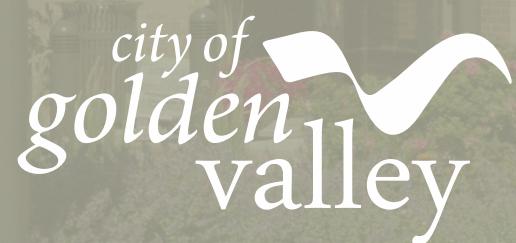


Accessory Dwelling Units COMMUNITY INPUT REPORT



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Overview

Soliciting public input was a major component of the Golden Valley Planning Commission's consideration of Accessory Dwelling Units (ADUs).

Staff solicited input from the community through an online survey regarding:

- ADU allowance
- ADU concerns
- interest in building ADUs

To promote the survey and the issue, the City published a news story in the May/June issue of CityNews and multiple online news stories. All information included links to the online survey.

The City further promoted the survey and issue through social media posts on Facebook, Twitter, and NextDoor.

Online Survey

The survey was active from May 25–July 2, 2022, was limited to one response per IP address, and had 307 responses.

See survey responses starting on page 3.

Social Media Outreach

The City posted information and reminders about the the survey two times on Facebook, Twitter, and NextDoor between May 26, 2022 and June 15, 2022.

See Appendix A for reach and engagement details for each post.

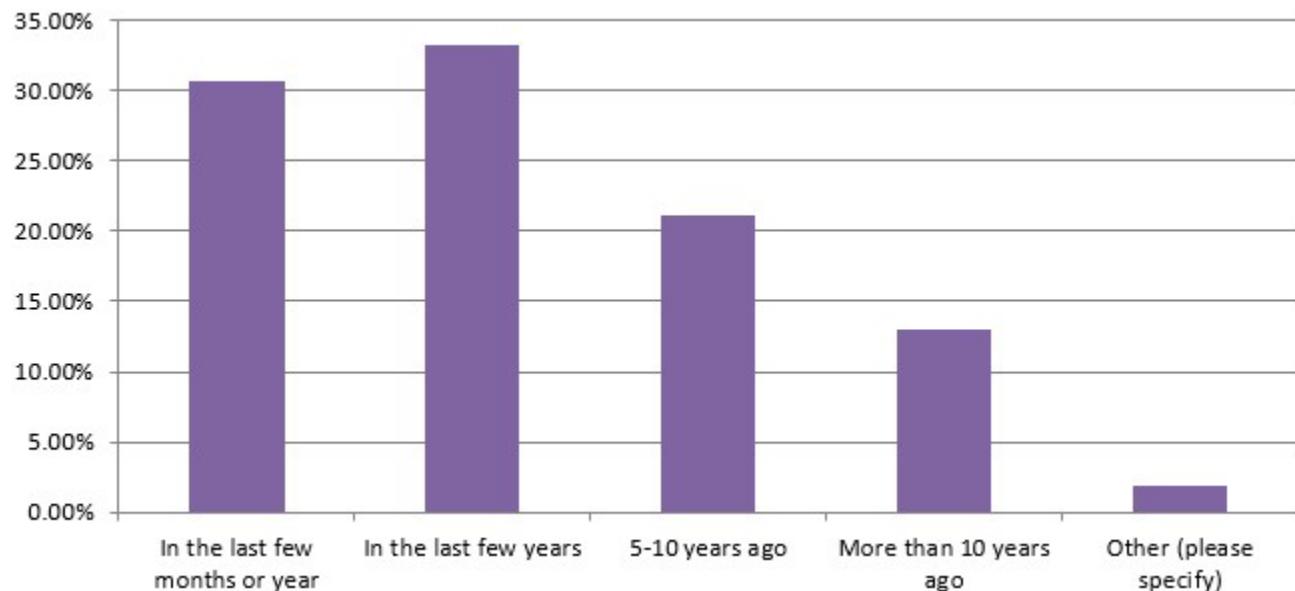
Additional Community Feedback

See Appendix B for additional feedback submitted to the City.

ADU Knowledge And Opinions

1. When did you first learn about ADUs?

Of the 307 respondents, 102 (33 percent) learned about ADUs in the last few years, 94 (31 percent) learned about ADUs in the last few months or year, 65 (21 percent) learned about ADUs 5–10 years ago, and 40 (13 percent) learned more than 10 years ago. Six (2 percent) answered “other” (see below).



Other

Very recently

This article and survey. Though they were common in Cloquet near where I grew up after the 1918 fire.

I don't know what you mean "learn about". I've known they exist. Didn't know the acronym.

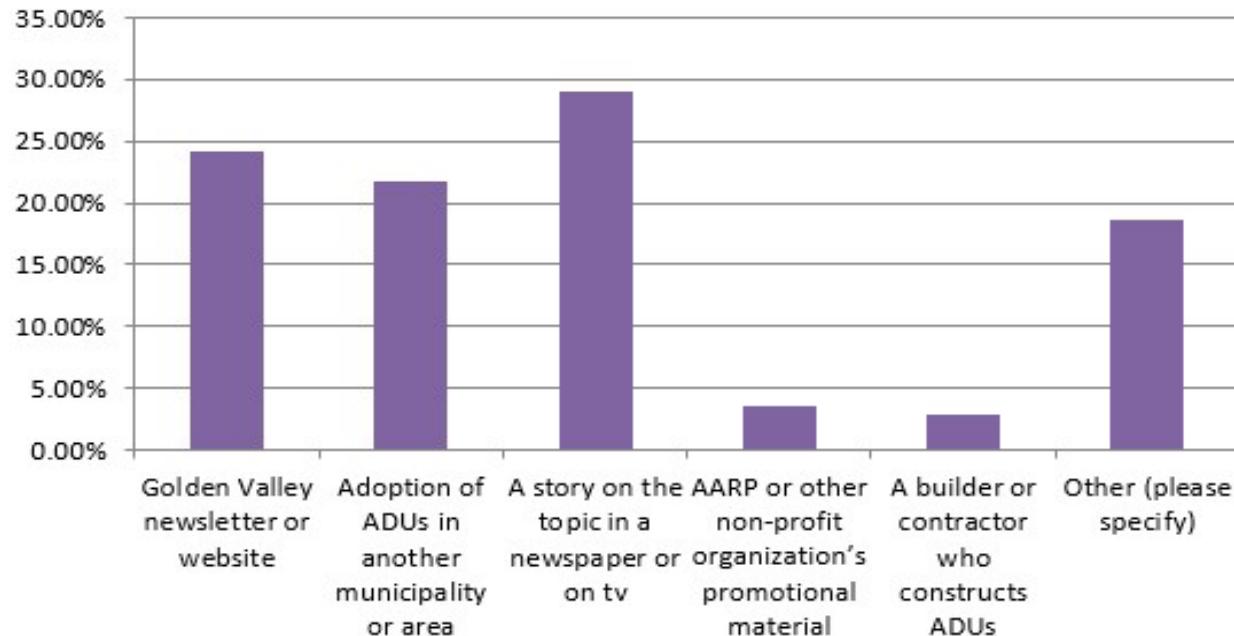
I'm

Just now

From Golden Valley city news May/June 2022

2. How did you first hear about ADUs?

Of the 307 respondents, 89 (29 percent) heard about ADUs via a newspaper or on TV, 74 (24 percent) heard about ADUs via the Golden Valley City newsletter or website, and 67 (22 percent) heard about ADUs via adoption of ADUs in another municipality or area. Fifty-seven (18 percent) answered "other" (see below).



Other

Pinterest
from property owners
Realtor
Costco
Some friends that were discussing real estate investments and long term extended family planning.
Place of employment
friend
We're eagerly waiting for approval to build.
my previous neighborhood in n Mpls
Seeing them in our previous neighborhood
News
Realtor
They used to be called 'granny apartment'
From cities like Seattle.
Democratic caucus event in Plymouth MN
Friends
Don't know
Personal research

in a class
Carriage house conversion
I read about them in a magazine...or the New York Times.
HGTV and other media
Looking at houses
Family
Adus in other cities who have more ADUs
I've seen them
We lived in the San Francisco Bay Area
TV shows on hgtv
Have seen them in other places.
Seeing them in Airbnb listings
When I previously worked as a mover, I moved a resident into an ADU above a primary house
an adu project done through my employer
friend
church
other
church
church
church friend
friend
church
friend
Other cities allowing them
Golden Valley Housing Coalition
Youtube videos (Not Just Bikes channel)
friend
Real estate industry
Knew someone who had rented the detached cottage of a St. Paul mansion.
My brother-in-law rented one.
Researching possible rental options for our property
We lived in one
Seeing an ADU in person at friend's parent's home - above garage apartment
In process of building an addition for adult disabled children hoping for ADU
Researching to add our own adu
No idea - it's a pretty common/basic concept
Learning about living with less

College
I work in the senior living industry

3. If a neighbor was planning to build an ADU, what would you be interested in or concerned about? Rank from Not at all interested/Concerned (1) to Extremely interested/Concerned (5).

