



Encouraging & Incentivizing the Creation of ADUs

City of Tacoma | Planning and Development Services

Infrastructure, Planning, and Sustainability Committee
September 28, 2022



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ADU Briefing Topics



- **Summary of presentations at Government Performance and Finance Committee (GPFC)**
- **Delineate the purview of Council GPFC and Infrastructure, Planning, and Sustainability (IPS) Committees**
- **Outline policy/code, utilities, permit waiver, and other infrastructure elements**

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Introduction



Detached Accessory Dwelling Units (DADUs)

- often called Backyard Cottages
- separate structures
- often built after a home is already occupied



Attached Accessory Dwelling Units (ADUs)

- often called Granny Flats
- contained as part of a larger structure
- often built by remodeling a garage or basement



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Summary of ADUs at GPFO



Meetings and Topics in 2022:

- July 26 – Developer Roundtable
- Aug. 16 – Current activity, trends, and precedents
- Sept. 6 – Financing issues, resource-constrained homeowners' challenges
- Sept. 20 – Set direction on possible actions
- Oct. 4 – Possible Committee recommendations

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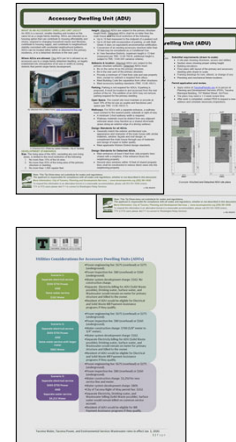
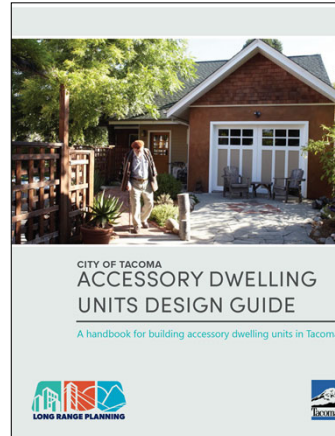
Background on ADUs



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.
- ✓ TPU issued "Utility Considerations for Accessory Dwelling Units (DADUs)"

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



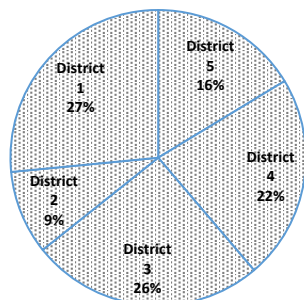
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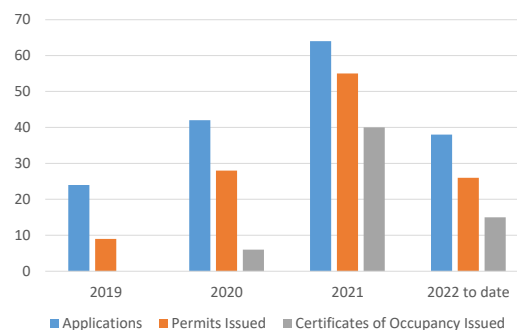
Details on Tacoma DADUs



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

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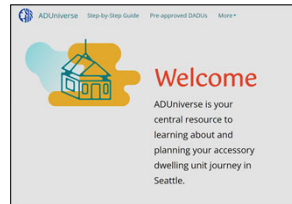
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Background on DADUs



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)



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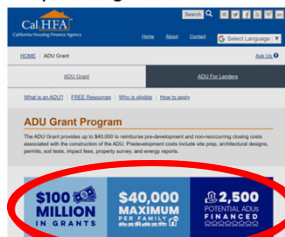
Background on DADUs Continued



DADU Innovation: Designing for Anti-Displacement

CalHFA

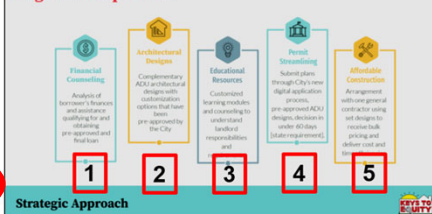
\$40,000 predevelopment expense grants



Keys to Equity

East Oakland's Comprehensive Anti-Displacement DADU program

Program Components



LA Más

Supports Homeowner DADUs as Section 8 Landlords



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●●● DADU Initiatives Underway



