



Text File

Introduced: 8/22/2022

Bill No: 2022-0672, **Version:** 1

Committee: Committee on Land Use and
Economic Development

Status: Passed Finally

Resolution calling for promoting affordable commercial and residential development in the City of Pittsburgh by exploring the expansion of the development of accessory dwelling units (ADUs) and detached accessory dwelling units (DADUs).

WHEREAS, The Housing Needs Assessment, provided to the City of Pittsburgh's Affordable Housing Task Force in 2016, reported that there is a citywide deficit of 14,896 units that are affordable and available to households earning 30% of the median household income or below, a figure that has undoubtedly grown since the inception of the COVID-19 Pandemic; and,

WHEREAS, the City has established housing affordability targets in its Affordable Housing Task Force Findings and Recommendations in 2016 to encourage the creation and protection of housing affordable to people from a range of ages, incomes, and family sizes; and

WHEREAS, the City of Pittsburgh is currently facing an affordable housing crisis that will require a multi-faceted approach to address

WHEREAS, other jurisdictions have adopted various regulations for accessory dwelling units that could serve as a model for Pittsburgh; and

WHEREAS, a full reporting of the number, location, rents, and other characteristics of accessory dwelling units and detached accessory dwelling units in Pittsburgh and additional information and analysis of possible new policies or programs that could be implemented is critical for the City's consideration of possible modifications or implementation of new policies or programs for accessory dwelling units;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PITTSBURGH THAT:

Section 1: The Council requests that the Department of City Planning and the Department of Permits, Licensing, and Inspections prepare a report on Pittsburgh's development regulations regarding accessory dwelling units (ADUs) and detached accessory dwelling units (DADUs), hereafter referred to together as ADU/DADUs. This report shall be provided to the City Council by November 23rd, 2022.

A. The report should answer, at least, the questions listed below:

1. A summary of existing regulations for ADU/DADUs.

2. How many ADU/DADUs currently exist in Pittsburgh?
3. Where are the existing ADU/DADUs and when were they built?
4. What do we know about the range of rents and average rents for ADU/DADUs?
5. What is the potential number of lots where new DADUs could be built?
6. What is the cost of permit fees for ADU/DADUs?
7. What are the common characteristics (i.e. size, location on lot, geographic location in the city) of plans approved for the construction of DADUs?
8. Could specific plans for pre-fabricated DADUs be approved?

B. In addition, the report shall include information and analysis on program and policy changes, including the changes outlined below, that could increase the production of ADU/DADUs and answer the questions that follow regarding the potential impact on ADU/DADU development.

1. Provide incentives for the construction of new ADU and DADUs:
 - a. Waive all or a portion of permit fees;
 - b. Waive all or a portion of permit fees contingent upon an income restricted covenant for the unit of 60 or 80% AMI;
 - c. Pre-approve pre-fabricated designs and allow streamlined permitting for projects that utilize those plans;
 - d. Other incentives that have served as best practices in other jurisdictions.
2. Increase marketing and promotion to property owners of ADU and DADU opportunities:
 - a. Promote pre-fabricated design and plans to eligible property owners;
 - b. Simplify and streamline financing programs through a partnership with a bank;
 - c. Other outreach and promotion best practices.
3. Explore regulatory changes that could encourage the development of ADU and DADUS:
 - a. Remove or change parking requirements;

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- b. Remove or change owner-occupancy requirements;
 - c. Changes to the number of people allowed to reside in a single dwelling unit;
 - d. Changes to the eligible lot size.
- 4. How would the change to current regulation(s) impact the feasibility of creating ADU/DADUs?
 - 5. How many more ADU/DADUs might be created as result of the change in regulation(s)?
 - 6. What might be the policy tradeoffs or implications of the change in regulation or the permitting process?
 - 7. What resources would be required to implement the change?