

LOUISVILLE & LEXINGTON ADU CONFERENCE

LIST OF RESOURCES



Thank you for attending the Louisville and Lexington ADU Conference! This document contains links to the various resources mentioned throughout each of the six sessions.

Session recordings may be accessed on the Lex TV YouTube channel within the “Imagine Lexington” playlist. A link to each of the six recordings will also be provided in this document along with other relevant reference material.

Feel free to share this document with others who may be interested in watching the recorded sessions and learning more about this important topic.

If you have any questions or feedback relating to this conference or regarding the ADU rules and regulations for the Louisville and/or Lexington communities, please contact:

Lexington, KY

Chris Taylor, Administrative Officer, Long-Range Planning, Lexington-Fayette Urban County Government

Email: ctaylor3@lexingtonky.gov

Louisville, KY

Joel Dock, Planning Coordinator, Planning and Design Services Louisville Metro Government

Email: joel.dock@louisvilleky.gov

Kick-Off Session

Mornings with Planning – ADU Edition

Link to video: <https://youtu.be/59baSLZFG1l>

Panelists:

Councilwoman Nicole George, District 21, Louisville, KY

Councilwoman Hannah LeGris, District 3, Lexington, KY

Joel Dock, AICP, Planning Coordinator, Louisville Metro Planning and Design Services

Chris Taylor, Administrative Officer, Lexington-Fayette Urban County Government

Session Summary:

Learn the basics of both Louisville and Lexington’s ADU regulations and the work and coordination required by planning staffers to get each proposal to an approval. Elected officials from each city also discuss the necessary partnerships, advocacy efforts, and political approach involved in the process.

Local codes, regulations, and educational materials related to ADUs/zoning:

Lexington, KY

[ADU Zoning Ordinance Text Amendment](#)

[Accessory Dwelling Unit Project Page](#)

[What’s the Scoop on ADUs? An Overview of Approved Regulations](#)

[Homeowner’s Guide to Accessory Dwelling Units](#) – currently undergoing update; done in partnership with LFUCG Aging and Disability Services, AARP Kentucky, and UK College of Design

Louisville, KY

[ADU Land Development Code Amendment](#)

[Equity Review of the Land Development Code](#)

[Confronting Racism in Zoning Story Map](#) – a map that explored how past land use and housing practices have been discriminatory and inequitable

Seminar 1

Design & Construction

Link to video: <https://youtu.be/DGKAXPw-cM>

Guest speaker:

Bryce Jahner, NCGC, Executive Director: Construction + New Markets, Haven Design|Build, Durham, NC

Email: brycejahner@develophaven.org

Session Summary:

How might the design and construction industry take advantage of the unique market that ADUs provide? Hear the answer, along with other building industry insights, from an experienced residential designer and builder who is turning this newly available product into a sustainable business model.

Relevant links to Bryce's work:

[Haven Ventures](#)

A certified B Corp that fosters individual welfare and community resilience.

[Haven Design|Build](#)

An integrated, full-service design and construction firm based out of Durham, NC. Haven Design|Build is a subsidiary of Haven Ventures.

[Haven Modular](#)

Factory-fabricated modular housing for high performance homes. Based out of Durham, NC. Haven Modular is a subsidiary of Haven Ventures.

Seminar 2

Appraisal

Link to video: <https://youtu.be/vA01UMj3T44>

Guest speaker:

Abdur Abdul-Malik, SRA, ASA, AGA, HMS, Chief Appraiser, A Quality Appraisal, Portland, OR

Email: abdur@qualityappraisal.com

Session Summary:

How do you appraise ADUs? Learn from an ADU appraisal specialist as he explains the details of appraising these units without readily available sales comparables. This critical step is key to ensuring the financing works for the homeowner.

Relevant links to Abdur's work:

[A Quality Appraisal](#)

Small team of experienced appraisers providing real estate appraisal in Portland, OR.

[AppraiserBlogs.com](#)

Appraisal news and appraisal tips for real estate appraisers. Abdur Abdul-Malik is a Published Blogger on this site.

[Portland Maps Accessory Dwelling Unit Report/Tracking Website](#)

A detailed map and tracking system for each ADU application processed by the City of Portland.

Seminar 3

Lending

Link to video: <https://youtu.be/hyfYv2fYjZc>

Guest Speaker:

Milton Manolis, National Renovation Sales Manager, loanDepot

Email: mmanolis@loandepot.com

Session Summary:

What are the lending options for ADUs? While ADUs are new to Louisville and Lexington, they have been financed in other national markets for a long time. In this session, a lending professional with years of experience financing ADUs will explain how to utilize traditional lending options for these units.

Relevant links:

[Information on HUD's FHA 203k loan](#)

Traditional FHA loan with a renovation feature.

[Information on VA Renovation mortgage loans](#)

Renovation lending option for U.S. military service members, veterans, and some others.