Based on response averages, the area respondents are most interested or concerned about is *Quality of build or exterior finish*, and the area respondents are least interested or concerned about is *Square footage of unit*. See *Other* answers below.

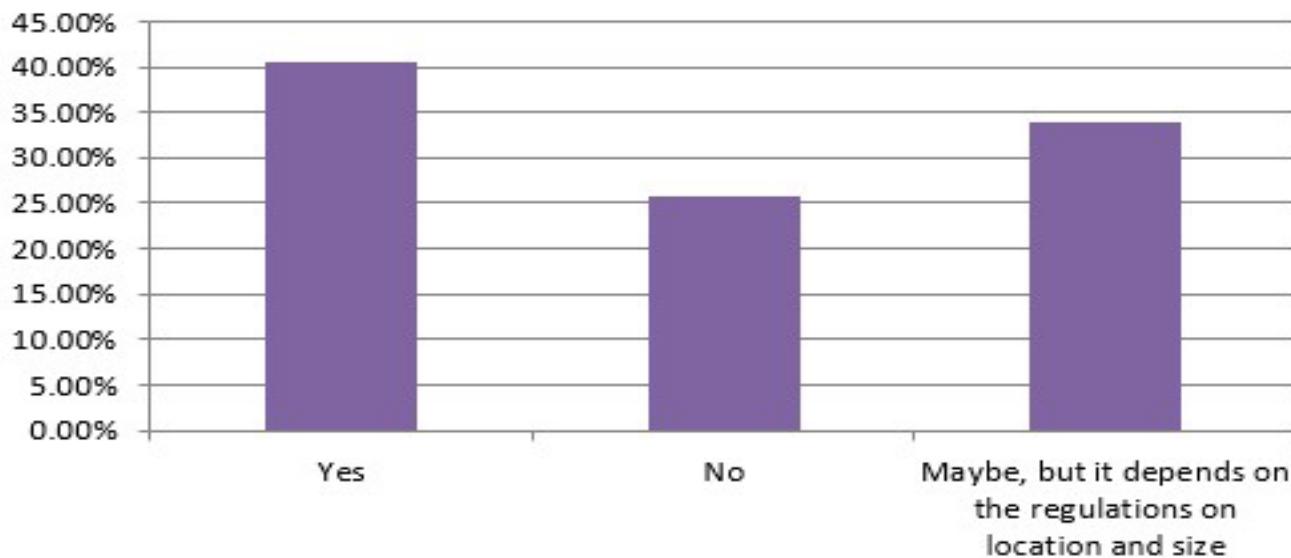
Item	Not at all interested/Concerned (1)	Not too interested/Concerned (2)	No opinion (3)	Very interested/Concerned (4)	Extremely interested/Concerned (5)	Weighted Avg
Square footage of unit	60	62	33	85	63	3.1
Height of the unit	37	53	17	115	81	3.5
Setbacks from property lines	27	52	19	119	89	3.62
Quality of build or exterior finish	23	31	26	133	92	3.79
Parking provided	39	45	38	92	91	3.5
Advanced notice of the project	39	39	57	91	79	3.43
Construction impacts	31	43	52	89	87	3.52
Planned user of the unit	70	38	56	64	77	3.13
Planning for storm water runoff	34	39	38	105	87	3.57

Other
Most concerned about changing the nature of our City's zoning regulations which have served the residents well for so long.
also excess garbage, recycling and foot traffic
And my answer is reflective of concerned not interest at all, and against all above.
Tree removal. Smaller footprint project might need stricter replacement requirements.
interested in who was architect, builder, so could learn from
interested in how they did it, so I could learn and eventually do on my property
Would be very interested, want to do this myself
noise, crime, congestion, loss of suburban feel
How it will affect my views out my windows and my property value.
Please allow soon.
Obscuring sight lines or blocking sun

Concerns on trash/recycling/garbage collection and accessibility in snow for ADU's
To make sure it isn't going to be rented out or used as a vrbo or something of the sort. Basically, that it will be used for someone in the immediate family and that any rental would be temporary and require some sort of permit that would have a stiff penalty for letting said ADU become a rental long term.
Number if people to live there
Who would be renting the unit, relative, friend, etc.??
I would be interested in how the ADU would affect the architectural design of the existing house (ie, would it make it ugly and affect my property values).
Additional Cars, street parking. People renting as Air BnB, so people coming in and out.
Does the property owner have to live in either the ADU or the home or will they be able to rent out both
prefer incentives so unit is energy efficient, solar powered
as it think of this for our family , I envision a small well built unit for our adult daughter and think- whats the problem. but then I start thinking of bigger units speciifally for rental purposes and I find that more worrisome. I specifically would not like a VRBO unit in my back ground. Complicated idea but I guess its coming so lets just be sure we do it right.
Design of build - needs to match primary home. No trailers, Mobile Homes, Shipping Containers.
Golden Valley has done a very poor job of managing stormwater in the past -I'd like to see that this has changed
my neighbor has a large extra building on his property and he doesn't maintain it nor his yard. We bought in Golden Valley because we like the setbacks, the large yards. I am upset that the look and quality of our neighborhoods will be crowded. My neighbor already has a large out building of about 16 x 24 that is full of junk. I don't want all of our block to have so many extra people and cars. This is a horrible idea
I would be extremely concerned about and opposed to the potential addition of an ADU.
general design and impact on adjoining properties
Important to ensure ADUs are built in a proper quality for residence (aligning with style/quality of neighborhood homes), ensuring ADUs weren't used for short term rentals but for longer term residency.
Utility impact (power, sewer, etc)
This is a great tool for people to age in place, care for aging parents or provide secondary income by renting the unit out. Love this idea!
Would prefer ADUs be limited to homes that are homesteads
Impact to my backyard (would a giant window be facing my patio for "strangers" to look at...assuming it's a short term rental). (In short, ordinances to protect enjoyment of property while allowing ADUs)
How many people will live there? Will there now be two families next door to me?
sight lines, landscaping
Lower quality Tenant and increase in crime
Removal of trees and green space is a concern as this is what makes GV popular

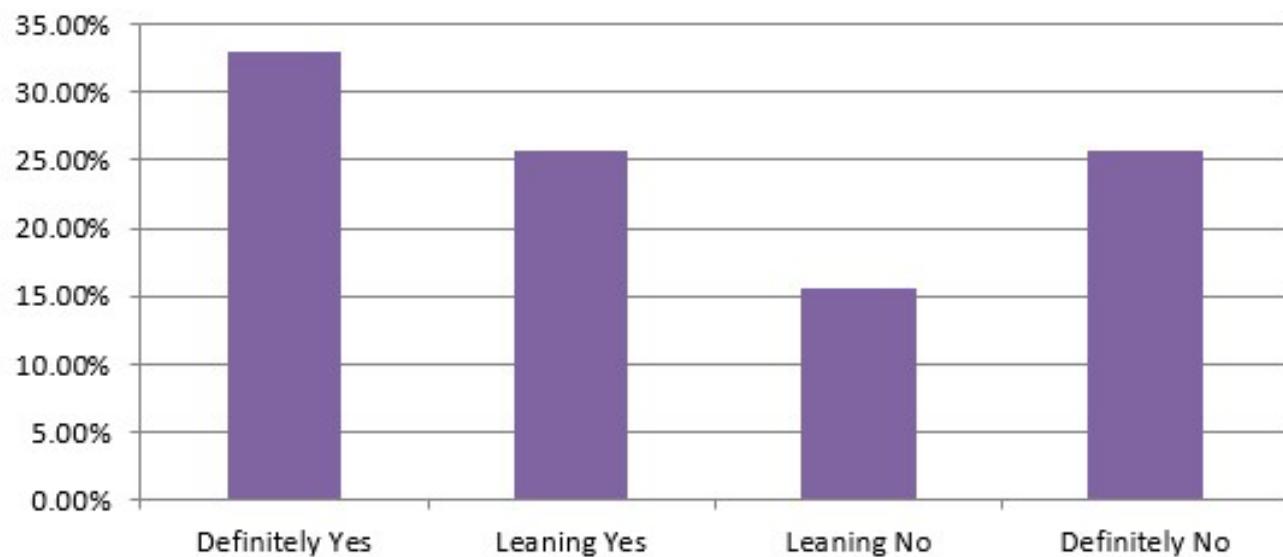
4. Should Golden Valley allow freestanding (detached) ADUs in rear yards in addition to attached ADU options?

Of the 307 responses to this question, 124 (40 percent) answered *Yes*, 79 (26 percent) answered *No*, and 104 (34 percent) answered *Maybe, but it depends on the regulations on location and size*.



