



A partnership between Amador, Calaveras, Mariposa, and Nevada Counties to promote ADUs

# ADU Survey Summary

## Introduction

In early 2023, we released a survey to better understand existing community interest in and knowledge of ADUs and to identify what resources might be the most helpful to develop. The survey was made available on the Mother Lode ADU landing page and in-person at County planning counters from February 10th through April 15<sup>th</sup>, 2023. A total of 41 people participated, 32 virtually and 9 in-person.

## Key Themes from What we Heard

- **Familiarity and Interest:** people know about and are interested in ADUs, largely to live near family and for rental income.
- **Barriers to Development and Unpulled Permits:** largest concerns we heard are about permitting fees and process.
- **Typology Preference:** detached ADUs were the most popular followed by attached ADUs.
- **Desired Tools and Materials:**
- **Demographics**

## Familiarity and Appeal

People living in the Mother Lode region who answered our survey are familiar with and interested in ADUs for a variety of reasons, the most important being that ADU can provide a **home nearby for family** (like aging parents or adult children) and **rental income** (Figure 1).

- 68% are either very familiar with or familiar with ADUs, and only 7% are not familiar at all.
- 46% either have an ADU themselves or know of a friend with one.
- Over 90% were considering ADUs. The top reasons why, in people's own words, were to have a nearby home for family and rental income.
- Over 60% were interested in prefab units.
- When asked to choose why ADUs are appealing (they could choose more than one answer)
  - 78% chose a "nearby home for family"
  - 71% chose "extra space for family and friends"
  - 71% chose "rental income"

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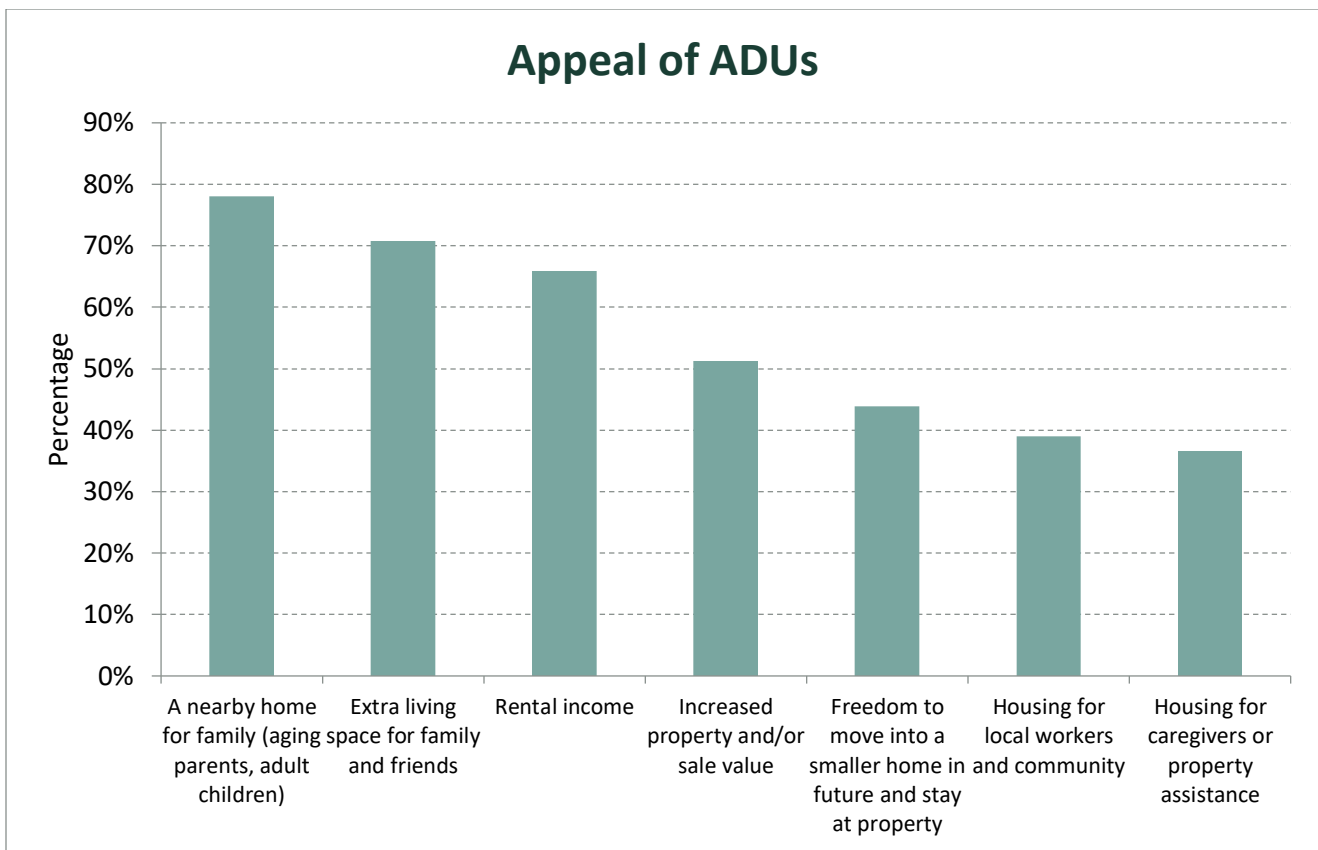


