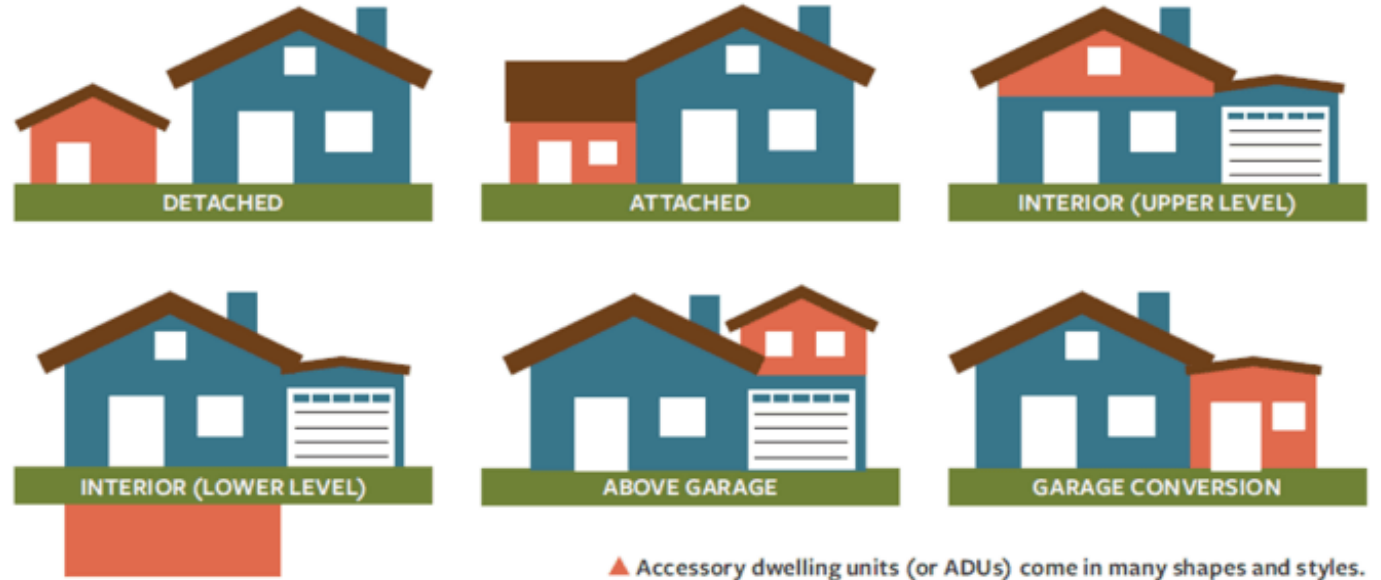


Promotion of Accessory Dwelling Units



KRCC discussion

March 5, 2024

Heather Wright, AICP
City of Poulsbo



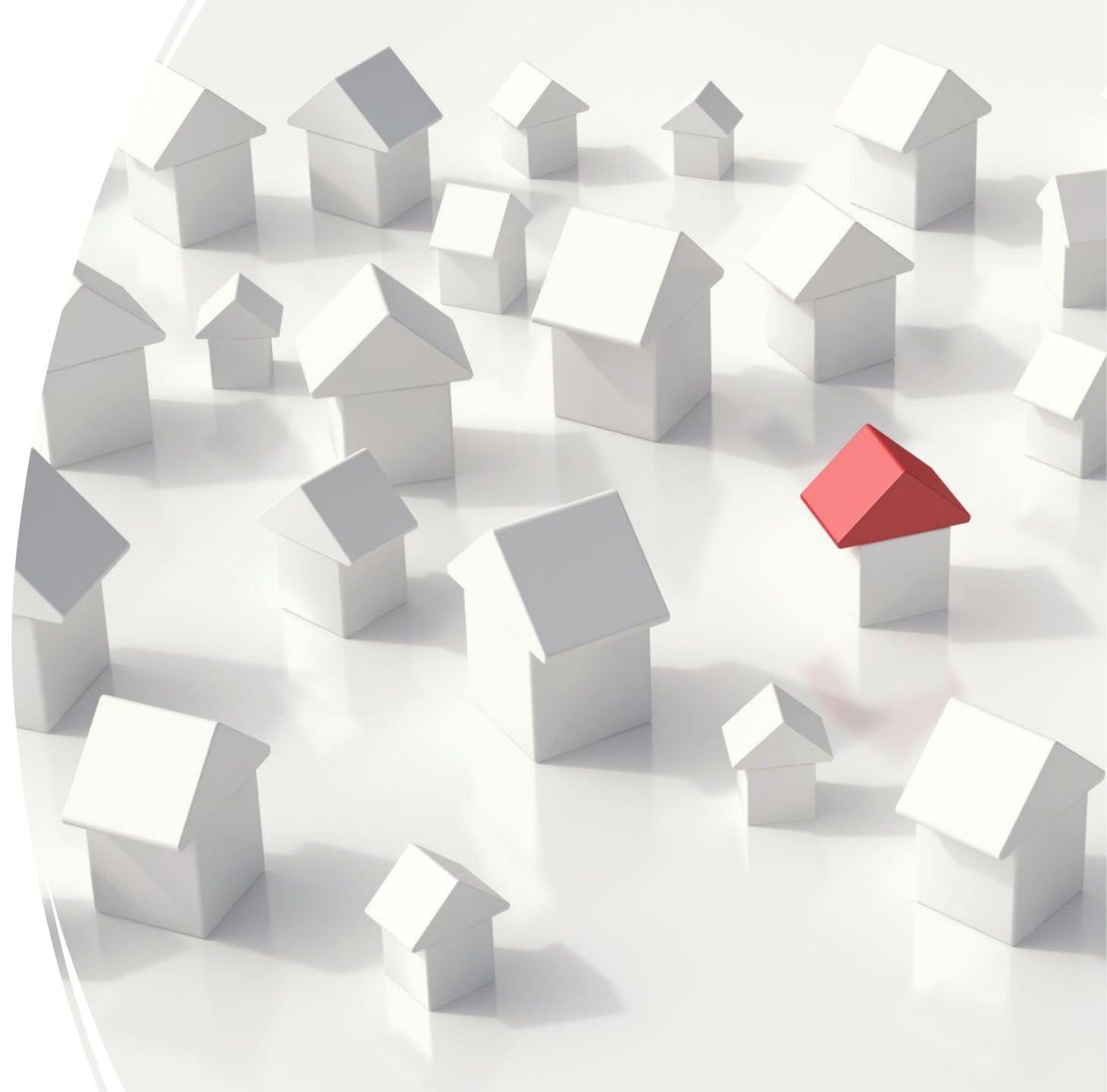
Planning and Economic Development Director



Kitsap Regional Coordinating Council

Why ADU's?

- Provide housing option to 80 – 120% Area Median Income
- Disperses housing throughout a community
- Available Land = Reduced Cost
