

ADU Fact-based Issue Statement
October 3 Public Hearing

We want to take a moment to talk about the proposed Accessory Dwelling Unit changes. One of the Council's priorities this year is Housing. Part of our discussion has been about whether there is value in ADUs being a tool to expand housing options in the City, and whether they should be allowed in more or all areas of the City.

We have heard from people with a full range of opinions on this issue. There are people who want ADUs citywide with no cap. There are people who want no new ADUs anywhere in the City. Those who like the ordinance that's on the books now. Those who want it overhauled.

Ultimately, it comes down to striking a balance between competing values. And we want you to know that we see how all of these values are important and valid. Here are some of the values we're trying to balance:

- Creating new housing units
- Respecting the character and scale of single-family residential development
- Offering a means for seniors to stay in their neighborhoods
- Concerns about increased traffic/parking in neighborhoods where street parking is already scarce
- Improving neighborhood walkability
- Adding affordable housing to the City's housing stock
- Whether ADUs should be used as short-term rentals
- Preserving the feel and qualities of historic neighborhoods
- Enforcing ADU regulations

These are just a sampling of the ideas and concerns that have come out of our conversations with constituents and three work session discussions we've held this year about the issue. The Council will continue the conversation at our October 17 work session.