



## MEMORANDUM

TO: Mayor Roberts and City Councilmembers

FROM: Jessica Simulcik Smith, City Clerk

DATE: March 1, 2016

RE: Documents received at 2/29/16 Council Meeting

CC: Debbie Tarry, City Manager  
John Norris, Assistant City Manager

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Attached hereto are documents received from the public at your February 29, 2016 City Council Business Meeting.

- 1) Written comment regarding homelessness submitted by Brad Lancaster.

## COUNCIL TALK

2.29.16

My name is Brad Lancaster. I live in Shoreline.

I am suggesting ways the Council might change social policy in Shoreline to make things better for low-income persons. I have asked the Council to authorize a permanent tiny house village for homeless parents with school-age children. I have also asked you to fundamentally revise the permitting process for homeless encampments. Last week, I described how the City might use two dedicated homeless sites, alternating an encampment between them each year.

This week I ask the Council to modify Shoreline's accessory dwelling unit statute. The code allows someone to build a house, one-half the size of the main house, so long as an owner or immediate family member occupies one of the houses. This means that, if an owner elects to rent his parcel, then no one may occupy the second dwelling unit at the parcel. Such restrictions limit available housing, especially relatively low-rent units. We should change that rule. The City should also remove the obligation to make family-use-only a covenant that runs with the land. Such a covenant prohibits all future owners from making a different use of the ADU. The City could enact an amendment to the ADU code expressly permitting non-family member use of ADUs, if the ADU is dedicated to rent-free or reduced-rent housing for homeless persons.

Shoreline has a significant homeless population. Our city needs more small, affordable housing units, not fewer. The Code presently provides that, if an owner or family member occupies neither of two buildings on a lot, then the ADU must be converted to a permitted use or torn down. That provision wastes perfectly good housing. It is also just plain silly.

The rule in Shoreline ADUs seems to be that family matters, but others do not. That is not true in my family. Both family and others matter. Strangers are just family we have yet to get to know. Many Shoreliners share my sentiments. So, I ask you to change the ADU statute. There may be some fireworks from people who wish all homeless persons lived in San Diego. But homelessness is our problem, not just that of homeless persons. Let's do what we can do.

### SHORELINE'S ADU PROVISIONS

#### **20.40.210 Accessory dwelling units.** SHARE

- A. Only one accessory dwelling unit per lot, not subject to base density calculations.
- B. Accessory dwelling unit may be located in the principal residence, or in a detached structure.
- C. Either the primary residence or the accessory dwelling unit shall be occupied by an owner of the property or an immediate family member of the property owner. Immediate family includes parents, grandparents, brothers and sisters, children, and grandchildren.

Accessory dwelling unit shall be converted to another permitted use or shall be removed, if one of the dwelling units ceases to be occupied by the owner as specified above.

D. Accessory dwelling unit shall not be larger than 50 percent of the living area of the primary residence.

*Exception to SMC 20.40.210(D): An accessory dwelling unit interior to the residence may be larger than 50 percent of the primary residence where the unit is located on a separate floor and shares a common roof with the primary residence.*

E. One additional off-street parking space shall be provided for the accessory dwelling unit.

F. Accessory dwelling unit shall not be subdivided or otherwise segregated in ownership from the primary residence.

G. Accessory dwelling unit shall comply with all applicable codes and standards.

H. Approval of the accessory dwelling unit shall be subject to the applicant recording a document with the King County Department of Records and Elections prior to approval which runs with the land and identifies the address of the property, states that the owner(s) resides in either the principal dwelling unit or the accessory dwelling unit, includes a statement that the owner(s) will notify any prospective purchasers of the limitations of this Code, and provides for the removal of the accessory dwelling unit if any of the requirements of this Code are violated. (Ord. 631 § 1 (Exh. 1), 2012; Ord. 581 § 1 (Exh. 1), 2010; Ord. 238 Ch. IV § 3(B), 2000).