

14-0057
Prior CF 09-2589

MOTION

JAN 14 2014

On January 1, 2003, AB 1866 amended California Government Code to encourage the creation of accessory dwelling units (ADU), also known as granny flats, on lots with existing single family homes. Many California jurisdictions have benefited from this legislation, using it as a cornerstone of policy and program initiatives to increase the local supply of affordable housing in Santa Cruz and Daly City. ADUs can provide an affordable home to potential renters, and the additional income can make housing more affordable for a homeowner. Similarly, ADUs can benefit two renter households.

However, in the City of Los Angeles, regulatory and financial hurdles have prevented ADUs from having a predictable approval process and subsidy programs to make this housing type (low density in single family zoned neighborhoods) affordable to low-income residents. On May 6, 2010, the City of Los Angeles amended its regulations governing the implementation AB 1866 in ZA Memo 120; however, that memo maintained that the local building code requirements which apply to dwellings, as appropriate, are also met. Passageway requirements for a 10 foot clearance to the sky from the front property line to the rear unit prevent most single family zoned properties from being eligible for ADU development.

Furthermore, in the aftermath of the 2008 foreclosure crisis, Council District 9 has been subject to intense real estate speculation, absentee ownership, and further destabilization of neighborhoods where the majority are renters earning less than \$25,000 annually and 32 % are overcrowded, compared with the City's overcrowding rate of 13%. Between 14% and 12% of parcels are zoned for single family dwellings in CD9, and the majority of these are rentals.

Meanwhile, the City's affordable housing funding programs have historically targeted subsidy to multifamily rental development and single family homeownership with little, if any, allowance for ADUs in single family-zoned neighborhoods. Since ADUs can cost less and be built more quickly than affordable multifamily housing, they are an untapped resource for providing high quality, affordable housing to low-income residents with lower costs and less subsidies.

I THEREFORE MOVE for the Departments of Building and Safety, Housing and Community Investment, City Planning (the "Departments") to (a) identify any and all regulatory barriers to the implementation of AB 1866, such as the passageway requirement, and (b) provide written recommendations to City Council for removing regulatory barriers to ADU development no later than March 1, 2014; and

I FURTHER MOVE Instruct the Departments to make funding sources available to fund a pilot program within 45 days of approval of this motion to support the development of ADUs targeting very low-income renters.

PRESENTED BY: 
CURREN D. PRICE, Jr.
Councilmember, 9th District


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SECONDED BY: 

ORIGINAL