

## City of Kenmore

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### **City of Kenmore Planning Commission Meeting Agenda**

**Tuesday, August 20, 2019 @ 7:00 p.m.**

**Kenmore City Hall  
18120 68th Ave. NE, Kenmore, WA 98028**

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please call Bridgit Baker at 425-398-8900. You may also stop by City Hall at 18120 68th Avenue NE, Kenmore. Planning Commission agendas are also available on our website at [www.kenmorewa.gov](http://www.kenmorewa.gov).

- 1. CALL TO ORDER**
- 2. CITIZEN COMMENTS**
- 3. APPROVAL OF MINUTES**

[June 18, 2019 Planning Commission Minutes](#)  
[June 25, 2019 Planning Commission Minutes](#)  
[July 16, 2019 Planning Commission Minutes](#)

- 4. AGENDA ITEMS**

[Accessory Dwelling Units Memo](#)  
[Attachment 1 - Accessory Dwelling Units Background Info](#)  
[Attachment 2 - Responses to Commissioners questions](#)  
[Attachment 3 - Current ADU code](#)  
[Attachment 4 - ADU standards in other jurisdictions](#)  
[Attachment 5 - Survey of ADU owners](#)

- 5. ADJOURNMENT**
- 6. UPCOMING MEETINGS:**  
**September 3, 2019, 7:00 p.m.**  
**September 17, 2019, 7:00 p.m.**

**City of Kenmore  
Planning Commission Meeting  
June 18, 2019 @ 7:30 p.m.**

**Planning Commission Members – In Attendance**

Mark Ohrenschall, Chair  
Carol Baker  
Suzanne Greathouse  
Nathan Loutsis  
Dennis Olson  
Michael Vanderlinde

**Consultants & Staff**

Debbie Bent, Community Development Director  
Janina Meeks, Admin. Assistant

**1. CALL TO ORDER**

The meeting was called to order by Chair Ohrenschall at 7:30 p.m.

**2. CITIZEN COMMENTS**

No citizens rendered comments

**3. APPROVAL OF MINUTES**

Commissioner Baker motioned to approve the May 21, 2019 minutes which was seconded by Commissioner Olson. The motion passed 6-0 with no abstentions.

**4. AGENDA ITEMS**

The Planning Commission continued discussion of the Parks, Recreation and Open Space (PROS) Plan. Debbie Bent began by reviewing the steps already taken in the process of updating the PROS Plan. The City used a consultant to conduct a statistically valid community survey to identify areas of interest in the community as they relate to parks and recreational programs; the results were presented to the City Council on May 13<sup>th</sup>, 2019.

Debbie Bent summarized of the results of the survey; the top priorities of the community for parks and recreation facilities include access to the waterfront, an indoor swimming pool, nature trails, and surprisingly, a lot of feedback regarding adult recreational programs. Access to the waterfront and indoor swimming have continued through from the last survey to be a top priority for the community. The City's model for recreational programming is to provide the land or facilities and then partner with local and regional organizations to provide the programs (i.e. KWAC and Squire's Landing Park partnership).

The Planning Commission asked for more information about the specifics of the survey demographics and scope of questions regarding the community's willingness to finance the facilities and/or services – specifically in relation to the continued interest in a community swimming pool – the capital expense and maintenance of that type of facility, and how the process should move forward.

Debbie Bent confirmed that Staff had made sure the demographics of the community were included in the survey results. She explained that the survey was focused more on identifying the community's interest in facilities and programs and the gap between what is available and that interest, but it didn't really get into the funding. Having received the survey results, the next step is to review the goals and policies, followed by the demand and needs analysis (which includes comparison to national standards), and then to develop a list of capital projects and address funding.

A facility like a swimming pool or aquatic center is not something the City can manage on its own; in the past there have been efforts to provide a regional facility. Staff thinks regional partnerships would be the best way to move forward with a capital and maintenance expense of that magnitude.

Three questions were kept in mind as the first draft of the PROS Plan was prepared: do the vision, goals and policies reflect the needs of the community; is there anything missing that needs to be added; and is the document consistent, concise and easy to understand? The draft presented is only the first draft; it will be further refined based on the Planning Commission's input and Staff will continuously review throughout the process to make sure there is internal consistency. With the first question in mind, Staff reviewed the previous plan and removed five policies that reflected completed projects and two categories for redundancies.

The PROS Plan vision must be consistent with the overall vision of the current Comprehensive Plan, the latest version was adopted in 2015 looking forward to 2035. The Comprehensive Plan vision includes "supporting recreation and health through well maintained parks and open spaces", which affects the PROS Plan directly, but also "connecting to the waterfront," "providing safe pedestrian and bike links," "providing downtown spaces," and "encouraging volunteerism," all of which are also reflected within the PROS Plan.

Newly included in the draft is the City's service vision, which City Staff worked internally to identify and define what the City does: "Propelling Kenmore Upward: We create a thriving community where people love where they live." This is included as the statement directly relates to the PROS Plan.

The guiding fundamentals of the PROS Plan are principal conditions that define the framework for the park system; mostly focused around the natural environment (waterways, wildlife and natural habitats, and wetlands) and truly frames the parks system. The key values in the current PROS Plan are still valid and relevant: protection and stewardship (responsible planning, management and conservation), partnerships (most efficient and cost-effective way for Kenmore to provide recreation programming), creating balance (balance between passive and active recreation and opportunities for everyone to use), and instilling civic pride (encouraging volunteerism, community gathering spaces like The Hangar, public arts, etc.).

The Planning Commission asked for clarification on how balance in the PROS Plan is defined and what it means in practice – whether based on activities available or space available – and discussed variables of the effect of the parks and recreation programs to the City's development: Is it possible and appropriate to capture the economic benefits of the

parks for the city? Is there any information available on the economic value of the parks and recreation programs? Will there be quantitative data of the acreage or total parks and recreation space? What is the impact of the parks in attracting future business development and new residents? Is future development an appropriate consideration when reviewing and updating the PROS Plan? How can the City capitalize on the parks and program partnerships to entice current residents and youth stay in Kenmore? How can the City capitalize on the regional traffic to the City's parks?

Debbie Bent explained that the values as described in the PROS Plan aren't quantified by the acreage or space, more of an overall theme to strive for balance between active and passive programs and opportunities for everyone. Kenmore has more natural, passive space than active space, and there is a need for more active recreation in the community. Staff is unaware of data specific to Kenmore, but generally it is understood that a good parks system is attractive to commercial and residential developers and businesses. The City has a good list of parks and recreation facilities assets to bring back and will look into the value of the parks system and its relation to and effect on future development.

The obstacles identified to implementing the current PROS Plan are still valid; a new obstacle "securing assets for future generations" was added to the draft because as the City grows and ages, it is important to have a plan of repair and replacement of aging assets. The opportunities identified in the current PROS Plan were updated as there has been significant activity, particularly to Walkways & Waterways, that needed to be reflected in that section.

Debbie Bent reiterated that this draft is a "first cut" and to keep in mind the lenses of consistency, clarity, conciseness and what is missing as the review continues. She noted that the objectives and policies of the PROS Plan all fall into five general areas: related to acquisition and development, related to planning, related to stewardship, related to partnerships, or related to funding.

Goal 1 to provide waterfront access was expanded to include a policy to develop a plan to expand the trail at Squire's Landing Park, which is currently under development and expected to complete in 2023. Previous PROS Plan ideas included expanding a potential waterway or boardwalk to neighboring cities; the new goal does not address including areas outside the City and would need to be expanded to include that.

Goal 2 is to provide safe routes to parks, recreation and open spaces; the new policy in the goal is to make sure there is a map of safe pedestrian and bike routes. The Planning Commission asked if the City currently sends out any communications to let residents know of other opportunities available to them in neighboring cities; Debbie will check with the City's Recreation Coordinator to find out the answer.

The revised Goal 3 combines prior Goals 3 and 6; Policy 3.1.7 is new. The Planning Commission asked for clarification in policy 3.1.7 on the change from the use of "habitat" to "vegetation management plan" and "parks with critical areas" instead of just "parks." This could potentially be a result of trying to be concise and may have lost some clarity in the attempt, staff will review this again.

Goal 4 is to create a balance of passive and active recreation opportunities. The Planning Commission again requested more information outlining how balance is defined specifically to Kenmore, how to measure the balance as defined, and how to know when the desired balance has been achieved. They emphasized that the increasing population of the City be considered when addressing the future of the parks system. Commissioner Loutsis focused on the youth (under-eighteen) and young adult participation in the survey. The youth of the city greatly rely on the parks and there is opportunity to reach out to the younger residents to learn what they think of the parks and what is missing or could be improved so the next generation is more incentivized to stay in Kenmore.

Recreation programming and community events are addressed in Goal 5 of the PROS Plan. There hasn't been any indication from the Council to change the model currently in use, so the City will continue to provide facilities and partner with local organizations to provide recreational programming.

A new Goal 6 was added to be deliberate and mindful in engaging the community and involving them in the update in different ways (i.e. surveys, demand and needs analysis, inventories, etc.) to make sure the PROS Plan is informed by the community's priorities and goals. The Planning Commission suggested that regular opportunities for community engagement and feedback should be included, not just during the update schedule. Commissioner Loutsis recommended that the City reach out to local schools, like Inglemoor High School, and arrange to meet with and get feedback from the under-eighteen demographic.

The final goal of the PROS Plan update is to create a financially sustainable park system through partnerships and stewardship. The City doesn't currently have a stewardship program, but it is something that Staff thinks needs to be developed as the parks system grows. Commissioner Vanderlinde suggested strengthening the sustainability of the parks systems by creating a dedicated fund to ensure maintaining the parks system doesn't fall victim to variances in available resources over time. Debbie explained that currently the process to build/improve parks includes identifying the feasibility, cost of maintaining and eventual replacement of the facilities.

## **5. OTHER ITEMS**

Commissioner Loutsis made a motion to cancel the July 2<sup>nd</sup> meeting which was seconded by Commissioner Olson. The motion passed 6-0 with no abstentions.

## **6. ADJOURNMENT**

Chair Ohrenschall adjourned the meeting at 8:49 p.m.

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Planning Commission

Approved by Planning Commission on: \_\_\_\_\_

**City of Kenmore  
Planning Commission Meeting  
June 25, 2019 @ 7:00 p.m.**

**Planning Commission Members – In Attendance**

Mark Ohrenschall, Chair  
Carol Baker  
Suzanne Greathouse  
Nathan Loutsis  
Michael Mulcare  
Dennis Olson

**Consultants & Staff**

Debbie Bent, Community Development Director  
Maureen Colaizzi, Parks Project Manager  
Janina Meeks, Admin. Assistant

**1. CALL TO ORDER**

The meeting was called to order by Chair Ohrenschall at 7:00 p.m.

**2. CITIZEN COMMENTS**

No citizens rendered comments

**3. AGENDA ITEMS**

The Planning Commission continued discussion of the Parks, Recreation and Open Space (PROS) Plan. Debbie Bent began by introducing Maureen Colaizzi, the parks project manager handling the PROS Plan, and outlined the night's focus on the draft of the demands and needs analysis findings and how those findings inform the PROS Plan. Commissioner Mulcare requested a copy emailed to him as he was conferenced into the meeting and could not see the presentation on the screen. Debbie Bent supplied the presentation to Commissioner Mulcare.

Maureen Colaizzi explained that the City hired a consultant, HBB Landscape Architects, to assist with developing and drafting the analysis; Staff has communicated back to the consultant the questions and information from the Planning Commission from the previous meeting to include in an updated draft coming soon.

In April the Planning Commission was introduced to the PROS Plan and the role of the City's geography and natural environment in the parks system. Maureen reiterated that Kenmore is unique in that the majority of the park space in the City is encumbered by environmentally sensitive areas (80% of the parks system is in a critical area or urban forest); steep slopes limit the conditions available for athletic facilities; public shoreline access is very limited – less than one mile is currently available; and, while the City is very "walkable," safe connections between neighborhoods, downtown and the park system are lacking. There is an expected population increase of about 25% through 2035 as well as an increase in diversity. In general, the majority of density increases are expected in downtown

and on the outskirts near the Snohomish County border as that is where there is more capacity for growth.

Kenmore's park system totals 147 acres that includes 13 parks, 7.5 miles of trails, 7 playgrounds, 1 local trail and more. When State and regional parks systems within the City's boundary are considered, there are 475 acres of parks that includes 1 state boat launch, a 300+ acre state park, 3 miles of regional trails, and more. The parks classifications presented are a little different from the past PROS Plan: there are now only 4 classifications instead of 6 as duplicate classifications were removed to simplify the categories for analysis. The 4 classifications presented are: Regional, Community, Neighborhood, and Linear.

Regional facilities serve beyond the City limits with unique features or amenities (i.e. access to the Burke-Gilman trail). Community parks are usually smaller than Regional parks, but not necessarily, and serve a broad range of needs to meet both passive and active recreational uses. Neighborhood parks are ideal because they serve the community at the closest point and should be within a 10-minute walk from residents' homes. Linear parks can be active or passive open space and are intended as connectors of pedestrian and bicycle users and wildlife habitats.

The City has good distribution of parks and open space, most highly concentrated around the waterfront and in the north of the City. The analysis shows the City does serve the community's needs but through a variety of parks classifications and provides supporting data to help identify what recreation programs and facility improvements should be made and prioritize capital investments.

The data used for the analysis includes community interest and opinion, the City's geography and community demographics, existing facilities and programs, services in comparable parks systems and trends in recreational activities and park use. Key findings from the survey were for parks to be accessible, safe and welcoming and flexible to serve the widest audience of the community. Parks are becoming a key strategy in climate resilience and should be environmentally sustainable, are a catalyst for future stewards of the community by offering a safe place to explore the balance of the community's ecology. Recreation programs need to support active lifestyles of all ages. Parks improve civic pride with public fountains and gathering spaces, interpretation of local history and natural environment, etc.

Community interest focused on a few major themes: waterfront access, improving existing and acquiring new facilities, preserving and protecting existing natural resources, improving connectivity to/between/within parks, and need for local recreation. Top-ranked facility and program needs, many of which carried through from 2013 PROS Plan, include indoor exercise and aquatics facilities, nature trails, recreation center, senior programs, nature/environmental education, and others.

The National Parks and Recreation Association (NRPA) conducts surveys of municipal park and recreation providers. The NRPA prepares annual reports that document operations of programming and facilities across the U.S. The reports are available on their website. . Per the NRPA, Kenmore's overall parks and recreation facilities exceed the national average in parkland. However, Kenmore is below average in providing facilities such as dog parks,

spray parks, community gardens, multi-purpose courts, indoor recreation and aquatic facilities.

As part of the Park Impact Fee Rate Study, Staff inventoried all park assets and estimated costs of assets of the park system to determine the value of the park system and projected investment needed for the park system for future population growth. In terms of demographics, recreation facilities that support alternative transportation are desirable because of Kenmore's large commuter population; activities that support active lifestyles for aging adults, etc.

The Trust for Public Lands (TPL) created (Geographic Information System) walkability maps of cities in the U.S. to show how walkable parks are within each community. The TPL walkability map of Kenmore shows that 73% of Kenmore residents live within a 10-minute walk of a park or open space. There are roughly six gaps within the City, ideally filling those gaps would more evenly distribute the number of parks across the city. Much more work needs to be done to determine how to fill the gaps and if it is feasible to do so considering the topographic context of the community.

The city government is small and not set up for recreation program management. So, partnering with other recreation program providers and agencies to provide programming for the community will continue to be important in the future. To expand current programming, the City could develop a method for tracking participation, taking a more active role with programming partners, and consider offering and advertising scholarships for third-party participation, among others.

Commissioner Greathouse questioned if there is information available on the number of miles people are willing to travel for a regional aquatic center. Staff is unaware of the information specifically asked but recalled that Northshore School District did a study for placement of an aquatic center in different communities and found that while there was a lot of interest in having the aquatic center no one wanted to fund it. Commissioner Ohrenschall asked if there is data on the limitations for Kenmore residents to access other aquatic centers; whether it is known what might be limiting that access, whether travel time or cost of memberships that the city could supplement with scholarships. Staff doesn't have this information, but that is a good suggestion.

Analysis was also performed on recreation participation rates within the city; population growth estimations will require additional ball fields to fill that need. City is currently in the process of reviewing leasing options for the ball fields at St. Edward State Park. Current projects within the city at Squire's Landing, Log Boom and Rhododendron Parks expected to meet some of the needs for aquatic programming and waterfront access.

The Commissioners asked for more information about the financial impact and status of in-process projects, especially those stemming from the "Walkways and Waterways" bond measure. addressing to determine. They requested information on how the city finances parks maintenance, especially in relation to the City Manager's budget projections that indicate a deficit in the future. Commissioner Baker asked about the policy and process to utilize volunteers to reduce the cost of parks maintenance. Staff explained that typically parks maintenance is funded as part of the operating budget. The PROS Plan addresses funding capital investments such as new park development or major repair or replacement

of park facilities in parks vs maintenance. The City doesn't have a specific staff person for volunteers to contact, but volunteers are welcome to contact the Public Works department or come to City Hall to inquire about or suggest opportunities.