- Generally, provides housing for one to two people



Jurisdictional Comparison

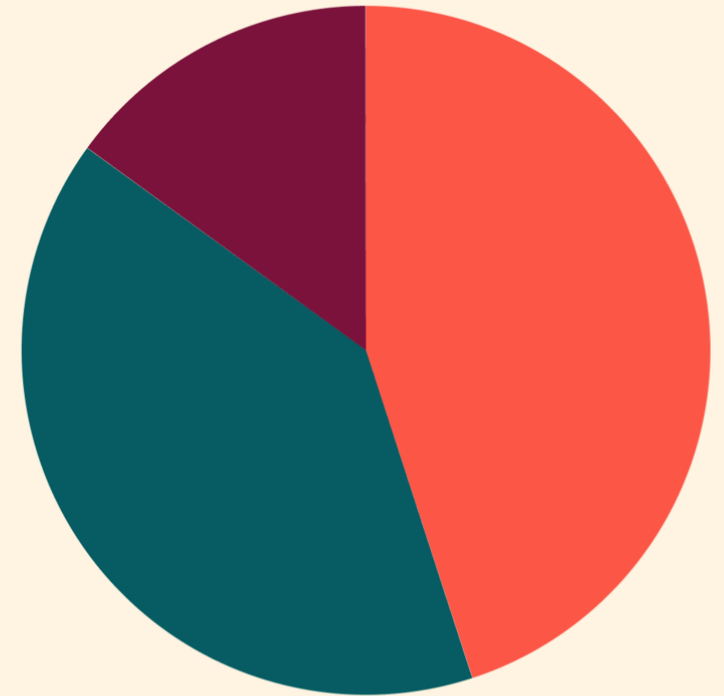
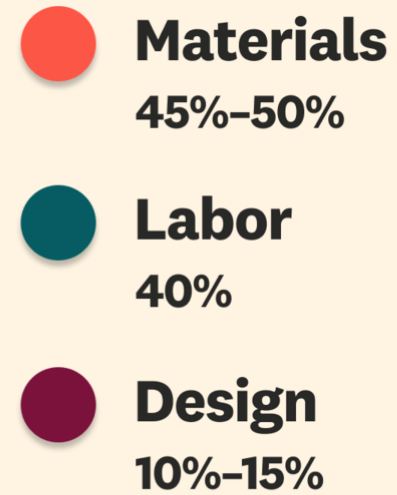
Jurisdiction	One per lot	Two per lot	Max square footage	Height	Design standard required
Bainbridge	x		900		
Bremerton		x	1,000*	35' +	X
Poulsbo		x	1,000	25'	
Port Orchard	x		1,000*	24'	X
KC - Rural	x		900*	35'	X
KC - Urban		x	900*	35'	

