



Accessory Dwelling Units (ADUs)- policies and racial equity analysis

backyard cottages and in-law apartments

**Seattle Renters Commission
Susie Levy and Aly Pennucci**

Agenda

1. Introductions and background
2. ADU Policy Goals
3. ADU Land Use Code Changes: Update
4. ADU Racial Equity Toolkit
5. 2019 Strategies beyond the Land Use Code
6. Questions and feedback

What are ADUs?

small, secondary units associated with a single-family home

backyard cottages



carriage house



garden apartments
basement suite



Our ADU Policy Goals:

Increase production to create more housing choices in Seattle's single-family zones

Support low-income homeowners and homeowners of color to benefit from ADUs

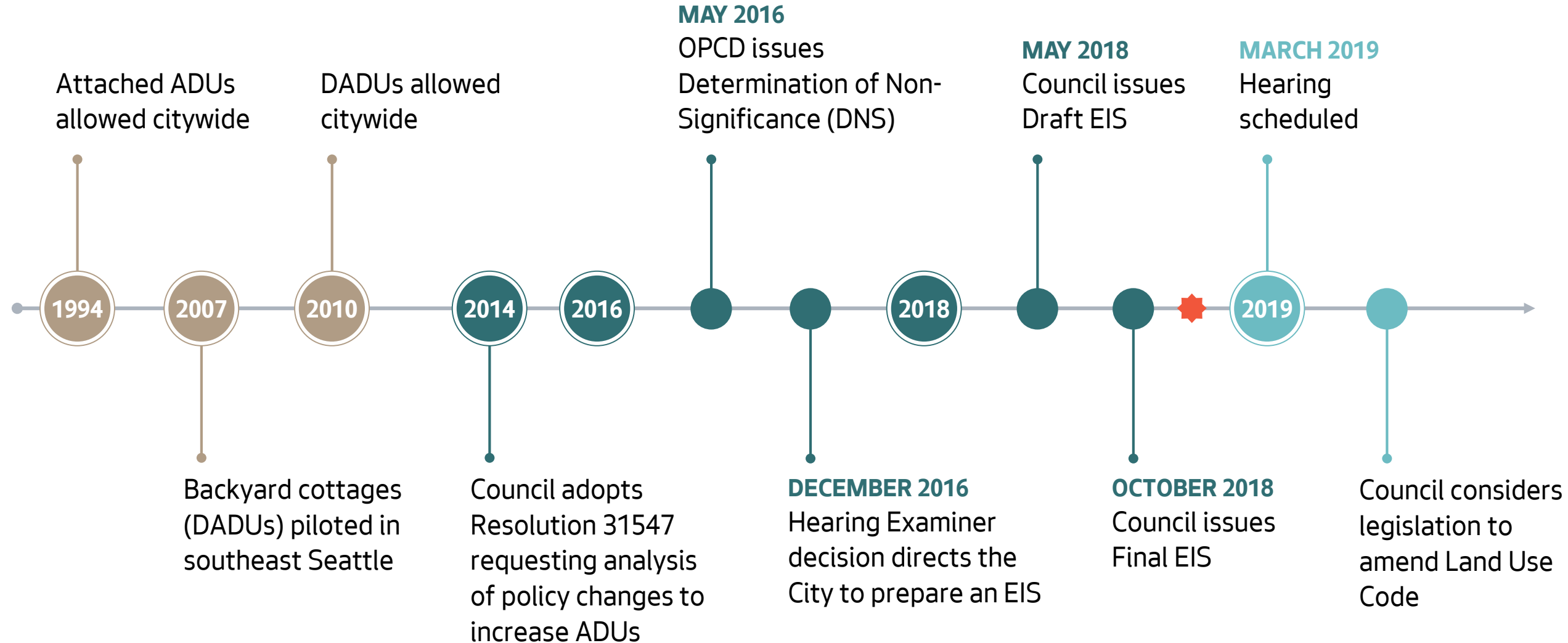
Generate rent-restricted ADUs so low-income renters can benefit from housing opportunities

ADUs allowed since 1994,
but **less than two percent**
of Seattle properties
have an ADU.



579 backyard cottages and **1,592**
in-law units among **135,000** lots in
single-family zones.