Figure 1: Survey Responses for Appeal of ADUs

### Barriers to Development and Unpulled Permits

Most people we heard from who applied for building permits completed their ADU project. However, there were some perceived barriers to starting an ADU project. The most common barriers were **costly fees assessed by permitting agencies** and the **complexity of the permitting process**.

- A total of seven people said that they had received a permit for an ADU project. Two didn't complete the ADU project but this was not related to issues with permitting agencies.
- The most common reasons respondents did not start construction on their ADU project were **the cost of the project, confusion with the permitting process, and specific zoning issues** with their property.
- Seven people expressed **frustration about the high cost of permitting**. Two asked if there is **funding available** or if jurisdictions are pursuing **fee waivers**.

### Typology Preferences

Overall, people we heard from had **positive views of a variety of different types of ADUs**. The most popular are detached units, with 90% saying they like or love them. Nearly 70% liked or loved attached units and converted space, followed by just over 50% for JADUs. Respondents were **not as excited**

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about multi-family units with only 37% saying that they liked or loved them and 17% saying that they don't like them or really don't like them (Figure 2).

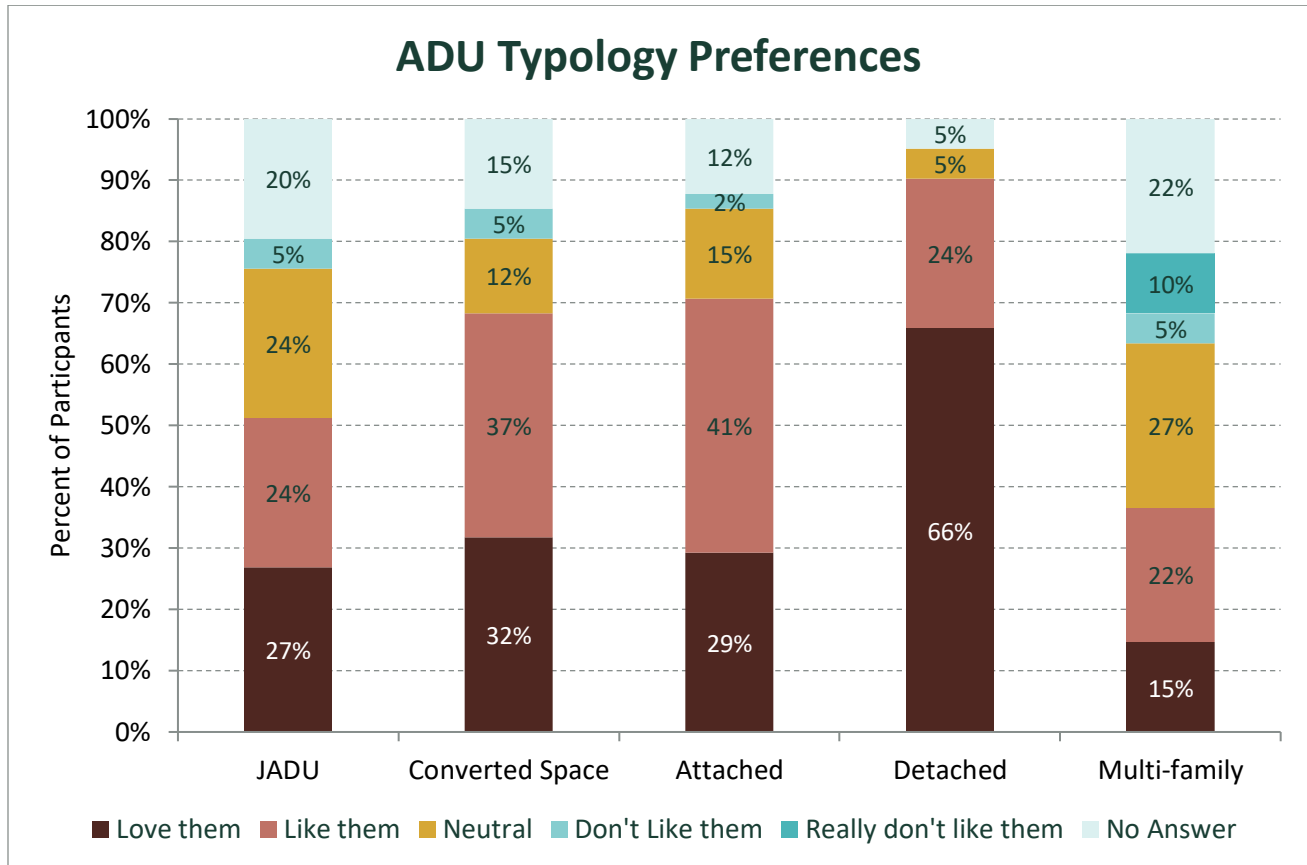


Figure 2: Survey Responses for ADU Typology Preferences

### Desired Tools and Materials

People we heard from were interested in a variety of ADU tools and resources, many of which are being developed as part of Mother Lode ADU. Respondents could choose one or more ADU tools and resources a menu of options. Most people chose multiple tools; the most popular being the **Calculator** (85%), followed by the **Can I Build Tool** (73%), followed by a tie between **Financial Programs** and **ADU Plans Gallery** (63%). **In-person workshops** (34%) and **Checklists** (7%) were the least appealing to the respondents (Figure 3).

Almost 50% of respondents were interested in a site visit to their property from a county official. This was surprising because in the past we have heard that there can be trust issues between the public and county staff or officials.





