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FROM: Peter Huffman, Director, Planning and Development Services
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PRESENTER: Corey Newton, P.E., Planning and Development Services
Stephen Antupit, Planning and Development Services
SUBJECT: ADU Accelerator Phase 2 – Site Planning Assistance
DATE: May 19, 2023

PRESENTATION TYPE:
Informational Briefing

SUMMARY:

Planning and Development Services (PDS) staff will provide a status report on the City's activities to support Accessory Dwelling Units (ADUs) and update metrics surround these units. This update will also provide a recap of previous efforts related to the ADU Accelerator Project and will include an update on recent and upcoming department actions intended to simplify the permitting process for detached ADUs (DADUs) by enhancing our pre-application site planning assistance services.

BACKGROUND:

ADUs and 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).

At the previous briefings, PDS staff presented five specific opportunities for City action to accelerate development of ADUs:

- 1) Pre-approved plans,
- 2) Adding staff capacity to support PDS customers,
- 3) Permit fee reductions, waivers and/or reimbursement,
- 4) Establishing an infrastructure improvement fund, and
- 5) Outreach, accessible information, and individualized DADU project management support for income-qualified homeowners.

This presentation will provide a brief review of all five possible actions.

In addition to the general update on ADU production and updated metrics employed by PDS to track permitting and construction of these units, PDS will also provide a more detailed update about upcoming actions to support customers and individualized project support.



ISSUE:

ADU construction continues throughout Tacoma, with 153 applications submitted since 2017 with 93 units completed. The issue before this Committee is to provide guidance on additional future actions (outside of Land Use and Building Code amendments) the City of Tacoma could take to further accelerate ADU production. This guidance would be used to develop future departmental actions and/or budgetary investments related to the ADU Accelerator Project.

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.