Timeline



ADU EIS objectives

1

Remove regulatory barriers to make it easier for property owners to permit and build AADUs and DADUs

2

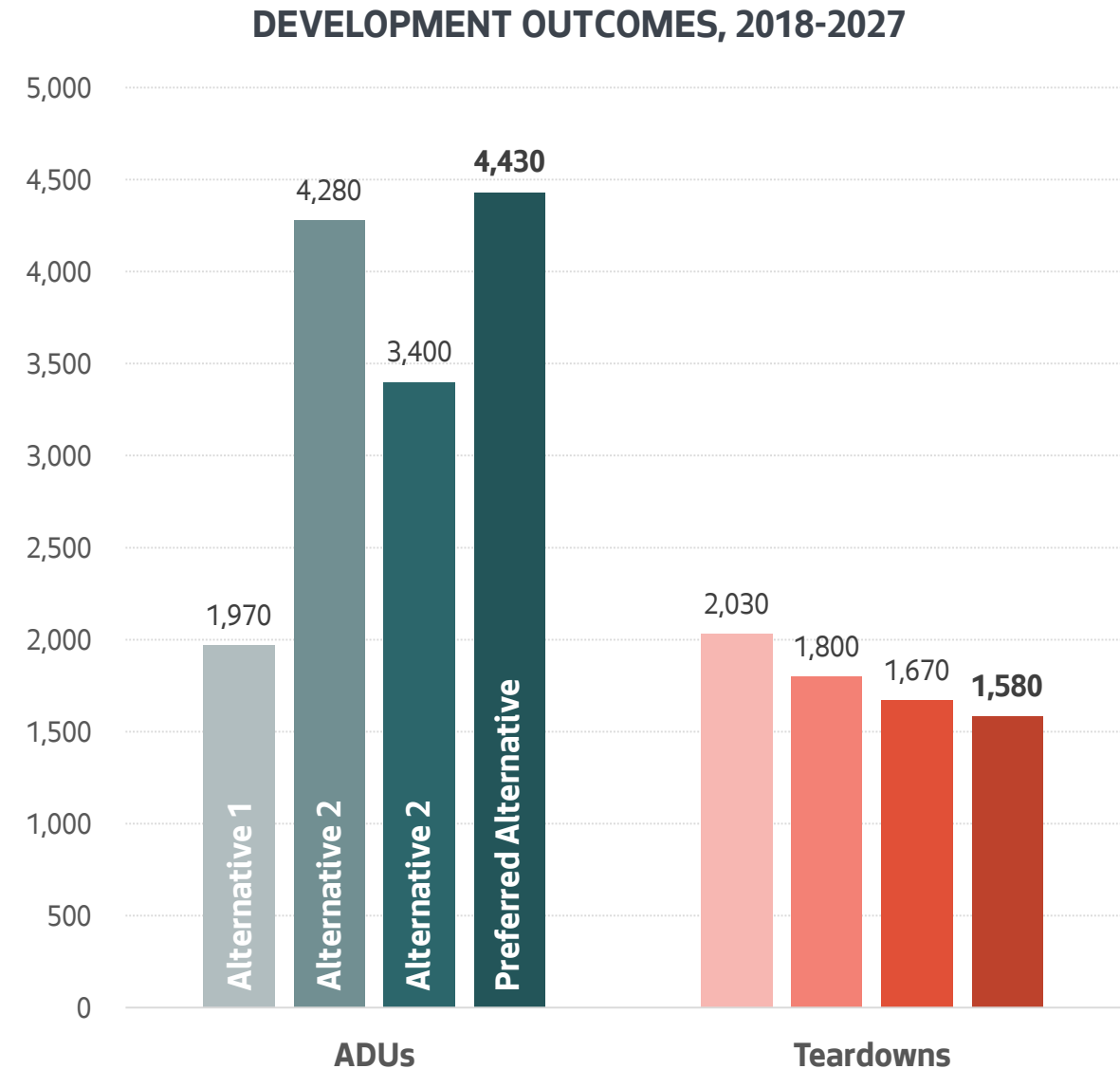
Increase the number and variety of housing choices in single-family zones

