

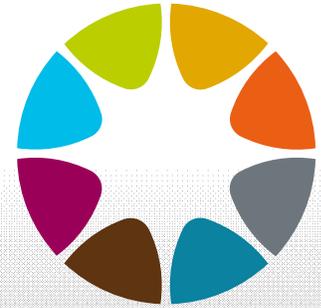
Accessory Dwelling Units

Discussion with HB 1923 Grantees

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SEPTEMBER 23, 2020



Washington State
Department of
Commerce

Meeting Agenda



- Welcome (7 mins)
- Accessory dwelling unit (ADU) example – Vancouver (15 mins)
- Share progress on ADU work (25 mins)
- Group Discussion (25 mins)
- Next steps (5 mins)

HB 1923 Grantees Who Selected ADUs

- Bremerton
- Fife
- Orting
- Pasco
- Wenatchee
- Woodland



HB 1923 Grantees Who Selected ADUs

Also elected to do:

- Cluster Zoning (Bremerton, Orting, Pasco, Wenatchee, Woodland)
- Min Net Density of 6du/acre (Bremerton, Woodland)
- Duplex/triplex/courtyard apt (Fife, Orting, Pasco, Wenatchee, Woodland)
- Duplex on corner lot (Fife, Orting, Wenatchee, Woodland)
- Short subdivision (Fife, Orting, Woodland)
- Infill Exemption (Woodland)
- Housing Action Plan (Woodland)

How Are Grantees Doing?

- Of the cities doing ADUs (6), one city has adopted their code (Wenatchee) and one city has summited their draft code (Bremerton)
- Although over 80% of HB 1923 jurisdictions are using consultants for the work, no ADU cities are doing so
- COVID is affecting schedule of around 80% of grants, delaying projects, especially public engagement



Deliverable Dates

- If adjustments are needed to your grant schedules or contracts, please coordinate with your Commerce point of contact
- All deliverables must be received by June 30th 2021

2021 JUNE						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

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Changes to Contracts due to HB 2343

HB 2343 includes ADU options that can replace the original HB 1923 option

- n. Authorize ADUs in one or more zoning districts in which they are currently prohibited;
- o. Remove minimum residential parking requirements related to ADUs;
- p. Remove owner occupancy requirements related to ADUs;
- q. Adopt new square footage requirements related to ADUs that are less restrictive than existing square footage requirements;
- x. **Develop a local program that offer a homeowners a combination of financing, design, permitting, or construction support to build ADUs (may condition for affordability)**

Will require contract amendment



Commerce Resources

www.ezview.wa.gov

Affordable Housing: Planning

- HB 1923 deliverables
- Other code examples in Washington
(forthcoming)

Housing Action Plan Guidance (July 2020)

- Ch. 2: Community and Stakeholder Engagement

EZview Affordable Housing Planning Resources [Portal ID #1976]

Overview Resources Financial Events & Presentations Housing Action Plans **HB 1923 Code Changes**

Accessory dwelling units

Authorize attached accessory dwelling units on all parcels containing single-family homes where the lot is at least three thousand two hundred square feet in size, and permit both attached and detached accessory dwelling units on all parcels containing single-family homes, provided lots are at least four thousand three hundred fifty-six square feet in size. Qualifying city ordinances or regulations may not provide for on-site parking requirements, owner occupancy requirements, or square footage limitations below one thousand square feet for the accessory dwelling unit, and must not prohibit the separate rental or sale of accessory dwelling units and the primary residence. Cities must set applicable impact fees at no more than the projected impact of the accessory dwelling unit. To allow local flexibility, other than these factors, accessory dwelling units may be subject to such regulations, conditions, procedures, and limitations as determined by the local legislative authority, and must follow all applicable state and federal laws and local ordinances.

Draft Codes

File Name	File Size	Category	Date Added
Bremerton ADU Amendment Text.pdf	83.7 KB	None	09/04/20 03:38 PM

Adopted Codes

No files uploaded yet

Other Code Examples

[Report a problem](#) | [Service Policy](#) | [Privacy Notice](#) | [About EZview](#) | [Contact Us](#) | [Access Washington](#)

Vancouver

In 2017, Vancouver updated their ADU ordinance:

- Removed parking requirement
- Maintained 800 SF max size, but increase threshold to 50% of main house
- Removed owner occupancy

Image from The Columbian

VANCOUVER ACCESSORY DWELLING UNITS: CURRENT VS. UPDATED REQUIREMENTS

Current	Updated
On-site (off-street) parking required.	No parking requirements.
At least 300 square feet in size but not more than 40 percent of the main house or 800 square feet, whichever is smaller.	Keep the 800 square foot maximum, but increase the threshold to 50 percent of the main house. Allow ADUs as small as 160 square feet if they're up to code. ADUs in basements could be larger than 800 square feet.
Design and appearance must be consistent with the primary structure.	Relax design requirements. The ADU still have to be architecturally compatible with the main house and account for no more than 50 percent of the existing buildings from the front.
Owner must live in one of the units at least six months out of the year while the other is rented or otherwise occupied.	No owner occupancy requirements.

Progress on ADU Work

- What ADU codes did you have before this project began?
- What approach are you taking to developing your codes and gathering support?
- What issues or challenges are you facing?
- What has worked well for you? Are there any lessons you've learned?
 - Hear from Bremerton and Fife. Other jurisdictions invited to share as well.



Group Discussion and Q&A

- How are you addressing any public or council concerns?
- What is your main community or council concern with the HB 1923 legislation changes? (parking, owner occupancy, size requirements, not prohibiting separate rental or sale of ADU and primary residence, other)
- Are you exploring other code changes to enhance ADU feasibility? (setbacks, lot coverage, utility hook-ups, fees, etc.)
- Are you examining your cities permitting and zoning processes?
- Are you planning to add any regulations regarding short-term rentals?



Short-term Rentals (STR) and ADUs

- WA communities regulate short-term rentals with varying levels of regulation (see [MRSC article](#))
- The Sustainable Economies Law Center suggests basic components [of a STR Ordinance](#)
- Seattle Councilmember Tim Burgess compiled a helpful [policy brief on STR](#)



Commerce Assistance

- What else can Commerce do to assist your work?
- Do you have any questions for Commerce?

Other upcoming meetings:

Sept. 30, 1-2:30 p.m. HAPs
Translating HNAs into strategies

Oct. 7, 9-10:30 a.m. Duplex/triplex/courtyard
apartment and duplex/corner lot

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