

## MOTION

HOUSING & HOMELESSNESS

The Accessory Dwelling Unit (ADU) Accelerator Program was originally launched in 2019 as a five-year pilot program to provide immediate, affordable housing to older adults by matching homeowners with available ADUs for rent with seniors in need of affordable housing. The ADU Accelerator Program was reduced from a five-year pilot program to a three-year pilot program (CF 21-1375) as the City Administrative Office report recommended the need to reduce the Permanent Local Housing Allocation Plan Program (SB2) funding to meet gaps in other housing programs in the City. SB2 funding helped to subsidize the rent for participating seniors to ensure the units remained affordable, requiring seniors to pay only 30 percent of their limited income towards rent.

In 2021, the ADU Accelerator Program was formally transferred to the Los Angeles Housing Department (LAHD) to oversee, and One Generation, a 501(c)(3) that serves older adults by providing social services and intergenerational enrichment programs, successfully piloted the concept to housing 32 seniors in 25 ADU units in the City. Due to the pilot nature of the program, One Generation was tasked with developing a long-term housing plan for each participant to ensure placement into a permanent affordable housing unit, and the Los Angeles Housing Department was tasked with reporting back to City Council beginning June 2023 with program outcomes.

Unfortunately, no follow up reports have been provided by LAHD. One Generation has transitioned 19 seniors from ADUs to other permanent housing units. With only 10 seniors remaining in ADUs, the pilot has effectively ended and the City Council has not had the opportunity to evaluate the program and determine whether to continue it. Additionally, One Generation received a \$750,000 earmark in Federal grants to sustain the program in its fourth and fifth year, and is awaiting funding. It is unclear what the future of this innovative housing program will be, and additional analysis of the program efficacy is needed.

**I THEREFORE MOVE** that the Council instruct the Los Angeles Housing Department 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.

**I FURTHER MOVE** that the Council instruct the Los Angeles Housing Department 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.

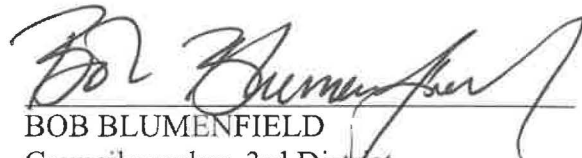
**I FURTHER MOVE** that the Council instruct and authorize the General Manager, or designee, of the Los Angeles Housing Department to amend and reinstate City Contract No. C-139995 with ONEgeneration to increase the contract by \$400,000 to continue the ADU Accelerator Program and extend the contract term by two years through February 28, 2027.

**I FURTHER MOVE** that the Council request the City Controller to transfer \$400,000 from the from the General City Purposes Fund No. 100/56, Account No. 0617 (Additional Homeless Services - CD 3) to Los Angeles Housing Department Affordable Housing Trust Fund No. 44G/43 Account No. 43VB50 to continue the ADU Accelerator Program.

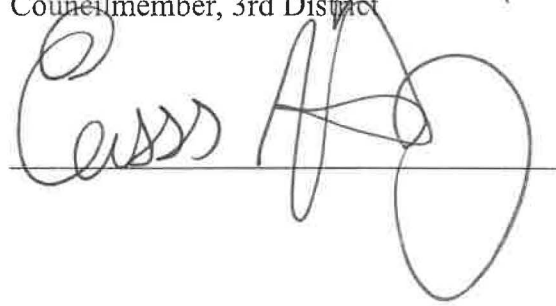


MAR 19 2025

PRESENTED BY:

  
BOB BLUMENFIELD  
Councilmember, 3rd District

SECONDED BY:



**ORIGINAL**