



Encouraging and Incentivizing the Creation of Accessory Dwelling Units

City of Tacoma | Planning and Development Services

Government Performance and Finance Committee
August 6, 2024



1

Agenda



- 1. Planning and Development Services (PDS) Actions**
- 2. Follow Up**
- 3. Discussion and Feedback**

2

2

Previous PDS Actions

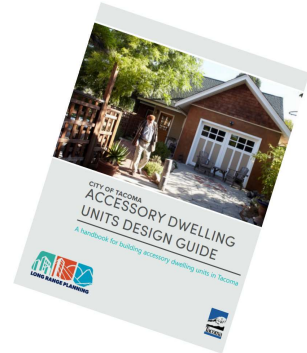


Dedicated Staff

- Added FTE to assist with site planning and utility coordination.

Outlined Coaching Process

- Performed coaching meetings through the pre-application process to answer specific design questions and outline code requirements.



3

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Current PDS Actions



Pre-Approved Detached Accessory Dwelling Unit (DADU) Program

- Two primary styles of pre-approved plan programs:
 - 1) Jurisdiction provides the approved plans.
 - 2) Jurisdiction keeps a data base of approved plans.
- Firm selection process
- DADU's focused on smaller more affordable units
- Variety of exterior styles to match existing structures
- Options to meet visitability design

4

4

2) PDS Actions *(continued)*

Pre-approved DADU Program *(cont.)*

- Construction manual
- Ability to work with the design consultant to modify structures
- Expanding coaching meetings required



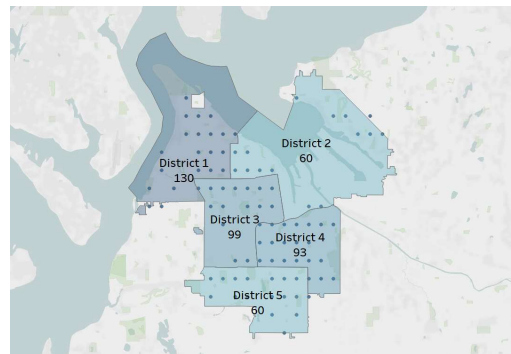
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3) Follow-up Questions

ADU/DADU Permits By District

ADU Type	Council District 1	Council District 2	Council District 3	Council District 4	Council District 5	Total
ADU addition to existing SFD	8	7	6	8	2	31
ADU within existing SFD	15	7	15	12	6	55
Convert existing garage to ADU	38	17	29	20	20	124
New detached ADU	67	26	44	49	27	213
New SFD including ADU	2	3	5	4	5	19
Grand Total	130	60	99	93	60	442



6

6

3) Follow-up Questions (continued)

ADU/DADU Number Comparison

Year	Number of Permits Issued ADU/DADU Combined		
	Tacoma issued	Seattle ¹ issued	Los Angeles ² submitted
2019	36	285	6,025
2020	62	482	6,217
2021	114	771	4,902
2022	102	942	-
2023	108	987	-

1. Seattle Office of Planning and Community Development. July 2024. Accessory Dwelling Units Annual Report for 2023. <https://www.seattle.gov/documents/Departments/OPCD/OngoingInitiatives/EncouragingBackyaEncouragin/OPCD-ADU-Report-2023.pdf>
2. Los Angeles City Planning. September 2021. Housing Progress Report. <https://planning.lacity.gov/resources/housing-reports>

3) Follow-up Questions (continued)

Comparison of Pre-Approved Plans

- Seattle averages about 67 pre-approved plans a year
 - Reports lower review times
 - Fewer review cycles
- Limited availability to compare other jurisdictions



●●● 4) Discussion and Feedback

Summary of Activities

- Coaching Meetings
- Dedicated Staff
- Pre-Approved Plans



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Feedback

- Questions?



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