*= depends on the size of the principal unit and could be less than or exceeding 1,000 square feet

+ = depending on the underlying zone, could be taller

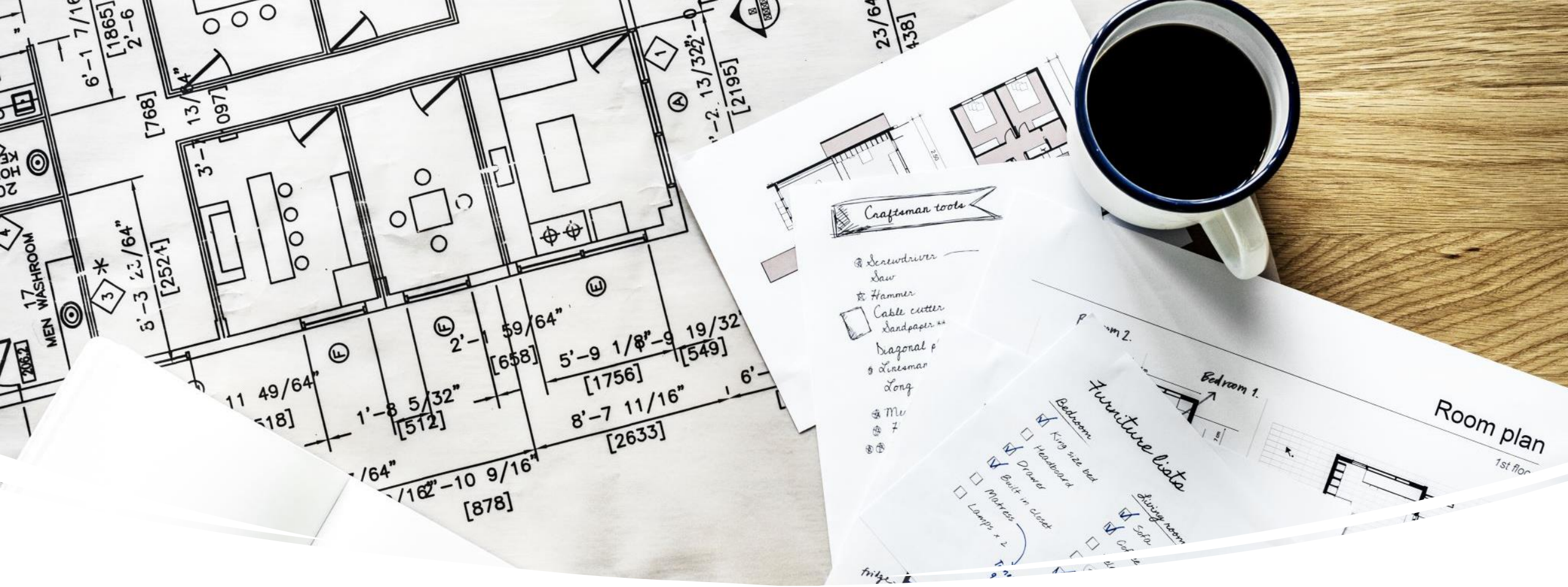
National Average

How much does an ADU cost?