5. If you were a homeowner, would you ever consider building an ADU on your property if allowed by City Code?

Of the 307 respondents who answered this question, 101 (33 percent) answered *Definitely Yes*, 79 (26 percent) answered *Leaning Yes*, 48 (16 percent) answered *Leaning No*, and 79 (26 percent) answered *Definitely No*.



6. Why not?

This question was only asked if the respondent answered *Definitely No* to question 5. It was open-ended and gathered no statistical data.

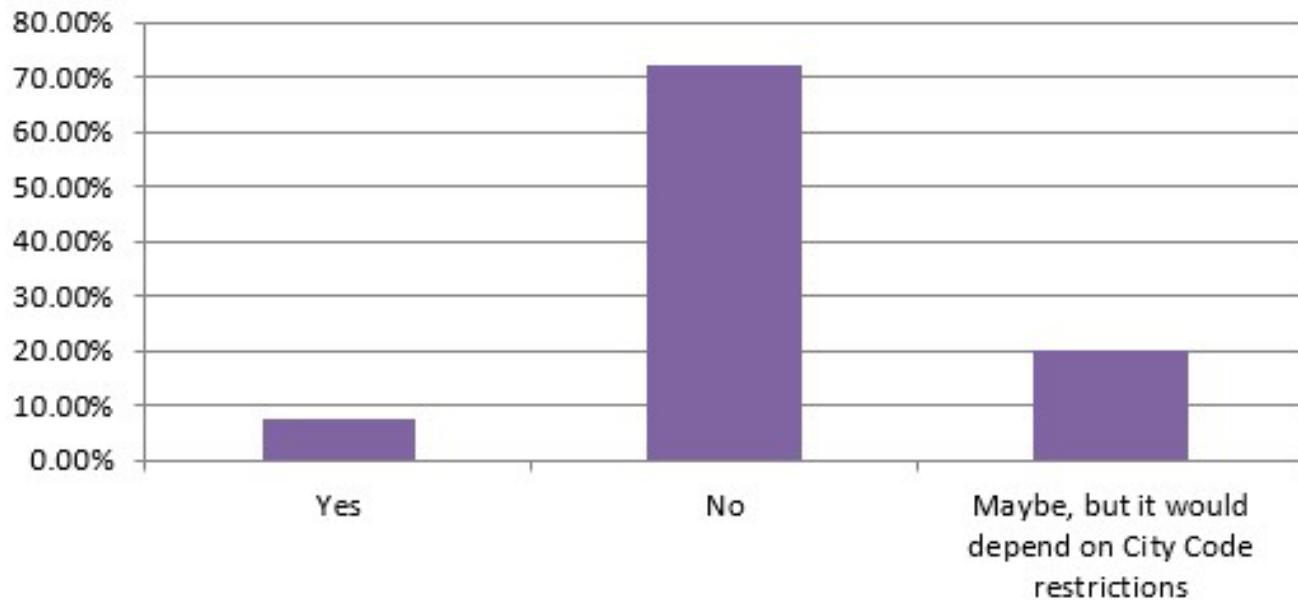
Answers
I moved to this city because I liked the fact that the houses were not all crammed together on 80x100 lots
I want to preserve the current housing zoning ordinance
Parking is already an issue at my home;
Poor use of green space, crowded parking, excess garbage and neighborhood noise and possibly pets. Already no pet ordinance in GV. This is just a scheme to get more taxes
What for, we have gotten along this long why now?
I moved to Golden Valley for less density than the city. This adds density.
I enjoy the larger yards, privacy.
I think city lots in GV are already crowded, and many park on the street. Let's clean up the properties we have before allowing folks to build makeshift apartments.
why would I want to
I'm on a 8000 squad ft lot. Where would I put it..ah..the front yard next to my 4 garbage cans! Nice !
Ruins property nearby. More people, more traffic. Stop this now
would only be in favor of attached ADUs
Property not large enough, "look of the neighborhood", etc
As a green step city we should consider environmental impacts
Size of lot
Privacy
too dense, parking issues, lose neighbor feel, rental issues
increased population leads to increased conflict and less ability to enjoy the neighborhood. I already have to contend with rental resident that smoke pot, are loud, and generally detract from the enjoyment of my property. I don't want this worsened by the addition of more residents.
No need
Not worth the cost - not needed.
Because I don't want increased population density in our neighborhood
No space.
Adversely impacts home values of adjacent dwellings
No reason to.
No need
No need
Over-population of areas not meant to support increased density
More to maintain. Adds population density. Potential liability.
Small lot
Trashy in a yard meant for a yard. Too many people in small area. Don't want to be around areas like this since I enjoy privacy.
Because I chose to live in a single family zoned district, otherwise I would have decided to live in a multi-family dwelling area.
No room

We would not build an ADU because we specifically bought our property for the large outdoor space and to have reasonable privacy from our neighbors.
Not enough room on my property, and no reason for one.
We pride ourselves in having lots that are open and have room for gardening. Space between the houses is wonderful in Golden Valley. It is one reason we chose to live here over 50 years ago.
Neighborhoods designed for single family homes shouldn't be turned into fractured design. Let's just park an airstream or mobile fish house and drop some power and call it a ADU. Don't like this idea, well I am not enthused about yours either!
Lot sizes that currently exist are already very small. An ADU would take up too much space and make the neighborhood feel tight and cluttered.
No reason to do so
Rules are not always followed we live in Basset Creek drainage area and am concerned about water run off. People say they're building a garage and load the yard with crap. Have a shed built almost on my property. I see a big problem with shed placement. Only use them to store more junk. This is a terrible idea with half acre lots.
Crowding & destruction of the single family ambiance of Golden Valley.
Added paving for parking, added vehicles, visual density. I already feel like I'm in a commercial parking lot with all the cars and home businesses in my neighborhood.
no need
Not appropriate
Once a 2nd building is established, it becomes "secondary" and not the main focus of the homeowner. The maintenance won't be inspected, illegal rentals, variance requests and neighbor relations just get worse, especially when the property is sold and any 'commitments' either disappear or are neglected with no enforcement. It's going to cost the city/taxes a LOT to keep this building type performing at a high level. If you have an ADU, you need to be in a housing zone where multi-family is approved. Let the large lots divide up, that's fine, but doubling-up actual dwellings as separate buildings where they are not zoned is not appropriate for GV. I'm all for attached/integrated, but detached is too far and has many many unintended consequences that the city/taxpayers of GV's size simply doesn't have the \$\$\$ to afford.
High density housing should be placed on repurposed commercial real-estate. The layout of the current housing stock is what makes the city attractive to potential buyers. ADU will now doubt be a blight of bad design, poor planning, and weak over site and will make neighborhoods less desirable.
If I wanted to live in a dense housing block I would buy in Mpls or St Paul. I hate the idea of more cars, people and renters. A couple of houses near me have renters which has caused problems with upkeep, police calls, etc. Why does our city council think we want to have our city be crowded?
The reason I live in a single family home is because I do not want to live in or near high density housing. There is plenty of high density housing available in Golden Valley. We don't need to ruin single family homes by adding ADU's in the backyard!
The question should be why do people want one.
It is a bad idea for the community.
I don't like people
I like the suburban layout of GV

Why is that any of your business?
It is a weird idea.
We do not need back yard rentals in Golden Valley.
I would be upset if my neighbors did this. I love the quiet of my back yard.
It is a stupid idea
I do not need additional space.
It is a bad idea.
The charm of Golden Valley is large suburban lots. This is not an urban community.
There are plenty of apartments going up right now in Golden Valley, so the premise that there is a shortage of rental housing is not supported.
It is one thing to have a family member live in the ADU, but over time people will rent them out for additional income and I have chosen not to live in a rental neighborhood. There will be parking issues, noise issues, added traffic. If they become short term rentals, we would have many new people coming and going in our neighborhoods. I do worry about safety and crime.
Our lot is too small
I choose and pay to live in a single family community not a high density area with apartment type renters.
Because there isn't enough room on almost any property in the city, and the added congestion and close proximity would be uncomfortable.
All of the reasons previously listed
I would add on to my home before doing an adu
My lot is not big enough
The disruption to the character and quality of life in Golden Valley would be unacceptable and greatly degrade the quality of the community.
Changes the feel of the neighborhood and increases density, already have too many apartment buildings!

