



Encouraging and Incentivizing the Creation of Accessory Dwelling Units

City of Tacoma | Planning & Development Services

Government Performance & Finance Committee
October 4, 2022



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Agenda



1. Review recent Accessory Dwelling Unit (ADU) Committee activity

- Roundtable and briefings held at Government Performance and Finance Committee (GPFC)
- Range of possible Committee Actions

2. Proposed “First Step”

3. Discussion and Possible Recommendation

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Review ADU work at GPFC



Meetings and Topics to date in 2022:

July 26 – Developer Roundtable

August 16 – Current activity, trends, and precedents

September 6 – Financing issues, resource-constrained homeowners' challenges

September 20 – Set direction on possible actions

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GPFC Options Discussed



Step 1:

Funding for pre-approved plans and site planning assistance staffing in Planning & Development Services (PDS)

Step 2:

Utility and infrastructure resources and additional support

Step 3:

Homeowner support as Anti-Displacement strategy

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GPFC Options – Sequencing



Step 1: October 2022

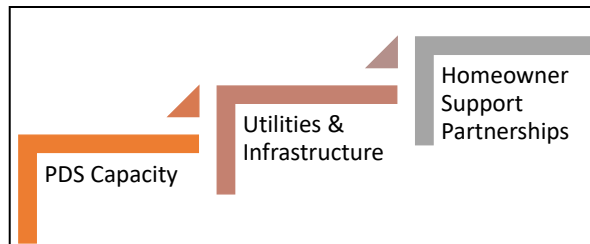
Possible Budget Consideration:
Pre-Approved Plans, Staffing

Step 2: Winter 2022-23

Additional Work at GPFC
Utility and infrastructure resources and support

Step 3: To be determined

For Further Investigation (via Request for Proposals or Interest)
Homeowner Support needs, Anti-Displacement partnership possibilities



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Proposed First Step



Step 1:

Add Capacity and DADU Resources at PDS

☐ Preapproved plans

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

☐ Site planning assistance and utility coordination

New staff capacity in PDS to fit pre-approved plans onto specific sites, facilitate connections with power, water, and sewer service

☐ Reimbursement funding for permit fees

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Proposed First Step (Continued)

Step 1:

Add Capacity and DADU Resources in PDS

☐ **Preapproved plans**

\$250,000 would procure design, engineering, energy modeling services

☐ **New Position for Site Planning Assistance & Utility coordination**

\$300,000 for 1.0 FTE Engineer (2023-24 Biennium)

☐ **Reimbursement funding for ADU permits**

(e.g., ~60-80 +/- permits valued at \$250,000)

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Discussion and Possible Recommendation

- *Are there elements of the first step (add resources and capacity in PDS) that the Committee would support as part of the upcoming budget process?*
- *If so, is there a recommended level?*

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