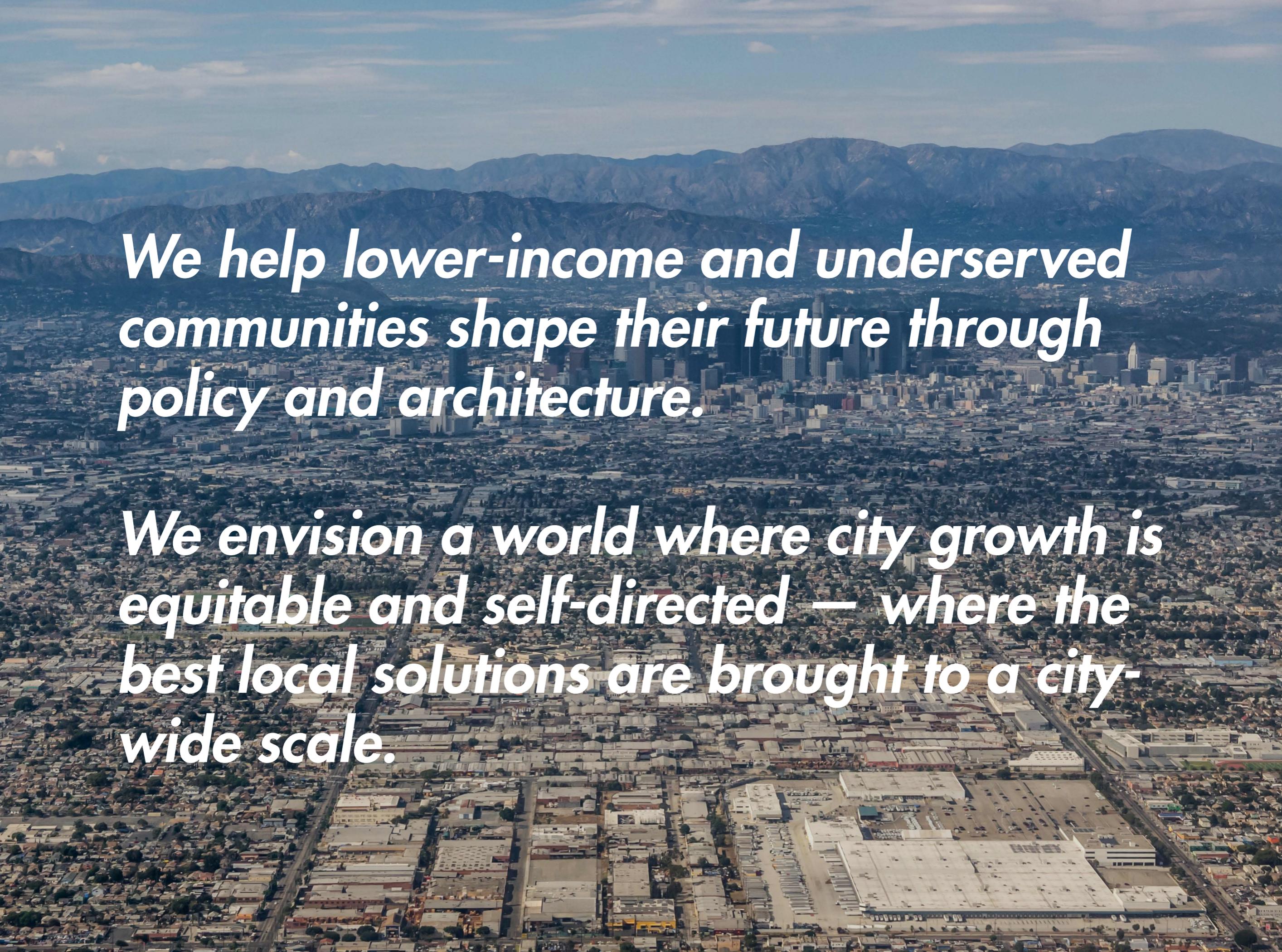




# LA-MÁS

*Helping communities shape their own growth.*



An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with a mix of residential and commercial buildings. In the background, a range of mountains stretches across the horizon under a clear blue sky. The text is overlaid on the image in a white, bold, sans-serif font.