The City doesn't charge fees for general parks access. There are some fees associated with renting space at the Hangar, City Hall and Moorlands Park. There is concern that charging fees for access to the parks will deter residents from visiting the parks. Other agencies that have implemented fees are typically associated with parking. When considering fee options for parks access, the city's goal to make an equitable and accessible parks system needs to be considered.

Some of the projects underway from the Walkways and Waterways and Imagine Kenmore outreach programs in the city will address some of the immediate needs identified in the current survey, but not the entire needs of a 20-year vision. Since 2013 the City has acquired property and worked to meet the needs identified in the previous plan, whether access to water, nature trails, etc. There are not any parks in the city currently that are suitable for ball fields; on average about three to four acres not constrained by critical areas is needed for a ball field. Commissioner Loutsis suggested looking into improving the pedestrian and bicycle routes to parks for areas identified within the gaps, as a short term solution until property can be acquired for park space. Partnership opportunities with developers as part of new downtown development can be looked into to supply recreation facilities. The St. Edward ballfields improvement project is still under permit and environmental review, the State has begun the SEPA EIS process and the City is still working with the State for a long-term lease. Assuming the permits are issued and assuming the lease is agreed upon, construction would not start until at least 2024.

Staff recorded comments received from Planning Commission members during their discussion. Staff said they would research their comments and work to incorporate their suggestions in the draft plan. The next step in this process will be to take the information gathered and develop a draft Level of Service for the park system, recommendations for facilities and programs, and develop priorities for the park Capital Facilities Plan. Staff anticipates returning to the Planning Commission later this summer.

Debbie reminded the Planning Commission that the July 2<sup>nd</sup> meeting was cancelled, the next meeting is July 16<sup>th</sup>.

#### **4. ADJOURNMENT**

Chair Ohrenschall adjourned the meeting at 8:26 p.m.

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Planning Commission

Approved by Planning Commission on: \_\_\_\_\_

**City of Kenmore  
Planning Commission Meeting  
July 16, 2019 @ 7:00 p.m.**

**Planning Commission Members – In Attendance**

Mark Ohrenschall, Chair  
Carol Baker  
Nathan Loutsis  
Dennis Olson  
Michael Vanderlinde

**Consultants & Staff**

Debbie Bent, Community Development Director  
Lauri Anderson, Principal Planner  
Janina Meeks, Admin. Assistant

**1. CALL TO ORDER**

The meeting was called to order by Chair Ohrenschall at 7:00 p.m.

**2. CITIZEN COMMENTS**

No citizens rendered comments.

**3. AGENDA ITEMS**

Lauri Anderson presented the changes to the docket schedule for the Planning Commission. Due to an appeal of the Manufactured Housing Communities ordinance, the second phase of the project will have to be delayed until the Growth Management Hearings Board makes a decision in December later this year. In the meantime, the Accessory Dwelling Units project will be moved up in the schedule. The ADU project will be introduced at the August 6<sup>th</sup> meeting and discussion of policy options and recommendations will begin at the August 20<sup>th</sup> meeting. On September 3<sup>rd</sup>, the PROS Plan discussion, probably the Capital Facilities information, will be on the agenda instead of continuing the ADU discussion. After that, the schedule will most likely alternate between the two projects.

The Planning Commission asked for some information about the appeal of the MHC ordinance and the process going forward. The MHC ordinance was appealed by the property owners of the parks north of SR522, but that is the limit of information available to discuss while the appeal is in process. If the appeal is upheld, the ordinance would be overturned and the protections put in place for all six of the Manufactured Housing Communities in Kenmore would no longer be in place; the City is planning to defend the ordinance.

Debbie Bent presented the status of the PROS Plan project. The agenda packet for this meeting includes previous presentations and summaries of the questions and information requested from the Planning Commission. She repeated that the next PROS Plan presentation will be on September 3<sup>rd</sup> for the Capital Facilities Plan, which is the unconstrained list of capital projects.

For the August 6<sup>th</sup> meeting, the Community Development intern will have a paper and PowerPoint presentation to provide background information for the upcoming policy discussion for ADUs.

Commissioner Baker will be unable to attend the August 6<sup>th</sup> meeting. Commissioner Ohrenschall will be unable to attend the August 20<sup>th</sup> meeting.

Lauri Anderson gave an update on the Critical Areas and Shoreline Master Plan ordinances. The City Council passed all three ordinances; the Critical Areas ordinance went into effect shortly after it was passed, the SMP ordinances went to the state Department of Ecology; they determined the submittal was complete on June 30<sup>th</sup>. They have their own public comment period; the City will respond to the comments they receive. The City is expecting to have a decision from them in the fall. If approved, the ordinances will go into effect.

The City of Kenmore received the prestigious Puget Sound Regional Council's Vision 2040 award, which will be presented at a later Council meeting. There will be a panel presentation on affordable housing in an upcoming City Council meeting, probably in September.

#### **4. ADJOURNMENT**

Chair Ohrenschall adjourned the meeting at 7:18 p.m.

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Planning Commission

Approved by Planning Commission on: \_\_\_\_\_



## City Of Kenmore, Washington

### Memorandum

Date: August 15, 2019

To: Planning Commission

From: Debbie Bent, Community Development Director  
Lauri Anderson, Principal Planner *LWK*  
Jordan Woltjer, Planning Intern

Regarding: Accessory Dwelling Units (ADUs)

At your meeting on August 6, you reviewed background information on ADUs. Attachment 1 is the PowerPoint presentation from that meeting.

Attachment 2 contains responses to the questions about ADUs asked by the Planning Commission on August 6.

At your meeting on August 20, we will begin to discuss policy issues—the first step in providing direction to staff on potential code amendments.

As the ADU market matures many of the barriers currently inhibiting ADU production will naturally wither. Developers, financiers, and federally affiliated mortgage guarantors will grow more comfortable interacting with the ADU market. So, too, will growing public awareness play a critical role in community acceptance.

But municipalities seeking to maximize ADU production also have a role to play in achieving this outcome and ensuring that the nascent market in ADUs conforms to the municipal goal of increasing affordable housing stock (City Council Goal #3).

Regulatory revision is an important first step. In Vancouver, Portland, and Seattle, 42% of ADUs were motivated by the “easing of land use rules” (Chapple, 2018). Seattle’s applied ADU code reductions are estimated in their EIS to more than double the rate of ADU production (2019, City of Seattle).

#### Kenmore’s regulations

Kenmore’s current ADU rules are found in Attachment 3. To summarize:

- Minimum lot sizes for attached ADUs: no specified minimum
- Minimum lot sizes for detached ADUs: 10,000 sq. ft.
- Entrances: only one entrance may be located on each street side of the building
- Minimum floor area, attached ADU: not addressed
- Minimum floor area, detached ADU: not addressed

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- Maximum floor area, attached ADU: 1,000 sq. ft. or 50% of the primary unit (greater value)
- Maximum floor area, detached ADU: 10% of lot size, or 50% of the primary dwelling unit (lesser value)
- Height limits: same as primary structure
- Impact fees: exempt from all impact fees (transportation, schools, parks)
- Occupancy limit: 8 unrelated in primary unit and ADU combined
- Off-street parking: 1 additional space
- Owner occupancy: owner-residency of either unit required
- Water and sewer utility hookups: not addressed; handled by Northshore Utility District
- Maximum of 1 ADU per primary dwelling unit

#### **Regulations in other jurisdictions**

The background memo for your August 6<sup>th</sup> meeting described regulatory approaches in Portland, Seattle and Santa Cruz, as well as standards from a regulatory package proposed in the last Washington legislative session. These standards are summarized in Attachment 4, along with a similar comparison to other Washington cities.

#### **Preliminary ARCH recommendations**

After working with an interjurisdictional staff team, A Regional Coalition for Housing (ARCH) has compiled a draft set of regulatory approaches (Preliminary ARCH Paper 'Key ADU Regulations and Recommendations, 2018). The staff team will continue to work on ADU issues through the fall, but has reached tentative agreement on the following:

- Owner occupancy recommendation: "The project team recommends cities require occupancy of the primary home or the ADU by the property owner or an immediate family member of the property owner." Kenmore requires strict owner occupancy of either the primary unit or ADU. ARCH holds to this opinion because they "agree that owner occupancy of the primary or accessory unit reduces risks of poor property maintenance and bad behavior by tenants, which are important neighbor concerns."
- Utility hookups recommendation: "The city shall not require that an accessory dwelling unit have a separate connection to any utility service facilities; provided, that the owner shall comply with any rules or regulations of the utility service provider regarding the connection of an accessory dwelling unit to the service provider's facilities." Kenmore has no code concerning water and sewer utility hook-ups as the Northshore Utility District (NUD) is the service provider. Coordination with NUD would be necessary to address this recommendation.
- Off-street parking recommendation: "The project team recommends that cities require one additional off-street parking space for ADUs, with a maximum requirement of three off-street spaces for the primary home and ADU combined, if needed to satisfy neighborhood concerns. If requiring additional off-street parking for ADUs, the team further recommends that cities waive the requirement where located less than one-half mile from frequent peak-time transit service." Kenmore mandates one additional off-street parking space with no parking space maximum or allowance for proximity to transit.

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- Height limits recommendation: "The project team recommends cities consider applying the same height limits to ADUs as apply to the primary dwelling unit of the zone." Kenmore's current code supports this approach.

#### **Results of the ADU owner survey**

Kenmore residents who received permits and constructed an ADU after 2012 were surveyed to obtain information relevant to the ADU project. A link and scannable QR code to a 20-question SurveyMonkey survey was mailed to the 29 identified ADU owners. Of these, three completed the online survey. Twelve of the 29 ADU owners listed phone numbers on their ADU permit applications which were used for follow-up phone-calls. Two additional surveys identical to the mailed version were then successfully completed over the phone and uploaded to SurveyMonkey by Jordan Voltjer.

It must be cautioned that with only five completed surveys the results are not statistically representative of the general population of ADU owners. But the survey output, and especially the descriptive elements, can be tentatively used to identify regulatory challenges that homeowners face while attempting to construct an ADU.

Attachment 5 contains the results of the survey in PowerPoint form. Relevant descriptive extracts from the survey are provided below along with the results of the two most critical survey questions (any paraphrased content from phone-surveys is specified as such—direct quotes are unmodified from original submissions):

#### **Motivation for building an ADU:**

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*"I could see the separation of living space would allow for future rental for security and possible income or allowing family members to live in as needed."*

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*"There existed vacant space in the primary unit that was could be used more efficiently" – paraphrase from phone survey*

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*"I wanted to use it for a studio space and adding plumbing made the most sense to permit as ADU"*

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*"Aging parents required accommodations and familial support" – paraphrase from phone survey*

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Feedback on Kenmore's ADU Policy & Code:

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*"I would like to see the city work with the NUD [Northshore Utility District] to allow more buildings to be hooked up to the sewer/water as well as the city allowing more than one ADU per lot. I do not want to subdivide my lot but we could provide affordable housing by increasing the number of ADUs on the lot."*

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*"It should not be required that only a single entrance per building can be street-facing." – paraphrased from phone interview*

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*"Seattle already changed their ADU regulations to not require owner occupancy and allow more than one per lot and I think that it would be great for Kenmore to do the same. We have larger lot sizes here, and even allowing 2 per 10,000 square feet of lot size would be a potentially very substantial increase in affordable housing in the area. Parking does seem necessary, though, because there isn't a lot of street parking here."*

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*"Reduce the restriction that requires a homeowner to live in one of the units. This would allow more units to be constructed and utilized. I created my ADU so I could live there some day. Today the building is rented to a single with extended family. They use the entire home. Someday I will move there."*

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**Q19: Which regulation(s) on ADUs do you think should be revised to make building an ADU easier? (can select more than one)**

Answered: 5 Skipped: 0

| ANSWER CHOICES                                                      | RESPONSES |   |
|---------------------------------------------------------------------|-----------|---|
| Minimum lot size of 10,000 sq. ft. required to build a detached ADU | 60.00%    | 3 |
| An additional parking spot must be provided for an ADU to be built  | 40.00%    | 2 |
| The owner must occupy either the ADU or the primary residence       | 100.00%   | 5 |
| A maximum of one ADU is allowed on a single lot                     | 40.00%    | 2 |
| Other (please specify)                                              | 20.00%    | 1 |
| Total Respondents: 5                                                |           |   |

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cityhall@kenmorewa.gov

www.kenmorewa.gov

("Other" response argued for removal of the entryway regulation that limits street-facing entrances to one per building.)

**Q18: What additional resources would have helped you or a future ADU builder with the process? (can select more than one)**

Answered: 4 Skipped: 1

| ANSWER CHOICES                                                           | RESPONSES |   |
|--------------------------------------------------------------------------|-----------|---|
| changes to the ADU regulations                                           | 75.00%    | 3 |
| faster permit process                                                    | 50.00%    | 2 |
| reduced fees                                                             | 25.00%    | 1 |
| an easy-to-understand and comprehensive guide through the entire process | 50.00%    | 2 |
| better financing options                                                 | 0.00%     | 0 |
| pre-created and approved design plans                                    | 25.00%    | 1 |
| Other (please specify)                                                   | 50.00%    | 2 |
| Total Respondents: 4                                                     |           |   |

**Goals and guidelines for the ADU project**

At the Planning Commission's last meeting, a Commissioner asked about the long-term vision for ADUs in Kenmore. In response to that question, staff has provided some language from the City's Comprehensive Plan (see Attachment 2, question #1). Before diving into specific policy issues, staff thought it might be useful for the Commission to discuss, generally, how the tension between developing more ADUs to increase the affordable housing stock and preserving the character of the City's existing single-family neighborhoods should be approached. Commissioners could offer their perspectives and try to reach a consensus on the characteristics of an appropriate balance, and the goals and guidelines for the ADU project.

Questions for this discussion could include:

- What outcomes or consequences from increasing ADUs in the City would be most desirable?
- What outcomes or consequences from increasing ADUs in the City would be most undesirable/unacceptable?
- Who should benefit if the city makes ADUs easier to permit, and how?

**Specific policy issues**

A series of specific policy questions follows that will guide the development of ADU code amendments. These questions focus on the potential barriers to ADU development. The pros and cons of possible revisions are described below. The Planning Commission should provide

general direction on each of these policy questions, keeping in mind the goals and guidelines developed through the Commission's broader initial discussion.

1. Should the owner occupancy requirement for ADUs be removed?

Pros for removing the owner occupancy requirement:

- In a study of secondary housing in the bay area, 90% of which was illegal, 53% of the landlords lived on-site (Chapple, 2012). This suggests that even if owner occupancy requirements are revoked many if not most units will still be characterized by owner occupancy.
- Will allow both the primary residence and ADU's rent values to be capitalized in appraisals, resulting in higher estimated market values, thereby making financing more accessible. (Brown, M. and Watkins, T., 2012).
- Banks may be more willing to finance ADU developments because should the lot be foreclosed both properties could be rented out (Durning, 2018).
- ADUs will be able to be developed by homeowners with more confidence because if owner occupancy in the future is no longer possible, the ADU will not be legally mandated for conversion to an alternate use.
- Homeowners who do not wish to live in either residence can now develop an ADU. This ought to expand the potential market for ADUs.
- After permitting, owner occupancy is hard to monitor. Our Department of Development Services has expressed that it has had suspicions on several occasions as to whether owner occupancy was satisfied and filed owner-occupancy affidavits sometimes provide a different address for contact purposes than the address of the ADU or primary unit.

Cons for removing the owner occupancy requirement:

- ARCH's preliminary recommendation, based on the discussions of the interjurisdictional staff committee, is that "owner occupancy of the primary or accessory unit reduces risks of poor property maintenance and bad behavior by tenants, which are important neighbor concerns" (Preliminary ARCH Paper 'Key ADU Regulations and Recommendations', 2018).
- Owner occupancy limits the opportunities for developers to build what are essentially duplexes in single-family neighborhoods.

There are alternatives to strict owner-occupancy that loosen the burden of compliance for the owner while still securing some of its presumed benefits. These alternatives may encourage ADU production:

- The owner or an immediate family member of the owner must occupy either the primary unit or the ADU
  - Or the requirement can be further broadened to allow extended family members to satisfy unit occupancy. If this option is chosen a strict definition regarding what constitutes an extended family member must be provided.
- The owner or an immediate family member must occupy the primary unit or the ADU for at least six-months out of the year
- Owner occupancy of either the primary unit or the ADU must be achieved for the first year of ADU ownership

2. Should additional parking requirements be removed?

Pros for removing the parking requirements:

- Inhabitants of ADUs are less likely than traditional homeowners to own a car; “23% have zero cars, versus 17% of households overall” (Chapple, 2012).
- In the Bay Area “Of the 62% reporting at least one unit on their block, nearly two-thirds say that there is no negative impact from the secondary unit(s)” (Chapple, 2012). And this despite 90% of these ADUs being illegal and therefore not subject to requirements for additional parking.
- City of Santa Cruz officials indicate that the “liberalization of parking restrictions” was the single most important policy implemented in enhancing ADU development (Chapple, 2012).
- The reduced parking requirement may result in lessened development costs. This may result in downward pressure on the market prices of ADU rentals.
- Single-family residences in Kenmore already must provide two parking spaces, typically in a garage. In most cases, the driveway to the garage is adequate to park an additional two vehicles.