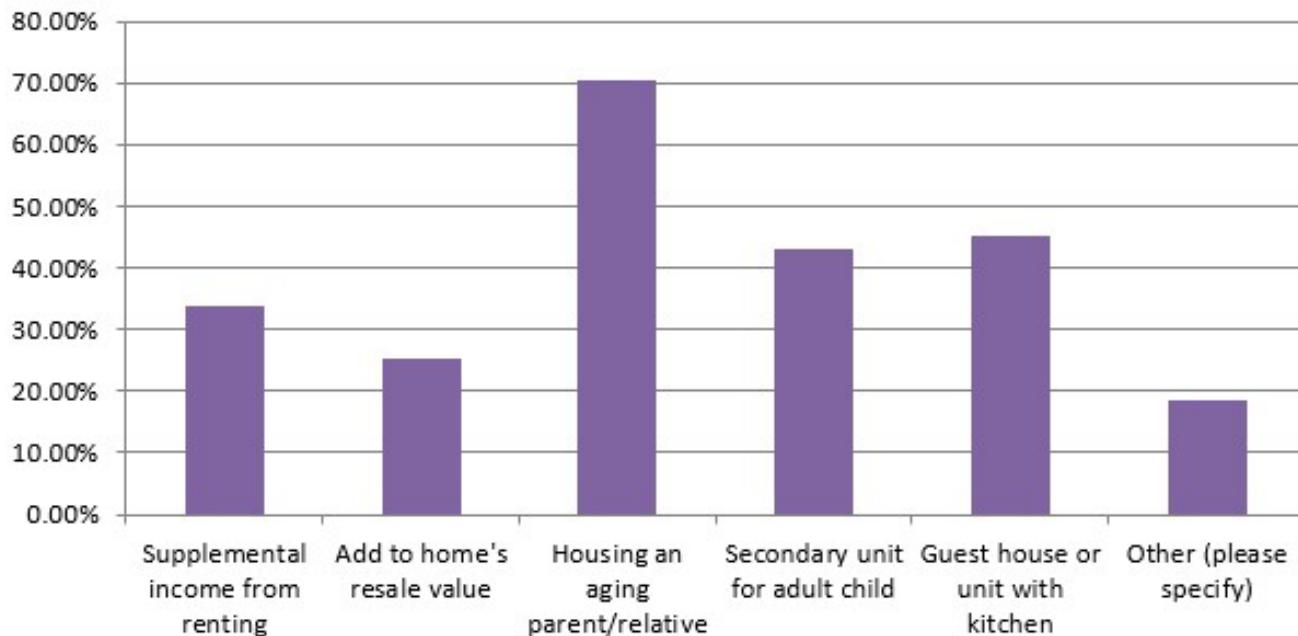
7. Would you be supportive of others having the option to build an ADU in Golden Valley?

This question was only asked if respondents answered *Definitely No* to question 5. Of the 79 respondents who answered this question, 57 (72 percent) would not be supportive of others having the option to build an ADU in Golden Valley, 6 (8 percent) would be supportive, and 16 (20 percent) would maybe be supportive, but it would depend on City Code restrictions.



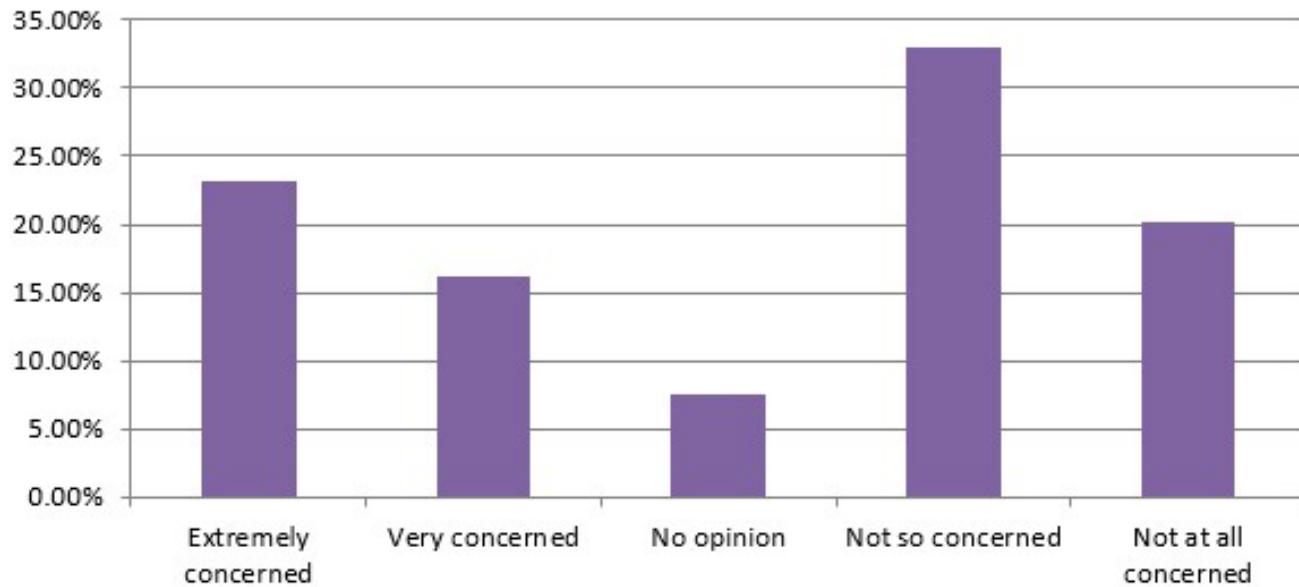
8. For what reasons would you consider building an ADU? (select all that apply)

This question was only asked if respondents answered *Definitely Yes*, *Leaning Yes*, or *Leaning No* to question 5. Of the 226 responses, 159 (70 percent) would consider building an ADU to house an aging parent/relative, 102 (45 percent) would consider building an ADU as a guest house, and 97 (43 percent) would consider building an ADU as a secondary unit for an adult child.



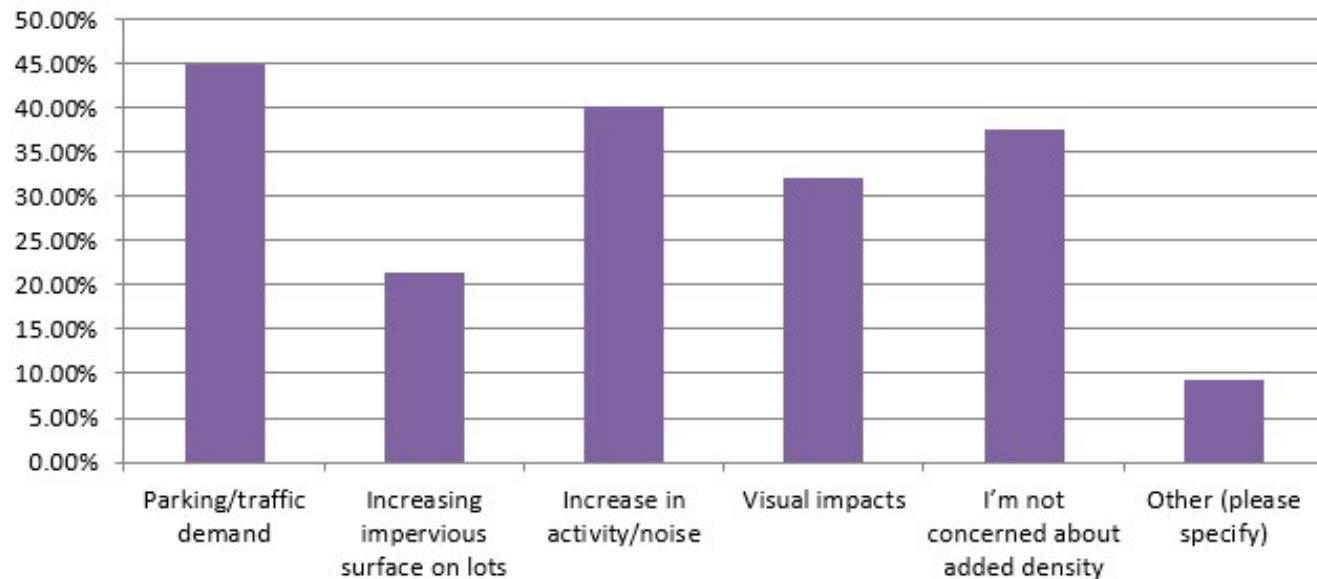
9. Adding ADUs to single-family residential districts could impact the overall density of housing units in a given area, depending on if ADUs are widely built. How concerned are you of this potential impact on single-family areas?

Of the 303 respondents who answered this question, 70 (23 percent) are extremely concerned, 49 (16 percent) are very concerned, 100 (33 percent) are not so concerned, 61 (20 percent) are not at all concerned, and 23 (8 percent) have no opinion.



10. If you are concerned about increased density from ADUs, what aspects are of the most concern? (select up to three)

Of the 303 respondents who answered this question, 136 (45 percent) are concerned about parking/traffic demand, 122 (40 percent) are concerned about an increase in activity/noise, and 97 (32 percent) are concerned about visual impacts. 114 (38 percent) are not concerned about added density. Twenty-eight (9 percent) answered "other" (see below).



Other Answers

Do we have enough parks, trails, and sidewalks to support increased density and more livable spaces? Right now I'd say GV has a split personality between an urban community and historically suburban planning.

Renters have no stake in ownership, thus, more inclined to not care...