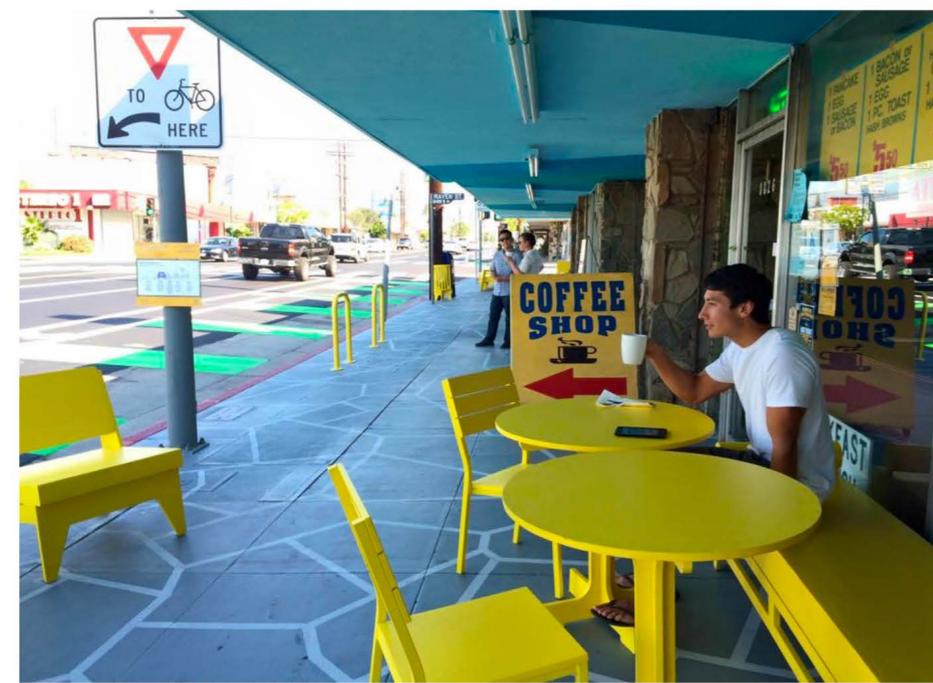
*We help lower-income and underserved communities shape their future through policy and architecture.*

*We envision a world where city growth is equitable and self-directed — where the best local solutions are brought to a city-wide scale.*

**POLICY**

**DESIGN**

**IMPACT**





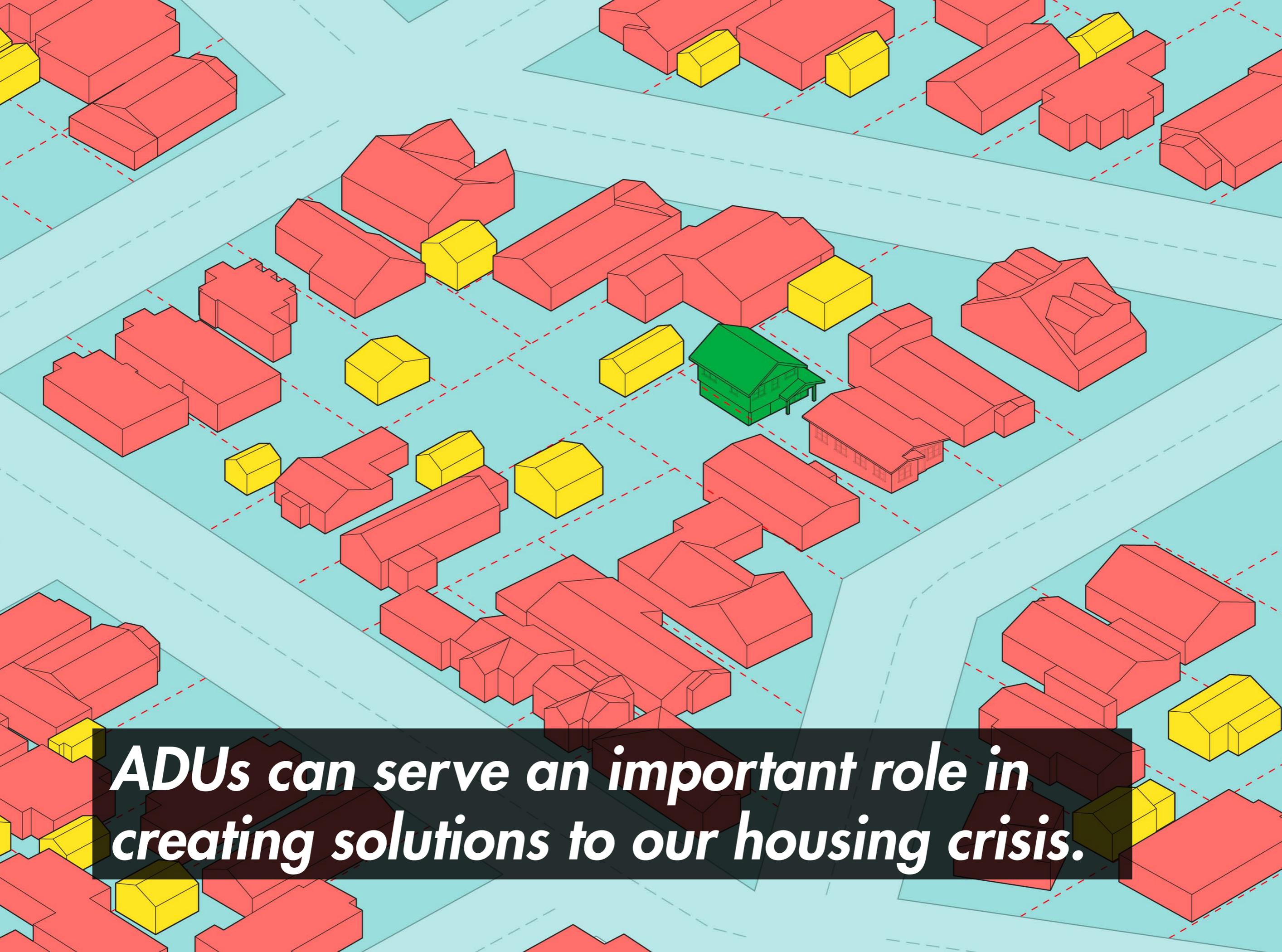
***Los Angeles is facing an unprecedented affordable housing crisis.***



