

ACCESSORY DWELLING UNITS ZONING ORDINANCE

Proposed Amendment – ADU Reporting *Councilmember Hunter*

Summary

Requesting regular reporting to Council on the permitting and production of ADUs to help ensure that the regulations are functioning as intended

Proposed Amendment

Additional Finding:

- Whereas, the City Council recognizes community interest and, in some cases, concerns regarding ADUs and wishes to track implementation outcomes in support of potential future code refinements as appropriate to better support the policy intent.

Additional Directive:

- Requesting the City Manager to track ADUs constructed under these regulations and report to the City Council at 12-months, 18-months, 3-years and 6-years after the effective date of these code changes. The review is intended to inform future Council consideration by providing objective data and specific examples addressing topics including the following: number of ADU permits, number of ADUs built, geographic distribution of permits, ADU size and height, affordability/rent levels, parking provided, and photos and site plans of newly constructed ADUs.

ACCESSORY DWELLING UNITS ZONING ORDINANCE

Proposed Amendment – Affordability Incentive Actions

Councilmember Beale

Summary

Developing permit fee waivers, permit streamlining, public outreach and technical support materials to further promote ADU development.

Proposed Amendment

Additional Finding:

- Whereas, while the City Council recognizes the affordability and housing choice benefits provided by ADUs, additional steps are warranted to make ADUs a viable housing option for low and very low income households.

Additional Directives:

- Requesting the City Manager to, in addition to the ADU Design Manual stipulated in the code, explore and report back to the City Council on potential additional tools and strategies to promote and remove barriers to affordable ADU development, such as permit fee waivers, utility hookup and system development charge waivers, priority permit review, architectural prototypes, financial lending assistance and public informational resources.
- Requesting the City Manager to coordinate with the IPS Committee to convene both a working group of professionals in the nonprofit, faith-based, for-profit and financing communities, and an internal inter-departmental working group with pertinent purview and expertise, to inform and support the City's affordability and infill housing efforts with an initial focus on promoting ADUs and affordable ADUs.

ACCESSORY DWELLING UNITS ZONING ORDINANCE

Proposed Amendment – Affordability Incentive Code Modifications Councilmember Beale

Summary

Modifying the code proposals to promote dedicated affordability with ADU development.

Proposed Amendment

Additional Finding:

- Whereas, while the City Council recognizes the affordability and housing choice benefits provided by ADUs, additional steps are warranted to make ADUs a viable housing option for low and very low income households.

Proposed Code Modifications:

- Replace the proposed ADU size/height bonus program (which incentivized parking and green features) with a bonus program that focuses incentives on DADUs that are made affordable at no more than 80% Area-Median Income (AMI) for a height bonus, and 50% AMI for a size bonus. The following table summarizes the proposed, revised bonus program:

	Allowed By-right	Allowed if the ADU is committed as affordable
Height	18 feet	20 feet (affordable at 80% AMI)
	<i>N/A in View Sensitive District Overlays</i>	
Size	Up to 600 sf	More than 600 sf (affordable at 50% AMI)

Notes:

- All other proposed height and size provisions would apply.
 - 80% AMI equates to an income of \$47,760/year for a family of 2.
 - 50% AMI equates to an income of \$29,850/year for a family of 2.
 - Affordability would be required and documented per TMC 1.39 Affordable Housing Incentives Code, as modified to integrate ADUs.
- Allow a second ADU affordable to very-low income households.
 - 30% AMI equates to an income of \$17,950/year for a family of 2.
 - This second ADU must be Attached, and cannot exceed 600 sq. ft. in size.
 - Must be located within ¼ mile walkable distance of a transit stop.
 - Affordability would be required and documented per TMC 1.39 Affordable Housing Incentives Code, as modified to integrate ADUs.

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Proposed Amendment – Short-term Rentals Limitation

Councilmember Ushka

Summary

Prevent over-concentrations of short-term rentals by requiring a separation between them.

Proposed Amendment

Additional Finding:

- Whereas, the removal of the ADU owner occupancy requirement may result in further opportunities for short-term rentals which could negatively impact neighborhoods.

Proposed Code Modifications:

- Require a minimum separation of 100 feet (approximately every 3rd house) between non-owner-occupied, licensed short-term rentals, including short-term rentals in ADUs. This change would modify the ADU and Short-term Rental Code.