Cons for removing the parking requirements:

- ADU parking requirements are drafted to ensure that ADUs don’t exhaust the supply of on-street parking. The removal of these requirements may result in increased parking congestion to an extent that residential parking capacity is exceeded.
- In the study of Bay Area residents living on a block with an ADU, the most common complaint was that a neighboring ADU increased parking congestion – 38% of respondents cited a complaint (Chapple, 2012).
- Single family residences with an ADU have on average 0.8 more vehicles than non-ADU possessing households (Chapple, 2012). This does not conflict with the finding that ADU inhabitants are less likely than traditional homeowners to own a car, but means that the primary residence household has more vehicles.

Additional options regarding ADU parking regulations could be considered by the Planning Commission:

- Provide exemption from off-street parking requirement for:
  - ADUs within 0.5 mile of defined business districts and neighborhood centers and transit service.
  - ADUs with fewer than 2 bedrooms. A 2018 Portland survey found that 82% of ADUs were either one bedroom or studios (Accessory Dwelling Units in Portland - 1st Report, 2018).
  - ADUs with only a studio. A 2018 Portland survey found that 39% of ADUs were a studio (Accessory Dwelling Units in Portland - 1st Report, 2018).
- Establish a maximum parking requirement of 3 spaces for the ADU and primary residence combined as per ARCH’s preliminary recommendations.

3. Should the minimum lot size requirement for DADUs be reduced or eliminated altogether?

Pros for reducing or eliminating the DADU minimum lot size:

- Numerous lots which are now prohibited from constructing a DADU will be able to after this reform.
- Kenmore's minimum single-family lot size in the predominant R-6 zoning district is 5,400 sq.ft. Ten percent of the lot (the current DADU floor area maximum) is 540 square feet. This is adequate square footage to construct a DADU. The minimum size for a microhousing dwelling unit is 220 square feet.
- Kenmore has the most restrictive minimum lot size for a DADU of any Washington city considered.

Cons for reducing or eliminating the DADU minimum lot size:

- Single-family lot sizes may be reduced to allow for clustering away from critical areas. In the R-1 zoning district, a lot may be reduced to as little as 2,500 sq.ft. to allow for this clustering. A lot of this size may be too small to accommodate both an ADU and a single-family residence, particularly given impervious surface limitations.
- Increased density may be objectionable to nearby residents.

4. Should there be a reduced height limit for an ADU?

Pros for reducing the height limit:

- The current 35' height limit allows for a DADU that could overlook a neighboring property, potentially creating privacy concerns.
- Allowing a 35' tall DADU could result in a DADU taller than the existing primary residence, reducing the impression that the DADU unit is "secondary."

Cons for reducing the height limit:

- The current 35' height limit allows for a larger, multi-story ADU, potentially accommodating more residents.
- A taller DADU could achieve the same floorspace as a shorter DADU by reducing the building footprint, potentially saving open space on the lot.
- A DADU over a detached garage might benefit from the higher height limit.
- Consistent height regulations in a zone streamline the permit review process.

5. Should more than 1 ADU be allowed on a single residential lot?

Pros for allowing more than 1 ADU:

- May generate additional affordable housing. Seattle's 2018 EIS found that the preferred legislation, which included allowing two ADUs per lot, would significantly increase ADU production by over a factor of two (1,970 ADUs produced in ten years under existing regulations vs. 4,430 produced through the preferred alternative) (City of Seattle, Environmental Impact Statement, 2018).
- Enhances revenue potential of single-family lots.

- Seattle's Office of Planning & Community Development arrived at a Determination of Non-Significance in their SEPA review of adverse impacts that might result from allowing two ADUs per residential lot among other code changes. The department concluded that the ADU code changes would have "minimal impacts on both the natural and the built environment" (City of Seattle – Determination of Non-Significance, 2016). This finding was upheld as adequate by the City's Hearing Examiner (City of Seattle – Environmental Impact Statement, 2018).

Cons for allowing more than 1 ADU:

- Increases strain on street-parking.
- May stimulate the speculative potential of ADU development.
- Presumably puts a greater stress on a neighborhood's preexisting character than do single ADU allowances.
- This particular code-change is perhaps the most contentious of all those considered. Homeowners associations in Seattle led by Queen Anne have been especially opposed to it for fear that it will result in multiple teardowns with uniform three-unit replacement developments.

Additional options that could be considered by the Planning Commission:

- Requirement that a property demonstrate continuous ownership for a year before building a second ADU. Seattle considered adding this requirement as part of its ADU code-revision to mitigate anxieties about excessive development. Builders would be prevented from purchasing and demolishing older houses to be replaced with a new primary unit coupled with two ADUs.
- Limit the maximum number of detached ADUs to one per lot. Although two ADUs may be allowed, one must be attached. This is the option applied by Seattle.
- Seattle requires that the second ADU meet green building standards and be offered exclusively to "income eligible households" at affordable rates for a period of 50 years.

6. Should the current size restrictions governing ADUs be modified?

Pros for adjusting the current ADU size restrictions:

- Detached ADU floor area limits as a proportion of total lot size were created in reference to the 10,000 minimum lot size required for a DADU. The smallest detached ADU floor area limit under this system was set to be 1,000 square feet when floor area limits were a function of lot size. If the DADU minimum lot size is reduced, this standard may need to be adjusted.

Cons for adjusting the current ADU size restrictions:

- Kenmore's floor area limits are already permissive relative to other comparable Washington cities. It is not clear that they require further liberalization to promote ADU development.
  - Portland's 2018 survey uncovered a median ADU size of between 500 and 600 sq. ft.; Only 5% of ADUs were over 800 sq. ft. (Accessory Dwelling Units in

Portland 1<sup>st</sup> Report, 2018). (Portland prescribes floor area maximums of 800 sq. ft. for both AADUs and DADUs so this statistic may be skewed by the city's requirements.)

- All attached ADUs in Kenmore are already allowed at least 1,000 square feet and detached ADU's maximum is regulated as 10% of lot size, or 50% of the primary dwelling unit (lesser value).

Other considerations for the Planning Commission:

- Portland-based developers have mentioned to our Department of Development Services that Kenmore's ADU code may unfairly prevent owners of smaller lots and/or smaller primary buildings from acquiring a decently-sized detached ADU.
  - The observation does not critique Kenmore's regulation of attached ADUs. Kenmore has no minimum lot size necessary for an attached ADU and allows at least 1,000 square feet for an attached ADU no matter the lot size or primary building size.
  - For DADUs, minimum lot sizes could be reduced (as described under Policy question 3) with a flat maximum allowable square footage. A possible critique of this code change is that it would no longer ensure that the ADU would be subordinate in size to the primary residence.
  - A flat maximum floor area limit for detached ADUs may be more suitable for the creation of pre-approved ADU construction plans. When floor area limits are regulated as a percentage of either lot size or primary unit size there will exist a range of maximum floor area limits. This range complicates the creation of basic pre-approved plans that are suitable for all/most lots that are viable for the addition of a DADU.
- The Planning Commission may consider adding space exemptions for internal ADUs contained within a single floor to ensure the efficient use of all floor area.
  - If an internal basement that exceeds floor area maximum is being converted into an ADU it may be sensible to allow a portion of the basement to be included in the ADU. For example, for an attached ADU using the 1,000 square foot floor area limit, a 1,200 square foot basement could not be completely converted to an ADU.

7. Should Kenmore retain or implement new design standards for ADUs?

Pros of design standards:

- Placing design requirements (such as location of entrances and windows, building style and color, or building materials) on ADUs is a way to address compatibility with the neighboring community.

Cons of design standards:

- Kenmore-specific design standards may reduce opportunities for developing standard plans to be used by those who wish to build ADUs.
- Complying with design standards may add additional expense to ADU building, potentially resulting in upward pressure on market rents.
- Design review adds an additional administrative burden on City staff.

- Design standards may not address unique characteristics of the existing residence on a property being considered for an ADU.
- Kenmore's Department of Development Services has identified a consequence of Kenmore's strict limit of street-facing entrances per building to one; ADU entrances that are not visible from the street and that have little to no impact on neighborhood aesthetics are still not allowed. The Department has extended special exceptions to ADUs that would have required costly and significant structural alterations to comply with this requirement. Other jurisdictions allow a second street-facing entrance provided it is clearly secondary to the primary entrance.

8. Should the use of ADUs for short-term rentals be prohibited?

Pros of limiting short-term rentals in ADUs:

- By definition, ADU short term rentals do not supply long-term affordable housing and do not support the goal of increasing the stock of affordable housing. However, short-term rentals may make existing housing more affordable for property-owners as rents can contribute to paying housing costs.
- Short-term ADU rentals may detract from neighborhood cohesion because of continual resident turnover.
- Disallowing short-term rentals may stem speculative development in ADUs.
- A 2018 survey study of Portland found that 31% of ADUs were used for short-term housing vs. the 53% of ADUs that were used as someone's primary residence (Accessory Dwelling Units in Portland 1<sup>st</sup> Report, 2018).

Cons of limiting short-term rentals in ADUs:

- Short-term rentals are oftentimes the most lucrative use of ADUs and disallowing them may result in the decreased production of ADUs.
- Currently constructed ADUs in Kenmore may have been built on the expectation that short-term rentals would be allowed.
- Chapple's 2018 study of Vancouver, Seattle, and Portland found that 51% used their ADU as a current or intended primary residence "compared to 12% for short term rentals." This indicates that short-term rentals may not comprise a common enough use to justify public intervention.
- Chapple's work on ADUs has shown the wide diversity of intentions homeowners have for building an ADU, and that the flexibility to adapt an ADU to changing circumstances is an important incentive to build an ADU. Therefore, Chapple concluded "these results suggest that homeowners have a variety of motivations and that a substantial minority enter into the ADU development process with the expectation of the use of their ADUs changing over time. This suggests to us that public sector efforts to micromanage the uses in ADUs may be counterproductive for the goal of maximizing production" (Chapple, 2018).
- The City Council recently decided not to regulate existing short-term rentals in Kenmore.

**Other actions to promote ADU development:**

Along with the regulatory approaches, several other actions have been identified that promote ADU development. While not directly under the purview of the Planning Commission, these ideas could be forwarded to the City Council for their consideration.

**Preapproved Plans:**

Seattle Mayor Jenny Durkan has stated her intention to create preapproved plans to streamline the ADU permit application process. Kenmore has also been exploring this possibility with MyBuildingPermit.com – a branch of the eCitygov alliance for member cities who have similar ADU codes. Kirkland, too, is working toward this end. Staff recommends that Kenmore continue to promote this municipal collaboration for pre-designed plans and should also explore whether plans from Kirkland or Seattle would be viable for application in Kenmore. Both strategies are highly cost-effective and represent important value-added benefits for homeowners seeking to build DADUs who may not have the means to hire an architect or designer.

A strategy complementary to preapproved plans is that of expediting Kenmore's permit review process for ADUs. Preapproved plans, however, reduce the variation in permit applications which can facilitate faster application turnover and lessen the administrative burden of prioritizing ADU permit applications.

**Educational Efforts:**

As was demonstrated in the August 6 background materials, successful regulatory revision is accompanied by simultaneous educational promotion. In Seattle, Portland and Vancouver, 15% of ADUs were built following "learning about ADUs through an educational website, event or tour" (Chapple, 2018). Staff recommends that sponsorship activities of this variety be encouraged by the City of Kenmore.

The City of Kenmore also could invest in the creation of a guide to ADU creation tailored to its regulatory code. Twenty percent of ADU creators in Seattle, Vancouver, and Portland stated their desire for "an easy to understand and comprehensive guide through the entire process" (Chapple, 2018). Cities such as Santa Cruz, Portland, and Seattle have already created such memos that could be modified for our purposes. A critical evaluation of the educational materials on ADUs in circulation determined that the primary focus revolves around the construction and financing components of ADU acquisition. The lack of information on ADU operation and day-to-day management has resulted in financial and emotional stress for many ADU homeowners (Mendes, 2016). Though the education about ADU financing and construction is the logical first step for municipal efforts, information on operation and day-to-day management of an ADU could be a possible positive civic service.

**Amnesty Program:**

It is unclear how many illegal ADUs exist within the city boundaries. An amnesty program could be drafted to legalize those ADUs which comply with baseline regulatory requirements. Exemptions for regulatory non-compliance can be explored in cases that don't constitute safety risks.

Lending & Financial Assistance Options:

The most ambitious and potentially problematic policy action in reference to ADUs is to directly intervene in the lending market through discussion with lenders. Only 4% of successful ADU creators in Seattle, Portland, and Vancouver financed the ADU by borrowing against the expected future value of the ADU (Chapple, 2018). This relative inability to leverage the ADU's future earnings to fund its construction maintains the exclusivity of the ADU market on the side of production towards more affluent households. For the ADU market to benefit the less affluent on both the sides of homeownership and affordable rental options this market deficit needs be remediated.

Of those who used a lending source to finance an ADU, 60% reported using a credit union or a regional bank (Chapple, 2018).

In coordination with ARCH, for example, a conversation with financial institutions about specific ADU lending vehicles that are underwritten by expected future earnings could be initiated.

Another approach would be for the City, or ARCH, to consider the feasibility of offering low-interest loans to low-income households seeking to finance ADUs. The city of Santa Cruz has a program along these lines. Lending institutions could also be encouraged to extend favorable lending packages to low-income households for ADU financing.

Kenmore already waives ADU impact fees to provide financial assistance for ADU development. In alignment with this strategy, Kenmore may further reduce permit review fees and utility fees, although utility fee reductions would require coordination with the Northshore Utility District.

Attachments

- Attachment 1: August 6 PowerPoint presentation on ADUs
- Attachment 2: Responses to Commissioners' questions
- Attachment 3: Kenmore's current ADU code
- Attachment 4: ADU standards in other jurisdictions
- Attachment 5: Survey of ADU owners



## Accessory Dwelling Units – Background Info

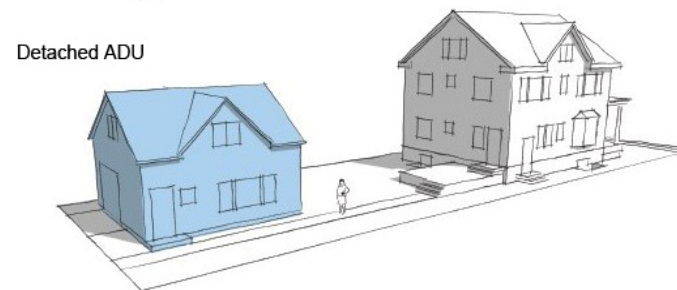
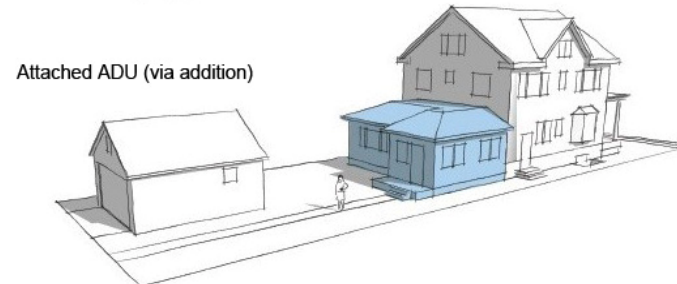
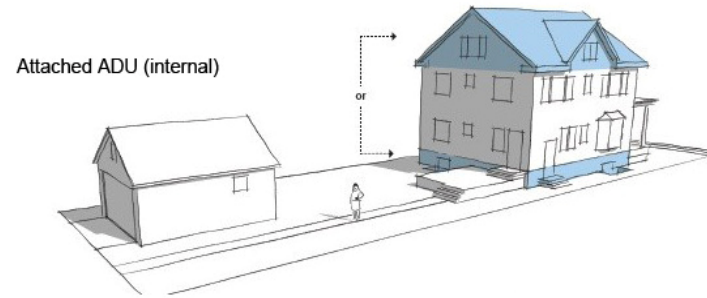


## Definition of Accessory Dwelling Units (ADUs)

- An Accessory Dwelling Unit is an independent living space secondary to the primary residence on a single family residential lot.
- The two main designations are attached and detached ADUs.
- Attached ADUs are either internal, as in a converted basement or garage, or are an external addition that is contiguous to the primary residence.