***Los Angeles has 500,000+  
single family lots.***

An aerial photograph of a densely packed residential neighborhood. The houses are arranged in a grid pattern, separated by narrow streets. Many of the houses have swimming pools in their backyards. The roofs are mostly reddish-brown or grey. The overall appearance is that of a typical suburban or urban residential area.

*~50% of developable land in LA  
is zoned for single-family homes.*



***ADUs can serve an important role in creating solutions to our housing crisis.***

# SB 1069 + SB 2299 CA State law on ADUs took effect January 2017...

## Senate Bill No. 1069

### CHAPTER 720

An act to amend Sections 65582.1, 65583.1, 65589.4, 65852.150, 65852.2, and 66412.2 of the Government Code, relating to land use.

[Approved by Governor September 27, 2016. Filed with Secretary of State September 27, 2016.]

#### LEGISLATIVE COUNSEL'S DIGEST

SB 1069, Wieckowski. Land use: zoning.

The Planning and Zoning Law authorizes the legislative body of a city or county to regulate, among other things, the intensity of land use, and also authorizes a local agency to provide by ordinance for the creation of 2nd units in single-family and multifamily residential zones, as specified. That law makes findings and declarations with respect to the value of 2nd units to California's housing supply.

This bill would replace the term "second unit" with "accessory dwelling unit" throughout the law. The bill would additionally find and declare that, among other things, allowing accessory dwelling units in single-family or multifamily residential zones provides additional rental housing stock, and these units are an essential component of housing supply in California.

The Planning and Zoning Law authorizes the ordinance for the creation of 2nd units in single-family and multifamily residential zones to include specified provisions regarding areas where accessory dwelling units may be located, standards, including the imposition of parking standards, and lot density. Existing law, when a local agency has not adopted an ordinance governing 2nd units as so described, requires the local agency to approve or disapprove the application ministerially, as provided.

This bill would instead require the ordinance for the creation of accessory dwelling units to include the provisions described above. The bill would prohibit the imposition of parking standards under specified circumstances. The bill would revise requirements for the approval or disapproval of an accessory dwelling unit application when a local agency has not adopted an ordinance. The bill would also require the ministerial approval of an application for a building permit to create one accessory dwelling unit within the existing space of a single-family residence or accessory structure, as specified. The bill would prohibit a local agency from requiring an applicant for this permit to install a new or separate utility connection directly between the unit and the utility or imposing a related connection fee or capacity charge. The bill would authorize a local agency to impose this requirement for other accessory dwelling units.

This bill would incorporate additional changes in Section 65852.2 of the Government Code proposed by AB 2299 that would become operative only

## Assembly Bill No. 2299

### CHAPTER 735

An act to amend Section 65852.2 of the Government Code, relating to land use.

[Approved by Governor September 27, 2016. Filed with Secretary of State September 27, 2016.]

#### LEGISLATIVE COUNSEL'S DIGEST

AB 2299, Bloom. Land use: housing: 2nd units.

The Planning and Zoning Law authorizes the legislative body of a city or county to regulate, among other things, the intensity of land use, and also authorizes a local agency to provide by ordinance for the creation of 2nd units in single-family and multifamily residential zones, as specified. Existing law authorizes the ordinance to designate areas within the jurisdiction of the local agency where 2nd units may be permitted, to impose specified standards on 2nd units, and to provide that 2nd units do not exceed allowable density and are a residential use, as specified.

This bill would replace the term "second unit" with "accessory dwelling unit." The bill would, instead, require the ordinance to include the elements described above and would also require the ordinance to require accessory dwelling units to comply with specified conditions. This bill would require ministerial, nondiscretionary approval of an accessory dwelling unit under an existing ordinance. The bill would also specify that a local agency may reduce or eliminate parking requirements for any accessory dwelling unit located within its jurisdiction.

Existing law requires that parking requirements for 2nd units not exceed one parking space per unit or per bedroom. Under existing law, additional parking may be required provided that a finding is made that the additional parking requirements are directly related to the use of the 2nd unit and are consistent with existing neighborhood standards applicable to residential dwellings.

