



# Encouraging & Incentivizing the Creation of Accessory Dwelling Units (ADU)

City of Tacoma | Planning & Development Services  
Government Performance & Finance Committee  
August 16, 2022



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## ADU Briefing Topics



- 1) Introduction by Council Member Hines
- 2) ADU Background
- 3) Current Detached ADU (DADU) Initiatives Underway
- 4) Potential Additional Concepts
- 5) Guidance and Feedback

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## 1) Introduction



✓ Roundtable held July 26, 2022

✓ Today's meeting purpose:

- Debrief developer's roundtable
- ADU background
- Recent DADU permit activity and current initiatives underway
- Discussion of preliminary concepts for short/mid/long-term actions (i.e., Government Performance and Finance Committee (GPFC vs. Infrastructure, Planning, and Sustainability (IPS) Committee)

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## 2) Background on ADUs



**Detached Accessory Dwelling Units**, or DADUs, are often called Backyard Cottages. They are separate structures and are often built after a home is already complete and occupied.



**Attached Accessory Dwelling Units**, or ADUs, are often called Granny Flats. They are fully contained as part of a larger structure, and often are built by remodeling a garage or daylight basement.



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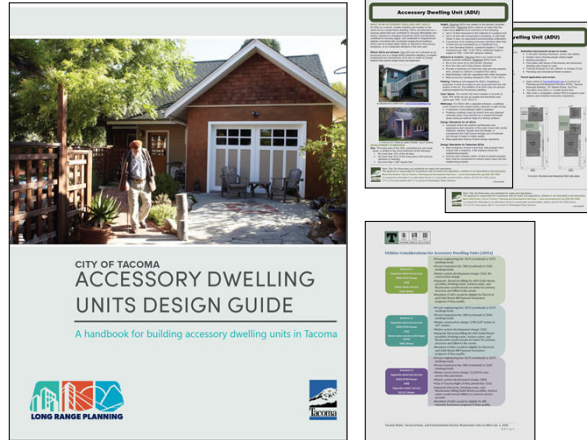
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## 2) Background on ADUs

In 2019, the City enacted Land Use Code changes that made ADU construction easier, including DADUs in backyards.

- ✓ Planning and Development Services (PDS) issued the ADU Design Guide and Tip Sheet L-150.
- ✓ Tacoma Public Utility (TPU) issued "Utility Considerations for Accessory Dwelling Units (DADUs)"

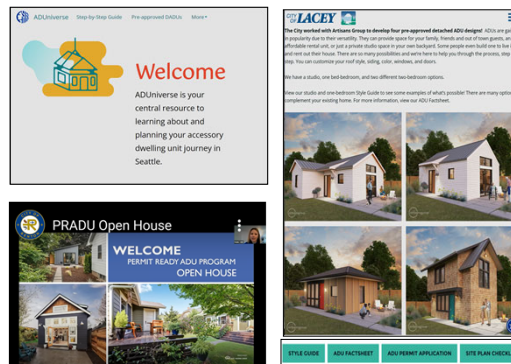
In late 2021, the City made changes to ADU regulations as part of Home In Tacoma Phase 1 Near-Term Code Changes.



## 2) Background on DADUs

### Other Local Cities Efforts

- ✓ **Pre-Approved Designs** (Seattle)
- ✓ **Pre-Approved Plans – free of charge** (Lacey/Olympia/Tumwater)
- ✓ **Free Pre-Approved Plans + Site Planning + Utility Coordination** (Renton)



# 2) Background on DADUs

## DADU Innovation: Designing for Anti-Displacement

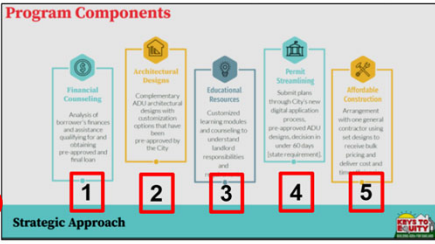
### CalHFA

\$40,000 predevelopment expense grants



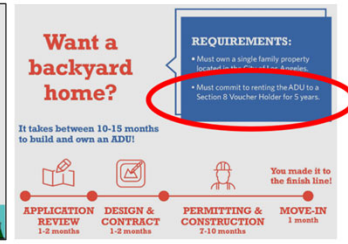
### Keys to Equity

East Oakland's Comprehensive Anti-Displacement DADU program



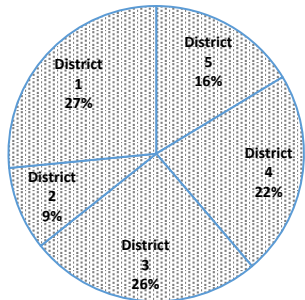
### LA Más

Supports Homeowner DADUs as Section 8 Landlords

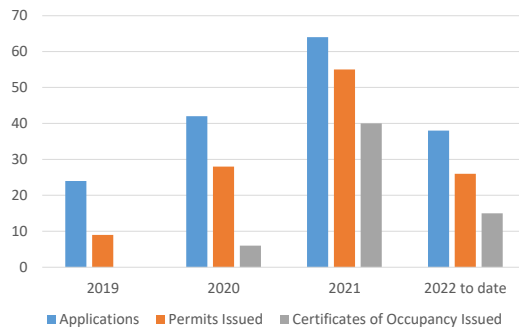


# 3) DADU Initiatives Underway

New DADU permit applications, by districts, 2021-2022 YTD



Summary of New DADU permitting and construction to date, citywide



Note: PDS' Accessory Dwelling Units Design Guide & ADU Tip Sheet L-150 are currently being updated

### 3) DADU Initiatives Underway



#### DADU Accelerator Concept

➤ *Currently under development as possible 2023 Budget Request*

**Preapproved Plans**

Consulting services for Architectural Design, Engineering, and Energy Code Analysis

**Site Planning Assistance**

New staff capacity at PDS, available to fit pre-approved plans onto specific sites

**Utility coordination**

Assist DADU customers with power, water, and sewer service connections

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### 4) Potential Additional Concepts



**Additional review staff for DADU builder-customers**

Mentioned at the July 26, 2022 Developer Roundtable

**Permit fee discounts and/or waivers**

Would require funding a reimbursement mechanism

**Infrastructure extensions and/or service connections**

Would require funding a reimbursement mechanism


**Additional support for qualifying homeowners**

Add capacity at community-based Affordable Housing Action Strategy (AHAS) partners as an Anti-Displacement Strategy

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## 5) Guidance and feedback



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## GPFC Next Steps



**September 6, 2022**  
Homeownership finance and support discussion (with the  
Community and Economic Development Department)

**September 20, 2022**  
Review topic proposals

**October 4, 2022 and/or October 18, 2022**  
Final discussion and/or possible vote on items to recommend

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