More people, more crime

General safety and crime. Pressure on wildlife.

My property value

crime that comes with more populated areas (in general)

Move forward with environmental precaution.

Random people coming in and out of rentals

Concerned about loss of privacy from increased housing density

No room for gardens and other outdoor activities.

All of the above

Potential Decrease in property value

Crime

is there a maximum square footage? based on lot size?

There could be environmental impacts, such as a lot with some large trees or shrubs could be removed.

potential increase in prime due to increase in rentals and lack of investment in the neighborhood and aesthetics that often come with renting over owning.

Concerned about water in my basement

Rental properties in a single family area.

We need more housing in GV

less privacy

Primary concern is for detached ADU. Integrated is a better option for our community. Once a 2nd building is established, it becomes "secondary" and not the main focus of the homeowner. the maintenance won't be inspected, illegal rentals, variance requests and neighbor relations just get worse, especially when the property is sold and any 'commitments' either disappear or are neglected with no enforcement. It's going to cost the city/taxes a LOT to keep this building type performing at a high level. If you have an ADU, you need to be in a housing zone where multi-family is approved. Let the large lots divide up, that's fine, but doubling-up actual dwellings as separate buildings where they are not zoned is not appropriate for GV. I'm all for attached/integrated, but detached is too far and has many many unintended consequences that the city/taxpayers of GV's size simply doesn't have the \$\$\$ to afford.

Developers that would buy property to build these units in speculation

decrease in property values

Potential loss of backyard privacy. Perhaps a zoning change to allowable height of privacy fences could mitigate this concern

access routes to ADU. Means building more drive way, utility lines, etc.

Increased demand on city resources

Tree/Vegetation Removal

Contrary to many opinions - e.g. in the narrow lots study - I believe increased density is good for people and the environment. Denser neighborhoods are more "walkable" and require less infrastructure per capita

11. Do you have any other thoughts or comments to share on the topic of ADUs to include in the engagement report? (optional) 500 characters max

This question was open-ended and gathered no statistical data.

Answers
Support ADUs, please adopt flexible ADU ordinance
Preserve the current zoning ordinance at it is today with no added density. Added density should take place outside of the residential areas in Highrise developments, all efforts should be made to require developers to include low income accessible units into their developments as the city is now so admirably requiring. Keep up that good work! ts
Given the increasing expense of housing with incomes not increasing as quickly as inflation this is an affordable option for multigenerational housing.
Agree with poster in FB group that permit to build should be dependent on owner occupation of the primary dwelling to minimize flipping and create a vested interest in neighborhood peace/tranquility. Provisions should be out in place regarding setbacks and asthetics (including height). And STRs should be licensed/regulated with a limit to numbers granted. This is a great way for families to take care of each other.
None
These type of units may provide needed housing but not easy access to other needs such as transportation, health care and food resources.
I'm sure there will be concerns, but some of those could be mitigated by requiring builders or owners of properties with ADUs to live onsite.
Given the growing unavailability of affordable housing, I see this as a progressive and inclusive step forward. I am hugely in favor of it.
As a resident of Golden Valley, i feel like we have the perfect home/ lots for ADUs as the lots are larger than usual. Having ADUs availability will help diversified the city, which is always great for a town. Where I'm from ADUs are so very common these are great for everyone, kids going to college, extra office space specially now that many of us work from home. Family members visiting from out of town, caring for elderly parents.. so many good things. I'm very excited!
Many homes already have 4 cans for trash, yard waste, recycling and compost. Adding more users adds more trash, noise, foot traffic and congestion. This is a not needed way to garner more taxes and inc pop density
No
Homeowners already have jumbo sized trailers, campers, boats & other various things stored in the front yards, driveways or streets. I'm concerned about safety, too many people jammed in too small areas always leads to an increase in crime. Golden Valley should focus on getting their police force filled & taking care of the infrastructure we already have. I would like to see an environmental study on the effects on run off, levels of tree removal, & climate impact.
LOVE these. This city has huge lots and lots of wasted space to house aging relatives and adult children getting their lives started. It adds affordable housing options that aren't apartments or full size single homes and as long as airBNB isn't part of the equation, it's an almost universal positive for the community.
please allow all forms of ADUs without owner-occupancy requirement
Are you people insane??? How about just leave our neighborhoods alone!!!!

I fully support allowing ADUs to be built, but I think there should be a requirement that the owner live on the property in order to be allowed to build an ADU. I think it's great for people to be able to house their parent(s) or adult children or even to rent, but I do not want house flippers doing this all over GV for no reason.

How is an ADU different from a "mother-in law apartment." I don't know how common these are in Golden Valley specifically, but I wasn't aware that zoning of a single family residence could be used to prevent a home from including a mother-in law apartment and/or that I would need special zoning to provide a living space in my home for an elderly relative.

This trashes the city. Stop implementing this garbage in our once nice area. Property taxes are already ridiculous

GV is narrowing streets when they promised they wouldn't, how will parking work with narrow streets? Where do these cars for the adus go in a snow storm? With narrow streets we can't get garbage truck traffic and fire truck traffic through, where are these extra vehicles parking? Home values will decrease. If you're sitting on your patio or deck and have the ability to not see in the neighborhood, what happens to neighborhood watch? If you can't see around these dwellings, safety is a concern.

GV is popular for its trees and large lots, do we want GV to look like uptown or st Louis Park etc?

An ADU would be a significant help to family caregivers. Working caregivers would benefit greatly. I was a weekend caregiver before I became my mom's live-in caregiver. The commute took time, especially in winter.

please allow ADUs

favor ADUs, should allow

I support ADUs in Golden Valley

With increasing rental and housing costs I believe this would be an excellent way to support families.

If neighboring towns allow this, we should too or risk declining property values relative to competing towns

Was surprised Golden Valley didn't allow this, thought all MSP cities did.

I'm quite for the idea, especially given the shift back to more multigenerational living. It gives people options and real flexibility with their home property. I think if done well it would only enrich Golden Valley's livability.

Highly in favor of them. Our home in Golden Valley had a full walk out apartment and allowed for multi generational living—first with my aunt and uncle, then my grandmother and then my adult sister. It'a a way increase a sense of community and enhance Golden Valley's appeal for aging people who can no longer deal with the large yard work of so many properties. Highly interested in this proposal moving forward and highly likely to take advantage of it.

500 characters is insufficient to convey additional thoughts. Will send follow up comments to planning department.

I think it's a wonderful opportunity that could allow for aging residents to continue living with family out of a nursing home

we would move out of Golden Valley if this passes

Thinking about this for my disabled to have a sense of autonomy while staying safe, close, and keeping dignity

I have twin disabled sons. One of my sons could live in a detached ADU. Having a detached ADU will allow him autonomy while being close to us for when he needs help. Being detached is very

important is us. An attached ADU would not work for our family due to how loud my other disabled son is and they need space from each other.
The arguments presented are flawed, seniors want to stay in their homes, not move into someone's back yard. The more likely outcome is that the city will have an influx of renters in residential areas which will detract from the peaceful environment Golden Valley has cultivated.
I think this would really ruin the esthetic of the neighborhood. GV is so nice and spacious, we will start to look like SLP.
Fail to see why it is needed.
I generally support more flexible housing options and policy that enables denser housing.
Please focus on making golden valley more affordable by capping taxes and reducing waste in city programs... Not by cramming more people into smaller areas
I acknowledge that there is not enough accessible housing options for people and this could be a way to help accommodate people.
Thank you for moving this forward.
GV lots are typically quite large and, as long as the regulations are well stipulated, should be able to handle usage. The rules that I see applying: some %-size restriction the house that is originally on the lot. man's some aesthetic requirements. Hip roof house, hip roof adu. Color of orig house = color of adu.
support this as an affordable housing option in our community
I'm concerned that the city may want to force me to have ADUs
Big issue is the reduction of permeable surface, a huge environmental concern
They should be prohibited from being used in higher transient scenarios such as vacation rental units (VRBO's) or Air B&B's. These would bring unpredictable activity to any neighborhood and create a source of stress for seniors and those with small children.
What are the size and height limitations.
I think we need to seriously consider the ramifications of ADU's , and what "worst case" scenarios could occur by legally pushing the boundaries of any type of "OK"
ADUs are expensive to build, so will probably have limited uptake, but adding more affordable housing is one of the biggest social equity things we can do.
Do not allow for rentals like Airbnb. Allow for older adults or family guest and keep these units for maximum 2 people and under a certain sq footage. Not for rentals
Sounds like a good step towards something similar to Minneapolis' 2040 plan
Many people on Golden Valley have large yards and plenty of room for an ADU.
Regardless of what type is allowed, thinking about population density, additional noise and traffic should be minimally impacted within a few block area.
Need bigger lots first.
Necessary due to cost of housing now!
Do not allow in Golden Valley
I have huge zoning questions, property tax questions. Either areas are zoned single family residential or they should be multi family dwelling zone, but NOT mixed.
None
GV has copious restrictions on primary dwelling height, seize and lot placement. Not to mention auxiliary space. ADU's go against the spirit of the landscape all of these restrictions are intended to preserve.