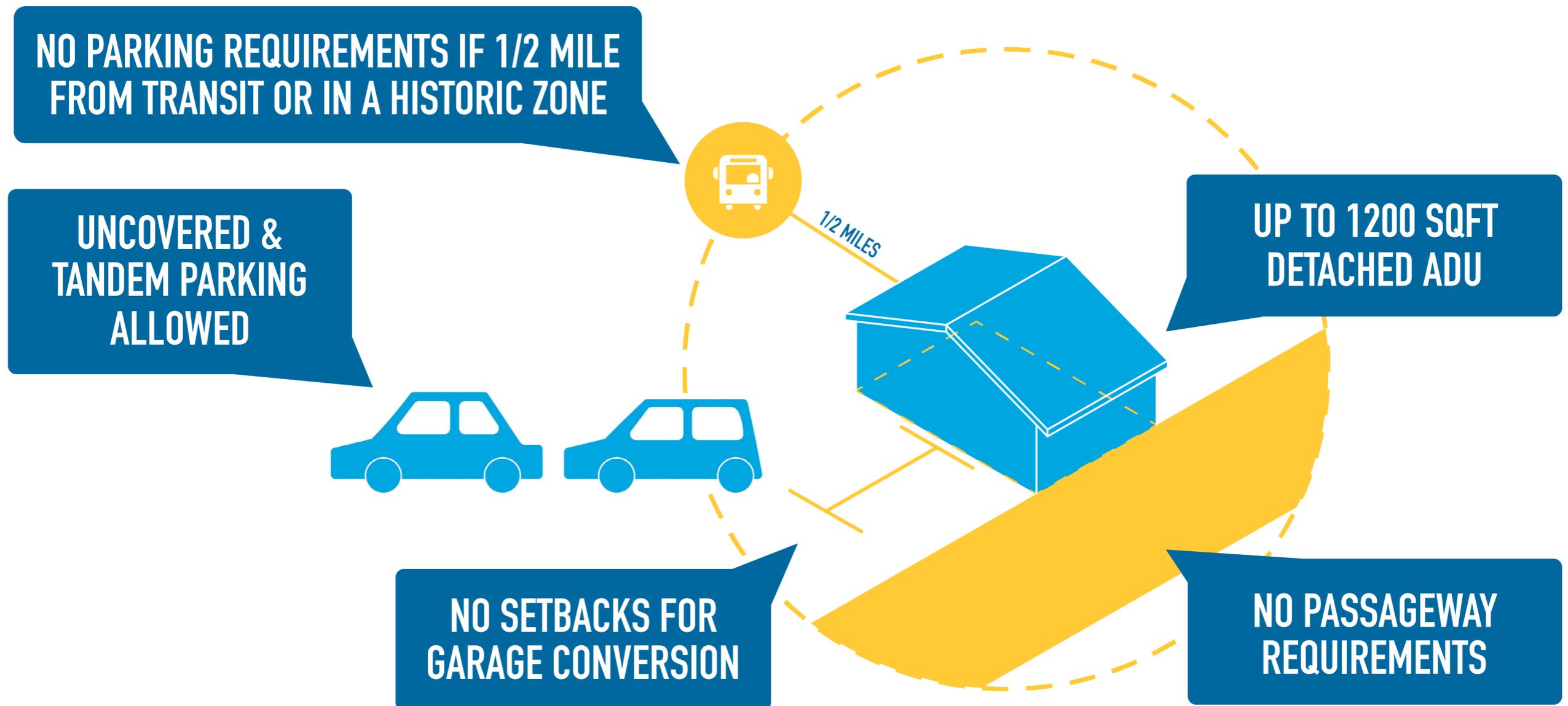
This bill would delete the above-described authorization for additional parking requirements.

By increasing the duties of local officials with respect to land use regulations, this bill would impose a state-mandated local program.

