



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Peter Huffman, Director, Planning and Development Services *PA*  
**COPY:** Infrastructure, Planning, and Sustainability Committee; Ramiro A. Chavez, P.E.  
PgMp, Public Works Director/City Engineer; Anna Le  
**PRESENTER:** Corey Newton, P.E., Division Manager, Planning and Development Services  
**SUBJECT:** Accessory Dwelling Unit (ADU) Update  
**DATE:** July 10, 2024

**PRESENTATION TYPE:**

Informational briefing.

**SUMMARY:**

Planning and Development Services (PDS) staff will provide an informational briefing related to accessory dwelling unit (ADU) construction activity. This will include information on the total number of applications, total number of permits issue, and total amount of ADUs constructed with a certificate of occupancy.

**BACKGROUND:**

ADUs and detached ADUs (DADUs) are infill housing options that are integral to low-scale residential contexts. They contribute to affordable housing options and choice, respond to changing household needs and lifestyles, add to the City's housing supply, and contribute to neighborhood stability. As the names indicate, the former type is included within a primary dwelling's structure, while the latter is a stand-alone, detached structure. Like many jurisdictions, Tacoma currently allows both ADUs and DADUs. City Council action in 2019 most recently modified the prior regulations. A design handbook and associated tip sheets provide detailed information on permit requirements and some resource information related to water and power considerations provided by Tacoma Public Utilities (TPU).

PDS will also provide a brief update on upcoming actions to support individualized projects and incentivize new ADU construction.

**ISSUE:**

ADU construction continues throughout Tacoma, with 450 applications submitted since 2019, with 269 completed units in the same timeframe. This briefing will provide the Committee an analysis on the trends, challenges faced, upcoming projects, and future outlook.

**ALTERNATIVES:**

This is an information briefing only. There are no alternatives presented.

**FISCAL IMPACT:**

This is an information briefing only. There is no fiscal impact.

**RECOMMENDATION:**

This is an information briefing only. There is no recommendation.