EIS alternatives

	Alternative 1 (No Action)	Alternative 2	Alternative 3	Preferred Alternative
Number of ADUs allowed per lot	1 AADU or 1 DADU	1 AADU and 1 DADU	1 AADU and 1 DADU, or 2 AADUs	1 AADU and 1 DADU, or 2 AADUs A second ADU can be added if a lot has been in the same ownership for at least one year
Parking requirements	1 off-street parking space required for an ADU	No off-street parking required	Same as Alternative 1	No off-street parking required
Owner-occupancy requirements	An owner must occupy the house or ADU for six months of the year	No requirement	Same as Alternative 1	No requirement One year of continuous ownership required to establish a second ADU
Min. lot size for a DADU	4,000 sq. ft.	3,200 sq. ft.	3,200 sq. ft.	3,200 sq. ft.
Maximum ADU size	AADU 1,000 sq. ft. DADU 800 sq. ft. includes garage & storage areas	AADU 1,000 sq. ft. DADU 1,000 sq. ft. excludes garage & storage areas	AADU 1,000 sq. ft. DADU 1,000 sq. ft. includes garage & storage areas	AADU 1,000 sq. ft. DADU 1,000 sq. ft. excludes garage & storage areas
Maximum DADU height	Maximum height limits vary by lot width and range from 15 to 23 feet	1-3 feet higher, depending on lot width 1-2 additional feet for green roof	1-3 feet higher, depending on lot width	1-3 feet higher, depending on lot width 1-2 additional feet for a DADU that incorporates green building strategies
Rear yard coverage	40 percent	60 percent if the DADU is 15 feet or less in height Rear yard coverage for other structures cannot exceed 40 percent		60 percent if the DADU is 15 feet or less in height, subject to limitations on tree removal
Maximum household size	8 unrelated people	8 unrelated people If the lot has 2 ADUs, the limit is 12	Same as Alternative 1	8 unrelated people If the lot has 2 ADUs, the limit is 12
Maximum FAR limit	No FAR limit applies to development in single-family zones	Same as Alternative 1	Development limited to 0.5 FAR or 2,500 square feet, whichever is greater Floor area below grade or in a DADU is exempt	Development limited to 0.5 FAR or 2,500 square feet, whichever is greater Floor area below grade or in an ADU is exempt

Estimating ADU production and single-family teardowns

- 1 Analyze historical data on single-family development
- 2 Create a baseline forecast of 2018-2027 development in Alternative 1 (No Action)
- 3 Develop forecasts for action alternatives, accounting for effects of policy changes



What is a Racial Equity Toolkit (RET)?

Helps us assess the racial equity impacts of policies, programs, and investments

Guides us to consider existing racial inequities and to identify equity outcomes

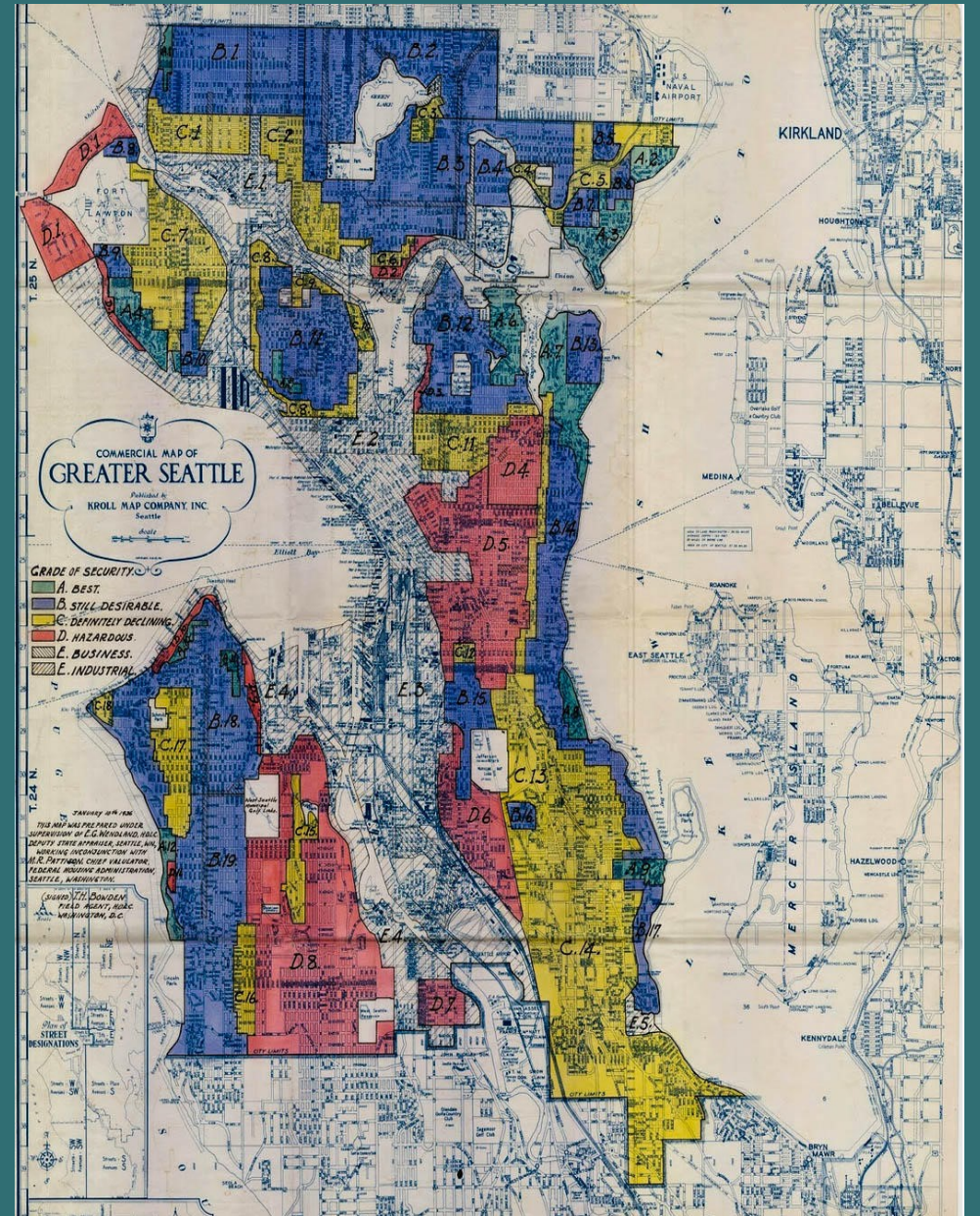
Directs us to develop strategies to advance opportunity and minimize harm for communities of color