*National averages from Angi cost guides. January 2023.

Angi



Pre-approved
plans

Washington focus

Pre-
approved
ADU's-
who's doing
it in WA?

Seattle, 2019


Renton, 2021

Lacey, Tumwater & Olympia, 2021

Leavenworth, 2021

Whatcom Housing Alliance, 2023

Jefferson County and Port Townsend, 2024?



Why are they
doing it?

**ENCOURAGE ADU
DEVELOPMENT – OF COURSE**

COST/TIME SAVINGS

PREDICTABLE REVIEWS

Juniper (ADA) 665 SF



Juniper Traditional

Elm 891 SF



Elm Traditional

What does it look like?

Leavenworth

600 sq. ft., One Bedroom

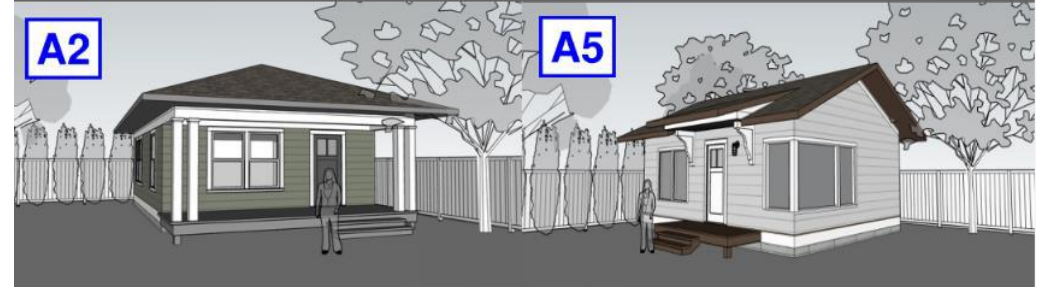
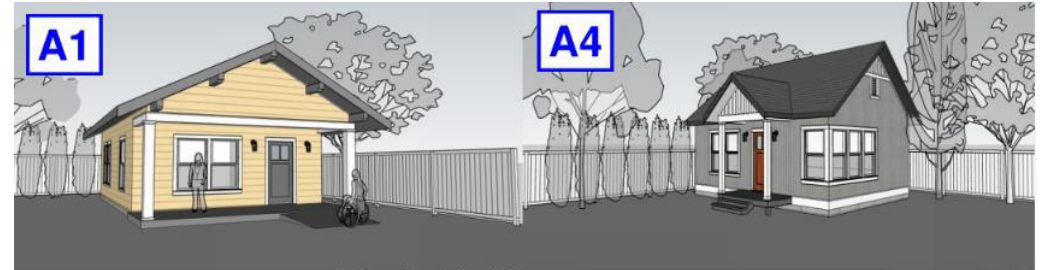


800 sq. ft., Two Bedroom Two-Story



What does it look like?

Lacey



What does it look like?

Renton

How Much Do Pre-approved Plans Cost?

- Orland, CA: \$30,000
- Olympia, Tumwater, Lacey: \$50,000
- Leavenworth: \$60,000





Is it working?

- Most popular in Seattle or Portland
- Generates lots of inquiries
- Pre-reviewed not necessarily pre-approved
- A tool that is politically neutral
- Often outside of builders construction comfort zone
- Cost of construction very high

Other Options

- Guide to ADU's
- Homeowners Handbook
- ADU Fact Sheets
- Impact fees
- Tax exemption
- Financing partners
- Builder consultation
- Matchmaker program

HOMEOWNER'S HANDBOOK
BUILDING AN ADU:
FROM IN BELLINGHAM

Pasco

Accessory Dwelling Units



BELLINGHAM FOR
EVERYONE

City of
Bellingham
WASHINGTON

Does KRCC Support and Want to Participate?

- Updates
- Financial
- Selection process
- Other?



PlanPol Next Steps

- Collect and review existing ADU plans
- Determine which jurisdictions want to collaborate
 - Pre-approved ADU plans
 - Informational ADU Guide