Build quality and water runoff should be prioritized along with keeping the height and square footage to a minimum.
We purchased our home/property in Golden Valley specifically because it was less dense than other cities like Minneapolis and St Louis Park. I am very opposed to increasing density in areas that are currently zoned for single family dwellings.
I think short term rentals should be prohibited in ADUs
There must be other ways to solve this problem without ADUs.
I like the idea of providing families affordable ways to support aging parents or adult children in place, near the family, and I've wondered if we could do something for our parents here.
Housing AND eldercare are super expensive and they sound like a great way to provide affordable living for an adult child or care for aging parent.
Most concerned about parking with current increased car theft and break ins...
This is a dump idea not suited for GV. Let Mpls build their high density in a city setting!
I'm concerned that Golden Valley is trying to pack more housing into stable neighborhoods that currently have a decent amount of space between each. I would hate to see Golden Valley become as densely packed as St. Louis Park and parts of Hopkins. In my opinion, it lowers the desirability to live in the area and lowers property values.
I would like to see studies on how this is working in other areas of the country. Are the goals that were set being met? Or did they find that there was a different outcome? It would be nice to see actual pictures of homes that have ADUs (or Granny Flats as they called them in CA) not just illustrations.
Definitely most concerned with size of building
Most Golden Valley lots are too small to support this idea
I'm generally in favor of this, so long as planning and enforcement of regulations are upheld. Our neighbors are already loud and have people over all the time. I worry about what would happen if some of those people were living there full time, or for extended periods. How do we ensure these don't just become party houses?
Allowing ADUs to be built is an easy thing for the city council, but unless incentivized, I don't foresee this gaining much traction (unfortunately)
If we want to solve housing cost issues, we need to be willing to increase the density of our own neighborhoods
I have a detached garage, can I also have an ADU, so three structures on my property
I assume this relates to detached ADU's only and not attached ADU's. If attached ADU's are being researched then please send out a specific survey for attached ADU's. I also think the topic of tearing down the house and restructuring the buildings on the property should be topic that needs to be addressed to include multi unit ADU's.
Setbacks, size of unit, and minimum tenant requirements should be codified in city ordinances and zoning requirements. It will also be important to codify quality of build and minimum requirements - to ensure they go beyond she-shed, he-shed level and have appropriate visual appeal.
good idea, allow
pass an ordinance, should have one already
I'll build what I want to take care of my family. It's my property. I pay taxes, don't mess with me.
Didnt think I needed permission to take care of my family and build what I wanted on my land.
If I want to build something for my parents, I'll do it. Don't get in my way.
Let me do what I want on my land, for my family. Get out of my way.,

Terrible survey. Great idea, perfect solution for my Dad. When can I get one?
good solution for seniors, GV should allow
just learned about these, great idea, disappointed aren't allowed already
Maybe it would work on corner lots if drainage were worked out. My sump pump works often when we have a great deal of rain. Golden Valley has many low areas.
ADUs are a good thing, they should be allowed in GV
Golden valley should be open to modern living
I am mostly interested in this option as it relates to aging in place
This is a fantastic move that the city should make, for the benefit of the entire city. What we are talking about is basically a home addition, but without being attached to the house. All the usual code requirements will apply. Looking forward to seeing this option for Golden Valley's future
My wife grew up in a desirable middle class community in California that started allowing ADUs 40 years ago. Within a short time crime, crowding, lack of parking, and an influx of a demographic that did not reflect the values of the neighborhood caused it to become little more than a slum. A retail mall which had thrived there closed because crime was out of control. Why risk doing that to our lovely city?
I think adding ADUs is a great idea for our single-family zoning districts. It's a more efficient use of space than strictly single-family lots and offers cheaper housing options in today's market
Already allowing single family homes to be remodeled into a duplex is adding to paved yards and multiple cars. Pls don't allow ADU's.
husband and I are now working from home at least 2x / week, need extra office space
I don't find an ADU very different from an addition that people build on to their houses for a family or TV room
Cost of skilled nursing and assisted living housing is unaffordable to most, much better to invest in your home and add an ADU.
Allow units that existing residents can downsize into and continue living in the same neighborhood.
Need housing that is wheelchair accessible, not just the ADUs over garages in Minneapolis. Older residents want to be able to continue living in Golden Valley.
DON'T RESTRICT PROPERTY RIGHTS. LET PEOPLE BUILD WHAT THEY WANT, AS LONG AS COMPLIES WITH BUILDING CODE
Should allow ADUs that are accessible to disabled
Golden Valley is behind, need an ordinance as good or better than neighboring towns, quickly. Parents are aging!
I think the biggest thing is these units need to be well designed to fit in existing neighborhoods and well managed to keep up/enhance neighborhoods and property values by offering additional housing options. Many single people/aging people/extended family living situations require thinking differently than traditional family concept.
I really don't know how low to mid income adults kids will be able to get into housing. I think we have to be open minded to explore but to be careful to protect some of what we have come to value about our back yards. We should find out what other cities have done to make this more acceptable
It would negatively affect my property value is neighbor built one
Primary concern is against detached ADUs. Integrated is a better option for our community.
It's a terrible idea. The benefit of having ADUs is dwarfed by the potential negative impact.
Nope

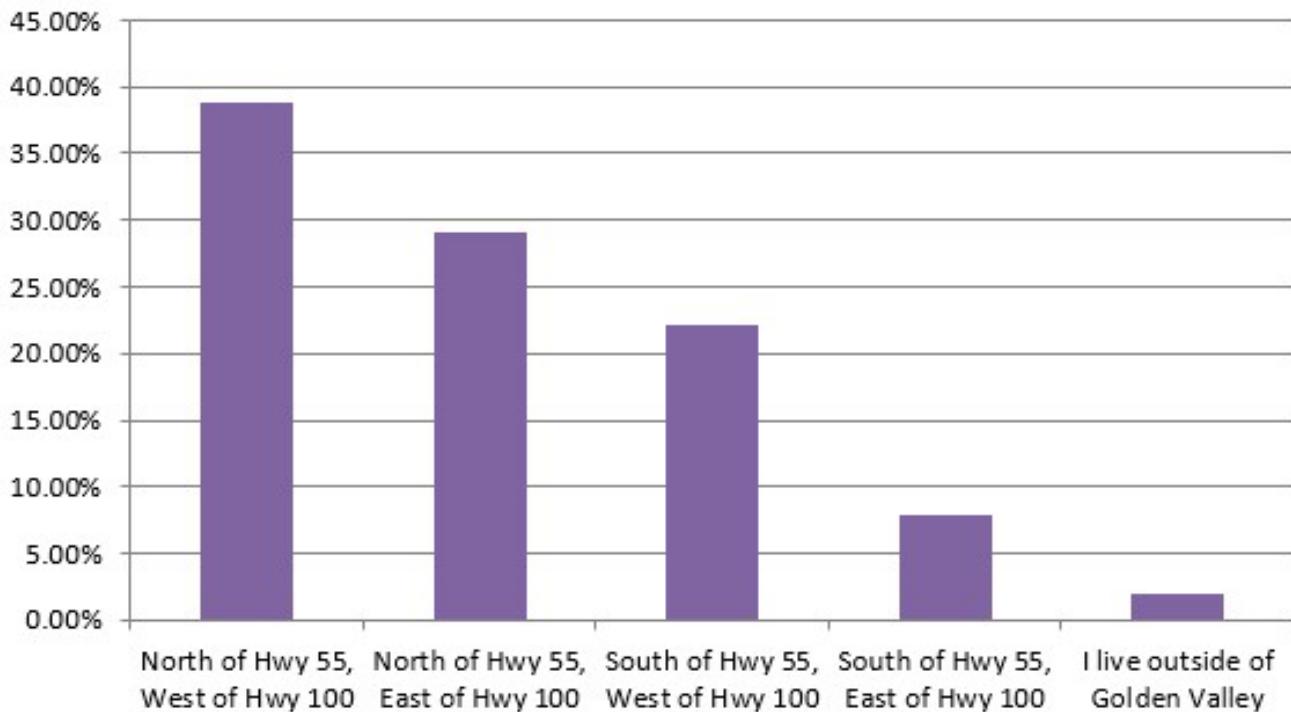
This is a horrible idea and I will not vote for any council person that has this go forward. why do you think people love Golden Valley? Don't ruin it with this
It's about time that we move into this new era. This could be a solution to the need for higher density housing.
I beg you to NOT add ADU's to single family housing neighborhoods. There are plenty of apartments available for people who want to live in high density housing. Please stop this and help protect Golden Valley's neighborhoods!
Homeowners bought their properties. In as broad a way as possible they should be able to use/develop that property as they can.
Thank you for the opportunity to share opinions.
golden Valley in nice and quiet do not need to be MPLS
No
My mom lives 5 minutes away from us, but her house is too much to take care of long-term. Having an attached, or detached ADU would give us the chance to have multi-generational living. We have a strange lot layout, so I am concerned we wouldn't even be eligible for this but staying hopeful.
There should be a zoning category that specifically allows roomers, so neighborhoods zoned for single-family occupancy can stay that way if they want.
ADUs make sense and should be allowed in zoning with proper considerations.
I am for ADUs with specific size and location restrictions. People should be able to make reasonable ADUs for family and income. I DO NOT want people to be able to put a second home on their lot - ONLY small structures or additions to allow for small 1-2 bedroom structures interior or exterior.
Definite yes
I'm very interested in building a garage loft on a detached building. Likely for personal use, but could be for a guest or rental in the future. Looking forward to learning more from the city!
My neighborhood in GV has huge lots. Its not sustainable for few people to take up so much land. This is a good idea of a way to reinvest within our very own community. Provide more people using the same resources (water and sewer) vs extending new roads and infrastructure out etc.
This has to be done extremely carefully, if we are doing it. The criteria to allow it must be clear. The size of the lot should be GIANT in order to allow it. Neighbors should get to weigh in in the process
If this is allowed at some point, I hope they would limit the use to family members only or long term rental only.
Would like to see this allowed since it directly impacts my family situation
With an aging mother of my own, I'm extremely interested in ADUs and we have been looking to move outside of GV to accommodate this need since it's not allowed here.
Great opportunity
ADUs should be restricted to homes that are also homesteads
Yes, survey should have offered something less than very concerned as an option.
ADUs above a detached garage are nice. We regularly stay at one in Florida.
Thank you for asking!!!! Great information!
This will be a great addition to the city.
I appreciate the opportunity to utilize existing property to fit our lifestyle and stay in our community.
I think it's something to be talking about at a minimum. Very common in other parts of the US.
Please approve!

