



December 6, 2022

Everett Planning Commission
3002 Wetmore Avenue
Everett, WA 98201

RE: Accessory Dwelling Units

Dear Planning Commissioners,

The Master Builders Association of King and Snohomish Counties takes pride in building communities. Our 2,600 members are professional homebuilders, architects, remodelers, tradespeople, planners and engineers, suppliers, manufacturers, and sales and marketing professionals in your community. We are committed to ensuring that all people can attain housing and have a safe and healthy place to call home.

MBAKS wants to thank the city staff and planning commission for their work updating the city's Accessory Dwelling Unit (ADU) code. ADUs (both attached and detached) are a sought-after housing choice and offer significant community benefits. ADUs make it easier for younger buyers to qualify for their first home, enable seniors to age in place, expand options for multigenerational living, and are an environmentally friendly and sustainable housing option. **MBAKS supports the proposed amendments and urges the commission to recommend adoption by the city council.**

MBAKS would like to specifically applaud the inclusion of beneficial changes which provide more flexibility by allowing larger ADUs, allowing for potentially two ADUs on a lot, removing owner-occupancy requirements, reducing parking requirements, reducing design standards, reducing setbacks, and allowing for ownership segregation. These amendments will help provide more opportunities for attainable housing in Everett.

Everett desperately needs more housing options. Under the VISION 2050 Regional Growth Strategy, Everett is expected to plan for at least 20 percent of the projected growth of the county population by 2050. According to Countywide Planning Policies, Everett is expected to grow to a population of nearly 180,000 (+69,000) by 2044. The 2021 Buildable Lands Report estimates a population capacity by 2035 of only 151,063 leaving the city with a housing shortfall. To meet the growth targets, the city has estimated that average housing production levels would require about 1,500 new units per year. ADUs are a step towards achieving those targets and providing more attainable homes for current and future residents of Everett.

ADUs are an important housing choice that fit into our existing communities and neighborhoods while providing a more affordable and attainable housing option. A [Turner Center report](#) out of UC Berkeley found that 58% of ADUs studied were rented for **below market-rate** rent and 17% of homeowners allowed friends and family members to stay in their ADU for free. ADUs are critical tools for



accommodating growth in the very places where many families want to live—near job centers, existing infrastructure, and other desirable amenities.

MBAKS appreciates the opportunity to comment on these necessary changes to ADUs in Everett and we look forward to continued collaboration on housing opportunities with the city. Thank you for your consideration. I am happy to answer any questions you may have.

Sincerely,



Dylan Sluder
Snohomish County Manager
Master Builders Association of King and Snohomish Counties

cc: Mayor Cassie Franklin
Planning Director Yorik Stevens-Wajda
Long Range Planning Manager Becky McCrary