Step 1: Setting Outcomes

- Increase housing choice for people of color (POC) renters across the city in single-family zoned areas
- Avoid increasing displacement risk of POC homeowners and renters
- Decrease disparity of who is benefiting economically from ADU policy

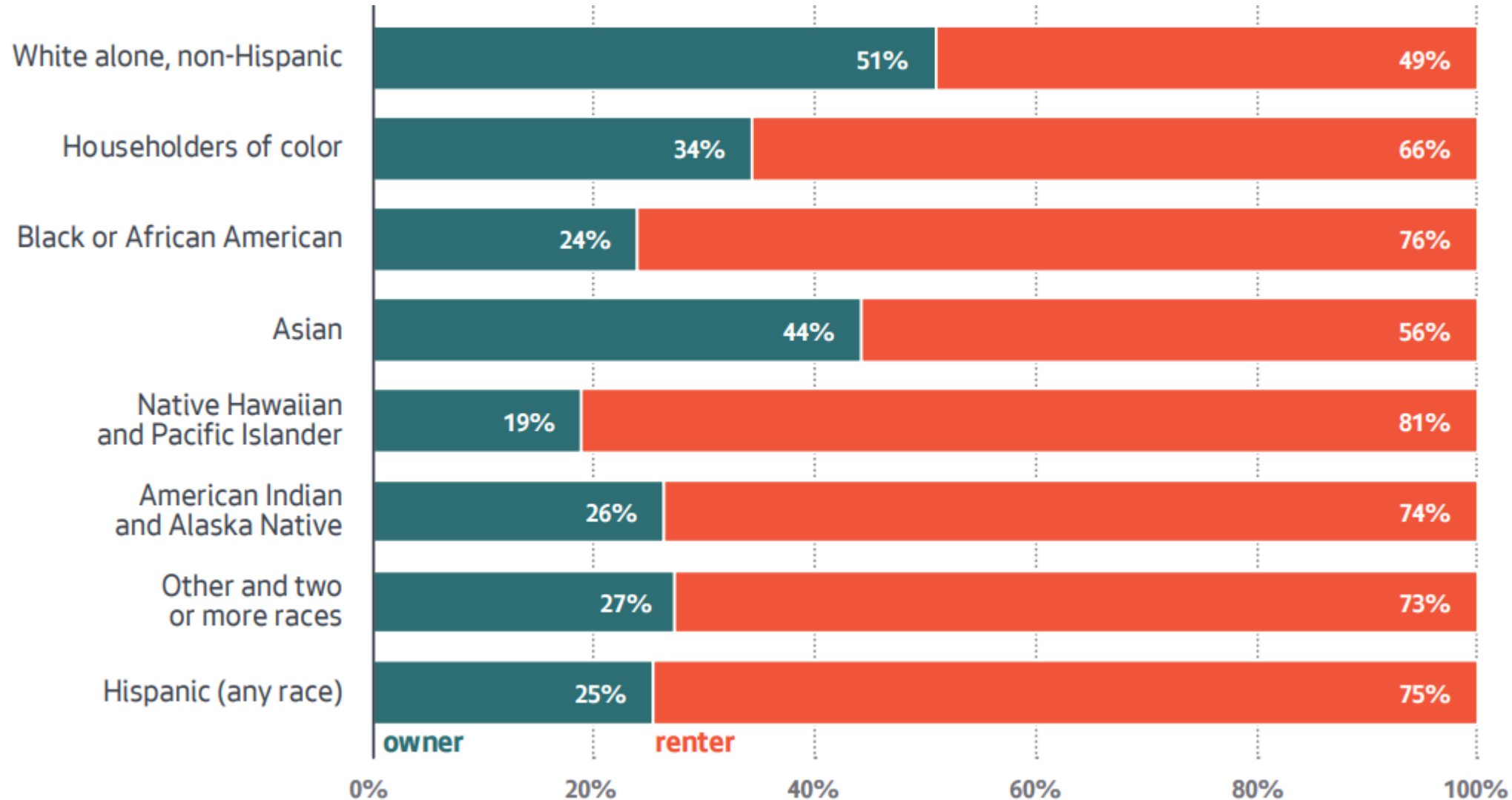
**Step 2: Involve stakeholders.
Analyze data.**