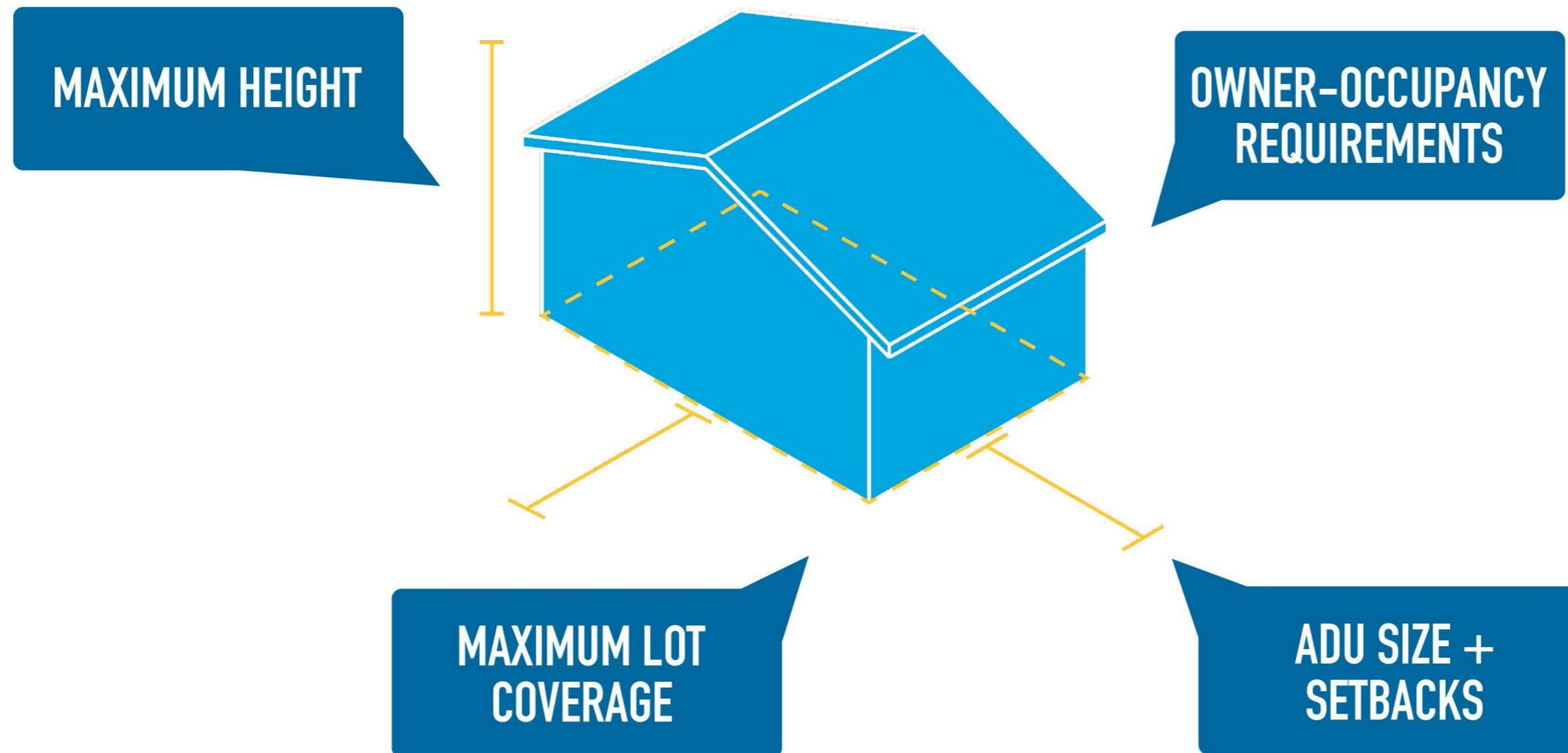
This bill would incorporate additional changes in Section 65852.2 of the Government Code proposed by SB 1069 that would become operative only if SB 1069 and this bill are both chaptered and become effective on or before January 1, 2017, and this bill is chaptered last.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

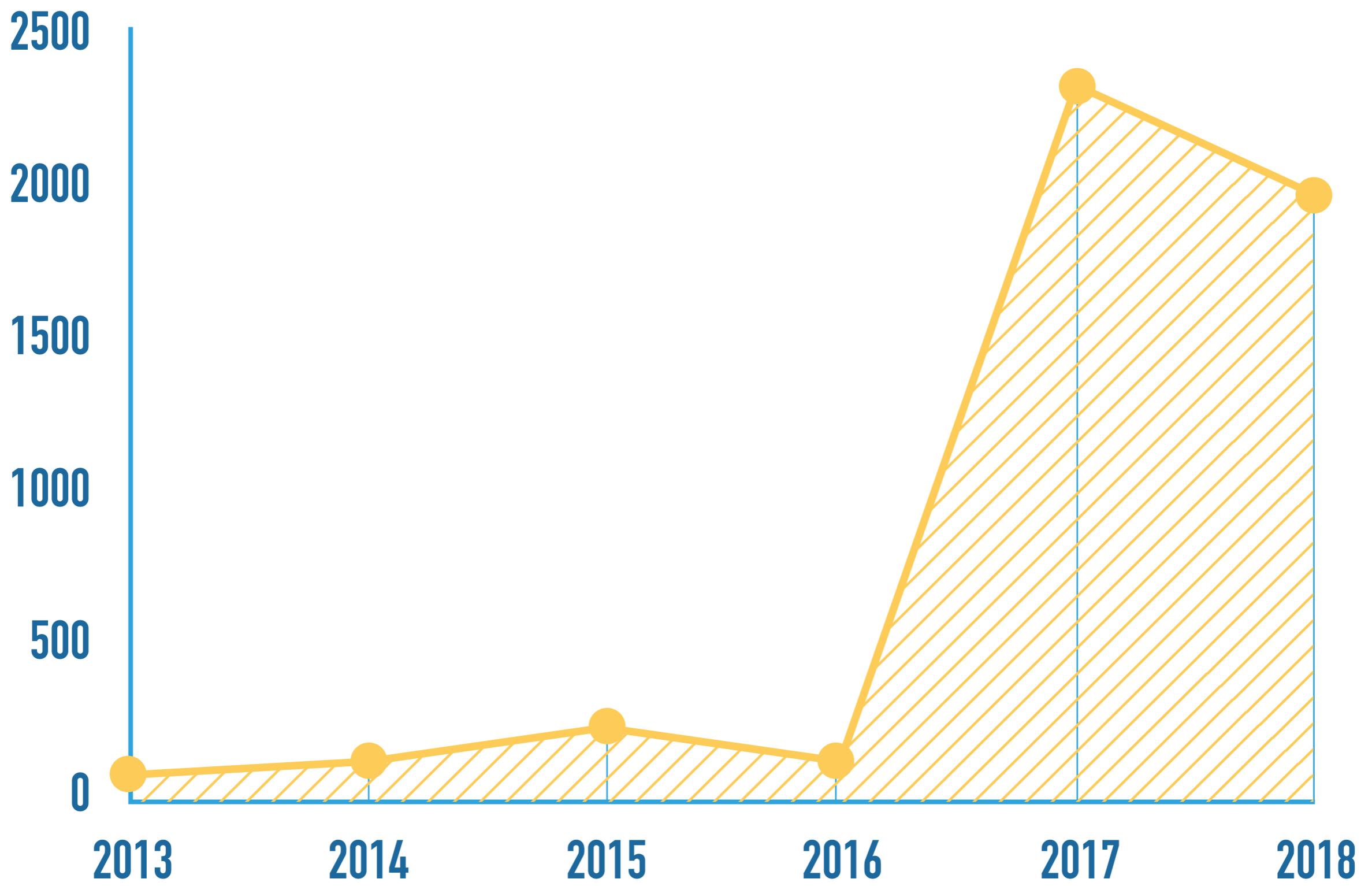
# ***SB 1069 + SB 2299*** ***State Law Highlights:***



