

09-2589

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MOTION

As the City of Los Angeles continues to grow, so too does the demand for more housing. The situation necessitates not only more units, but a broader array of housing types and more affordable housing as detailed in the Housing Element of the City's General Plan. The current housing crisis is exacerbated by the turmoil in the mortgage lending industry where foreclosures have increased and many other homeowners are on the brink. This situation impacts all segments of the housing market, but is particularly dire for those with low incomes, those with special needs and the homeless.

In the past decade, the median price of homes in Los Angeles has tripled while the average rent for a two bedroom apartment has doubled. Meanwhile, the median family income has increased only 18%. The number of low income households and the pervasiveness of poverty in Los Angeles are markedly higher than in other urban areas. These factors further speak to the need for more affordable housing in Los Angeles, but creating this housing will require greater subsidies than in other areas as well.

To address some of these problems, the California Assembly adopted AB 1866, effective January 1, 2003, amending Government Code §65852.2 *et seq.* which mandates ministerial consideration of the creation of second units by local governments with an accessory unit ordinance. Currently, the Los Angeles City Planning Department is conducting a study which will lead to a recommendation for permanent Accessory Dwelling Unit (ADU) regulations to be adopted into the Los Angeles Municipal Code for compliance with AB 1866. As part of this study, the City Planning Department could incorporate an analysis of the legalization of previously unpermitted converted units.

I THEREFORE MOVE that the Council instruct the Los Angeles City Planning Department, in consultation with the City Attorney, to conduct a study and report back in regard to the legalization of previously unpermitted converted units in conjunction with permanent development regulations for Accessory Dwelling Units that consider the character and scale of the City of Los Angeles and are in compliance with AB 1866.

PRESENTED BY: Paul Koretz
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