No
Concern over rental property of the units, density of people, noise, and visual view of them.
Poorly written survey! "Interested" is very separate from "concerned" & should NOT be linked. Your results will be inaccurate. We are interested but are NOT concerned
Rentals could also be an issue. If u need in-law space you can redo your current residence without adding an extra dwelling
I think this is necessary to help solve the affordable housing crisis. I have an adult son who cannot find an affordable apartment. Also, when my elderly father could no longer live in his own home, it would have been a preferable solution rather than putting him into an assisted living facility.
Having an accessible space for my aging/mobility impacted parents to stay with us is a high priority as is the potential to age in place with our adult children. We'd sell and move elsewhere to accomplish this.
I'm glad to see this conversation starting! It's an important time to talk about housing access as more first time homeowners get priced out and aging populations need housing options.
set backs should be somewhat maintained to prevent GV becoming like a congested modern suburb
If allowed it will be another reason to consider leaving Golden Valley
I think allowing ADUs is an important step to increase housing options since the housing stock is inadequate for demand. I want regulations to be thoughtful though so ADUs don't negatively impact neighbor's property (too close/big, not enough off street parking, storm water impacts). I think requiring property owners to live on the property with the ADU could be a way to ensure fewer neighbor complaints/conflicts with absent landlords about their tenants.
I want the same options on my property as people do in neighboring towns. I don't want to move or not be able to care for aging family / others.
It is a very bad idea.
We need to increase density for environmental reasons and types of housing for cultural reasons.
I think if there are clear parameters around the ADU builds that would be just fine to them. The parameters I would care about are environmental, implications and impact of to neighbors and then aesthetics.
I am a big proponent of the proposal to allow ADUs, and I am happy to see the city trying to make progressive improvements to housing and infrastructure. I would also be happy to see more mixed-use zoning, and would be interested in any proposal or discussion around that.

Demographics

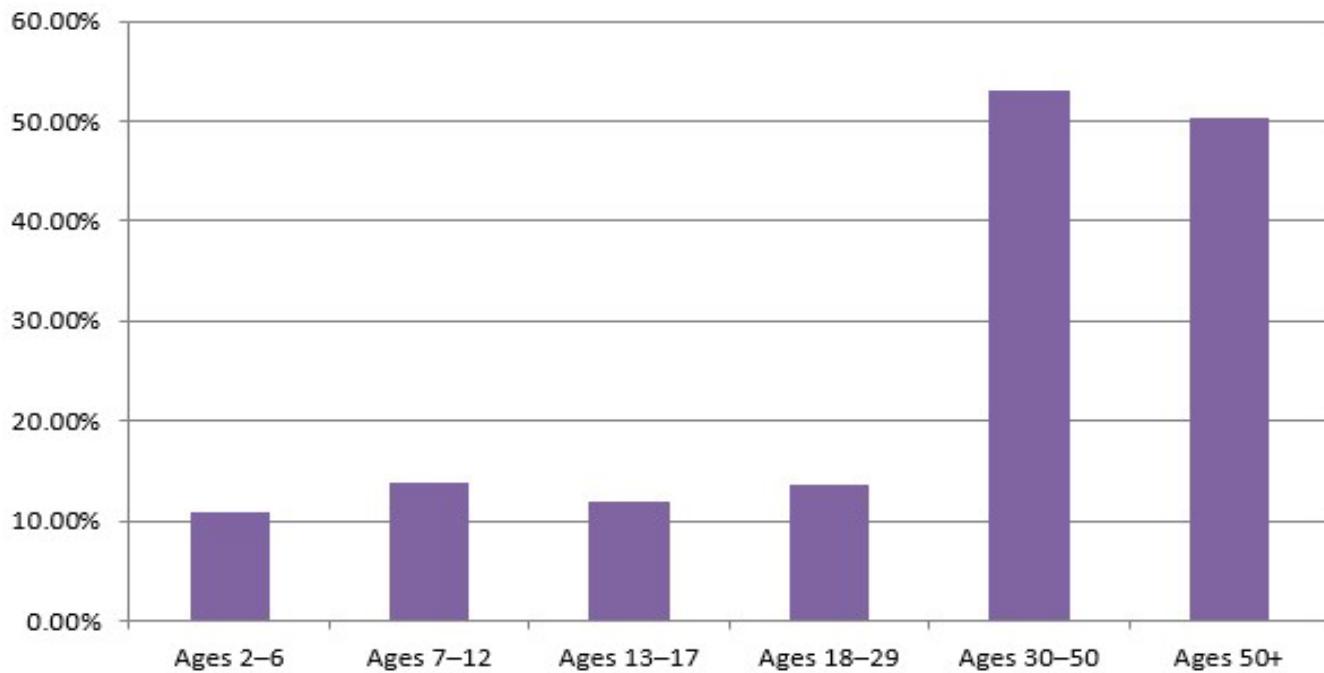
12. In which quadrant of Golden Valley do you live?

Of the 302 respondents who answered this question, 117 (39 percent) live north of Hwy 55, west of Hwy 100, 88 (29 percent) north of Hwy 55, east of Hwy 100, 67 (22 percent) live south of Hwy 55, west of Hwy 100, 24 (8 percent) live south of Hwy 55, east of Hwy 100, and 6 (2 percent) live outside of Golden Valley.



