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Motion

Los Angeles is the most overcrowded city in the country with over 13% of residents living in overcrowded conditions, defined as any household with more than 1.5 residents per room. In neighborhoods across the city, multiple families crowd into a single house or apartment as well as illegally converted garages and accessory dwelling units. This results in dangerous conditions due to building and safety violations and has been linked to Los Angeles high rate of Covid transmission. The root cause of Los Angeles' overcrowded housing is the city's sever lack of other affordable options.

Senate Bill 9 (Atkins) presents an opportunity to address overcrowding. This law was signed by Governor Newsom on September 16th and allows homeowners to split their property into two separate lots if they are in an urbanized area and it is zoned single-family. They can then build two units of housing on each lot by right.

Senate Bill 9 was opposed by the City Council as well as many neighborhood groups and community organization because it could lead to gentrification and change the character of many single family neighborhoods. However, due to overcrowding, many of R1 zoned lots in Los Angeles are no longer single family. They also disproportionately house low-income residents. Now that Senate Bill 9 is law, there is an opportunity to use it to address these conditions while also producing affordable housing.

I THEREFORE MOVE that the Department of City Planning and Building and Safety report back on how the city can implement SB 9 with specific provisions for affordable housing and community land trusts, including:

- More flexible lot split ratios, building size, access requirements and set back requirements.
- Easing parking restrictions for properties not located near high quality transit.
- Streamlining permitting and creating a nominal fee.

This report should also identify strategies for using SB 9 to upgrade dangerous and overcrowded housing conditions and provide ownership opportunities for low income tenants.

PRESENTED BY: 
NURY MARTINEZ
Councilwoman, 6th District

SECONDED BY: 


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