# *Local government has a say over:*



*Number of ADU Permits Issued Yearly by the City of LA*



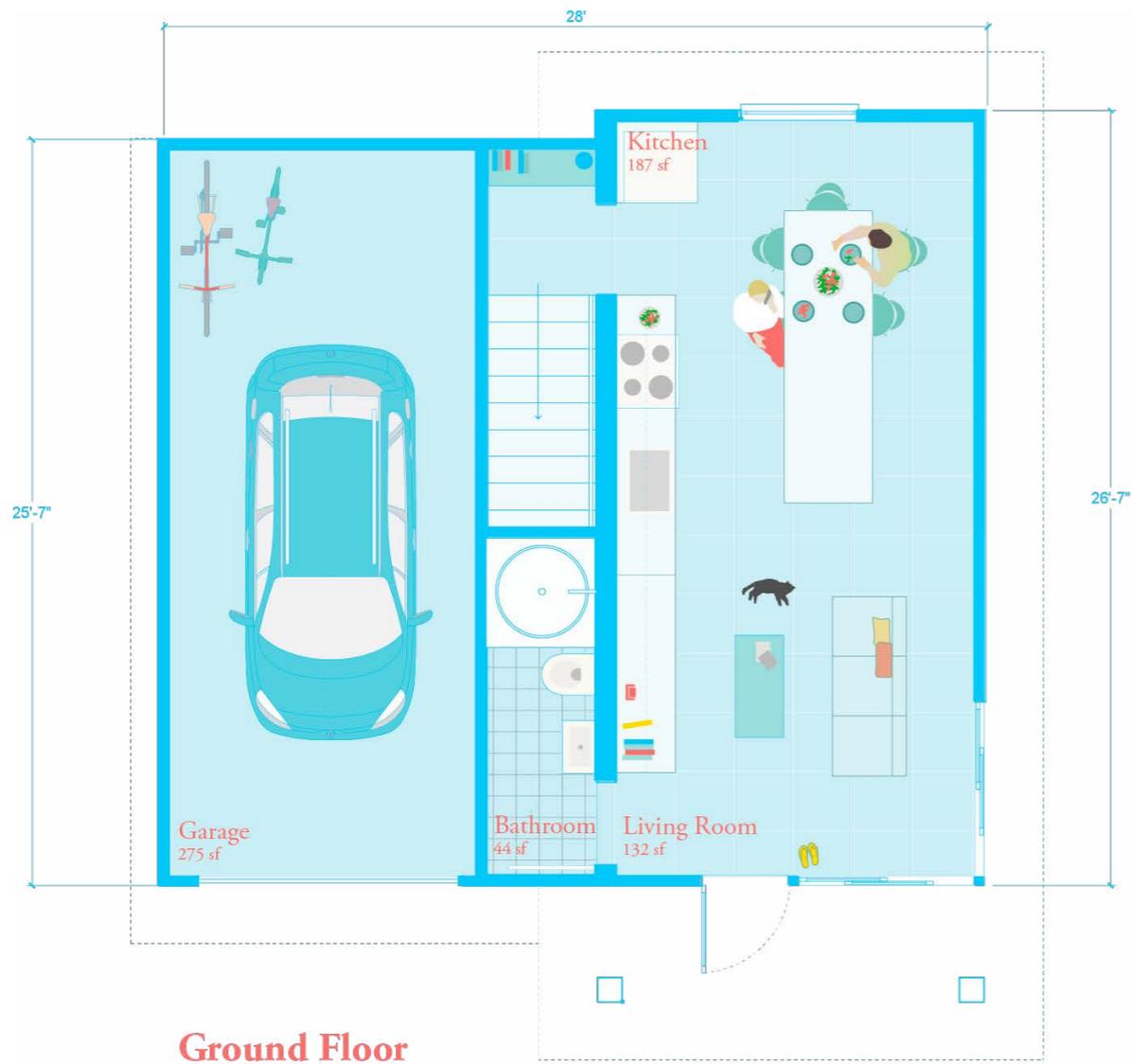


*How can we ensure that ADUs contribute to housing affordability?*





**ADU Pilot**



# ADU Pilot: Plans



***ADU Pilot: Project Groundbreaking***



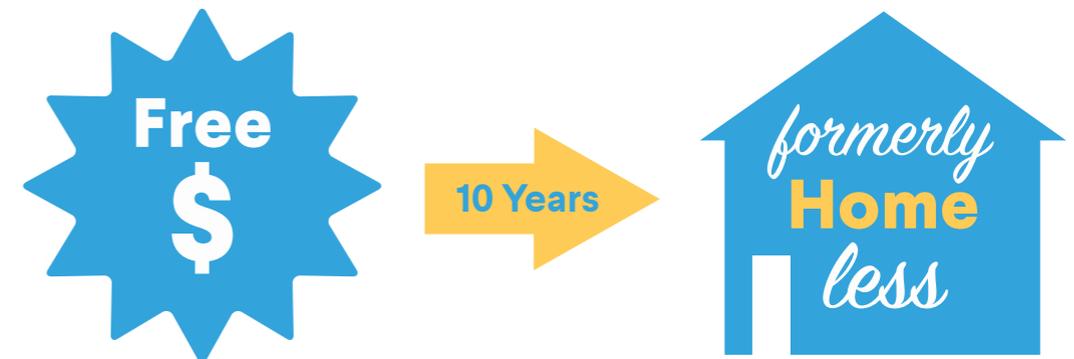
***ADU Pilot: Under Construction***

# ***LA County ADU Pilot Program***

***LA County Board of Supervisors approved a pilot program as a strategy to combat homelessness.***

***The Pilot Program intends to:***

- Pilot an ordinance***
- Pilot a financial incentive program***
- Offer a \$75,000 forgivable loan to 3 selected homeowners***
- Rent new ADU to a formerly homeless family or individual for 10 years***