### Examples of Accessory Dwelling Units (ADUs)

*ADUs in blue; main residence in white*



*Image credit: City of Saint Paul, MN*

## Why People Get ADUs

Common reasons for building an ADU:

- generate additional income
- increase property value
- help pay for a mortgage
- house a family member



BASEMENT ADU



ATTACHED ADU



SECOND-STORY ADU



DETACHED ADU



GARAGE-CONVERSION ADU

**AARP**  
Real Possibilities

Trends that  
have  
contributed  
to interest in  
ADUs

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## Demographic trends

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## Housing affordability crisis

## Demographic trends:

Mismatch between household size and square footage of new single family residences

- The average square footage of new single family homes continues to increase despite a reduction in average household size.

House size has increased



Source: City of Milwaukee and URBWORKS

## Demographic trends, continued:

### Shrinking household size

The 1960 census reported King County's average household size as 3.2 per household.

American Community Survey (ACS) sampling estimates indicate that in 2017 King County's average household size was 2.45

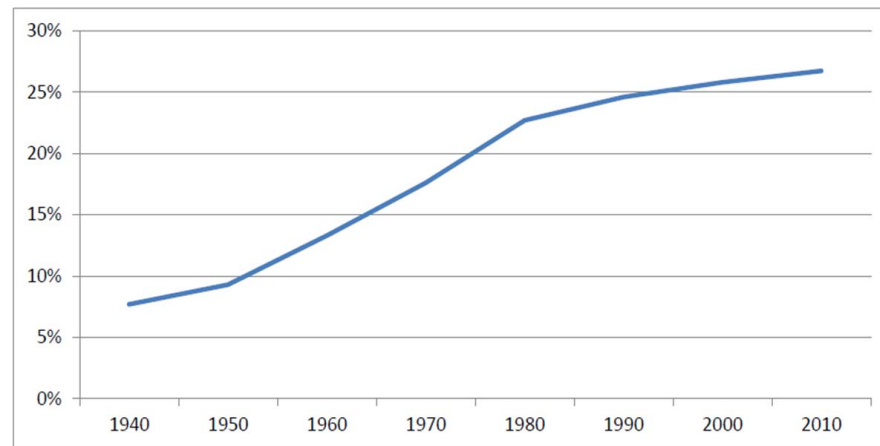
AARP (formerly titled the American Association of Retired Persons) research found that in 1950 the average square footage of new single-family homes was 983, whereas this has increased to 2,571 in 2017

## Demographic trends, continued:

single person occupancy growth

- Single person households are becoming much more common.
- ADUs are an affordable option for single-person households.

**Figure 1. Share of U.S. Households Consisting of One Person Living Alone, 1940-2010<sup>9</sup>**



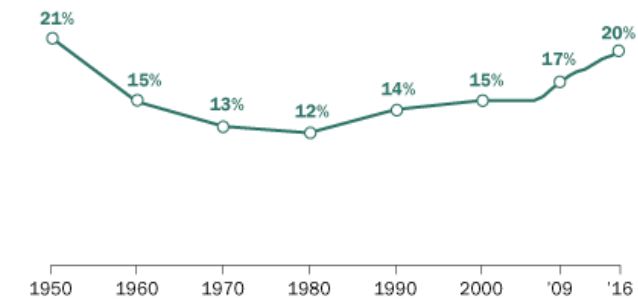
## Demographic trends, continued:

### Unprecedented number of multigenerational households

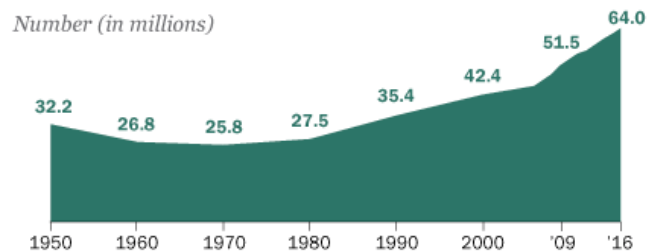
- Multigenerational households are defined by the U.S. Census Bureau as households consisting of more than two generations
- ADUs are commonly used to accommodate the unique needs of multigenerational households

## One-in-five Americans live in a multigenerational household

*% of population in multigenerational households*



*Number (in millions)*

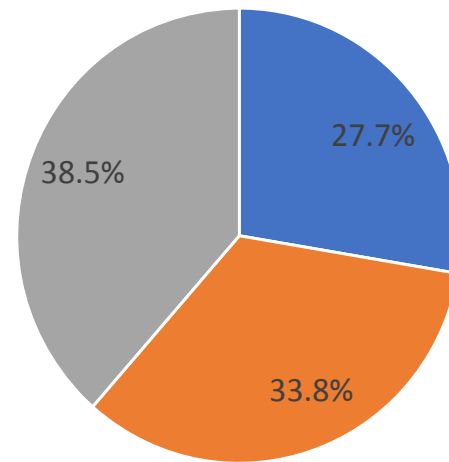


Note: Multigenerational households include at least two adult generations or grandparents and grandchildren younger than 25.  
Source: Pew Research Center analysis of 1950-2000 decennial censuses and 2006-2016 American Community Survey (IPUMS).

PEW RESEARCH CENTER

## Composition of Washington's Households

Share of Washington Households by Size  
2017 American Community Survey Estimates



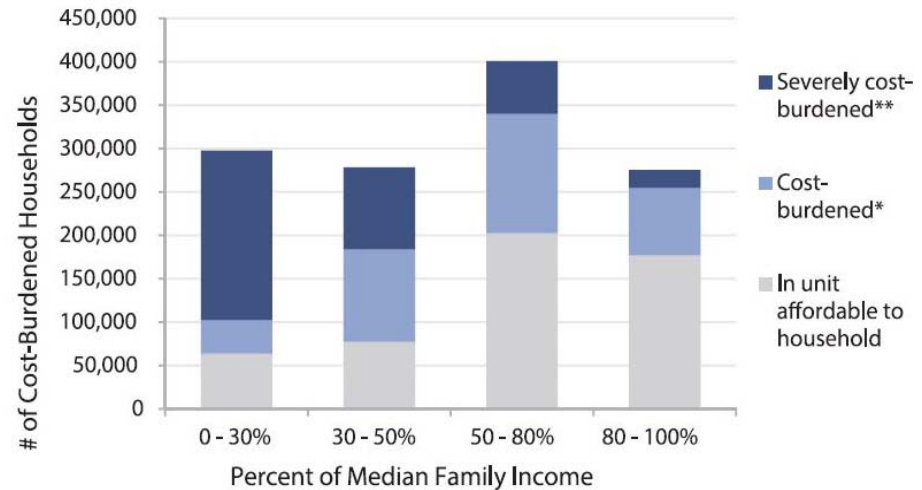
■ 1 person households      ■ 2 person households  
■ 3 or more person households

## Washington State Housing Affordability Crisis

- Chart is drawn from the Washington State Housing Finance Commission: dated 2015
- Cost-burdened households are defined by HUD as those paying more than 30% of their annual income on housing expenses
- Severely cost-burdened families pay more than 50% of their annual income on housing expenses

## Housing affordability is a problem in Washington State

Cost burden exists for all households earning below the median family income



## Kenmore Housing Affordability Crisis

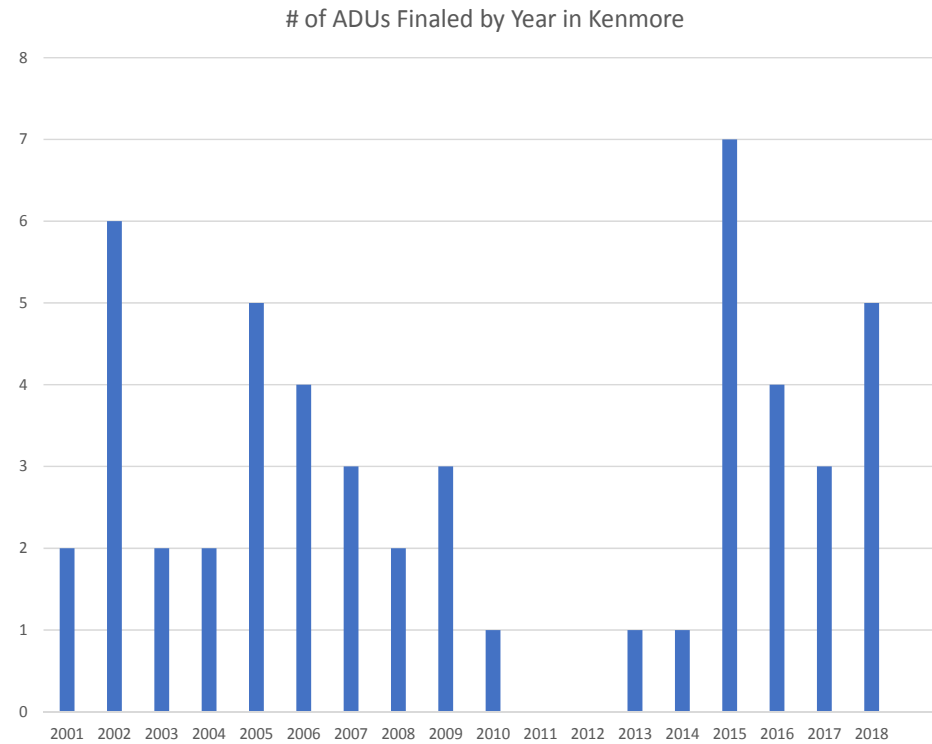
38% of households in Kenmore are cost-burdened

42% of renting households are cost-burdened

17% of  
households  
are severely  
cost-burdened

- This is the highest percentage of severely cost-burdened households recorded in any east King County city

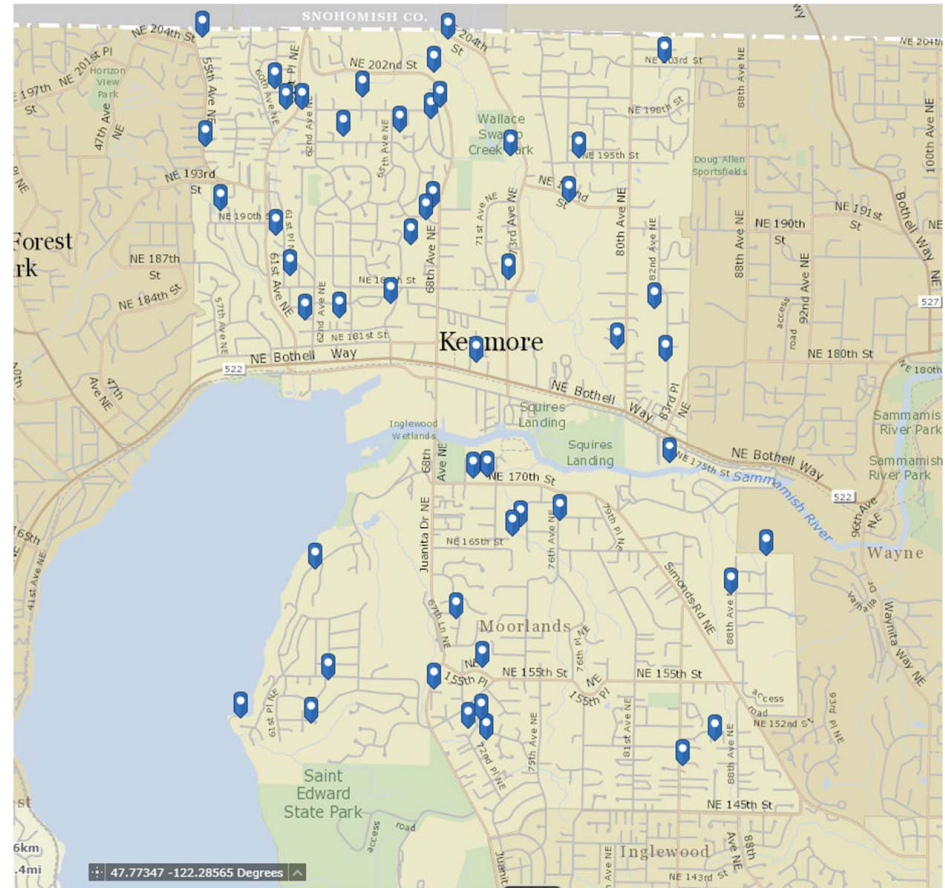
Kenmore  
ADUs  
Finaled  
by Year  
(51 total)



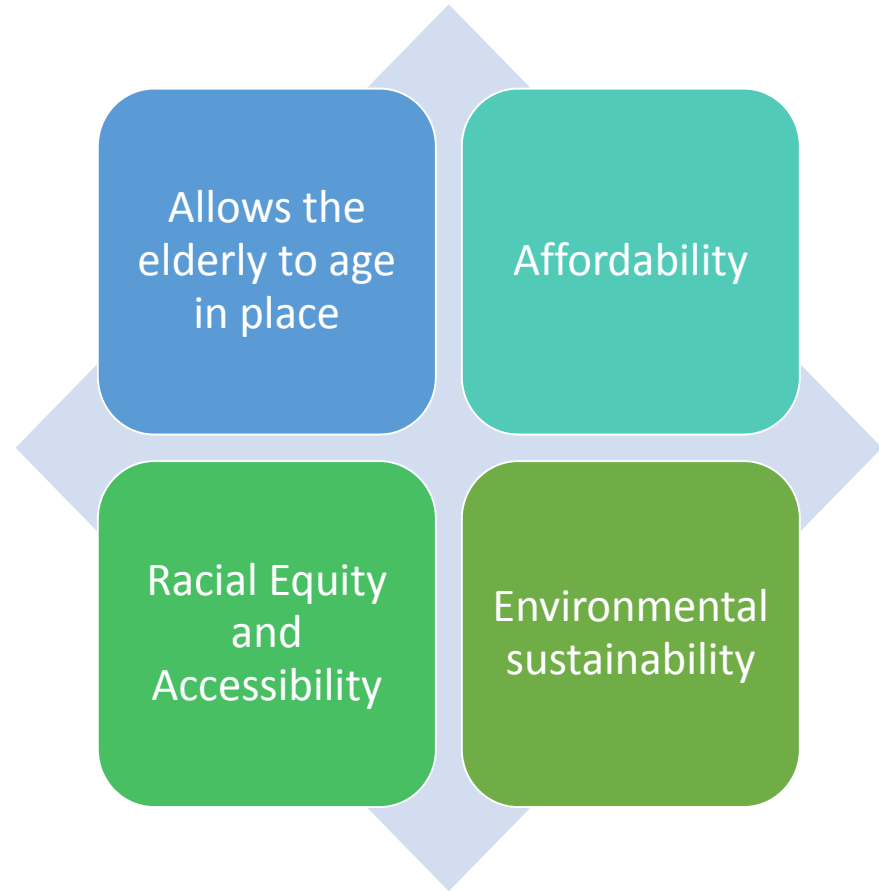
Kenmore averages 2.83 ADUs finalized per year

# Spatial Distribution of Kenmore's ADUs

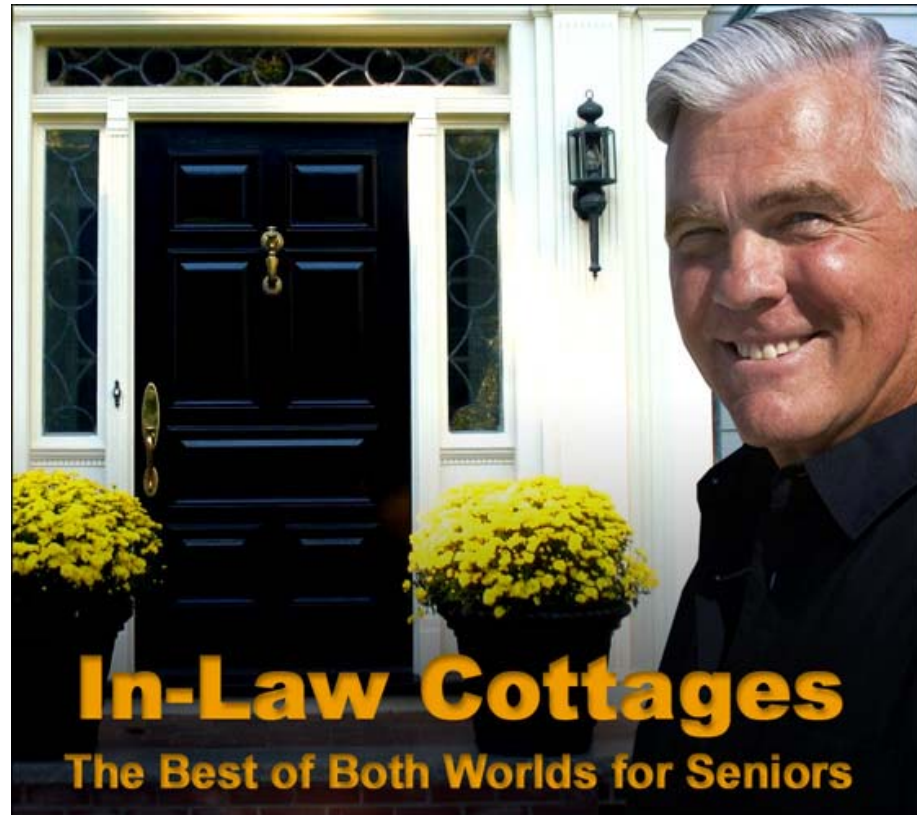
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## Benefits of ADUs



Allows the elderly to  
age in place



## How ADUs benefit the Elderly

- The elderly desire to age in place: An AARP survey found that 75% of those above the age of 45 “believe that they will be able to stay in their current home for the rest of their lives”
- AARP endorses ADUs for the elderly as a method to
  - Provide additional income to offset housing expenses
  - Generate companionship
  - Allow negotiation for sweat labor in return for reduced rents
  - Provide an increased sense of personal security
  - Live in close proximity to a family member or caregiver

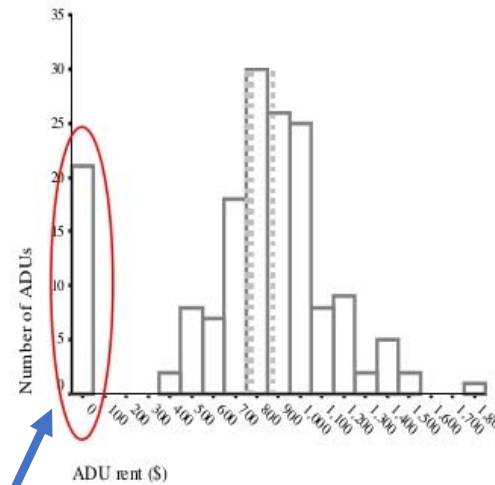


LA1

# Affordability

## Rental rates for Portland ADUs

Chart displays the number of ADUs participating in the survey rented within each \$100 price interval. Chart provided by Oregon's Department of Environmental Quality (DEQ) in 2013



The circled ADUs are “rented” at zero cost

- The mean rent of Portland ADUs is \$765/month
  - Including the \$0 “rents”
- After exclusion of \$0 “rents,” the mean is \$880
- In 2017 the average rent for a 1-bedroom was \$1,350 according to the “State of Housing in Portland”, a Portland Housing Bureau publication

**Slide 17**

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**LA1**

Hi Jordan-- Well, this slide seems to conflict with the following slide unless we take out the clause about "after exclusion of \$0 rents." Why do you think our number is higher than multifamily rents? How was "comparable" defined?

