

# WHICH WILL SEATTLE CHOOSE?

Seattle City Council faces a choice: either allow modest-sized homes or continue down the path to more McMansions. If the city lifts regulatory barriers to small, flexible housing options in our land use code, Attached (or Detached) Accessory Dwelling Units [(D)ADUs] can expand housing options, protect affordability, and help stabilize renters and homeowners. Keeping rules that allow only the biggest, most expensive houses across half the city...won't.

## McMansions

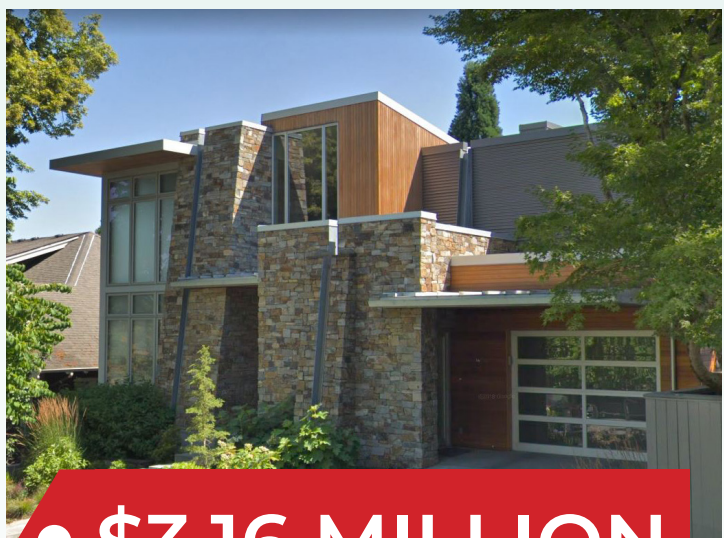
OR

## ADUs



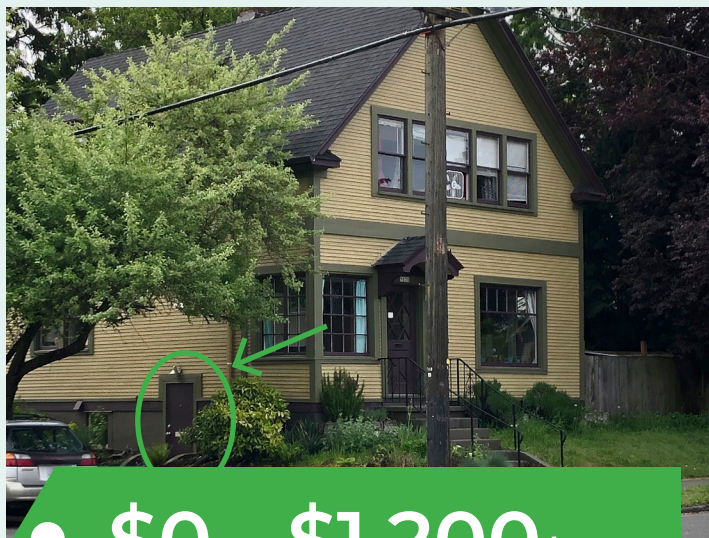
• **\$1.98 MILLION**

4,070 sq ft, single-detached house



• **\$3.16 MILLION**

4,280 sq ft, single-detached house



• **\$0 - \$1,200/mo**

700 sq ft, basement ADU



• **\$250,000 to build**

583 sq ft, backyard cottage

Want to learn more about the city's proposal, upcoming public hearings, and more?

Visit <http://www.seattle.gov/opcd/ongoing-initiatives/encouraging-backyard-cottages>

Prices and areas from Zillow and King County Assessor

# BENEFITS OF (DETACHED) ACCESSORY DWELLING UNITS:



## JEANNINE SHINGLER, SENIOR DADU RESIDENT

There's no other way I would've been able to live in Seattle because it's so expensive. It's also the family, being close to them, and not having to drive.

Mother-in-law apartments, daylight basement suites, and backyard cottages are the **missing housing options** in Seattle's neighborhoods. These kind of homes offer flexible, more affordable living solutions for renters and owners alike—with benefits for the whole community.

Today, our rules incentivize building only the largest, most expensive homes on most of Seattle's land. Reducing per-home size while allowing more housing choices will help **keep housing prices and rents under control**. Owners would gain more freedom to create (D)ADUs—granny flats, lane-way houses, renovated attics—that provide **flexibility** for all kinds of people and all stages of life.

(D)ADUs would make it possible for loved ones to stay in their community because (D)ADUs are **disability-friendly**. Homeowners could make renovations and additions to house their **multi-generational family**. Or income from a small rental could let more moderate-income homeowners **afford their mortgage**.

Renters can **cut costs and commute time** by finding most, affordable (D)ADU homes **closer to work, school, friends, parks, and transit**. Often, (D)ADUs provide the only rental options in single-detached neighborhoods, creating **more equitable access** to public amenities in these neighborhoods, which can **help people and businesses thrive**.

- **Affordability**
- **Opportunity**
- **Flexibility**
- **Stability**
- **Sustainability**
- **Responsibility**

Small, space-efficient (D)ADUs are one of many tools that can help **mitigate the climate crisis**. Expanding housing choices in existing neighborhoods **prevents sprawl, cuts traffic, pollution, and asthma**. (D)ADUs can be remarkably energy-efficient, **cutting lifetime CO2 emissions by as much as 40%** compared to a typical detached home.

**By reforming its ADU rules, Seattle can set the stage for greener, more affordable, more accessible, and more equitable communities.**

## CHRYN KIM, MOTHER, ARCHITECT

Having gone through divorce, it got me riled up about providing more housing for people. I'm trying to help people who can't afford Seattle. Some of them are my friends. The people contacting me were parents, or Asian, or Black—especially in the South End.

