



# Encouraging and Incentivizing the Creation of Accessory Dwelling Units

City of Tacoma | Planning and Development Services

Government Performance and Finance Committee  
June 6, 2023



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## Agenda



- 1. Review Previous Committee Activity**
- 2. State Legislative Changes**
- 3. Upcoming Work**
- 4. Discussion and Feedback**

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## 1) Committee Activity



### Meetings and Topics: June – September 2022:

- ✓ Developer Roundtable
- ✓ Current City activity, trends, and precedents
- ✓ Financing, challenges facing resource-constrained homeowners
- ✓ Prioritized new staffing for permit counter

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## 1) Committee Activity (cont.)



### Overview of Opportunities:

- 1) Pre-approved plans
- 2) Adding staff capacity to support Planning and Development Services (PDS) customers
- 3) Permit fee reductions, waivers and/or reimbursement
- 4) Establishing an infrastructure improvement fund
- 5) Outreach, access to resources, and individualized detached accessory dwelling units (DADU) project management support for income-qualified homeowners

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## 2) State Legislative Changes

### ***E2SB 5045***

Incentivizes rental of accessory dwelling units (ADUs) to low-income households:

- Tax relief from portion of ADU property improvements
- Requires rental to low-income tenant (i.e., <60% AMI)

### ***HB 1337***

Expands housing options by easing barriers to the construction and use of ADUs:

- Design and development standards, parking requirements
- Limits on off-site improvements, impact fees, owner-occupancy, conveyance, CCRs

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## 3) Upcoming PDS Work

### **Add Staff Capacity**

- New FTE allocated for site planning assistance and utility coordination

### **Data Collection and Reporting**

- Improved reporting methods
- Data driven decisions



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### 3) Enhanced Assistance

#### Site Planning Assistance

- *Where are existing utilities?*
- *Where can new connections go?*
- *What type of materials are allowed?*
- *What else do I need to know?*



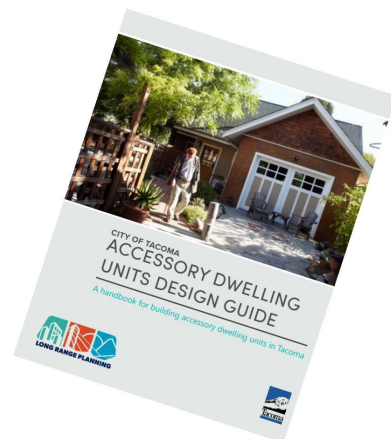
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### 3) Enhanced Assistance (cont.)

#### Other Pre-Application Opportunities

- One on one coaching (onsite)
- Simplified review process
- Dedicated staff



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## ●●● 4) Discussion and Feedback

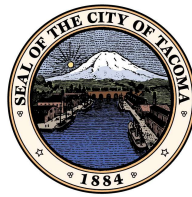
Are there elements of the five opportunities this Committee would support as part of the upcoming budget process?

- 1) Pre-approved plans
- 2) Adding staff capacity
- 3) Permit fee reductions
- 4) Infrastructure improvement fund
- 5) Support for income-qualified homeowners

If so, is there a recommended level?

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