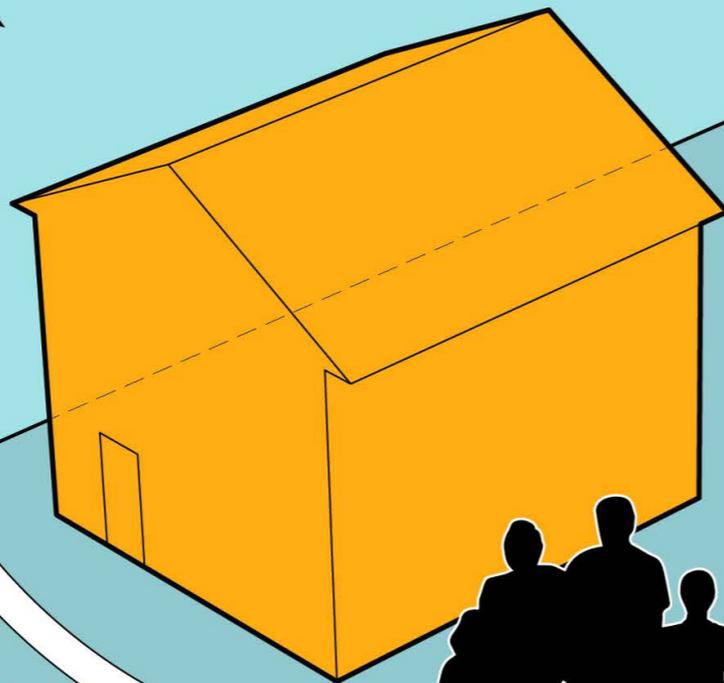


# INCENTIVE PROGRAM

LA-Más is developing an incentive program which will help Los Angeles homeowners build ADUs and rent them to low-income Section 8 tenants.

The incentive program is likely to include:

- Design Support
- Reduced Permitting Fees
- Low-Interest Loans
- Construction Administration
- Landlord Training



## HOMEOWNER & LANDLORD

The homeowner/landlord receives support to build a new ADU on their property. They then receive rental income, in addition to increased equity.

New ADU units will help increase the housing stock in Los Angeles, where housing supply challenges have played a major role in the ongoing affordability crisis.

