Combined Cities

Table 103: What is your gender? (Q33—All Cities) (n=369)

	Frequency	Percent
Female	183	49.6%
Male	177	48.0%
Prefer not to answer	5	1.4%
Missing/Refused	4	1.1%
Total	369	100.0%

Table 104: What is your age? (Q34—All Cities) (n=366)

	Minimum	Maximum	Mean	Std. Deviation
Respondent's age	21 years	84 years	53.35 years	12.68 years

Table 105: What is your age? (Q34—All Cities) (n=369)

	Frequency	Percent
23 to 34 years	28	7.6%
35 to 44 years	69	18.7%
45 to 54 years	84	22.8%
55 to 64 years	108	29.3%
65 to 74 years	68	18.4%
75 years or older	9	2.4%
Missing/Refused	3	0.8%

Table 106: What was your approximate annual household income for 2012? Your best estimate is fine. (Q36—All Cities) (n=369)

	Frequency	Percent
$0 - $14,999	9	2.4%
$15,000 - $24,999	9	2.4%
$25,000 - $34,999	30	8.1%
$35,000 - $49,999	27	7.3%
$50,000 - $74,999	76	20.6%
$75,000 - $99,999	60	16.3%
$100,000 - $149,999	64	17.3%
$150,000 or more	48	13.0%
Prefer not to answer	36	9.8%
Missing/Refused	10	2.7%
Total	369	100.0%

Appendix A: Introductory Letter, Mailing 1

Portland State UNIVERSITY

Survey Research Lab
1600 SW 4th Ave
Suite 400
Portland, OR 97201

Debi Elliott, Ph.D.
Director
Survey Research Lab

phone 503-725-9530
toll-free 800-530-5875
email srlweb@pdx.edu

Jordan Palmeri
Green Building Program
Oregon Department of Environmental Quality

phone 503-229-6766
email palmeri.jordan@deq.state.or.us

www.AccessoryDwellings.org

Complete the survey and you can enter to win an Apple iPad Mini or a $350 store gift card!

<Mail_Name> <date>
<Mail_Name_2>
<Mail_Street>
<Mail_City>, <Mail_State> <Mail_Zip>

Dear <Mail_Name>,

I am writing to invite you to participate in a brief survey about [accessory dwelling units], known as [ADUs], in [City]. **The goal of this survey is to learn about how [ADUs] are being used in Portland, Eugene, and Ashland.**

An [ADU] is a small, secondary living space on a single family lot that includes its own kitchen, bathroom, and living/sleeping areas.

(e.g., converted garage or shed; finished basement or attic; addition to a house or a new structure).

This survey is being conducted by the PSU Survey Research Lab on behalf of the Green Building Program at the Oregon Department of Environmental Quality, Portland's Metro regional government, and AccessoryDwellings.org.

[ADUs] show great potential for meeting housing needs, and the results of this survey are key to understanding the role they can play in future regional housing. As an [ADU] owner **your feedback will help efforts to improve policies and incentives to support development of [ADUs] in the future.**

In a few weeks, you'll receive this survey in the mail. **You can complete this survey right now online** by going to the following website and logging in with the Survey ID listed below.

www.ADUSurvey.org Survey ID**: <ADU_PIN>**

This survey will take about 10 minutes, and should be completed by you, or another owner who is familiar with the [ADU's] use and history. You were selected to participate in this survey because you are listed as the owner of a property that has a permitted [ADU] at: **<SITE ADDRESS>**.

This survey is completely voluntary and confidential. Your survey responses will not be connected with your name, your address, or the address of the [ADU].

We know your time is valuable, and your participation in this important survey is genuinely appreciated.