DADU Accelerator concept

- *Currently under development as possible 2023 budget request*
- *GPFC may consider recommending funding at the October 4th meeting)*

☐ **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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●●● Potential Additional Concepts



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

Mentioned at July 26th 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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GPFC Options Discussed



Step 1

Funding for Pre-Approved Plans and Site Planning
Assistance Staffing at PDS

Step 2

Utility and Infrastructure resources and additional support

Step 3

Homeowner support as Anti-Displacement strategy

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ADUs At Council Committees

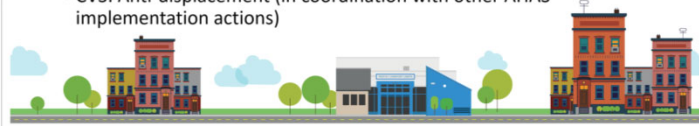


**ADU work underway
overlaps with Home
In Tacoma Phase 2
scope and process**

Home In Tacoma – Phase 2: City Council Committees

Topics developed in Committees, report to full Council at key milestones

- IPS: Planning, zoning, development standards, infrastructure
- GPFC: Affordability regulatory tools, City budget, financial tools, administrative actions (e.g., ADU Accelerator)
- CVS: Anti-displacement (in coordination with other AHAS implementation actions)



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ADUs At Council Committees Cont.

ADU Land Use Topics from July 26th Developer Roundtable

- Design Guide alignment with Code Provisions (including “visual hierarchy”)

Items to pursue through Home in Tacoma Phase 2 at IPS:

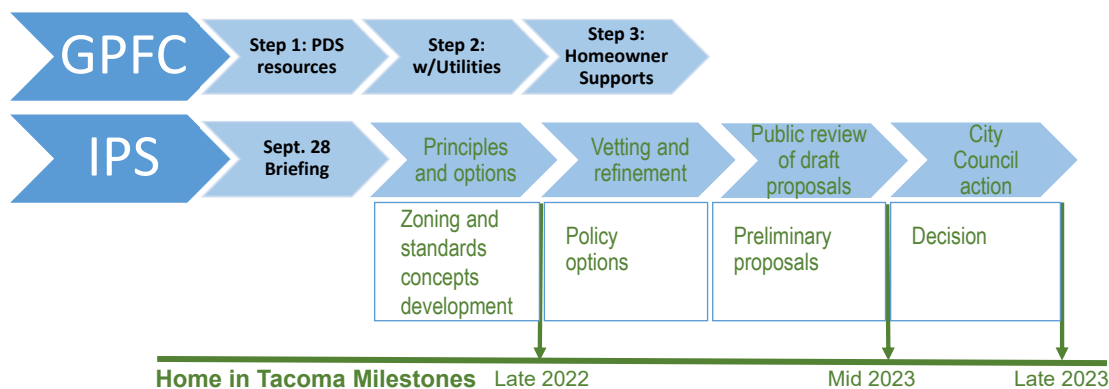
- ADU design standards (including “daylight plane”)
- ADU ownership (i.e., separate ownership)
- Allowing 2 ADUs per site (e.g., one Detached + one Attached)
- Energy Code (including remodel challenges)

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ADUs At Council Committees Cont.

Land Use work on ADUs will continue through Home In Tacoma



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Going Forward



Home In Tacoma- Phase 2 Scope

Phase 1 adopted a middle housing growth vision and guiding policies

Phase 2 implements Tacoma's new housing growth vision and policies through:

- Zoning (*geography, districts, permitting*)
- Expand affordability and anti-displacement tools
- Actions to support housing growth
 - Design standards (and height, size)
 - Infrastructure and services
 - Parking and transportation choices
 - Reduce potential demolitions
 - Green, sustainable, and resilient housing
 - Promote physical accessibility
 - City permitting/process; education and support
 - Study view impacts in areas without protections



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