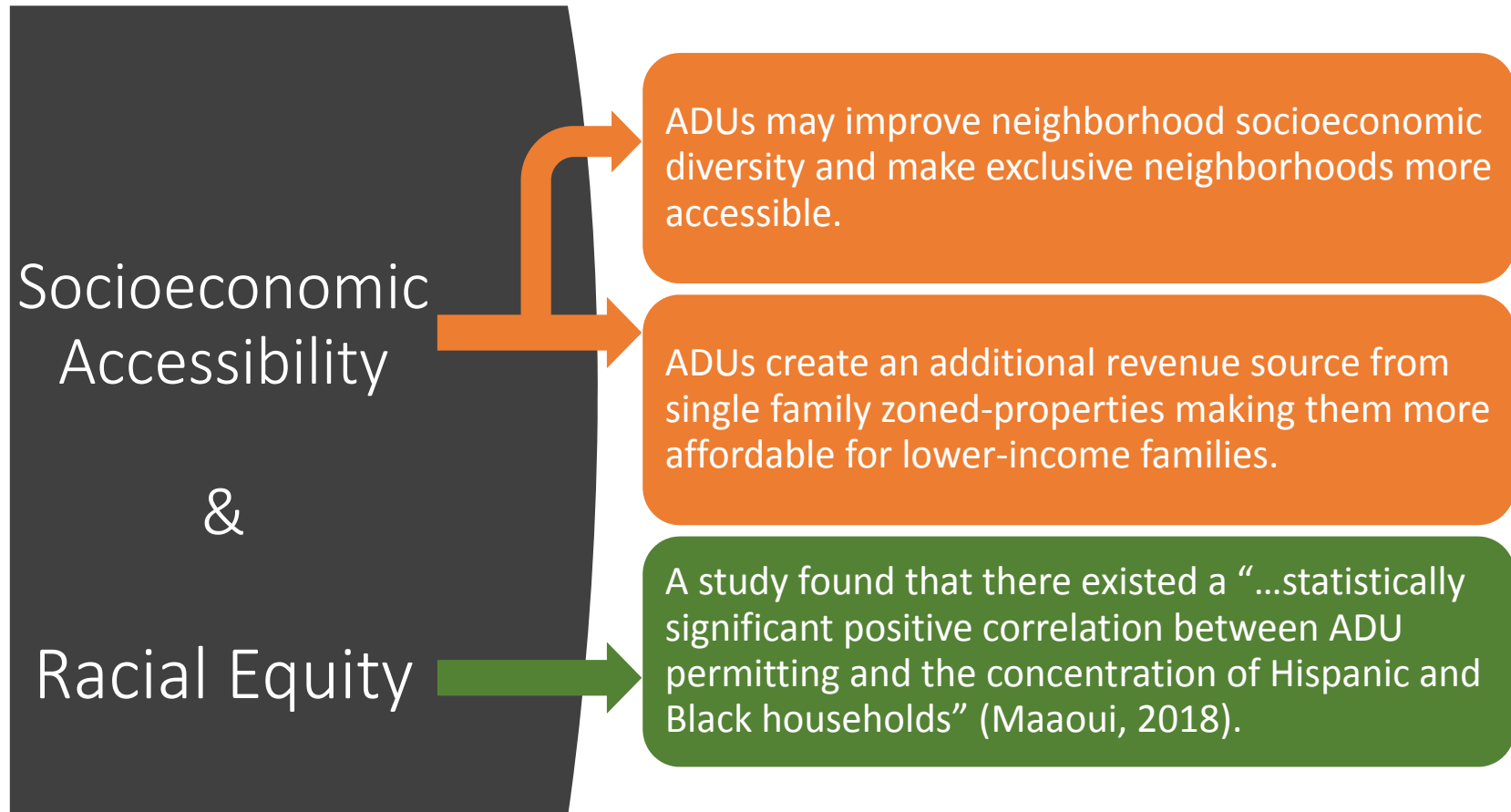
Lauri Anderson, 7/23/2019

## Affordability, continued

Detached ADUs “typically cost 25 to 40 percent less to build than new, comparably-sized housing units.” (MRSC, 1995)

58% of ADU owners rent at below the market rate (Chapple, 2018).

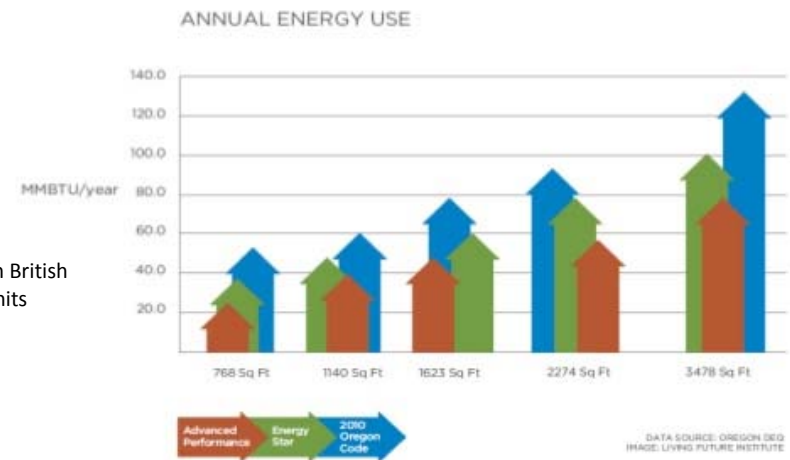
“A study of Babylon, Long Island, found that secondary units rented, on average, for 35% less than non-secondary unit apartments,” (Chapple, 2012).

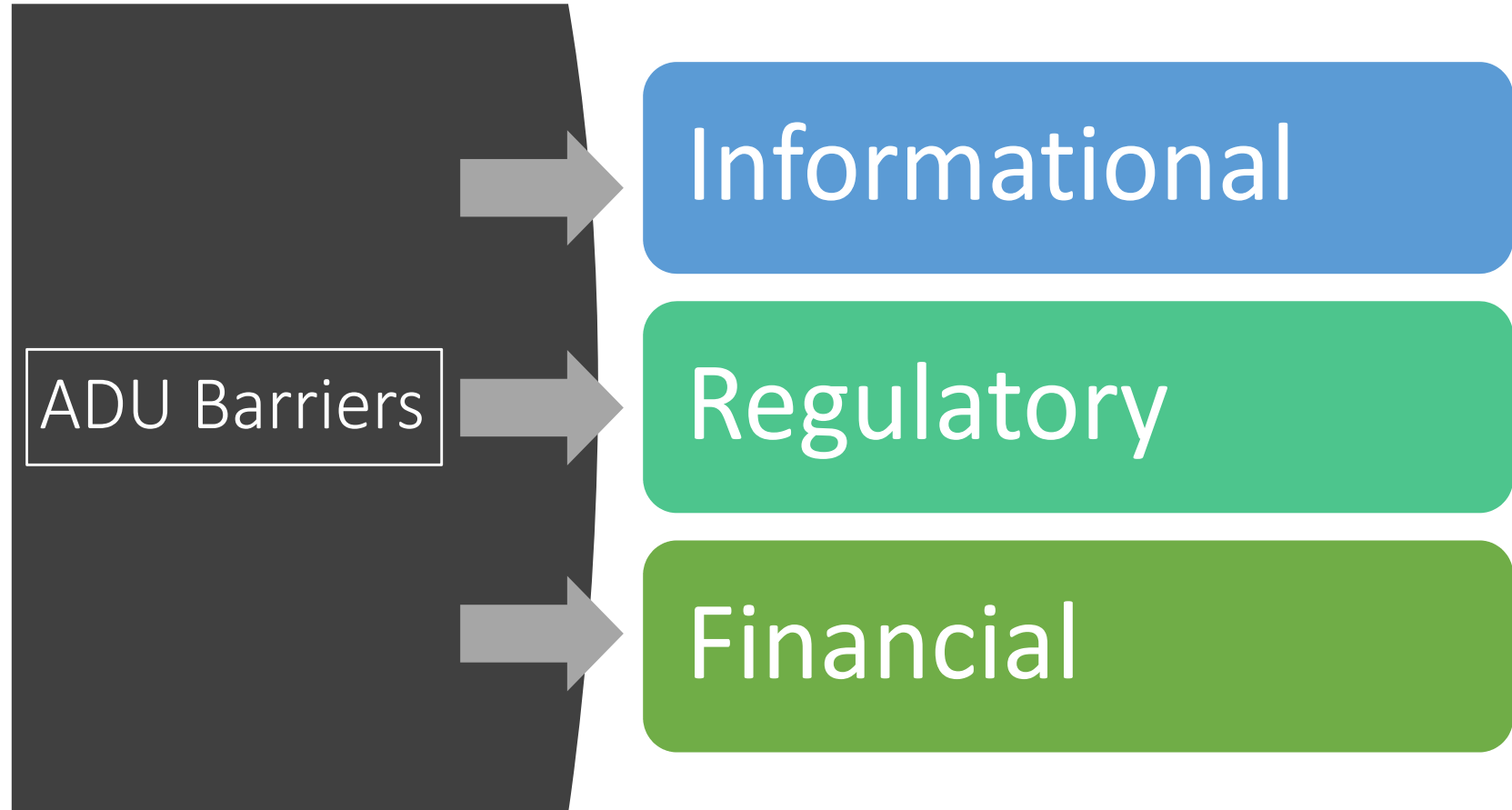


# Environmental Sustainability

## Building Small **is** a green building strategy

One million British Thermal Units (MMBTU)





## Informational Barriers

ADUs have been legalized in many localities for only a short time

Many people are uninformed about ADUs—this naturally limits the size of the market in ADUs

To address this educational deficit cities have:

- Created informative memos to assist homeowners
- Sponsored community workshops
- Collaborated with non-profits to raise awareness about how ADUs can be applied to important social issues
- Hosted guided tours

## Regulatory Barriers

The restrictiveness of the regulatory code governing ADUs is one factor that influences the rate of growth in ADUs.

Common regulatory barriers that impede ADU production are:

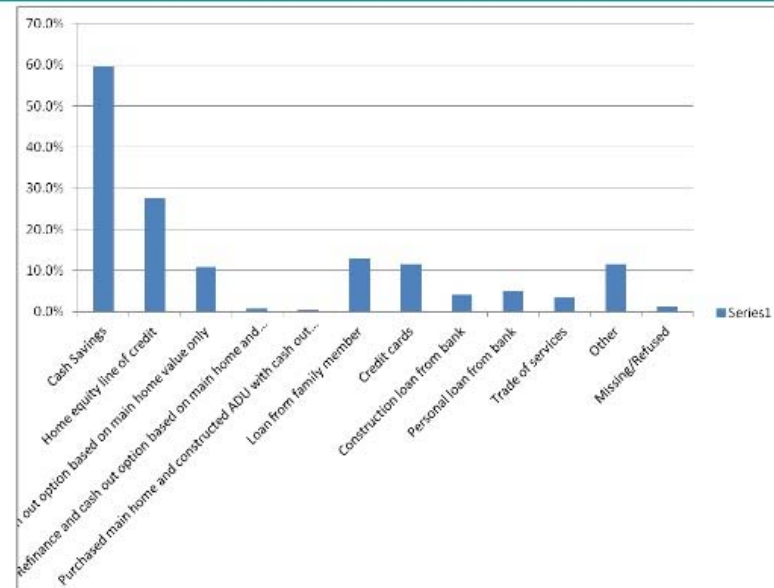


- Requirement of owner-occupancy for either ADU or primary residence.
- Requirement of additional off-street parking.
- Requirement for minimum lot size
- Limit of single ADU per lot.
- Prohibition on use of ADU for short-term rentals

## Financial Barriers

That most ADUs are funded from cash savings highlights the lack of financing options for the development of ADUs.

How ADUs are financed in Portland



Concerns and possible  
unintended effects of  
ADU code changes



## Concerns regarding ADUs

Uncontrolled development is the main concern cited in opposition to ADU code liberalization



Critics believe this may result in:

Congestion of  
on-street  
parking

Possible poor  
maintenance/  
upkeep of  
ADU

Disruption of  
preexisting  
neighborhood  
character

Decrease in  
property  
values of  
adjacent lots

Shift from  
homeownership  
to itinerant  
tenancy

## Planning Commission's Next Steps

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On August 20, we will consider other municipal strategies that address barriers. Some of these strategies are described in the background analysis.

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Also for August 20, we hope to present findings from a survey of Kenmore ADU owners that will provide local insights into ADU development.

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The Planning Commission will then review and assess a range of possible code-revisions concerning ADUs.

## Responses to Planning Commissioner Questions

### 1) What is the long-term vision for ADUs?

Response: The City's Comprehensive Plan contains the following goals and policies relevant to ADUs:

*Vision Statement:* As we look into the future, we see Kenmore as a place that residents, businesses and visitors find welcoming, with courteous people, and that offers a high quality of life to live, raise children, shop, work, recreate, and socialize. In 2035, we see Kenmore as a fun, vibrant waterfront community that

- supports the character of its single family residential neighborhoods
- offers a diversity of housing types to provide a choice of attractive living accommodations for all residents

To achieve this vision, responsible commitments in planning and resources will be made. We share and support this vision for Kenmore.

*Policy LU-1.1.1* Encourage development within Kenmore that creates and supports a healthy and diverse community. Kenmore should contain affordable housing and employment opportunities and should protect the natural environment and significant cultural resources

*OBJECTIVE 1.3* Maintain and enhance the character of existing single-family neighborhoods by allowing compatible housing, improving infrastructure, and establishing appropriate site development standards.

*Policy LU-1.3.1* Ensure that zoning regulations emphasize single-family dwellings as the principal use in the City's established single-family neighborhoods.

*Policy LU-1.3.2* Provide development standards that create a consistent and compatible pattern of development within residential neighborhoods. Development standards should address housing densities, lot dimensions, building setbacks and height, impervious surface limitations, access, parking, and other standards.

*Policy H-1.3.2* Ensure zoning regulations accommodate a range of housing styles and types in appropriate locations, such as single-family detached dwellings, townhouses, apartments, accessory dwellings, manufactured homes, and other types. Consider neighborhood character as well as housing needs when applying zones, land use, and development standards.

*Policy H-3.3.2* Allow and accommodate accessory dwelling units in single-family districts.

### 2) Have there been CAR complaints related to ADUs?

A total of 27 CAR complaints relating to ADUs have been identified in relation to 15 addresses; Several individual addresses prompted multiple complaints. The oldest complaint was dated from the year 2000.

Every identified complaint about ADUs alleged that they were illegal, unpermitted units. These addresses were cross-referenced with our finalized ADU permit tabulation. Four of the 15 addresses specified now have finalized ADU permits.

Complainants may have had additional concerns beyond illegality, but that data is unavailable.

