

CITY OF SEATTLE
RESOLUTION _____

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3 A RESOLUTION calling for promoting workforce housing in Seattle by supporting a regional
4 transit oriented development acquisition fund and by exploring the expansion of the
5 development of accessory dwelling units and detached accessory dwelling units.

6 WHEREAS, as Seattle continues to grow and develop, the City has established housing
7 affordability targets in its Comprehensive Plan intended to encourage the creation of
8 housing affordable to people from a range of ages, incomes, and family sizes; and

9 WHEREAS, Council adopted Resolution 31444 in May 2013, calling for a review of national
10 best practices in affordable housing programs and policies, focused on creating affordable
11 Workforce Housing defined as rental housing affordable to households earning 60% to
12 80% of Area Median Income (AMI) and homeownership housing affordable to
13 households earning 80% to 100% of AMI ; and

14 WHEREAS, the Council contracted with Otak and Penninger Consulting to complete this
15 review and a final report entitled "Seattle Workforce Housing Programs and Policies
16 Related to Meeting Workforce Housing Needs in Seattle: A Survey and Analysis of Best
17 Practices in Comparative Jurisdictions" has been submitted to the Council; and

18 WHEREAS, this report included recommendations, two of which the Council is interested in
19 exploring further at this time, related to the development of a regional transit oriented
20 development (TOD) acquisition fund and modifications to the accessory dwelling unit
21 regulations; and

22 WHEREAS, several different jurisdictions around the country have implemented TOD funds
23 utilizing public and private capital to enable affordable housing developers to quickly
24 secure sites close to transit stations or corridors for the future development of higher
25 density, mixed-use housing development, including affordable housing; and

26 WHEREAS, the City has participated over the last several years in discussions with the Growing
27 Transit Communities Partnership, a consortium of public, private and non-profit
28 stakeholders led by the Puget Sound Regional Council (PSRC), regarding the creation of
a regional transit oriented development fund, referred to as the Regional Equitable
Development Initiative (REDI) Fund; and

WHEREAS, the REDI Fund is designed to provide loans to secure sites and existing multifamily
buildings near existing and future transit stations and corridors throughout the Puget
Sound region and repurpose these sites as affordable housing; and

1 WHEREAS, the regional partners are ready to move forward on the creation of such a fund in
2 the Puget Sound Region and are looking for commitments of resources from public and
3 private funders to create the REDI Fund; and

4 WHEREAS, accessory dwelling units inside a home have been authorized in the Seattle
5 Municipal Code since 1994 and detached accessory dwelling units were authorized in the
6 Seattle Municipal Code in 2006 for Southeast Seattle and citywide in 2009; and

7 WHEREAS, other jurisdictions have adopted different regulations for accessory dwelling units
8 that could serve as a model for Seattle; and

9 WHEREAS, a full reporting of the number, location, rents, and other characteristics of accessory
10 dwelling units and detached accessory dwelling units in Seattle is critical for Council's
11 consideration of possible modifications to development regulations for accessory
12 dwelling units; NOW THEREFORE,

13 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE THAT:**

14 **Section 1.** The Council intends to identify and authorize funding of \$1 million for the
15 Central Puget Sound Regional Equitable Development Initiative Fund (REDI) as part of the
16 Council's discussions of the Proposed 2015-2016 budget. City funding will not be allocated
17 until a business plan and appropriate agreements among regional funding partners are submitted,
18 reviewed, and approved by Council. In addition, the Council intends to support a joint
19 application to the Washington State Department of Transportation's Regional Mobility Grant
20 Program submitted by King County and our other regional partners that could provide funding
21 for the REDI fund.

22 **Section 2.** The Council requests that the Department of Planning and Development
23 (DPD) report on Seattle's development regulations regarding accessory dwelling units (ADUs)
24 and detached accessory dwelling units (DADUs), hereafter referred to together as ADU/DADUs,
25 by March 31, 2015.

26 A. The report should answer, at least, the questions listed below:

- 27 1. A summary of existing regulations for ADU/DADUs.

2. How many ADU/DADUs currently exist in Seattle?
3. Where are the existing ADU/DADUs and when were they built?
4. What do we know about the range of rents and average rents for ADU/DADUs?
5. What is the potential number of lots where new DADUs could be built?
6. What is the cost of permit fees for ADU/DADUs?
7. What are the common characteristics (i.e. size, location on lot, geographic location in the city) of plans approved for the construction of DADUs?
8. Could specific plans for pre-fabricated DADUs be approved?

B. Council requests that DPD explore program and policy changes, including the changes outlined below, that could increase the production of ADU/DADUs and answer the questions that follow regarding the potential impact on ADU/DADU development.

1. Provide incentives for the construction of new ADU and DADUs:
 - a. Waive all or a portion of permit fees;
 - b. Waive all or a portion of permit fees contingent upon an income restricted covenant for the unit of 60 or 80% AMI;
 - c. Pre-approve pre-fabricated designs and allow streamlined permitting for projects that utilize those plans;
 - d. Other incentives that have served as best practices in other jurisdictions.
2. Increase marketing and promotion to property owners of ADU and DADU opportunities:
 - a. Promote pre-fabricated design and plans to eligible property owners;
 - b. Simplify and streamline financing programs through a partnership with a bank;
 - c. Other outreach and promotion best practices.

3. Explore regulatory changes that could encourage the development of ADU and DADUS:
 - a. Remove or change parking requirements;
 - b. Remove or change owner-occupancy requirements;
 - c. Changes to the number of people allowed to reside in a single dwelling unit;
 - d. Changes to the eligible lot size.
4. How would the change to current regulation(s) impact the feasibility of creating ADU/DADUs?
5. How many more ADU/DADUs might be created as result of the change in regulation(s)?
6. What might be the policy tradeoffs or implications of the change in regulation or the permitting process?
7. What resources would be required to implement the change?

Adopted by the City Council the ____ day of _____, 2013, and signed by me in open session in authentication of its adoption this _____ day of _____, 2013.

President _____ of the City Council

Filed by me this ____ day of _____, 2013.

Monica Martinez Simmons, City Clerk

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