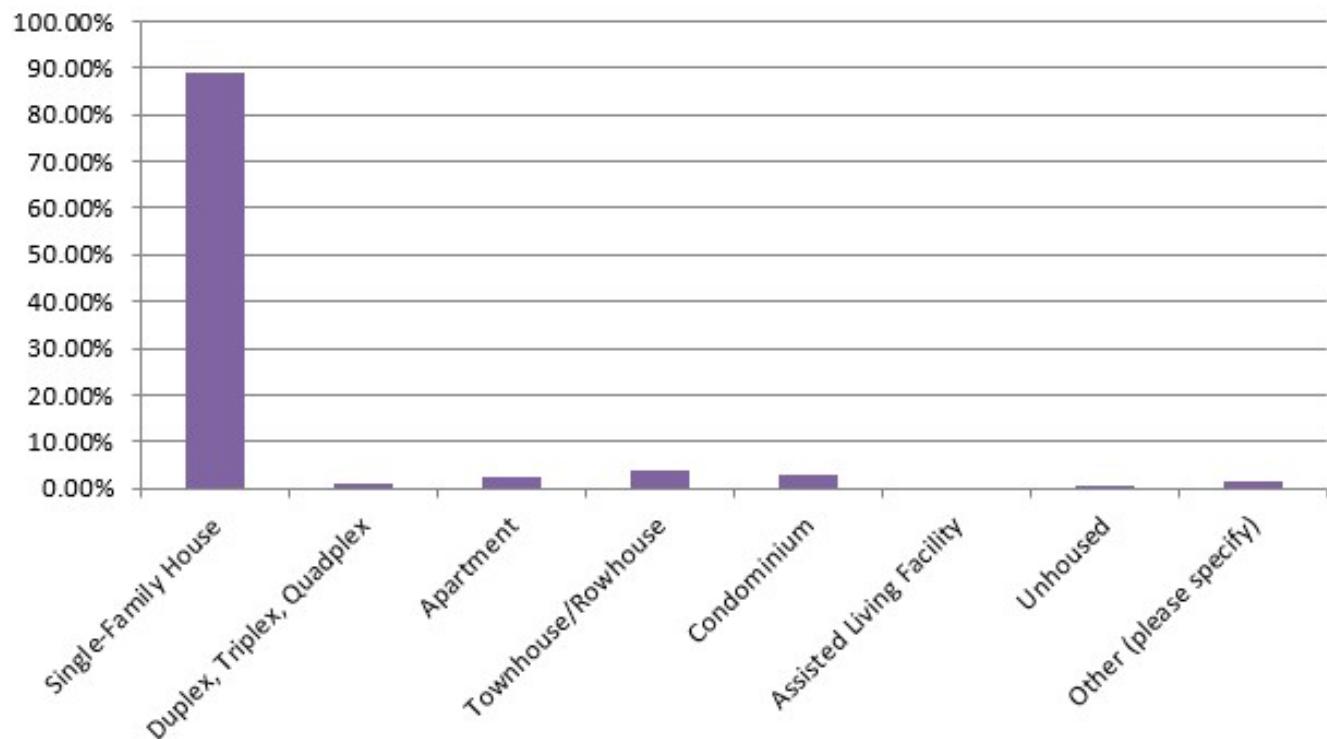
13. Which of the following age ranges are represented in your household? (Check all that apply.)

Of the 302 responses, 160 (53 percent) have people of ages 30–50 in their household, 152 (50 percent) have people ages 50+, and 41 (14 percent) have people ages 18–29 in their household.



14. What type of housing do you currently live in?

Of the 302 respondents who answered this question, 268 (89 percent) live in a single-family house, 11 (4 percent) live in a townhouse/rowhouse, and 8 (3 percent) live in a condominium. 4 (1 percent) answered "Other" (see below).

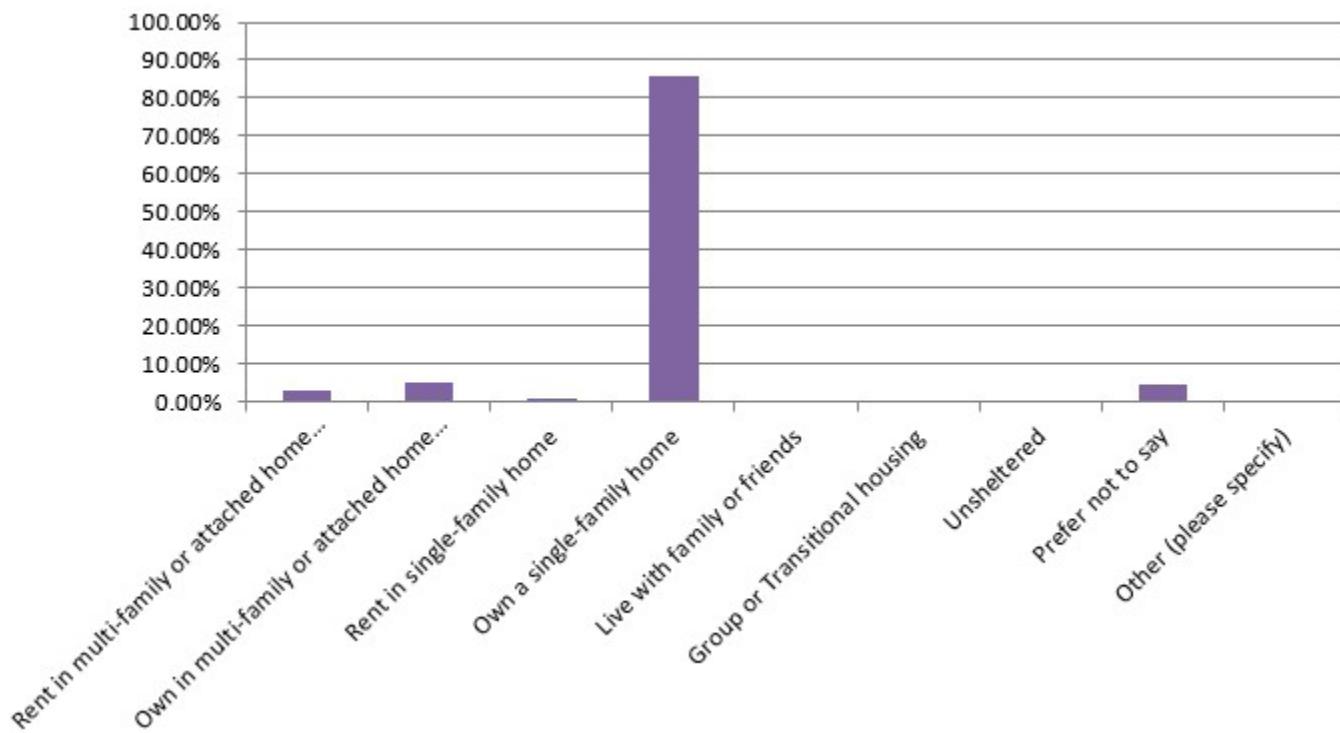


Other Answers

what does it matter, I pay taxes, fucking stupid survey
none of your business
Split entry near Olsen School with a hard working sump pump
rambler with finished basement, No walkout

15. Which of the following best describes your current housing situation?

Of the 302 respondents who answered this question, 259 (86 percent) own a single-family home, 16 (5 percent) own a multi-family or attached home (condo or townhome), 9 (3 percent) rent a multi-family or attached home (duplex, apartment, townhome, etc), and 14 (5 percent) prefer not to say. 1 (0.3 percent) answered "Other" (see below).

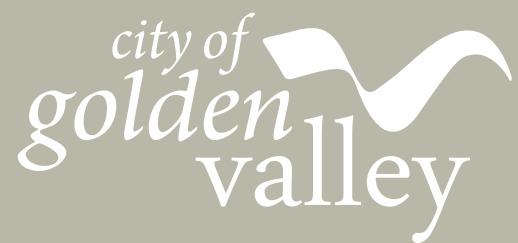


Other Answers

Cohabitate with parent who owns property, and we pay rent (% of mortgage) to them.

APPENDIX A

Social Media Reach And Engagement



SOCIAL MEDIA REACH AND ENGAGEMENT

Accessory Dwelling Units

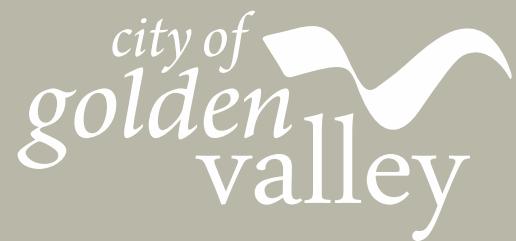
Reach = Number of people who saw the post

Engagement = Number of people who interacted with the post

May 26, 2022					
PLATFORM	REACH	ENGAGEMENT	LIKES	SHARES/RETWEETS	COMMENTS
Facebook	1823	349	20	4	5
Twitter	292	6	0	0	0
Comments					
NAME	COMMENT				
Carol Hedberg	YES, sensible and essential for our aging parents and their families!				
Mike Jorgensen	Yes please. So many cities already allow ADU's. This would be fantastic!				
Abe Desta	This would be nice and make a step forward on Housing access in the TC metro. Looking forward to hearing more about this.				
Julie Billups	Definitely yes!				
Larissa Griffin-Sponsler	About time!				
June 15, 2022					
PLATFORM	REACH	ENGAGEMENT	LIKES	SHARES/RETWEETS	COMMENTS
Facebook	2382	268	4	5	0
Twitter	115	4	0	1	0

APPENDIX B

Additional Community Feedback



It is not appropriate to consider whether residents are concerned about who will occupy an ADU. The purpose of zoning is to regulate the built environment, not who can occupy it, and it is inappropriate to make zoning decisions based on who we believe will occupy the space and whether the neighbors view those potential occupants as desirable. In light of the city's status as a founding member of the Just Deeds coalition, the Council and Planning Commission should be very conscious of the biases and prejudices they and others might hold around this innovative type of housing. I urge policy makers to be especially careful to distinguish between facts and feelings and to consider when feelings may be based on historically racist practices in housing and zoning. For example, the assumption that higher density is bad appears to be baked into the newsletter article and the survey questions. In fact, density can also provide benefits, such as access to public transportation and other amenities that flow to population centers. This is one example, but policy makers will need to be very careful to distinguish between facts and feelings and, when dealing with feelings, have a full understanding the historical context of those feelings before using them as a basis for policy making.