**3) Are ADUs required by Mercer Island for new single-family development?**

Response: ADUs are not required, but they are incentivized. Mercer Island has a gross floor area limitation for residences on single-family lots and that limit can be exceeded for an ADU.

**4) What affordability level do ADUs address?**

Response: According to Sightline\*, a 2017 study of Cascadia's ADU owners found that the average ADU rent was affordable to a household earning 60-70% of AMI. Similarly, two older surveys of ADU owners within and beyond Cascadia, from 2012 and 2013, found that ADUs typically rent at levels affordable to households earning less than 70 percent AMI at the time of each study. Sightline noted that between 11 and 17 percent of ADU owners who have long-term tenants do not charge their tenants rent at all. They also make the point that ADUs can provide more affordable options in single-family zones, where the alternative is an expensive single-detached house that is out of reach for many households.

(\*Sightline Institute is an independent, nonprofit research and communications center—a think tank—founded by Alan Durning in 1993.)

**5) How are “short-term rentals” defined in Kenmore?**

Response: Short-term rentals are not defined in Kenmore's Zoning Code. State law defines a short-term rental as a “lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or portion thereof, is offered or provided to a guest by a short-term rental operator for a fee for fewer than 30 consecutive nights.”

**6) Do the same landlord-tenant rules apply to ADUs as to regular rentals?**

Response: The Washington Residential Landlord-Tenant Act (Chapter 59.18 RCW) exempts certain “living arrangements,” of which the only one likely to be found in an ADU is for “occupancy by an employee of a landlord whose right to occupy is conditioned upon employment in or about the premises,” typically, domestic workers. Otherwise, the standard rules apply.

**7) Is there a cause/effect relationship between the number of multi-generational households and the number of ADUs?**

Response: While this is an interesting question, we do not have data to provide a response.

**8) What is Kenmore's smallest zoning lot size?**

Response: The smallest lot size in the R-6 single-family zoning district (the City's most prevalent single-family zoning district) is 5,400 sq.ft. Minimum lot size in R-4 is 7,200 sq.ft. In the R-1 zoning

district, the minimum lot size is 2,500 sq.ft. to allow for clustering outside of critical areas and buffers. Similarly, in other zoning districts lot sizes may be reduced slightly if critical areas are on-site.

**9) Is there evidence that the owner occupancy requirement results in a reduced number of ADUs?**

Response: It is difficult to isolate the specific effect of any one single promotional ADU policy on ADU production as cities usually apply multiple strategies simultaneously. But there is evidence that supports the position that owner-occupancy requirements are regulatory burdens which limit the number of ADUs built. Owner-occupancy requirements restrict the flexibility with which ADUs can be used making them less attractive even to those who may initially satisfy the condition of owner-occupancy. And prospective ADU owners with no intention of living in either unit are barred from ADU creation.

That regulations inhibit ADU production is well substantiated. Karen Chapple and the Center for Community Innovation of UC-Berkley concluded that “there is a substantial market of interested homeowners; however, regulations in most cities prevent the majority from building secondary units— and thus preclude secondary units from becoming a viable infill strategy” (Chapple, 2012). In a survey sent to homeowners that successfully acquired an ADU in Seattle, Portland and Vancouver the most common reason cited for initiating the process of building an ADU was the “easing of land use rules (42%)” (Chapple, 2018).

With regard to owner-occupancy requirements, specifically, a 2015 study commissioned by the City of Seattle found that “More than any other potential barrier, survey respondents strongly agreed that the requirement for the property owner to reside in either the cottage or the principal unit [owner occupancy] for six months of the year was a significant barrier to constructing a backyard cottage” (Removing Barriers to Backyard Cottages, 2015); 33 percent of respondents strongly agreed that owner-occupancy requirements constitute a significant regulatory barrier (Removing Barriers to Backyard Cottages, 2015). A 2013 survey of Portland ADU owners taken after the revocation of owner-occupancy requirements recorded that 35.3% of respondents did not live in either unit. Therefore, owner-occupancy requirements may have prohibited these ADU owners in Portland from building an ADU.

A study of the ADU “black market” by Chapple and the Center for Community Innovation of UC-Berkley showed that in a predominantly illegal ADU market, 47% of ADUs were not owner-occupied (Chapple, 2012). This study demonstrates a significant demand for non-occupancy of both the ADU and the primary unit that is usually regulated out of the market.

Of course, that owner-occupancy requirements limit the production of ADUs does not by itself justify the removal of this regulatory constraint. In fact, the very intention of owner-occupancy requirements is to limit the market to uses that are thought to be compatible with the public interest. The Planning Commission should consider whether the increased proliferation of ADUs that would result from the removal of Kenmore’s owner-occupancy requirement would justify the loss of the benefits that are thought to result from its strict enforcement.

Chapple, K., Wegmann, J., Nemirow, A., & Dentel-Post, C. (2012). Yes in my backyard: Mobilizing the market for secondary units.

Chapple, K., Wegmann, J., Mashhood, F., & Coleman, (2018) R. Jumpstarting the Market for Accessory Dwelling Units.

Palmeri, J. (2013). Accessory Dwelling Unit Survey for Portland, Eugene, and Ashland, Oregon. Retrieved from <https://www.oregon.gov/deq/FilterDocs/ADU-ReportFRev.pdf>

Removing Barriers to Backyard Cottages. (2015, October). Retrieved from <https://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/EncouragingBackyardCottages/RemovingBarrierstoBackyardCottages.pdf>

**10) How is ADU compliance handled?**

Response: If a complaint about an illegal ADU is filed, the City's Code Compliance Officer investigates. A permit application must be submitted, and an affidavit of owner occupancy filed, in order to legalize the ADU.

**11) How many owner-occupied residences are there in Kenmore?**

Response: According to the 2017 American Community Survey, 88% (approximately 5,125) of the single-family detached homes in Kenmore are owner-occupied; 12% are renter-occupied.

Mercer Island has roughly 3.1 ADUs per 100 single-family detached homes. (Kenmore has about 0.8.) If Kenmore has the same potential as Mercer Island, that ratio would mean approximately 183 total ADUs.

If all were affordable at or below 80% AMI, it would increase Kenmore's affordable rental housing stock by about 8%.

**12) What are the percentages of attached/detached ADUs in Kenmore?**

Of the 51 ADU permits, 34 specified the type of ADU:

- 22 permits were given for an attached ADU (65%)
- 12 permits were given for a detached ADU (35%).

**Kenmore's Current ADU Regulations**

**18.73.100 Accessory dwelling units.**

- A. Only one accessory dwelling is allowed per primary *single detached dwelling unit*;
- B. An *accessory dwelling unit* is allowed only in the same *building* as the primary *dwelling unit* on a *lot* that is less than 10,000 square feet in area, or on a *lot* containing more than one primary dwelling;
- C. The primary *dwelling unit* or the *accessory dwelling unit* shall be owner occupied;
- D.1. If the *accessory dwelling unit* is attached to the primary *dwelling unit*, then the *dwelling units* shall not exceed a floor area of 1,000 square feet or 50 percent of the living area of the primary residence, whichever is greater; and
  - 2. When the primary and *accessory dwelling units* are located in the same *building*, only one entrance may be located on each *streetside* of the *building*;
  - 3. If the *accessory dwelling unit* is detached from the primary residence, then the *accessory dwelling unit* may be 10 percent of the lot size, or 50 percent of the primary *dwelling unit*, whichever is less;
- E. One additional off-street *parking space* shall be provided;
- F. The *accessory dwelling unit* shall be converted to another permitted use or shall be removed if one of the *dwelling units* ceases to be owner occupied;
- G. An *applicant* seeking to build an *accessory dwelling unit* shall file a notice approved by the department with the records and elections division which identifies the *dwelling unit* as accessory. The notice shall run with the land. The *applicant* shall submit proof that the notice was filed before the *department* shall approve any permit for the construction of the *accessory dwelling unit*. The required contents and form of the notice shall be set forth in administrative rules;
- H. The total number of occupants in the principal *dwelling unit* and the *accessory dwelling unit* combined shall not exceed the maximum number established for a single-family dwelling as defined in KMC [18.20.1010](#). [Ord. 11-0329 § 3 (Exh. 1).]

|                   | Attached ADU floor area limits                                                                                                                                                                                                                                                                          | Detached ADU floor area limits                                                                                                                                                                                                                                                                          | ADU Design Standards                                                                                                                                                                                           | Prohibition on short-term rentals                          | Owner-Occupancy                                                         | Off-street Parking                        | Detached ADU (DADU) minimum lot size | DADU height limit                                                                                                                                        | Entrance regulations                                                                | # of ADUs allowed on a single lot |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------|
| Kenmore           | 1,000 square feet or 50 percent of the living area of the primary residence, whichever is greater                                                                                                                                                                                                       | 10% of the lot size or 50% of the primary dwelling unit, whichever is less                                                                                                                                                                                                                              | No additional design standards beyond the ADU entry regulation                                                                                                                                                 | N                                                          | Y                                                                       | 1 additional spot                         | 10,000 square feet                   | Same as primary structure                                                                                                                                | For attached ADUs, only one entrance can be located on each street side of building | 1                                 |
| Bainbridge Island | 900 square feet with possibility of increased size for internal ADUs                                                                                                                                                                                                                                    | 900 square feet                                                                                                                                                                                                                                                                                         | Accessory dwelling units shall be designed to maintain the appearance of the primary dwelling as a single-family dwelling                                                                                      | N                                                          | N                                                                       | 1 additional spot                         | None specified                       | None specified                                                                                                                                           | ADU entrance must be on rear or side of building                                    | 1                                 |
| Bothell           | 2/3 of primary dwelling or 40 percent of the total floor area of the primary dwelling unit and the accessory dwelling unit combined, excluding any garage area, or 800 square feet, whichever is less; If ADU is on a single floor director may issue size exemptions to efficiently use all floor area | 2/3 of primary dwelling or 40 percent of the total floor area of the primary dwelling unit and the accessory dwelling unit combined, excluding any garage area, or 800 square feet, whichever is less; If ADU is on a single floor director may issue size exemptions to efficiently use all floor area | Accessory buildings shall maintain the same residential character of the primary structure; Similar siding, roofing, and detailing, and be of a style that complements the primary structure                   | N                                                          | Owner or immediate family member must occupy either primary unit or ADU | 1 additional paved parking space required | None specified                       | Height limit of 25 ft. or 28 ft for an existing accessory structure                                                                                      | ADU entry can't be street-facing unless clearly secondary to primary entry          | 1                                 |
| Kirkland          | 40% of the primary and accessory dwelling unit combined. If located on a single floor the planning director may issue an exemption                                                                                                                                                                      | 800 square feet or 40 percent of the primary residence and accessory unit combined, whichever is less                                                                                                                                                                                                   | none specified                                                                                                                                                                                                 | N                                                          | Y                                                                       | 1 additional spot                         | None specified                       | DADU may not exceed maximum height of the allowed by underlying zone or be 15 feet above the existing height of the primary residence, whichever is less | Must be clearly secondary to main entry                                             | 1                                 |
| Portland          | 800 square feet or 75% of the living area of the house, whichever is less                                                                                                                                                                                                                               | 800 square feet or 75% of the living area of the house, whichever is less                                                                                                                                                                                                                               | For detached ADUs that are more than 15 ft. high: Exterior finish materials, roof pitch, trim, eaves, window orientation and dimension must be the same or visually match those of the house                   | Short-term rentals in ADU are allowed w/ applicable permit | N                                                                       | N                                         | No minimum                           | 15 ft. or 20 ft. depending on relation of DADU to setbacks                                                                                               | Maximum of 1 street-facing entrance for both ADU and primary unit                   | 1                                 |
| Redmond           | 1500 square feet w/ possibility of exemption to allow for efficient use of all floor area                                                                                                                                                                                                               | 1,000 square feet or 40% of the total square footage of the primary dwelling unit and the ADU combined (excluding garage area), whichever is lesser                                                                                                                                                     | Additions to an existing structure or the development of a newly constructed detached ADU shall be designed consistent with the existing facade, roof pitch, siding, and windows of the primary dwelling unit. | N                                                          | Y                                                                       | 1 additional paved parking space required | None specified                       | 25 ft.                                                                                                                                                   | Maximum of 1 street-facing entrance for both ADU and primary unit                   | 1                                 |

|                              | Attached ADU floor area limits                                                                       | Detached ADU floor area limits                                                                       | ADU Design Standards                           | Prohibition on short-term rentals                                                                              | Owner-Occupancy                                  | Off-street Parking                                  | Detached ADU (DADU) minimum lot size              | DADU height limit                                                           | Entrance regulations                                              | # of ADUs allowed on a single lot                                                                                    |
|------------------------------|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------|---------------------------------------------------|-----------------------------------------------------------------------------|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Santa Cruz                   | 10% of the net lot area or 50% of the living area of the primary home, whichever is less             | 10% of the net lot area                                                                              | Design permits required for some ADU additions | Y - short term rentals are prohibited in ADUs                                                                  | Y                                                | N                                                   | DADUs allowed on any residentially zoned property | 22 ft.                                                                      | Not specified                                                     | 1                                                                                                                    |
| Seattle                      | 1000 square feet in a single family zone - 650 square feet in a lowrise zone (excluding garage area) | 1000 square feet in a single family zone - 650 square feet in a lowrise zone (excluding garage area) | Regulation of entrance                         | Not currently prohibited - but city is considering their prohibition based on the results of an upcoming study | N                                                | N                                                   | 3200 square feet                                  | Height limit ranging from 14 to 25 ft. depending on lot width and roof type | Maximum of 1 street-facing entrance for both ADU and primary unit | 2 total ADUs allowed w/ maximum of 1 DADU                                                                            |
| Washington ADU Bill (SB5812) | NA                                                                                                   | NA                                                                                                   | NA                                             | NA                                                                                                             | Mandates removal of owner occupancy requirements | Mandates removal of additional parking requirements | Mandates removal of minimum lot size restrictions | NA                                                                          | Mandates removal of ADU entrance regulations                      | Mandates that a total of 2 ADUs be allowed on a single lot, but allows for the regulation of DADUs to a maximum of 1 |

# Kenmore Accessory Dwelling Unit Survey

Wednesday, August 14, 2019

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# 5

## Total Responses

Date Created: Friday, July 19, 2019

Complete Responses: 5

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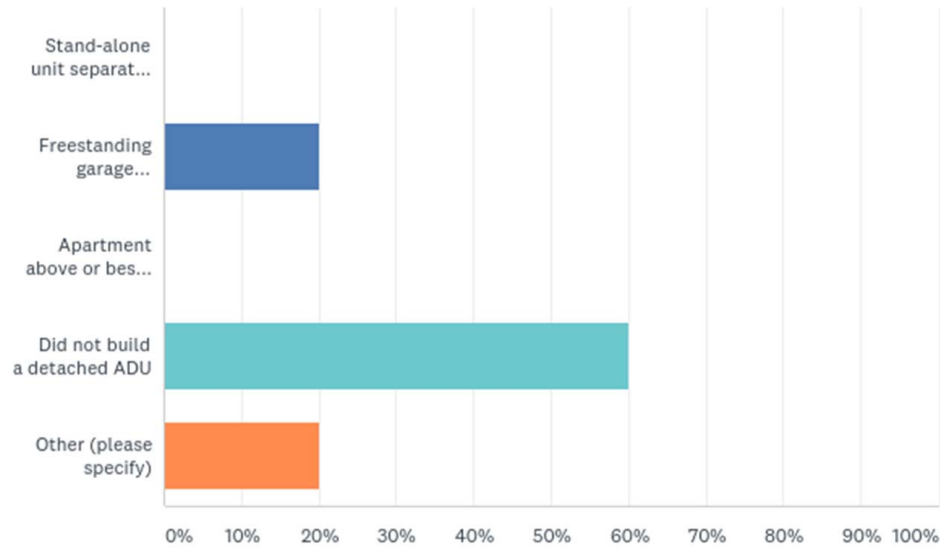
## Q1: If you built a detached ADU, what type of detached ADU did you build?

Answered: 5 Skipped: 0

| ANSWER CHOICES                                            | RESPONSES |   |
|-----------------------------------------------------------|-----------|---|
| Stand-alone unit separate from the house                  | 0.00%     | 0 |
| Freestanding garage converted to an apartment             | 20.00%    | 1 |
| Apartment above or beside an existing freestanding garage | 0.00%     | 0 |
| Did not build a detached ADU                              | 60.00%    | 3 |
| Other (please specify)                                    | 20.00%    | 1 |
| TOTAL                                                     |           | 5 |

## Q1: If you built a detached ADU, what type of detached ADU did you build?

Answered: 5 Skipped: 0



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## Q2: If you built an attached ADU, what type of attached ADU did you build?