Background data: ADUs in context



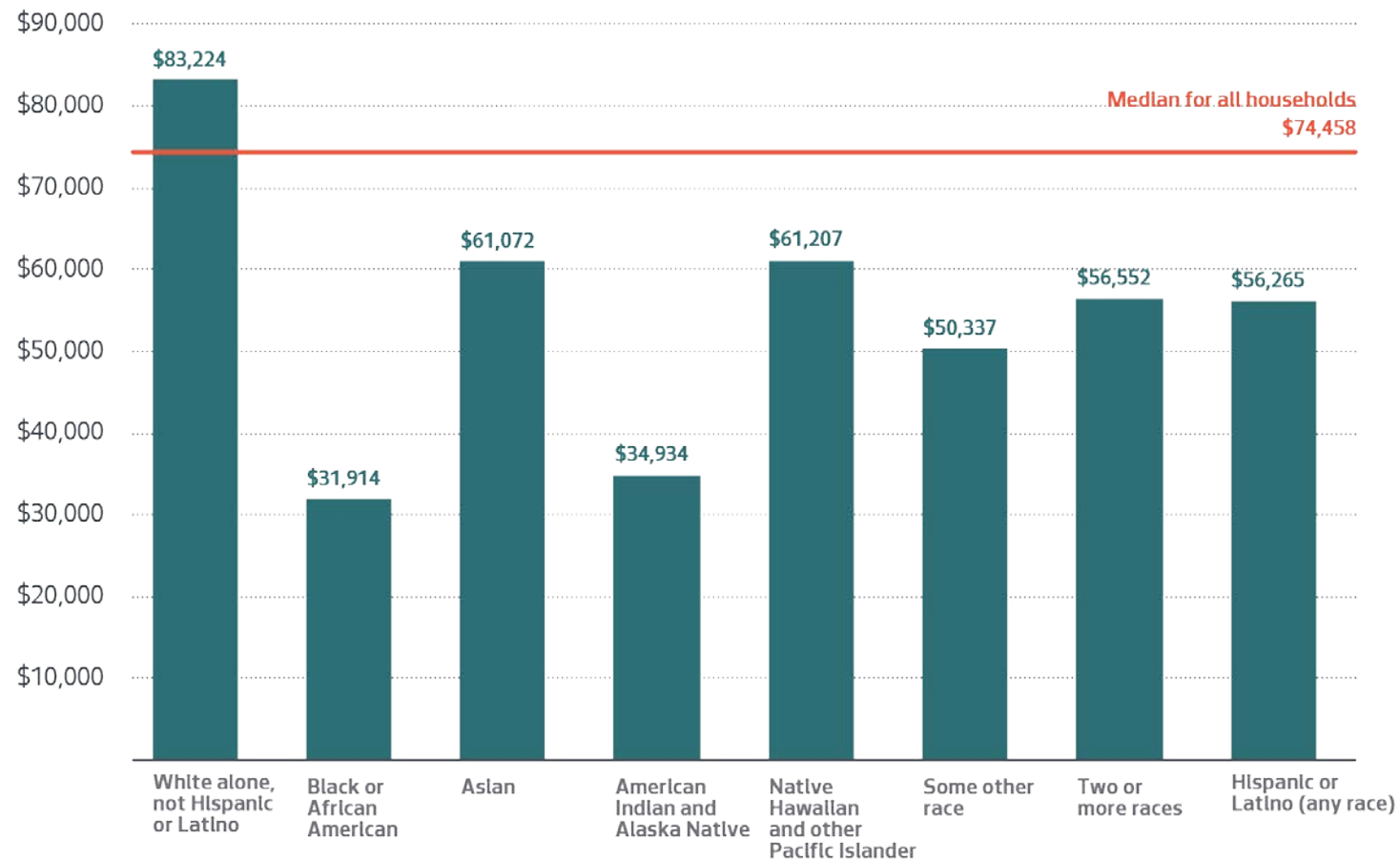
Access to homeownership varies by race

Housing Tenure by
the Householder's
Racial or Ethnic
Group, Seattle



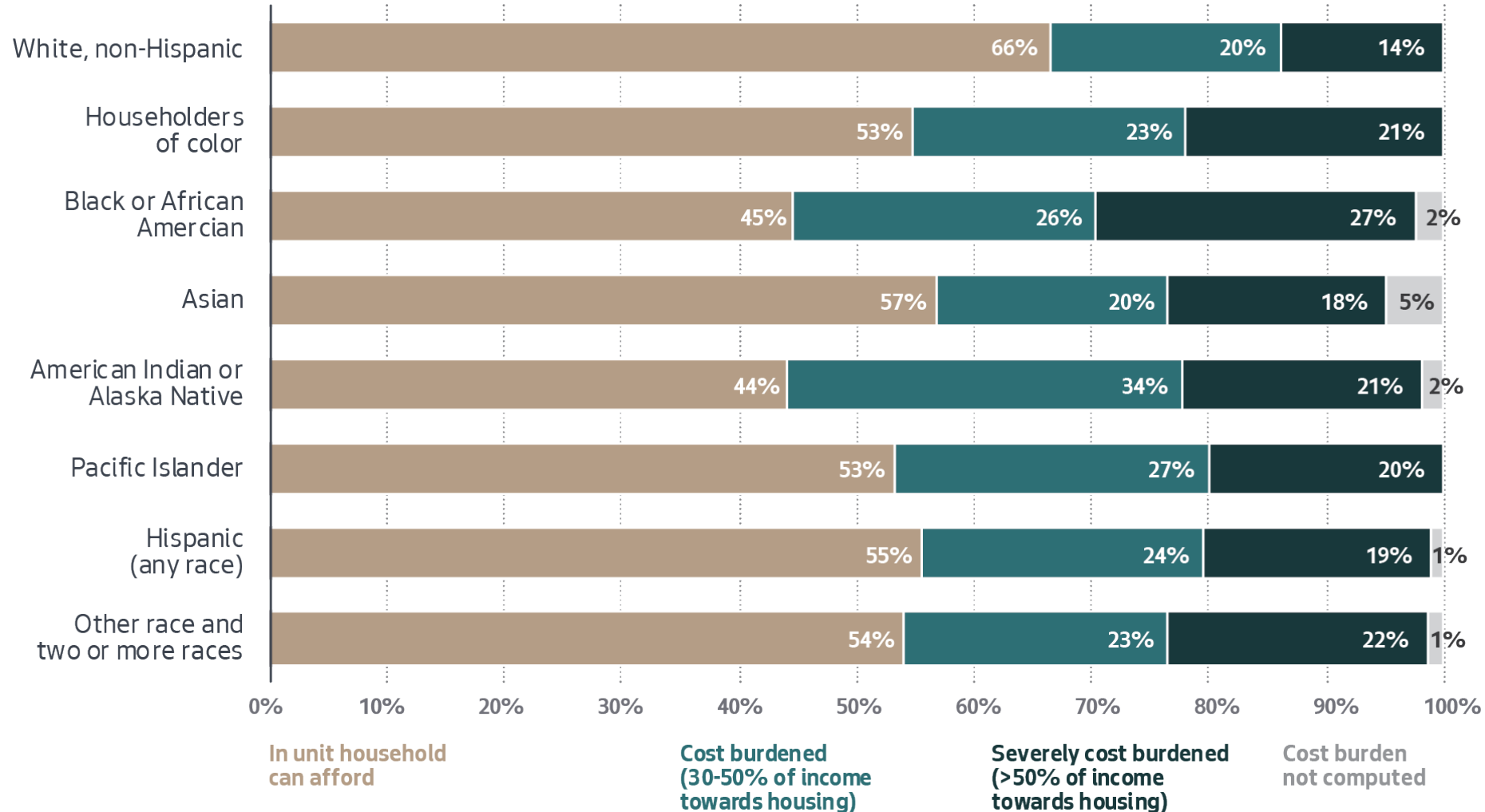
Disparities in income by race

Seattle Median Income by Race and Ethnicity



Housing Cost Burden by Race

Housing Cost Burden by Race and Ethnicity of Householder



Looking to other cities:

- ▶ Austin: Alley Flats Initiative and City of Austin's S.M.A.R.T. Housing Program
- ▶ Denver: West Denver Single Family Plus (WDSF+)
- ▶ LA: LA-Más
- ▶ Portland: Dweller



Strategies we're exploring

- ▶ Providing homeowners with **better access to financing**
 - + Working with local lenders to create an ADU/DADU specific loan product that is accessible to a range of households
 - + Expanding the City's existing Home Repair Loan Program
- ▶ **Creating resources to help homeowners** evaluate their options for creating an additional unit
- ▶ Developing **pre-approved backyard cottage designs** to save homeowners time and money in the design and permitting process
- ▶ Assisting homeowners in **navigating the permitting and construction process**
- ★ Requiring rent-restricted ADUs for income-qualified renters along with these benefits

Learning from community

- + How do you see ADUs benefiting or harming your communities?