Sincerely,

Debi Elliott, Ph.D
Director, PSU Survey Research Lab

Appendix B: Cover Letter, Mailing 2

Portland State UNIVERSITY

«MAIL_NAME» «DATE»
«MAIL_NAME_2»
«MAIL_STREET»
«MAIL_CITY», «MAIL_STATE» «MAIL_ZIP»

Survey Research Lab
1600 SW 4th Ave
Suite 400
Portland, OR 97201

Debi Elliott, Ph.D.
Director
Survey Research Lab

phone 503-725-9530
toll-free 800-530-5875
email srl@pdx.edu

Jordan Palmeri
Green Building Program
Oregon Department of Environmental Quality

phone 503-229-6766
email palmeri.jordan@deq.state.or.us

www.AccessoryDwellings.org

Complete the survey and you can enter to win an Apple iPad Mini or a $350 store gift card!

«MAIL_NAME»,

A couple weeks ago I wrote to invite you to participate in a brief survey about Accessory Dwelling Units, known as ADUs, in Portland. **Enclosed with this letter is your questionnaire along with a postage-paid return envelope.**

An ADU is a small, secondary living space on a single family lot that includes its own kitchen, bathroom, and living/sleeping areas.

(e.g., converted garage; finished basement or attic; addition to a house or a new structure).

This survey is being conducted by the PSU Survey Research Lab on behalf of the Green Building Program at the Oregon Department of Environmental Quality, Portland's Metro regional government, and AccessoryDwellings.org. **The goal of this survey is to learn about how ADUs are being used in Portland, Eugene, and Ashland.**

ADUs show great potential for meeting housing needs, and the results of this survey are key to understanding the role they can play in future regional housing. Your participation is important, and will **help efforts to improve policies and incentives to support future development of ADUs.**

You can complete the questionnaire and return it in the envelope provided, or you may complete the survey online by going to the following website and logging in with the Survey ID listed below:

www.ADUSurvey.org Survey ID**: #**

This survey will take about 10 minutes, and should be completed by you, or another owner who is familiar with the ADU's use and history. You were selected to participate in this survey because you are listed as the owner of a property that has a permitted ADU at: «MAIL_ADDRESS»

This survey is completely voluntary and confidential. Your survey responses will not be connected with your name, address, or the address of the ADU.

We know your time is valuable, and your participation in this important survey is genuinely appreciated.

Sincerely,

Debi Elliott, Ph.D
Director, PSU Survey Research Lab

Appendix C: Survey Instrument

Accessory Dwelling Unit Survey

The purpose of this survey is to learn about how **Accessory Dwelling Units (ADUs)** are being used in Portland, Eugene, and Ashland, and to better understand the role they can play in future regional housing. It should be completed by you or another owner who is familiar with the use and history of the ADU that is listed in the letter included with this questionnaire.

Follow the ***skip instructions*** throughout the survey to answer the items that are applicable to you. For this survey, the term **ADU** will be used to mean "Accessory Dwelling Unit", "Accessory Residential Unit", and "Secondary Dwelling Unit".

Your responses are **voluntary** and **confidential**. **Questions?:** Contact Tara Horn at 503-725-8130, or srlweb@pdx.edu.

---

1. Is your ADU currently completed or still under construction?

☐ Completed (*Go to #2*)

☐ Under construction (*Skip to #5*)

Section A: ADU USE

2. How is your ADU <u>currently</u> being used?

☐ As someone's primary residence, and is currently occupied
☐ As someone's primary residence, but is currently vacant
(*Go to #2a*)

☐ For short-term housing (less than 1 month stays)
☐ By the main house occupants as an extra room or workspace
☐ Not currently being used for anything
☐ Other: _____
(*Skip to #3*)

Primary Residence: The place a person usually lives, sleeps, eats, and receives mail.

2a. If used as a <u>primary residence</u>, what best describes your situation?