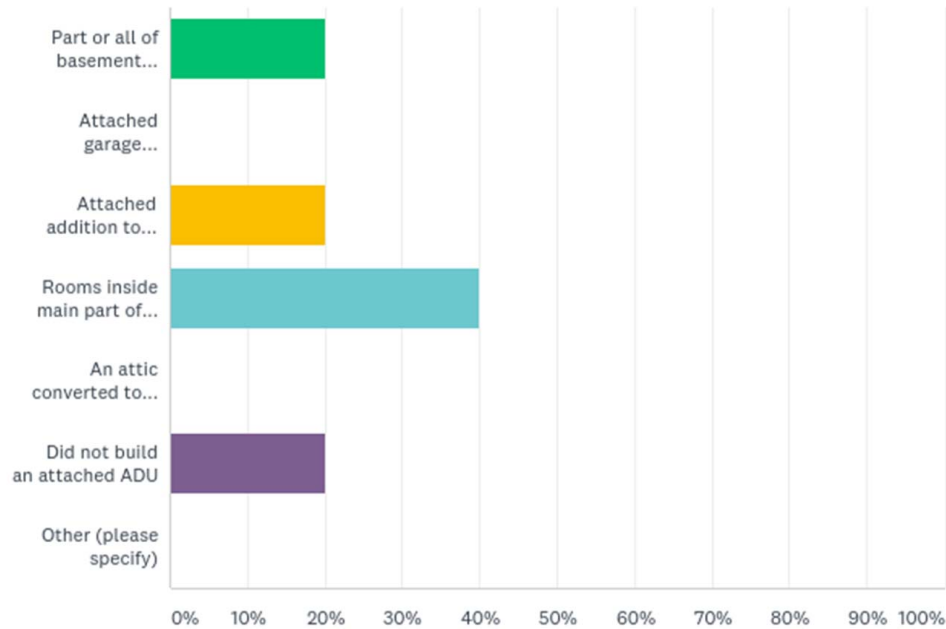
Answered: 5 Skipped: 0

| ANSWER CHOICES                                            | RESPONSES |   |
|-----------------------------------------------------------|-----------|---|
| Part or all of basement converted to an apartment         | 20.00%    | 1 |
| Attached garage converted to an apartment                 | 0.00%     | 0 |
| Attached addition to house                                | 20.00%    | 1 |
| Rooms inside main part of house converted to an apartment | 40.00%    | 2 |
| An attic converted to an apartment                        | 0.00%     | 0 |
| Did not build an attached ADU                             | 20.00%    | 1 |
| Other (please specify)                                    | 0.00%     | 0 |
| TOTAL                                                     |           | 5 |

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## Q2: If you built an attached ADU, what type of attached ADU did you build?

Answered: 5 Skipped: 0



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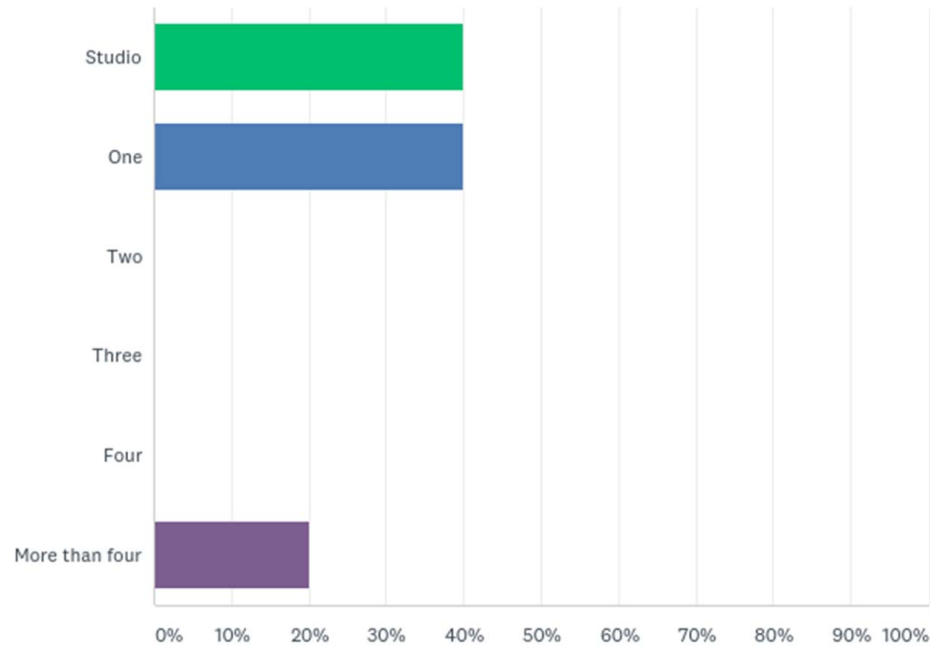
### Q3: How many bedrooms are in your ADU?

Answered: 5 Skipped: 0

| ANSWER CHOICES | RESPONSES |   |
|----------------|-----------|---|
| Studio         | 40.00%    | 2 |
| One            | 40.00%    | 2 |
| Two            | 0.00%     | 0 |
| Three          | 0.00%     | 0 |
| Four           | 0.00%     | 0 |
| More than four | 20.00%    | 1 |
| TOTAL          |           | 5 |

### Q3: How many bedrooms are in your ADU?

Answered: 5 Skipped: 0



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## Q5: How many off-street parking spaces are on your lot?

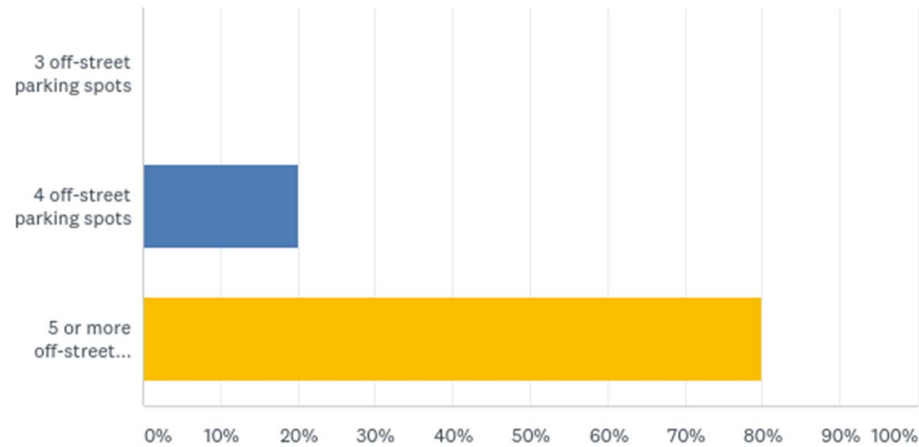
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Answered: 5   Skipped: 0

| ANSWER CHOICES                     | RESPONSES |   |
|------------------------------------|-----------|---|
| 3 off-street parking spots         | 0.00%     | 0 |
| 4 off-street parking spots         | 20.00%    | 1 |
| 5 or more off-street parking spots | 80.00%    | 4 |
| TOTAL                              |           | 5 |

### Q5: How many off-street parking spaces are on your lot?

Answered: 5 Skipped: 0



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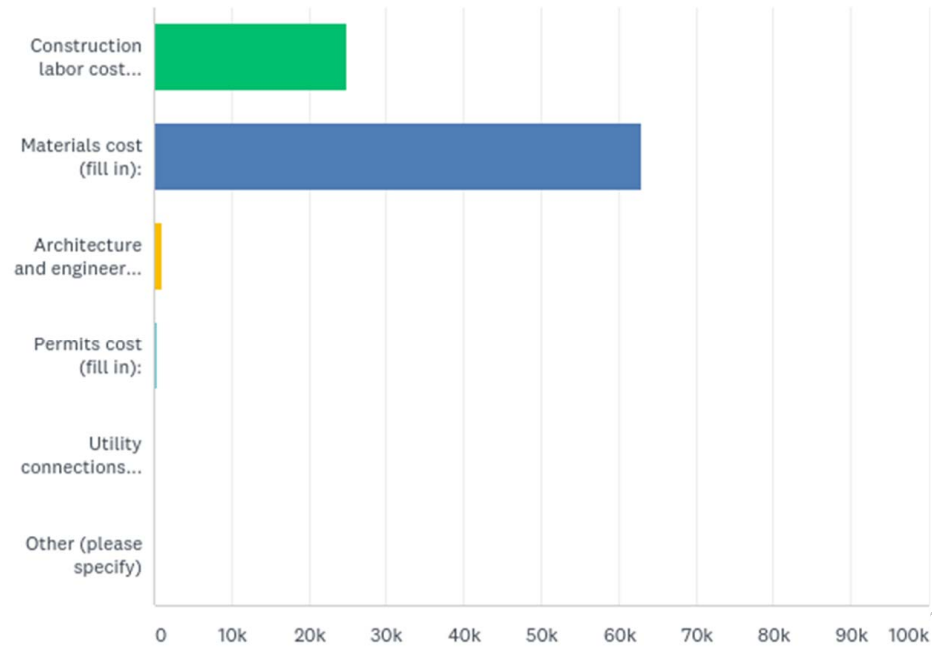
## Q7: If known, what was the breakdown of the overall building cost?

Answered: 1 Skipped: 4

| ANSWER CHOICES                               | AVERAGE<br>NUMBER | TOTAL<br>NUMBER | RESPONSES |
|----------------------------------------------|-------------------|-----------------|-----------|
| Construction labor cost (fill in):           | 25,000            | 25,000          | 1         |
| Materials cost (fill in):                    | 63,000            | 63,000          | 1         |
| Architecture and engineering cost (fill in): | 1,108             | 1,108           | 1         |
| Permits cost (fill in):                      | 475               | 475             | 1         |
| Utility connections cost (fill in):          | 0                 | 0               | 1         |
| Other (please specify)                       | 0                 | 0               | 0         |
| Total Respondents: 1                         |                   |                 |           |

## Q7: If known, what was the breakdown of the overall building cost?

Answered: 1 Skipped: 4



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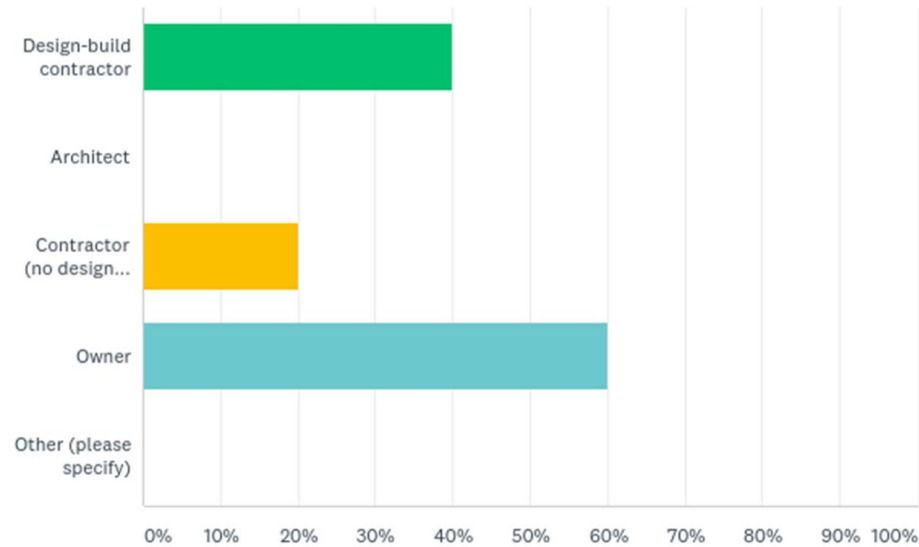
## Q8: Who worked on designing and building your ADU? (select all that apply)

Answered: 5 Skipped: 0

| ANSWER CHOICES              | RESPONSES |   |
|-----------------------------|-----------|---|
| Design-build contractor     | 40.00%    | 2 |
| Architect                   | 0.00%     | 0 |
| Contractor (no design work) | 20.00%    | 1 |
| Owner                       | 60.00%    | 3 |
| Other (please specify)      | 0.00%     | 0 |
| Total Respondents: 5        |           |   |

### Q8: Who worked on designing and building your ADU? (select all that apply)

Answered: 5 Skipped: 0



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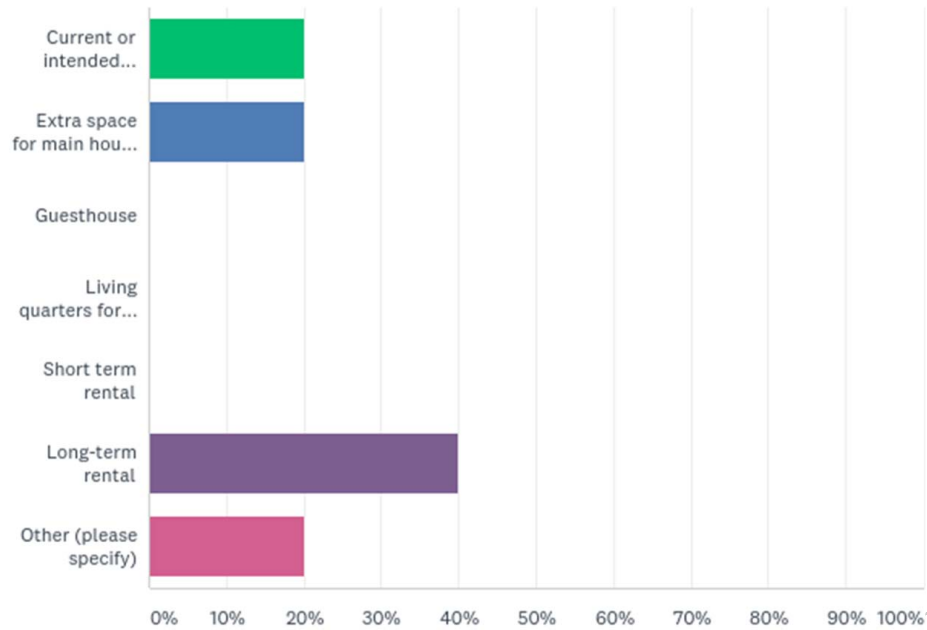
## Q9: What is the current or intended use of your ADU?

Answered: 5 Skipped: 0

| ANSWER CHOICES                                                          | RESPONSES |   |
|-------------------------------------------------------------------------|-----------|---|
| Current or intended primary residence (for yourself or a family member) | 20.00%    | 1 |
| Extra space for main house residents                                    | 20.00%    | 1 |
| Guesthouse                                                              | 0.00%     | 0 |
| Living quarters for a helper                                            | 0.00%     | 0 |
| Short term rental                                                       | 0.00%     | 0 |
| Long-term rental                                                        | 40.00%    | 2 |
| Other (please specify)                                                  | 20.00%    | 1 |
| TOTAL                                                                   |           | 5 |

## Q9: What is the current or intended use of your ADU?

Answered: 5 Skipped: 0



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## Q11: If rented, who is your ADU rented to?

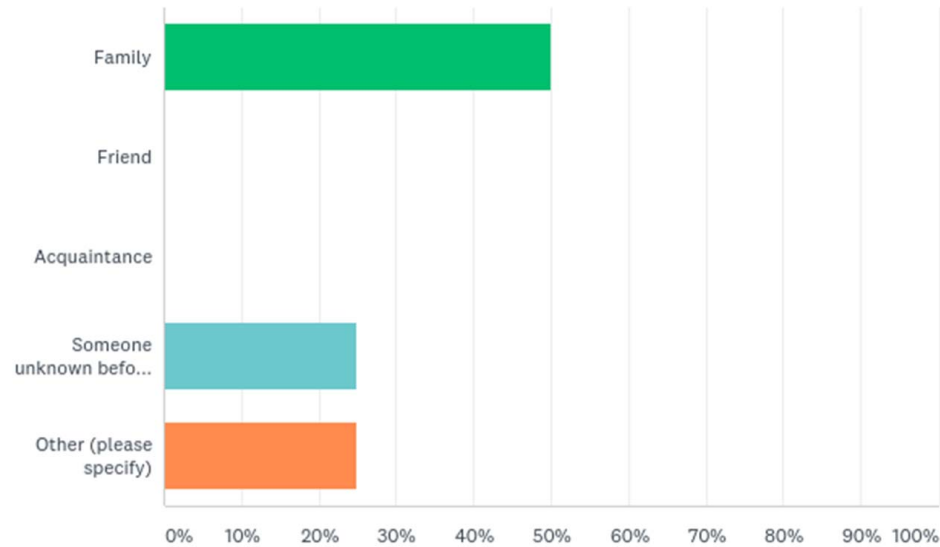
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Answered: 4   Skipped: 1

| ANSWER CHOICES                         | RESPONSES |   |
|----------------------------------------|-----------|---|
| Family                                 | 50.00%    | 2 |
| Friend                                 | 0.00%     | 0 |
| Acquaintance                           | 0.00%     | 0 |
| Someone unknown before renting to them | 25.00%    | 1 |
| Other (please specify)                 | 25.00%    | 1 |
| TOTAL                                  |           | 4 |

### Q11: If rented, who is your ADU rented to?

Answered: 4 Skipped: 1



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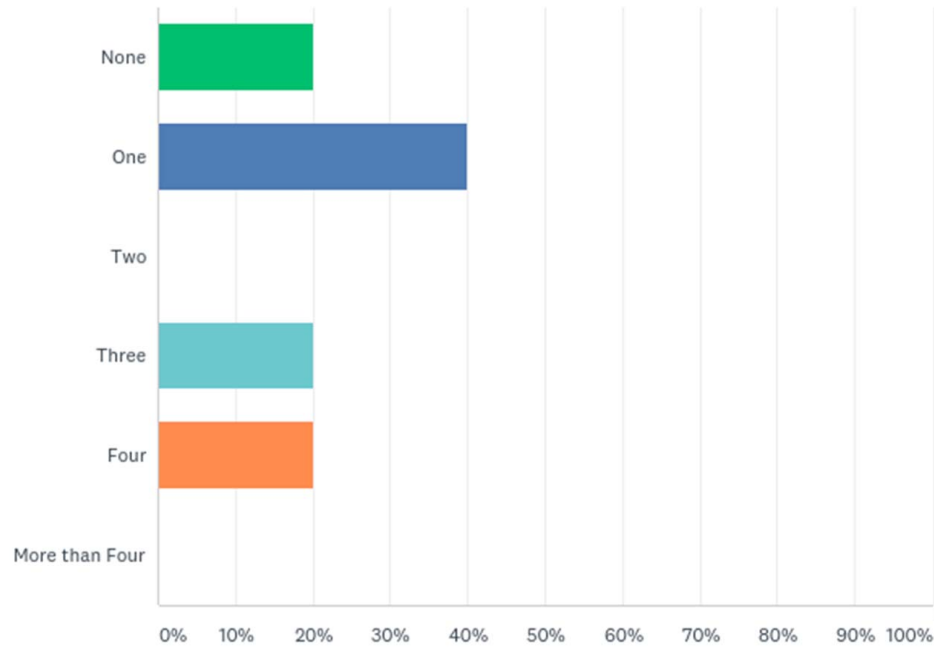
## Q12: How many people live in the ADU?

