

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to the extension of the Accessory Dwelling Unit (ADU) Accelerator Program; and proposed amendment to the contract between ONEgeneration and the City for rental assistance payment processing and other services; and related matters.

Recommendations for Council action, as initiated by Motion (Blumenfield – Hernandez), SUBJECT TO THE APPROVAL OF THE MAYOR:

1. NOTE AND FILE the Los Angeles Housing Department (LAHD) report dated January 30, 2025, contained in the City Administrative Officer (CAO) report dated March 11, 2025, attached to Council file No. 21-1375-S1.
2. INSTRUCT the LAHD; and, REQUEST ONEgeneration to report in 30 days on the ADU Accelerator Program, including program outcomes, the status of the existing ADU Program tenant households, and program savings if tenants are eligible for the Section 8 Program.
3. INSTRUCT the LAHD to report in 30 days with recommendations to amend the Permanent Local Housing Allocation Expenditure Plan to increase funding to the ADU Accelerator Program to ensure older adults have opportunities to access affordable housing units.
4. INSTRUCT and AUTHORIZE the General Manager, LAHD, or designee, to amend and reinstate City Contract No. C-139995 and/or execute a sole source contract with ONEgeneration and/or issue a Request for Proposal, to increase the contract by \$400,000 to expand the scope of the ADU Accelerator Program to allow the program to continue beyond the remaining 10 households under the original contract for housing navigation and homelessness preventions services, and extend the contract term by two years through February 28, 2027.
5. REQUEST the Controller to transfer \$400,000 from the from the General City Purposes Fund No. 100/56, Account No. 0617, Additional Homeless Services – Council District Three, to LAHD Affordable Housing Trust Fund No. 44G/43, Account No. 43VB50, to continue the ADU Accelerator Program.
6. INSTRUCT the Chief Legislative Analyst to assist in effectuating the intent of the Motion (Blumenfield – Hernandez), attached to Council file No. 21-1375-S1, to enable the ADU Accelerator Program to continue providing valuable housing navigation and placement to affordable housing for seniors experiencing homelessness and/or at risk of homelessness.
7. AUTHORIZE the continuation of the Los Angeles ADU Accelerator Program for up to two years, subject to the approval of the Mayor.
8. AUTHORIZE the General Manager, LAHD, or designee, to retroactively reinstate and amend Contract No. C-139995 with ONEgeneration to increase the maximum compensation amount by \$988,800 from \$2,965,487 to \$3,001,687 and extend the term by two years through February 28, 2027, to provide tenant subsidies and fees for the ADU Accelerator Program in substantial conformance with the draft amendment, Attachment 1, contained in the CAO report dated March 11, 2025, attached to the Council file, subject to the contractor's performance, approval of the City Attorney as to form, and approval of the Mayor.
9. INSTRUCT the General Manager, LAHD, or designee, to seek an exemption for one Senior Project Coordinator to oversee the ADU Accelerator Program pilot, in accordance with Los Angeles City Charter Section 1001(d)(4), based on the position being grant-funded for a term of no more than two years, which may be extended for one additional year, for a maximum exemption period of three years.

Fiscal Impact Statement: The LAHD reports that funding for the proposed contract amendment is available within the Affordable Housing Trust Fund and the SB 2 Permanent Local Housing Allocation Fund. There is no General Fund impact.

Financial Policies Statement: The LAHD reports that the recommendations in this report comply with the City’s Financial Policies in that one-time expenditures will be supported by one-time revenues.

Community Impact Statement: None submitted

TIME LIMIT FILE – MAY 23, 2025

(LAST DAY FOR COUNCIL ACTION – MAY 23, 2025)

SUMMARY

At the meeting held on April 2, 2025, your Housing and Homelessness Committee considered a Motion (Blumenfield – Hernandez) and CAO report relative to the extension of the ADU Accelerator Program; and proposed amendment to the contract between ONEgeneration and the City for rental assistance payment processing and other services; and related matters.

After an opportunity for public comment was held, the Committee recommended to move forward the recommendations contained in the Motion, as amended by Councilmember Blumenfield and seconded by Councilmember Raman, as well as the recommendations contained in the CAO report, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

HOUSING AND HOMELESSNESS COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	YES
JURADO:	ABSENT
PRICE:	ABSENT
BLUMENFIELD:	YES
NAZARIAN:	YES

LV 4.2.25

-NOT OFFICIAL UNTIL COUNCIL ACTS-