☐ ADU is used as a primary residence year-round
☐ ADU is used as a primary residence seasonally or for only part of the year
☐ Other: _____

3. Regardless of current use, in the <u>past 12 months</u>, how many months has your ADU been <u>occupied as someone's primary residence</u>? _____ months

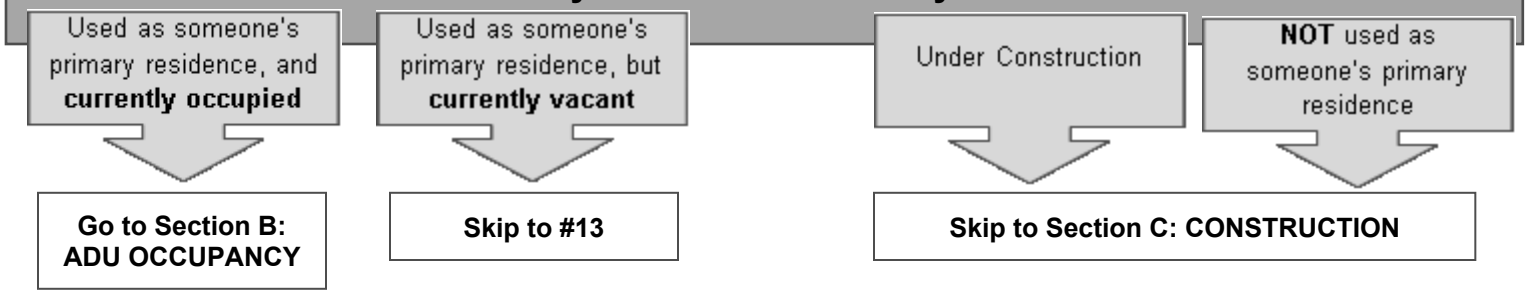
4. How have you used your ADU in the <u>past</u>? *[Check all that apply]*

☐ As someone's primary residence
☐ By the main house occupants as an extra room or workspace
☐ For short-term housing (less than 1 month stays)
☐ Other: _____

5. How are you planning to use your ADU in the <u>future</u>? *[Check all that apply]*

☐ As someone's primary residence
☐ By the main house occupants as an extra room or workspace
☐ For short-term housing (less than 1 month stays)
☐ Other: _____

If your ADU is currently…



Section B: ADU OCCUPANCY

The questions below are aimed at gaining a better understanding of the people actually living in ADUs.

6. If your ADU is currently occupied, how many adults age 18 or older live there? _____ adults

7. How many children under age 18 live there? _____ children

8. In the table to the right, please fill in how many of the current ADU occupants are female and male in each age range.

	18-24 years	25-34 years	35-55 years	Over 55 years	Don't know
Female					
Male					

9. How long has the current occupant been living in the ADU? If there is more than one occupant, please think about the person who has lived there the longest.

☐ Less than 1 year ☐ 2 to less than 3 years ☐ Don't know
☐ 1 to less than 2 years ☐ 3 years or more

10. If there was not an ADU on your property, where would the current occupant(s) most likely live? *[Check one]*

☐ In the main house ☐ Other: _____
☐ In housing somewhere else in the city ☐ Don't know

11. In total, how many cars do the current ADU occupant(s) own? _____ cars ☐ None ☐ Don't know (*Skip to #12*)

11a. If the occupants do own cars, where do they usually park?

☐ On the street ☐ Other: _____
☐ Off the street (e.g. garage, driveway, parking pad) ☐ Don't know

12. Which of the following options best describes your relationship to the current occupant when they first moved into the ADU? *[Check one]*

☐ Family member ☐ Acquaintance ☐ ADU is occupied by another property owner
☐ Friend ☐ We didn't know each other ☐ ADU is occupied by myself (*Skip to #15*)
☐ Other: _____

If your ADU is currently vacant, answer questions #13 to #14a based on what you typically do when the ADU is occupied.

