



# TPU Affordable Housing Actions

Update to the Tacoma Public Utility Board  
**September 27, 2023**



# Overview

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- Anti-displacement Strategies
- PUB Questions & Feedback

# ●●● Affordable Housing Action Strategy (AHAS)

## Affordable Housing Action Strategy (AHAS)

- City of Tacoma's response to a changing housing market, increased displacement pressures, and a need for high-quality affordable housing

## Goals

- Dramatically increase investment in new rental and homeownership opportunities
- Establish broad anti-displacement measures
- Create comprehensive protections for renters

## Strategy

- Create more homes for more people
- Keep housing affordable and in good repair
- Help people stay in their homes and communities
- Reduce barriers for people who often encounter them

# Home in Tacoma (HIT)

## Home in Tacoma (HIT)

- Implementing AHAS with recommendations from the Planning Commission
- HIT Phase 1 – City’s vision for growth and housing policy
- HIT Phase 2 (July 2023 – April 2024) – The City develop zoning, standards and actions to support housing growth.

# ●●● TPU Focuses

- Aligning surplus policy with City of Tacoma's policy and State law
- Reviewing construction and inspection pricing to ensure as low as possible while recovering actual costs
- Reviewing policies, both for the customer and utility, that can increase costs
- 2019 City of Tacoma Detached/Attached Accessory Dwelling Units initiative
- Engagement with City of Tacoma's Home In Tacoma Initiative
- Engagement with City of Tacoma's Permit Advisory Taskforce

# ●●● Power Policies

- TMC 12.06A.380 E, each newly constructed or remodeled dwelling unit shall be independently metered by Tacoma Power.
- The service conductors supplying the existing main structure may be used to serve the ADU or DADU.
- The meter may be mounted either on the ADU/DADU or on the main Structure.
- TMC 12.06A.380 (A), updated to no longer require a minimum service panel size.
- Washington Administrative Code (WAC) 296-24-960(6)a, Tacoma Power requires buildings be a minimum of 14' away from primary lines.

# Water Policies

- Tacoma Municipal Code – Chapter 12.10 Water – Regulations and Rates
  - 12.10.250 - Water service construction charges
    - Affordable option for primary home and ADU to share one service & meter
    - Fixed fee construction charge, for service & meters up to 1"
    - In review, expand fixed fee construction charges for service & meters up to 2"
      - Common service and meter size for multifamily buildings (<20 units)
    - Some ADUs are required by CoT Fire to be fire sprinklered which require larger UL approved meter or separate service (added construction cost) and subsequent higher or separate monthly standby charges
  - 12.10.300 - Fire hydrant installation and relocation
    - Performed by Water Division at developer's expense. Time and Material agreement to collect actual cost, plus permit costs
  - 12.10.310 - System development charge (SDC)
    - Multiple family dwelling unit arrangement served by single meter = 60% of single-family dwelling meter (5/8") times # of units

# Water Policies

- Water, Customer Service Policy
  - 6.0 F Location and Utility Separation:
    - Other utility facilities installed above or below the surface shall maintain a horizontal separation of five feet from any water facilities. Sanitary sewer lines and sanitary facilities shall be installed with a horizontal separation of ten feet from the Division facilities. Meters shall be placed in the right-of-way next to property line before or after sidewalk, preferably in soft landscape.
  - 7.0 B Multiple Dwelling Units
    - All residential multiple dwelling unit accounts, when served by a single meter, must stay in owner's name for billing.