# NEW ADU



## SECTION 8

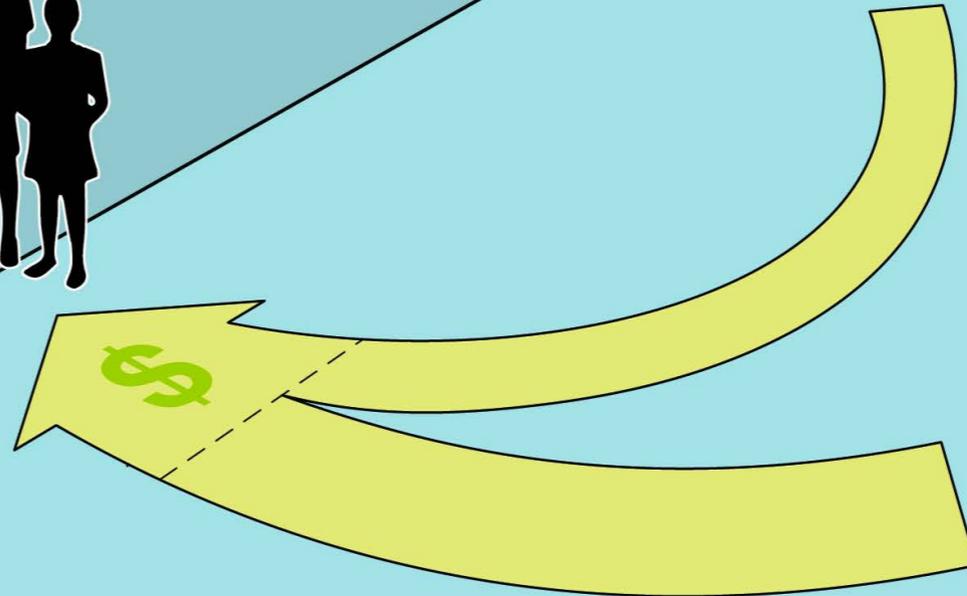
## LOW-INCOME TENANT

Qualified low-income Section 8 Voucher holders will pay a portion of their income towards renting the new ADU unit.



## H.U.D.

The U.S. Dept. of Housing & Urban Development (HUD) subsidizes the balance of the monthly rent in direct payments to the owner.



# Backyard Homes Project



***Backyard Homes Project: Research + Focus Groups***

***40% of Section 8 voucher holders  
can't find a home.***



***If you rent to a Section 8 tenant,  
you will receive:***



**Studio:**

Receive **\$1,173/mo**  
About **\$14,000/yr**



**1 Bedroom:**

Receive **\$1,412/mo**  
About **\$16,900/yr**



**2 Bedroom:**

Receive **\$1,829/mo**  
About **\$21,900/yr**

***Rental income from your new ADU can be used to pay off the construction loan:***



# Want a backyard home?

We build you a backyard home,  
You rent it affordably for 5 years

#### About the Program:

- *The Backyard Homes Project* is a new affordable housing initiative for City of LA homeowners with single family lots and space to build another unit.
- A collective of established non-profit organizations will help you design, permit, finance, and build a new affordable rental unit in your backyard. These backyard homes are officially known as Accessory Dwelling Units or ADUs.
- In exchange, you give back and must commit to renting your unit to a Section 8 tenant for a minimum of 5 years.

#### Program Partners:

- LA-Más — Program Management, Design, Permitting
- Restore Neighborhoods LA (RNLA) — Construction
- Genesis LA Economic Growth Corporation — Financing
- Self-Help Federal Credit Union — Financing
- LA Family Housing — Tenant Matching and Support
- St. Joseph Center — Tenant Matching and Support
- Housing Rights Center — Landlord Training

#### Program Incentives:

- Free project management
- Affordable design and construction services
- Optional financing in the form of a permanent mortgage product
- Required landlord training and tenant support services
- Possible signing bonus for new Section 8 landlords

#### Apply:

- Applications are accepted online at [www.zzzzzzzzz.com](http://www.zzzzzzzzz.com) until November 15, 2018

#### Learn More:

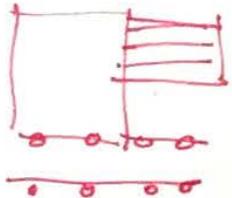
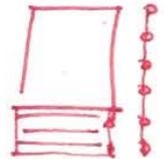
- For more information, please contact LA-Más at [adu@mas.la](mailto:adu@mas.la).



2 **Site Plan** AL BRATCK  
 - UTILIZATION  
 - PATIO  
 - LOGGIA MOVE  
 - FLIP THE PLAN

1 **BATH/Kitchen SERVICES "INTEGRATE"**  
 - EUROPEAN EFFICIENCY

3 **DEFINE INTERIOR**  
 ELEV. Plan FLOOR



290 1 CAR  
 400 2 CAR  
 600 2 CAR++

4 \*SIZE THIS\*



290 SF - Garage Conversion



400 SF - Garage Conversion

**Backyard Homes Project: Design In Progress**



**LA-MÁS**

***[www.mas.la](http://www.mas.la)***

***[helen@mas.la](mailto:helen@mas.la)***

**  [@mas4LA](https://www.instagram.com/mas4LA)**