Answered: 5 Skipped: 0

| ANSWER CHOICES | RESPONSES |   |
|----------------|-----------|---|
| None           | 20.00%    | 1 |
| One            | 40.00%    | 2 |
| Two            | 0.00%     | 0 |
| Three          | 20.00%    | 1 |
| Four           | 20.00%    | 1 |
| More than Four | 0.00%     | 0 |
| TOTAL          |           | 5 |

## Q12: How many people live in the ADU?

Answered: 5 Skipped: 0



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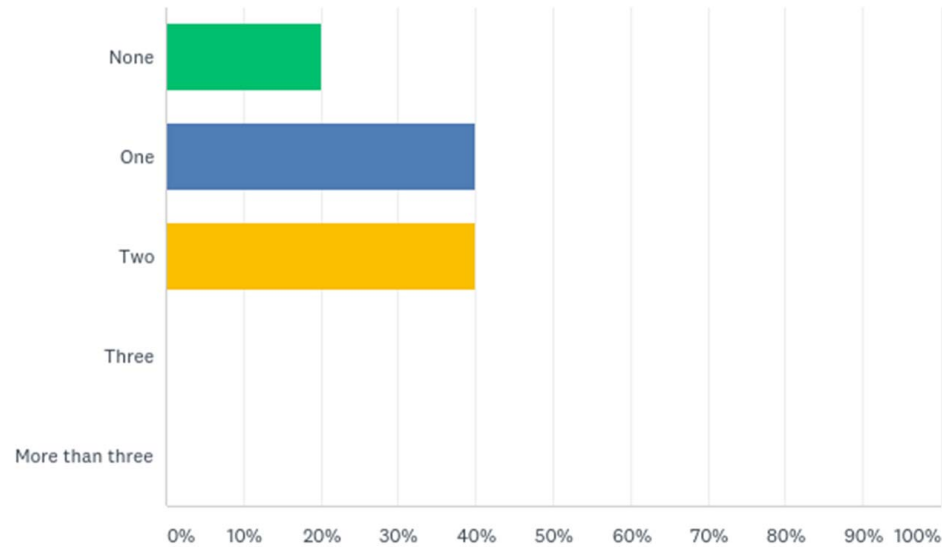
## Q14: How many total cars are owned by those who live in the ADU?

Answered: 5 Skipped: 0

| ANSWER CHOICES  | RESPONSES |   |
|-----------------|-----------|---|
| None            | 20.00%    | 1 |
| One             | 40.00%    | 2 |
| Two             | 40.00%    | 2 |
| Three           | 0.00%     | 0 |
| More than three | 0.00%     | 0 |
| TOTAL           |           | 5 |

### Q14: How many total cars are owned by those who live in the ADU?

Answered: 5 Skipped: 0



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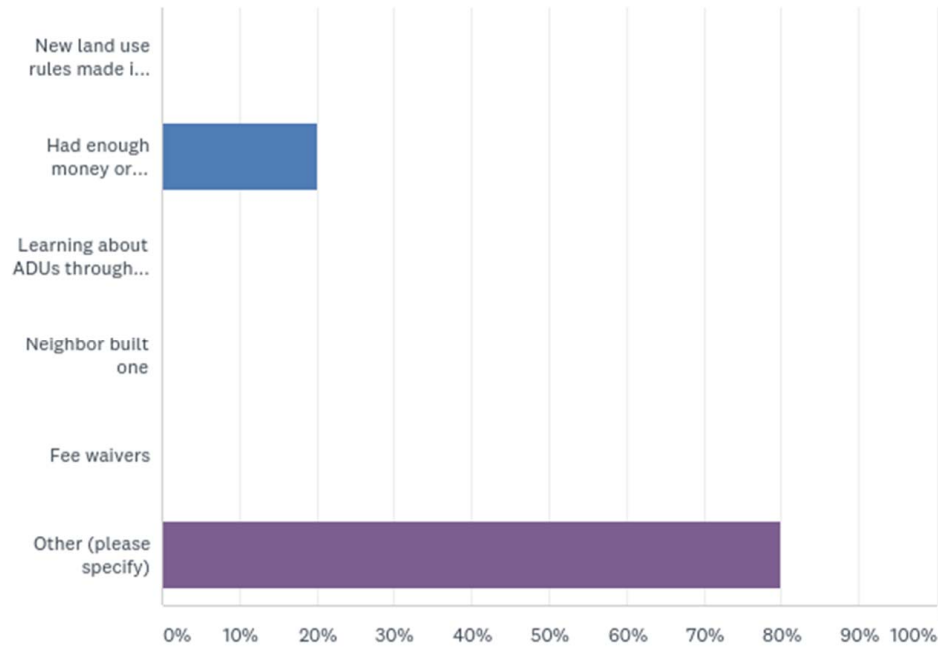
## Q15: Why did you start the process of building an ADU?

Answered: 5 Skipped: 0

| ANSWER CHOICES                                                  | RESPONSES |   |
|-----------------------------------------------------------------|-----------|---|
| New land use rules made it easier                               | 0.00%     | 0 |
| Had enough money or secured financing                           | 20.00%    | 1 |
| Learning about ADUs through educational website, event, or tour | 0.00%     | 0 |
| Neighbor built one                                              | 0.00%     | 0 |
| Fee waivers                                                     | 0.00%     | 0 |
| Other (please specify)                                          | 80.00%    | 4 |
| Total Respondents: 5                                            |           |   |

## Q15: Why did you start the process of building an ADU?

Answered: 5 Skipped: 0



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### Q16: Did any unanticipated event(s) lead to delays and/or cost increases for your ADU project?

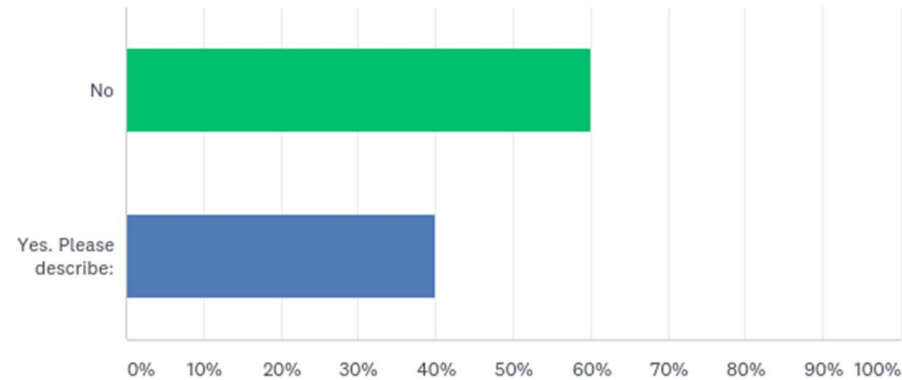
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Answered: 5   Skipped: 0

| ANSWER CHOICES        | RESPONSES |   |
|-----------------------|-----------|---|
| No                    | 60.00%    | 3 |
| Yes. Please describe: | 40.00%    | 2 |
| TOTAL                 |           | 5 |

### Q16: Did any unanticipated event(s) lead to delays and/or cost increases for your ADU project?

Answered: 5 Skipped: 0



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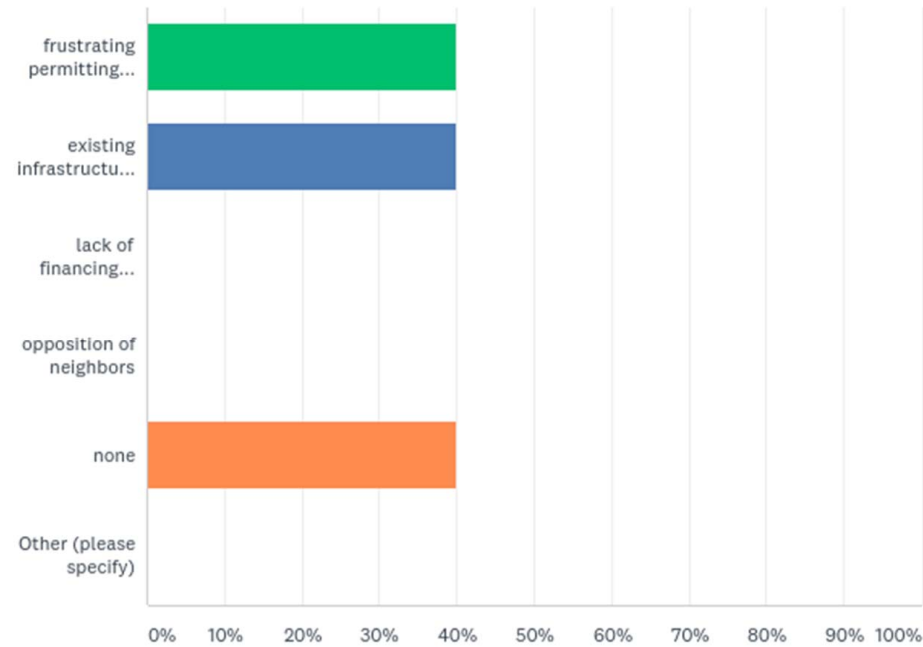
### Q17: Did you experience any of the following in the process of building your ADU? (can select more than one)

Answered: 5 Skipped: 0

| ANSWER CHOICES                   | RESPONSES |   |
|----------------------------------|-----------|---|
| frustrating permitting process   | 40.00%    | 2 |
| existing infrastructure problems | 40.00%    | 2 |
| lack of financing resources      | 0.00%     | 0 |
| opposition of neighbors          | 0.00%     | 0 |
| none                             | 40.00%    | 2 |
| Other (please specify)           | 0.00%     | 0 |
| Total Respondents: 5             |           |   |

### Q17: Did you experience any of the following in the process of building your ADU? (can select more than one)

Answered: 5 Skipped: 0



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### Q18: What additional resources would have helped you or a future ADU builder with the process? (can select more than one)

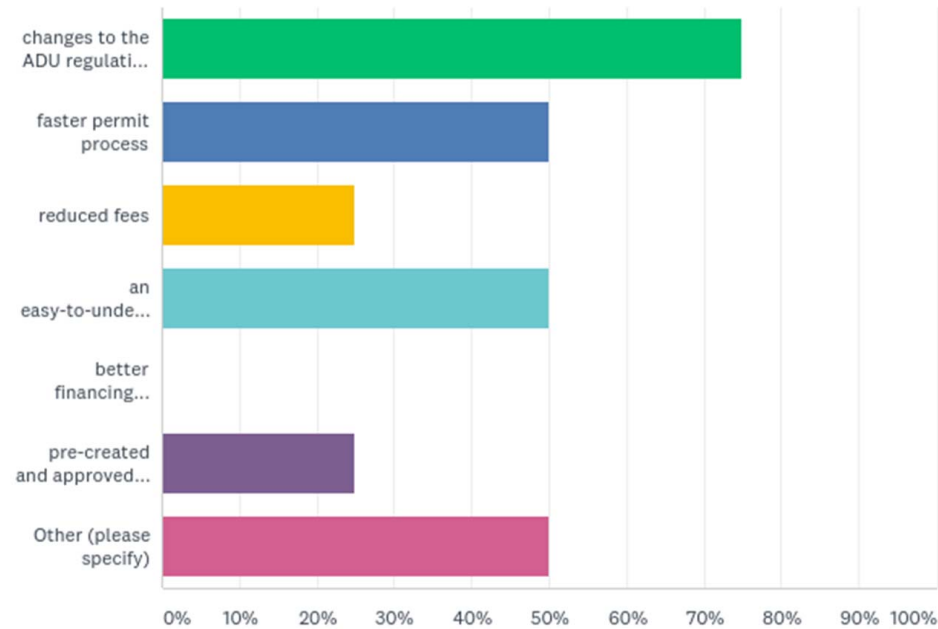
Answered: 4 Skipped: 1

| ANSWER CHOICES                                                           | RESPONSES |   |
|--------------------------------------------------------------------------|-----------|---|
| changes to the ADU regulations                                           | 75.00%    | 3 |
| faster permit process                                                    | 50.00%    | 2 |
| reduced fees                                                             | 25.00%    | 1 |
| an easy-to-understand and comprehensive guide through the entire process | 50.00%    | 2 |
| better financing options                                                 | 0.00%     | 0 |
| pre-created and approved design plans                                    | 25.00%    | 1 |
| Other (please specify)                                                   | 50.00%    | 2 |
| Total Respondents: 4                                                     |           |   |

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### Q18: What additional resources would have helped you or a future ADU builder with the process? (can select more than one)

Answered: 4 Skipped: 1



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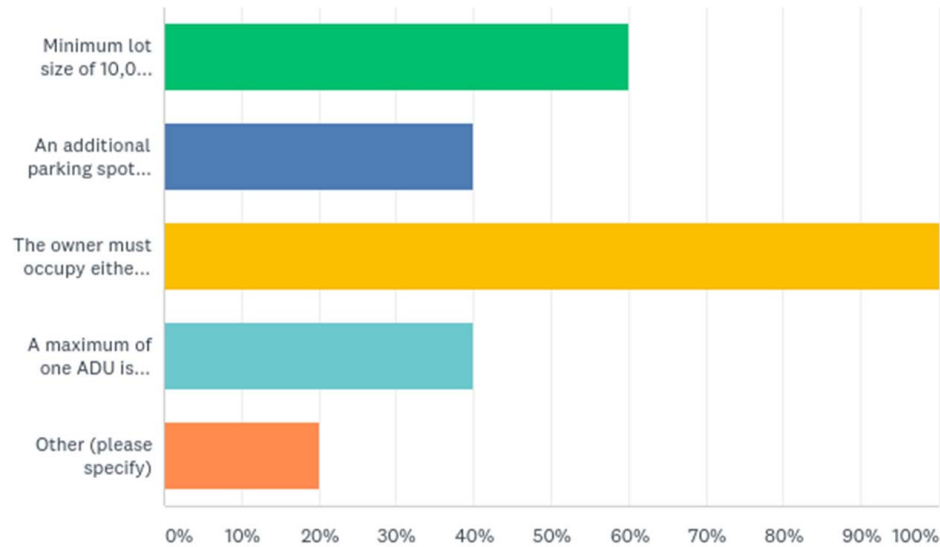
### Q19: Which regulation(s) on ADUs do you think should be revised to make building an ADU easier? (can select more than one)

Answered: 5 Skipped: 0

| ANSWER CHOICES                                                      | RESPONSES |   |
|---------------------------------------------------------------------|-----------|---|
| Minimum lot size of 10,000 sq. ft. required to build a detached ADU | 60.00%    | 3 |
| An additional parking spot must be provided for an ADU to be built  | 40.00%    | 2 |
| The owner must occupy either the ADU or the primary residence       | 100.00%   | 5 |
| A maximum of one ADU is allowed on a single lot                     | 40.00%    | 2 |
| Other (please specify)                                              | 20.00%    | 1 |
| Total Respondents: 5                                                |           |   |

### Q19: Which regulation(s) on ADUs do you think should be revised to make building an ADU easier? (can select more than one)

Answered: 5 Skipped: 0



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