- + What opportunities do you see? What challenges?

Learning from community

▶ Focus groups:

- + **Duwamish Valley Affordable Housing Coalition (South Park)**- Six members of the coalition attended
- + **Seattle Renters' Commission**- the housing supply subcommittee
- + **SouthCORE** -a coalition of south-end community organizations hosted by Puget Sound Sage including: African Diaspora of Washington State; Asian Counseling & Referral Services; El Centro de la Raza; Eritrean Association of Seattle; Ethiopian Community Services; Filipino Community of Seattle; Got Green; HomeSight; Horn of Africa; InterIm CDA; One America; Puget Sound Sage; Fair Work Center; LGBTQ ALLYSHIP; Tenants Union; Rainier Beach Action Coalition; Urban Impact; UNITE-HERE Local 8; GABRIELA; SCIDPDA; Somali Health Board; UFCW 21; Vietnamese Friendship Association

Learning from community

We conducted sixteen 30-minute phone interviews with low-income homeowner who have used our Office of Housing homeownership stabilization programs



Step 3: Determine benefit and/or burden

Lessons learned: focus groups

- ▶ Displacement is a key concern and there is **need for urgent actions** to address the crisis in communities most at risk.
- ▶ Need to consider **neighborhood-specific anti-displacement strategies and investments** in affordable housing.
- ▶ Interest in building ADUs focused on **housing family and community members** to help keep people in place—profit was not a key motivator
- ▶ Even with financial support, the **cost of an ADU seems out of reach** for the lowest income community members who are barely getting by

Lessons learned: phone interviews

- ▶ There is interest from low income homeowners, including POC homeowners, in building ADUs.
- ▶ Homeowners are seeking **flexibility** in using their home as needs arise over their lifetime
- ▶ Multiple homeowners envisioned a government supported program to help them navigate the permit, financing, and construction process, even if just to let them know if a project is possible and financially feasible.

Step 4: Advance opportunity or minimize harm

What is the City's overall comprehensive anti-displacement strategy?
How might homeowner stabilization fit into that?

Step 5: Evaluate. Raise racial awareness. Be accountable.

Step 6: Report back

2019 Strategies

**Pilot program to create
more habitable space**

**Community outreach
resources**

**Urban Sustainability
Accelerator**

Closing

- ▶ For more information or if you have questions:

<http://www.seattle.gov/council/meet-the-council/mike-obrien/accessory-dwelling-units>

Susie Levy

Councilmember Mike O'Brien's office

susie.levy@seattle.gov

Aly Pennucci

Council Central Staff

aly.pennucci@seattle.gov