

MOTION

Los Angeles is in a housing crisis that is placing a severe burden on low and moderate-income residents, exacerbating homelessness, straining state and city budgets, and jeopardizing the continued growth of our economy. Micro-units are emerging across the country as one way to help address this crisis by increasing housing stock and diversity while providing homes that are naturally affordable to moderate-income residents without public subsidies.


Micro-units are small apartments ranging from approximately 200 to 350 square feet in size, typically located in dense neighborhoods with high-quality transit and many destinations within walking distance. They are ideal for young professionals, seniors, and people who travel frequently for work. They also help relieve pressure on family-sized units that are in short supply in Los Angeles and are often only affordable when shared amongst single individuals.

Amongst other benefits, micro-units can promote the utilization of small parcels that have been overlooked for development by builders who focus on more traditional unit types, and spur adaptive reuse of historic buildings that are difficult to redevelop due to existing requirements for average unit size. While micro-units are not a new housing type, increasing restrictions on development and land use have made their construction infeasible in most locations today. This is true even in some of the most walkable and transit-accessible neighborhoods in Los Angeles, including Downtown, Wilshire-Koreatown and Hollywood.

As part of a comprehensive approach to solving the housing crisis, enabling the development of micro-units in dense, transit-accessible communities should be a priority. Possible development and land use reforms to support the feasibility of micro-units include changes to parking or density requirements, or other changes that put micro-units on a level playing field relative to other unit types. Importantly, any proposed reforms must also maintain health and safety standards and ensure that micro-units contribute to citywide goals relating to affordability, livability and equity.

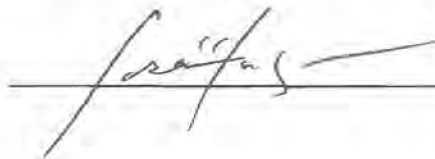
I THEREFORE MOVE that the Council instruct the Department of City Planning in consultation with Housing and Community Investment Department, the Department of Building and Safety, the City Attorney, and key private-sector stakeholders, to prepare a report with recommendations identifying barriers to the development of the micro-unit housing type and necessary policy changes, and providing recommendations for a potential Micro-Unit Pilot Program targeted at walkable, transit-oriented neighborhoods in the City.

PRESENTED BY:


 GILBERT A. CEDILLO
 Councilmember, 1st District

AUG 30 2019

SECONDED BY:





ORIGINAL