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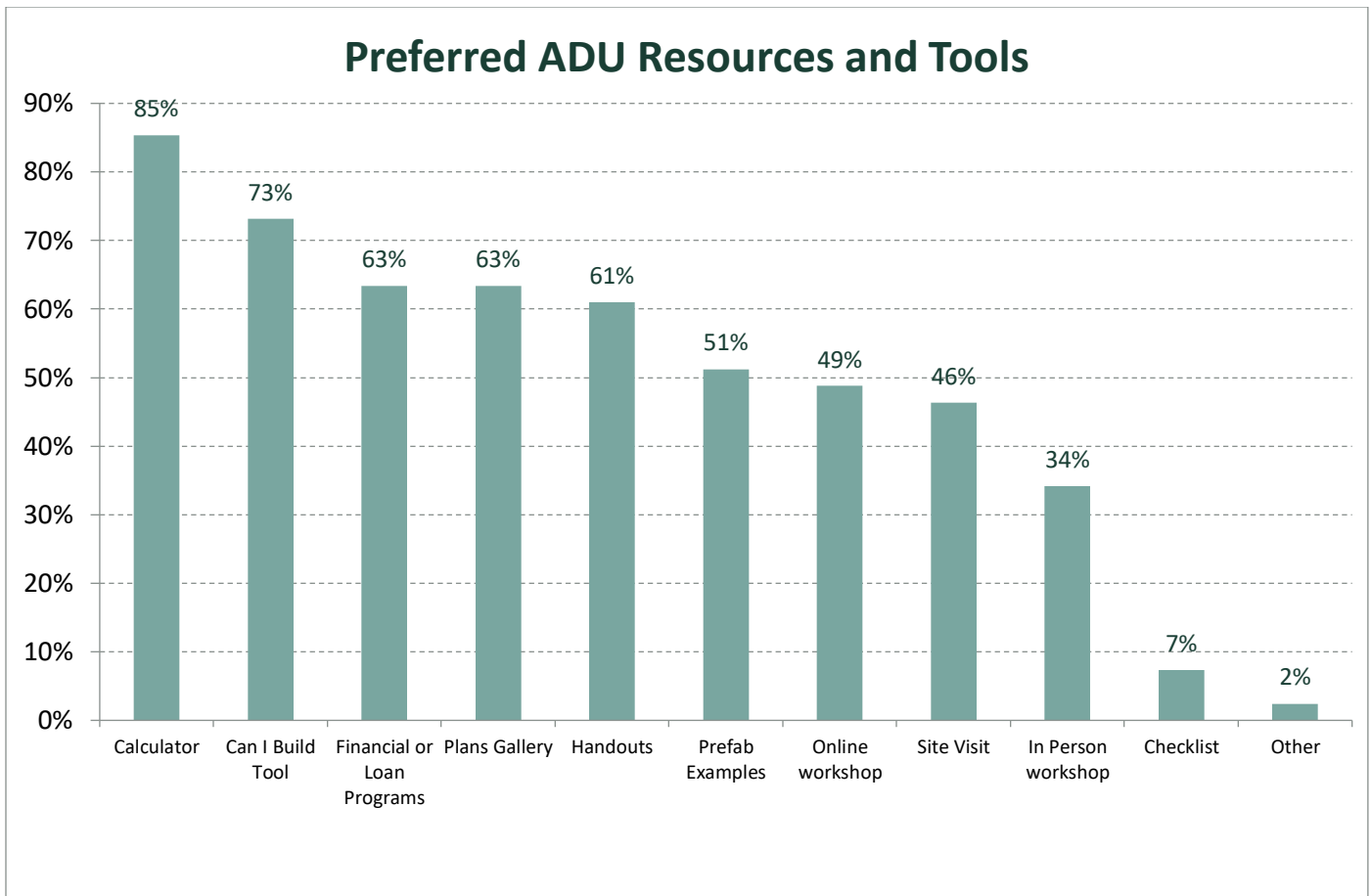


Figure 1: Survey Responses for Preferred ADU Resources and Tools

## Demographics

We ask people to share where they were from, what their relationship was to the Counties in the region, as well as other information like if they were homeowners, what type of home they owned, as well as their income, age, and race/ethnicity.

- The **majority were from Nevada County (73%)** with almost **25% from Nevada City**. We received no responses from Amador County.
- When asked about their relationship to the county, **most said they lived here (88%)**. 73% own property here, 37% had family/grew up here, 24% have children in school, 27% own a business, and 5% work here. Respondents could choose multiple responses.
- Most **were White (68%)** or provided No Answer (17%) followed by Hispanic/Latino/a/x (7%).
- All respondents were homeowners, **95% in single family residences** (5% did not answer).
- **46% were 30 to 49**, 32% were 50 to 64, and 20% were 65 or older.
- **37% said they have an income of \$50,000 to \$99,999**; 24% said they have an income of \$100,000 to \$149,000, and 22% said they have an income of \$150,000 or higher.

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