13. Do you charge the current occupant(s) of your ADU rent?

☐ Yes ☐ No ☐ Don't know (*Skip to #14*)

13a. How much rent do you receive monthly for your ADU? $_____

13b. If rent includes utilities, how much is the rent without utilities? $_____

14. Do you receive any services from the ADU occupant(s) in exchange for all or part of the rent (e.g. childcare, lawn maintenance)**?**

☐ Yes ☐ No ☐ Don't know (*Skip to #15*)

14a. What service(s) do you receive?

Section C: CONSTRUCTION

15. Which of the following best describes how you acquired your ADU? I purchased the house…

☐ with ADU already completed → *Skip to #21*
☐ with the specific intent to build an ADU
☐ without any intent to build the ADU, but decided to build it later
☐ Other: _____

If your ADU is under construction, answer the following questions based on what you expect when the ADU is completed.

16. Who did the actual physical labor construction on your ADU? *[Check all that apply]*

☐ A paid contractor ☐ A paid friend or relative ☐ Myself or another owner of the property
☐ An unpaid contractor ☐ An unpaid friend or relative ☐ Other: _____ ☐ Don't know

17. Who designed your ADU? *[Check all that apply]*

☐ A paid contractor ☐ An unpaid friend or relative ☐ Myself or another owner of the property
☐ An unpaid contractor ☐ A paid architect or designer ☐ Other: _____
☐ A paid friend or relative ☐ An unpaid architect or designer ☐ Don't know

18. Approximately how many unpaid hours were spent, by you or anyone else, constructing your ADU? _____ hours

19. How much did you or someone else pay for your ADU to be constructed?
Please include the costs for design, labor, materials, and permits. Your best estimate is fine. **$** _____

20. How did you finance the construction cost? *[Check all that apply]*

☐ Cash savings ☐ Loan from family member(s) ☐ Construction loan from bank ☐ Trade of services
☐ Home equity line of credit ☐ Credit card(s) ☐ Personal loan from bank ☐ Other: _____
☐ Refinance and cash out option based on main home value only
☐ Refinance and cash out option based on main home and future ADU value
☐ Purchased main home and constructed ADU with cash out option based on future property value

21. What is the approximate square footage of your ADU? _____ square feet

22. How many bedrooms does your ADU have? ☐ 0 (studio) ☐ 1 ☐ 2 ☐ 3 or more

23. Which of the following best describes the type of ADU you have?

ADU is **attached** to the main house as a/an…
☐ basement unit
☐ attached garage conversion
☐ attached addition to house
☐ converted attic or other internal space (not the basement)

ADU is **detached** from the main house as a/an…
☐ detached garage conversion
☐ addition above or beside an existing detached garage
☐ addition above or beside a new detached garage
☐ stand-alone detached unit

24. Regardless of how the ADU is currently being used, what was your primary reason for building the ADU or purchasing the property with an existing ADU? *[Check one]*

☐ Potential rental income allowed us to buy a house we could not otherwise afford
☐ Extra income from ADU rent
☐ Separate living space for household member or helper (e.g. adult child, nanny, or elder family member)
☐ Planned on building additional living space and decided to permit space as ADU to provide flexibility for future use
☐ Existing ADU was not a factor in our decision to buy the property
☐ Other: _____

25. What were the two biggest challenges you faced in building your ADU? *[Check up to two]*

☐ Obtaining financing ☐ Lot setbacks or height limits ☐ Design constraints or challenges
☐ Paying for the cost of construction ☐ Utility connections ☐ Minimum lot size (Eugene only)
☐ Permitting fees ☐ Minimum parking requirements (Eugene and Ashland only)
☐ Other: _____ ☐ Don't know

Section D: ENERGY USE

The next series of questions is aimed at gaining a better understanding of how energy efficient currently built ADUs are.

If your ADU is under construction, answer the following questions based on what you expect when the ADU is completed.

