



**MASTER BUILDERS
ASSOCIATION**
of King and Snohomish Counties



With more than 2,700 members, the Master Builders Association of King and Snohomish Counties has built homes of all types across our region for over a century. As our population grows, there must be policies in place to support a clear plan for building new housing that accounts for the lives of current residents and ensures that our region is affordable for both newcomers and future generations.

HB 2570—ACCESSORY DWELLING UNITS (ADUs) — SUPPORT

Accessory dwelling units (ADUs/cottages) provide additional housing choices that fit into our existing communities and neighborhoods, providing an affordable option for current residents and those just moving to our state. ADUs have many benefits, including making it easier for younger buyers to qualify for their first home, enabling seniors to age in place and expanding options for multigenerational living. ADUs also support environmental stewardship, by offering more housing choices in walkable neighborhoods near amenities. ADUs are just one of many options we need to address our housing and affordability crisis.

KEY FACTS

- ADUs account for **40% less carbon** emissions than the typical lifetime of a single-family home.¹
- More than **10% of ADUs provide free housing** for friends or family of the owner²
- According to a 2018 survey of AARP members over the age of 50, more than **80% of respondents said they would consider building a cottage** to “provide a place for a loved one to stay who needs care” or “provide a free home for a family member or friend.”³

FREQUENTLY ASKED QUESTIONS

What does HB 2570 do if passed?

If adopted into law, HB 2570 would:

- Eliminate off-street parking and owner-occupancy requirements.
- Remove minimum lot size requirements for attached ADUs and specify lot must 3,500 square feet for detached ADUs.
- Require jurisdictions to choose three policies from a menu of five options that include allowing two ADUs per lot, having a maximum gross area requirement of no less than 1,000 square feet, and adopting preapproved model ADU plans for public use.

Won't this just lead to a swarm of new homes without parking in my neighborhood?

No. Any plan for constructing more housing choices, including ADUs, must follow strict local regulations governing setbacks, project design, parking, trees and more as well as statewide laws focused on environmental protection and required planning for growth. These laws and regulations ultimately help to create the right balance among jobs,

¹“A Life Cycle Approach to Prioritizing Methods of Preventing Waste from the Residential Construction Sector in the State of Oregon,” – State of Oregon, Department of Environmental Quality, 2010:

www.oregon.gov/deq/FilterDocs/ADU-ResBldgLCA-Report.pdf

²“Accessory Dwelling Unit Survey for Portland, Eugene, and Ashland, Oregon” – Portland State University & State of Oregon, Department of Environmental Quality, 2013: <https://www.oregon.gov/deq/FilterDocs/ADU-ReportFRev.pdf#page=18>

³“Making Room: Housing for a Changing America” – AARP, 2019: aarp.org/content/dam/aarp/livable-communities/livable-documents/documents-2019/making-room-web-singles-010819.pdf



housing and the environment so our communities can grow gracefully and thrive. They also help foster safe, welcoming, affordable and vibrant communities.

Traffic is already terrible so why should we build ADUs before building needed infrastructure?

A need for more housing choices goes hand in hand with support for investing in a well-planned region for all our diverse communities. While many kinds of housing have a much larger footprint that necessitates a corresponding investment in infrastructure, ADUs are built by property owners within existing space on their property for either their own use or to earn rental income. A 2019 Sightline Institute article highlights⁴, studies from Portland⁵ and the Bay Area⁶ that show those who choose ADUs as their home are far less likely to own a car than households living in different housing types. The studies found that ADU households own an average of 0.9 cars each, which is half of the national average of 1.8 vehicles per household.

Founded in 1909 and headquartered in Bellevue, Washington, the Master Builders Association of King and Snohomish Counties (MBAKS) is the nation's oldest and largest local homebuilders association. Like our founders, our members continue to take a leading role in all facets of homebuilding and support the planning for a growing region. From new technology to advances in sustainability, from collaborative public policy efforts to investing in our communities, our commitment to a thriving, inclusive and well-planned region never wavers. We are the professional homebuilders, architects, remodelers, tradespeople (carpenters, framers, roofers, plumbers, electricians), planners and engineers, suppliers, manufacturers, and sales and marketing professionals in your community who believe everyone deserves access to a healthy and productive place to call home.

Want to learn more? We'd love to hear from you. Please contact Allison Butcher at abutcher@mbaks.com or 425.460.8223.

⁴ Morales, Margaret, "ADU Parking Quotas Are Climate Killers," Sightline Institute, February 12, 2019.

<https://www.sightline.org/2019/02/12/six-reasons-adu-parking-quotas-should-go-the-way-of-coal-mines/>

⁵ Palmeri, Jordan, "Accessory dwelling units in Portland, Oregon: evaluation and interpretation of a survey of ADU owners": State of Oregon Department of Environmental Quality, 06/01/14.

accessorydwellings.files.wordpress.com/2014/06/adusurveyinterpret.pdf#page=55

⁶ Wegmann, Jake and Karen Chapple, "Understanding the Market for Secondary Units in the East Bay": Institute of Urban and Regional Development, October 2012.

escholarship.org/content/qt9932417c/qt9932417c.pdf#page=5