[Information on Fannie Mae HomeStyle renovation mortgage](#)

All-in-one purchase loan and home improvement loan.

Seminar 5

Real Estate

Link to video: <https://youtu.be/d7CSohQTLgU>

Guest Speaker:

Florentine Christian, MA, Founder and CEO, Sidekick Homes, Los Angeles, CA

Email: info@sidekick.homes

Session Summary:

How do I market and sell properties with ADUs? A Realtor with extensive experience in ADUs will discuss multiple facets of the ADU design and permitting process, as well as provide insight on evaluating, listing, and selling properties with existing ADUs or those with ADU potential.

Relevant Links:

[Sidekick Homes](#)

“We help homeowners make the best decisions in financing, designing, building and renting their ADU so that their families can experience greater financial security and connectedness, and grow their avenues for generational wealth-building.”

[Sidekick Homes ADU PRO Resources](#)

Receive relevant resources specifically on ADU legislative updates, events and valuable tools to help clients with their ADU property needs.

[Sidekick Homes Upcoming Events](#)

Florentine Christian and her team at Sidekick Homes hosting a free ADU webinar on February 19 9-11am PST titled “Getting Started with You ADU.” This webinar will cover everything you need to know to get your project off the ground, including how to build a great project team, financing options, potential pitfalls, budgetting, and more!

Keynote

Missing Middle Housing: Thinking Big and Building Small to Respond to Today's Housing Crisis

Link to video: <https://youtu.be/2ugoSmyDk7M>

Guest Speaker:

Dan Parolek, AIA, Founding Principal, Opticos Design

Email: info@opticosdesign.com

Session Summary:

The architect and planner who created the concept of Missing Middle Housing in 2011, launched missingmiddlehousing.com, and wrote the book, “Missing Middle Housing: Thinking Big and Building Small to Respond to Today’s Housing Crisis,” will do a deep dive into the various Missing Middle Housing” types and their successful application in other cities. He will also discuss the role of Accessory Dwelling Units (ADUs) within the Missing Middle Housing conversation, why that is an important initial step, and why cities and developers need to think beyond ADU application to effectively address their housing issues.

Relevant Links:

[Missing Middle Housing website](#)

Website dedicated to the transformative concept of “missing middle housing,” which highlights “a time-proven and beloved way to provide more housing and more housing choices in sustainable, walkable places.” Missing middle housing includes cuplexes, fourplexes, cottage courts, and more.

[Missing Middle Housing: Thinking Big and Building Small to Respond to Today's Housing Crisis](#) by Daniel Parolek

“The book demonstrates why more developers should be building Missing Middle Housing and defines the barriers cities need to remove to enable it to be built.”

[“Missing Middle Housing, Form-Based Code Added to the Zoning Menu in Iowa City”](#) by James Brausuell for Planetizen

[“Memphis, TN Amends Local Building Code to Allow up to Six Units Urban Residential Building Code \(IRC\) to Enable Missing Middle Housing”](#) by John Zeanah, AICP, for Opticos Design

Looking for more on ADUs and other planning concepts?

Visit [ImagineLexington.com](https://www.imaginelexington.com) or follow us on social media!

Instagram: @imagine_lex

Facebook: @imaginelexington

Twitter: @imagine_lex

Tune into future “Mornings with Planning” events hosted by the LFUCG Division of Planning, which happen on the first Wednesday of every month at 9:00a EST.

Past topics have included:

Planning’s Response to COVID-19

Lexington’s Parks & Open Spaces

Transportation Trends

Public Engagement

2021 Planning Trends

Infill & Redevelopment

Planning for Basic Human Needs

Parking Reform

Stormwater

Racial Equity

Placemaking & Placekeeping

History

Urban Forestry

Automated Vehicles

Urban Design

Listen in on the national conversation on ADUs -

On February 1st, the White House hosted a [virtual event](#) on making it easier to build accessory dwelling units (ADUs). Featured speakers included:

• *Ambassador Susan Rice, White House Domestic Policy Advisor*

• *Sandra Thompson, Acting Director, Federal Housing Finance Agency*

• *Lopa Kolluri, Principal Deputy Assistant Secretary, Office of Housing and the Federal Housing Administration, Department of Housing and Urban Development*

• *Mike Hernandez, Vice President Engagement & Impact, Fannie Mae*

• *Mayor Miro Weinberger, Burlington, Vermont*

• *Denise Pinkston, President, The Casita Coalition*

• *Karen Chapple, Professor Emerita of City & Regional Planning, University of California at Berkeley and Director of the School of Cities, University of Toronto*

• *Kevin Skinner, EVP, Head of Home Lending, Umpqua Bank*

• *Noni Ramos, CEO, Housing Trust Silicon Valley*

• *Robert Liberty, Strategic Partner, Cascadia Partners*

• *Rodney Harrell, Vice President, Family, Home and Community, AARP Public Policy Institute*

• *Tom DeSimone, President & CEO, Genesis LA*