M O T I O N

Breaking the Cycle of Poverty - Building Intergenerational Wealth

Los Angeles County has over 200,000 units of informal housing, many of which consist of converted garages, rented rooms in houses, and illegal backyard homes. Some of these units even lack electricity or indoor plumbing. Many are overcrowded, with entire families living in a single room. This crowding has contributed to areas of the Northeast San Fernando Valley having one of the highest rates of COVID transmission in the nation.

Until recently, outdated Los Angeles zoning restrictions prevented the construction of additional units on single-family residential properties, called Accessory Dwelling Units (ADU's). These restrictions lead to many homeowners illegally building structures on their property in order to house relatives or earn additional income. These units often became home to the city's most vulnerable residents, many of whom live in fear of eviction or other legal repercussions.

With the city's new Housing Element and Senate Bill 9, the city now has a path to legalize and upgrade these units, and in the process stabilize neighborhoods, particularly those at risk of gentrification. The city can create new financing tools to help low income property owners and Community Land Trusts (CLT's) upgrade and build additional ADU's. This can be a powerful tool in assuaging the fears of thousands of Angelenos while spurring economic development and increasing the city's affordable housing stock.

I THEREFORE MOVE, that the City Administrative Officer, with assistance from the LA Housing Department, the Department of Planning, and the Department of Building and Safety, report back on a program that would help low-income city residents and CLT's build and upgrade accessory dwelling units through new financial incentives. This should include:
- Financing for land acquisition and construction.
- How to leverage SB 9 incentives for affordable housing and CLT's (CF: 21-1045)
- Identifying low income homeowners at risk for foreclosure and connecting them to CLT's
- Utilizing REAP properties for CLT's.

PRESENTED BY: _____
NURY MARTINEZ
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SECONDED BY: _____

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