26. Which utilities are metered separately, so the ADU gets its own bill? *[Check all that apply]*

☐ Electricity ☐ Natural gas ☐ Water ☐ Other: _____ ☐ None ☐ Don't know

27. Which of the following systems are shared between the ADU and the main house? *[Check all that apply]*

☐ Heating ☐ Hot water ☐ Other: _____ ☐ None ☐ Don't know

28. What types of energy-using appliances are located inside your ADU? *[Check all that apply]*

☐ Washer ☐ Dryer ☐ Dishwasher ☐ Refrigerator ☐ Stovetop or oven
☐ Water heater ☐ Gas fireplace ☐ Wall heaters (e.g. electric space heat, ductless heat pump)
☐ Central heating system (e.g. furnace) ☐ Other: _____ ☐ Don't know

29. What is your ADU's primary source of energy for…

Heating?	☐ Electricity	☐ Natural gas	☐ Liquid propane gas	☐ Fuel oil (kerosene)
	☐ Solar	☐ Wood or Pellets	☐ Other: _____	☐ Don't know
Hot water?	☐ Electricity	☐ Natural gas	☐ Liquid propane gas	☐ Fuel oil (kerosene)
	☐ Solar	☐ Wood or Pellets	☐ Other: _____	☐ Don't know

30. When the ADU was being built, what energy efficient features or equipment, beyond what was required by code, did you install? *[Check all that apply]*

☐ Did not incorporate any energy efficient features or equipment ☐ Windows ☐ Energy Star appliances
☐ Weatherization (e.g. air sealing, duct sealing, extra insulation) ☐ Water heating ☐ Heating equipment
☐ Lighting (e.g. compact fluorescent lights/CFLs, LEDs) ☐ Solar electric or photovoltaic (PV)
☐ Other: _____ ☐ Don't know

31. Approximately how many total light bulbs are installed in your ADU? _____ bulbs

32. How many of these are compact fluorescent light bulbs (i.e., CFLs or twisty bulbs) **or LED light bulbs?** _____ bulbs

Section E: Demographics

This final set of questions is for demographic purposes. Your responses will be combined with answers from other respondents.

33. What is your gender? ☐ Female ☐ Male ☐ Prefer not to answer

34. What is your age? _____ years

35. How many people, including adults and children, live in the main house on the property? _____

36. What was your approximate annual household income for 2012? Your best estimate is fine.

☐ $0 - $14,999 ☐ $25,000 - $34,999 ☐ $50,000 - $74,999 ☐ $100,000 - $149,999
☐ $15,000 - $24,999 ☐ $35,000 - $49,999 ☐ $75,000 - $99,999 ☐ $150,000 or more ☐ Prefer not to answer

Additional comments about this survey or ADUs:

Thank You! Please take a moment now to return this survey with your completed entry form in the postage-paid return envelope to: Survey Research Lab, 1600 SW 4th Ave, Suite 400, Portland, OR 97211

Appendix D: Reminder Postcard

Dear «MAIL_NAME»,

A few weeks ago, we invited you to participate in a brief survey about «TERM»s («ACRONYM»s). You should have received a **questionnaire** in the mail for you to complete. **Your participation is important, and will help efforts to improve policies and incentives to support future development of «ACRONYM»s. Complete the survey and you can enter to win an Apple iPad Mini or a $350 store gift card!**

You were selected to participate in this survey because you are listed as the owner of a property that has a permitted «ACRONYM» at: «site_street».

If you have already completed and returned the survey, please accept our sincerest thanks. **If you have not responded yet, could you take a few moments to do so?** You can complete the survey and return it in the postage-paid envelope provided, or you may complete the survey online:

www.ADUSurvey.org Survey ID: «ADU_PIN»

If you need a new survey mailed to you, or have questions, please call 503-725-8130.

This survey is being conducted by the PSU Survey Research Lab on behalf of the Green Building Program at the Oregon Department of Environmental Quality, Portland's Metro regional government, and AccessoryDwellings.org.

Sincerely,

Debi Elliott, Ph.D.
Director, PSU Survey Research Lab

Portland State UNIVERSITY