

## ADU Task Force

### Developer/Builder Survey – DRAFT 11-28-23

**Intro:** The Maryland Department of Planning (MDP) requests your assistance answering a few quick questions regarding Accessory Dwelling Units (ADU). This survey is intended to inform the work of the ADU Policy Task Force in response to 2023's SB 382. MDP requests your contact information so it can follow up with you as needed, but your name and organization will not be shared during Task Force meetings. More information about the Task Force is provided in the email used to transmit this survey, but if you have any questions, please contact Joe Griffiths, Local Assistance and Training Manager for the Maryland Department of Planning, at [joseph.griffiths@maryland.gov](mailto:joseph.griffiths@maryland.gov).

*The prompts and questions below are formatted for a Google Forms survey*

#### Section 1: Contact Info and Baseline Prompts

1. Name (Short Answer Text Response, Required)
2. Title (Short Answer Text Response, Required)
3. Company/Organization (Short Answer Text Response, Required)
4. Email Address (Short Answer Text Response, Required)
5. Type(s) of developments on which your company or organization works (Long Answer Text Response, Required)
6. Region(s) and/or Maryland jurisdiction(s) in which you typically work (Short Answer Text Response, Required)

#### Section 2: ADU Experience

7. Has your company/organization worked on a project that included ADUs? (Multiple Choice, Required)
  - a. Yes/No/Not Sure
8. How would you rate your company/organization's familiarity with ADU development and construction (Linear Scale, Required)
  - b. 1 to 5, 1 being "Not at all Familiar" and 5 being "Very Familiar"
9. If you answered yes to question 7, which type of ADUs were included? Please select all that apply (Checkboxes, Not Required)
  - a. Optional feature in association with new home construction
  - b. New construction on parcel with existing home
  - c. ADU internal to residential structure (basement, attached garage, attic, or other form of conversion)
  - d. ADU as an addition to an existing residential structure
  - e. ADU detached from primary residential structure
  - f. ADU for a single-family detached residential structure
  - g. ADU for a single-family attached residential structure
  - h. ADU for a two family or multifamily residential structure
  - i. Other

### Section 3: ADU Insight and Analysis

10. How would you rate the current demand for ADUs in your area? (Linear Scale, Required)
  - a. 1 to 5, 1 being "No Demand" and 5 being "Significant Demand"
11. Are ADUs considered as an optional feature in association with new home construction? (Multiple Choice, Required)
  - a. Yes/No/Not Sure
12. What have you found to be the primary reason a property owner might consider an ADU? (Multiple Choice, Required)
  - a. Long term rental income
  - b. Short term rental income
  - c. Additional living space for family/other?
  - d. Other
13. What are the primary barriers to constructing ADUs? Please select all that apply (Checkboxes, Required)
  - a. Zoning limitations
  - b. Permitting process
  - c. Local or neighborhood opposition
  - d. Construction costs
  - e. Lack of infrastructure (transportation, water and sewer)
  - f. Parking requirements
  - g. Development fees
  - h. Insufficient financing options
  - i. Other
14. Please describe any other difficulties in developing/constructing ADUs? (Long Answer Text, Not Required)
15. What is your estimated budget for building an ADU? (Multiple Choice, Required)
  - a. Under \$100,000
  - b. \$100,000-150,000
  - c. Over 150,000?
16. In what types of markets (urban, rural, suburban, rapidly growing, slowly growing, high cost, medium to lower cost, etc.) are ADUs a most suitable housing product? Please explain your response. (Long Answer Text, Required)
17. In comparison to housing market pressures and demand, how would you grade the impact of state and local policy and regulation on the proliferation of ADUs? (Linear Scale, Required)
  - a. 1 to 5, 1 being "No Impact" and 5 being "Significant Impact"
18. Please describe the impacts that state and local policy and regulation has on the proliferation of ADUs. (Long Answer Text, Not Required)
19. From your experience, in what ways do ADUs impact neighborhood livability? Please select all that apply (Checkboxes, Required)
  - a. Increases housing affordability
  - b. Decreases the feel of open space
  - c. Strains the transportation network, including parking availability.
  - d. Supports moderate densification
  - e. Decreases neighborhood stability
  - f. Strains the existing infrastructure such as water, sewer, schools, etc...
  - g. Alters neighborhood design and character
  - h. Supports aging in place

- i. Diversifies neighborhood demographics in terms of household income, household size, age, race and ethnicity, other
  - j. Increases/decreases housing values in the neighborhood
  - k. Creates transient households
  - l. Other
20. Please describe any other ADU impacts on neighborhood livability? (Long Answer Text, Not Required)

#### Section 4: ADU Recommendations

21. What improvements or changes would you like to see in Maryland or local regulations regarding ADUs? (Long Answer Text, Not Required)
22. How can ADUs be designed to minimize negative impacts on neighborhood livability? (Long Answer Text, Not Required)
23. Are there any other practical issues associated with the development of accessory dwelling units on land zoned for single-family residential uses that the Task Force should consider? (Long Answer Text, Not Required)