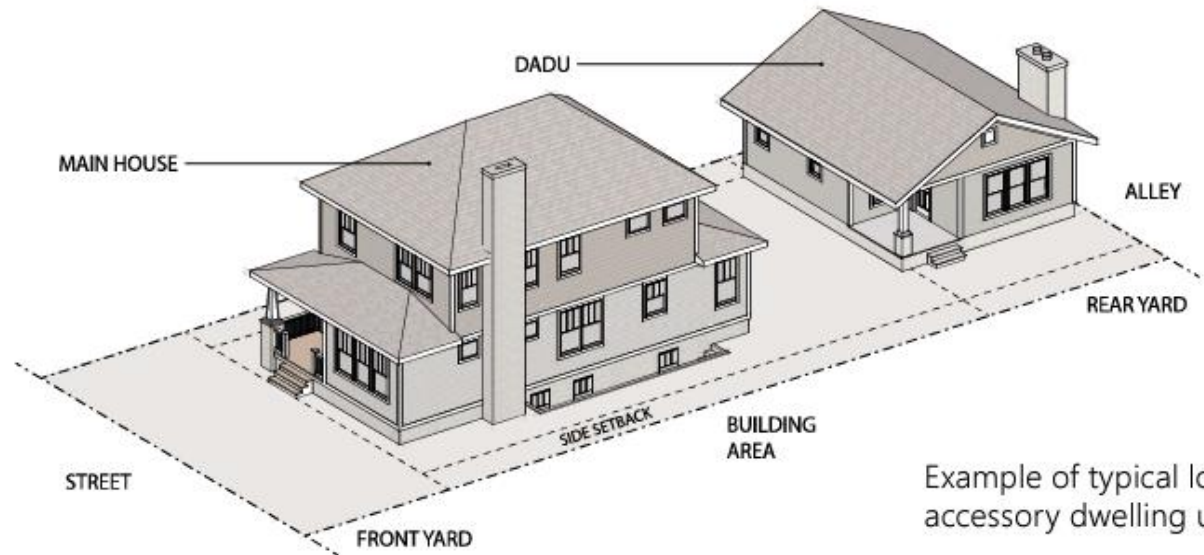


# ADU/DADU Customer Costs

**Scenario 1:**  
 Separate electrical service  
 \$623-\$1,188 Power  
 AND  
 Same water service  
 \$162 Water

**Scenario 2:**  
 Separate electrical service  
 \$623-\$1,188 Power  
 AND  
 Same water service with larger meter  
 \$922 Water

**Scenario 3:**  
 Separate electrical service  
 \$623-\$1,188 Power  
 AND  
Separate water service  
 \$4,803 - \$5,653 Water



Example of typical lot with detached accessory dwelling unit

# Scenario 1 Cost Breakdown

- Power service application fee: \$50
- Power engineering fee: \$1,058 (overhead) or \$413 (underground).
- Power inspection fee: \$80 (overhead) or \$160 (underground).
- Water system development charge: \$162. No construction charge.
- Separate Electricity billing for ADU (Solid Waste possible); Drinking water, Surface water, and Wastewater would remain on meter for primary structure and billed to the owner.
- Resident of ADU would be eligible for Electrical and Solid Waste Bill Payment Assistance programs if they qualify.

# Scenario Differences

## Scenario 2

- Water construction charge: \$760
  - To upgrade 5/8" meter to 3/4" meter.

## Scenario 3

- Water construction charge for new service line and meter
  - \$3,550 for 5/8" meter OR
  - \$4,400 fire sprinkler rated 3/4" meter.
- Water system development charge: \$809.
- City of Tacoma Right of Way permit fee: \$444.

# ••• Anti-displacement Strategies

- **COVID Relief Funding**
- **BCAP & Discount Rate & Donations**
- **Power Programs**
  - Break/fix grant and loans
  - Income Qualified Rental Program (IQRP)
  - Energy Efficiency programs
- **Water Programs**
  - Break/fix grant and loans (Water Service Line Grant & Loan Program)
  - Conservation programs
- **Other TPU Programs/Activities**
  - Sponsorships
  - Community Connection Program – Employee Volunteer Program
    - Senior Assistance Fund, Habitat for Humanity Builds (2), Rebuilding Together
- **More Ways to Save Visit** - [www.mytpu.org/ways-to-save/](http://www.mytpu.org/ways-to-save/)

# ●●● PUB Questions & Feedback

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