



American Planning Association
Washington Chapter

Making Great Communities Happen

March 26, 2019

Representative Pollet, Chair, House Committee on Local Government, and members of the committee,

The Washington State Chapter of the American Planning Association (APA Washington) respectfully submits comments regarding **Engrossed Substitute Senate Bill 5812**, which expands opportunities for accessory dwelling units in urban areas of the state.

APA Washington is a 1,400 member association of public and private sector professional planners, planning commissioners and elected officials, among others. We work every day to implement the state's growth management and planning framework and hope that our input can help improve it.

When our members were surveyed about priorities for this year's [APA-WA 2019 Legislative Agenda](#), addressing the state's housing challenges was the #1 response. The issue is not limited to Washington either – the American Planning Association has launched a nationwide initiative called [Planning Home](#) to help reshape the way planning is used to address America's broad and worsening housing affordability crisis.

Locally, the Washington Chapter endorsed the [Housing Affordability Response Team's 2017 Recommendations](#) as a set of balanced, achievable, and collaboratively-developed set of legislative and budgetary action items that will make progress towards one of the state's biggest challenges. One of the HART recommendations, directly addressed by this bill, is to "require all cities to allow accessory dwelling units, granny flats, mother-in-law apartments, etc."

We see ADUs as an important component of missing-middle housing, providing affordable options for many underserved households and providing an income stream for households with fixed or limited incomes that are seeing rising ownership costs and difficulty staying in their houses. ADUs also represent 'gentle density' that adds sorely-needed housing options in urban areas without changing the neighborhood character of single family areas. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rick Sepler', written over a horizontal line.

Rick Sepler, AICP
President, Washington Chapter of the American Planning Association