

WEBINAR HOSTED BY LA-MÁS + LA LISC  
APRIL 25, 2018 / 11:00 AM - 12:00 PM

---

# DEVELOPING AFFORDABLE ADUS

## LA LISC

- ▶ [LA LISC](#) (Local Initiatives Support Corporation) is one of 31 offices, a national non-profit organization supporting community development in cities and rural areas throughout the country. With residents and partners, LISC forges resilient and inclusive communities of opportunity across America - great places to live, work, visit, do business and raise families.
- ▶ LISC is one of the largest Community Development Financial Institutions (CDFI) in the country supporting projects to revitalize low-income communities. This comprehensive approach includes more affordable housing, better schools, safer streets, growing businesses and programs improving financial stability.
- ▶ Focus Areas: Affordable Housing; Economic Development; Health; Financial Stability; Leadership Development

LISC  
Los Angeles



# LA-MÁS

- ▶ [LA-Más](#) is a non-profit urban design organization that helps 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.
- ▶ We work in three primary areas – public realm, small business support, and alternative housing – with our focus being Accessory Dwelling Unit (ADU) development and advocacy.





# LA-MÁS + LA LISC PARTNERSHIP

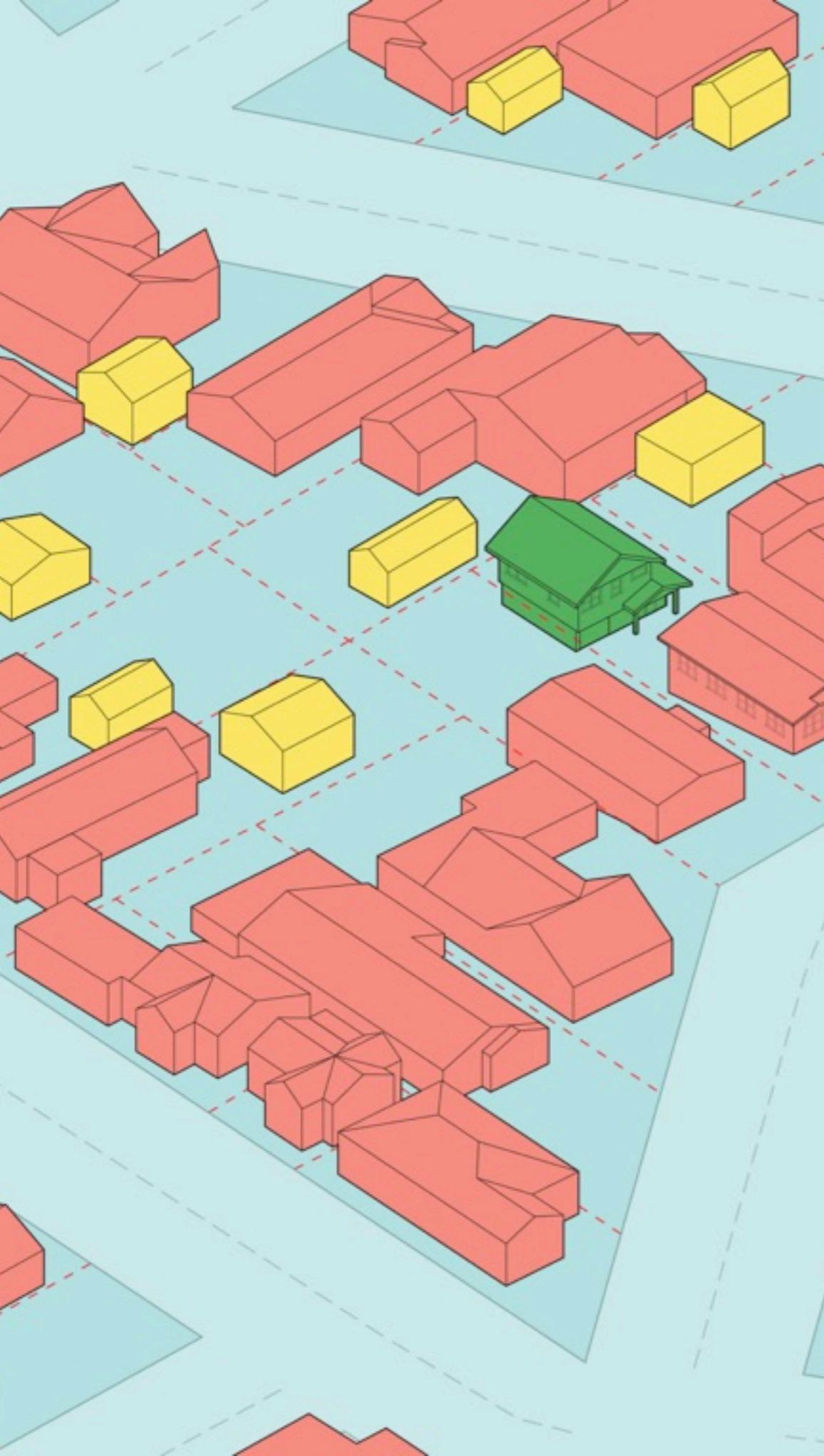


## The Research Question:

How can Accessory Dwelling Units (ADUs) support the creation of more affordable housing units in the city for Section 8 voucher holders?

# AGENDA

- ▶ ADUs in Los Angeles (*10 min*)
- ▶ ADU Policy Review (*5 min*)
- ▶ ADU Initiatives Outside of LA (*10 min*)
- ▶ ADU Programs in the Works (*13 min*)
- ▶ ADU Resources (*1 min*)
- ▶ Next Steps (*1 min*)
- ▶ Q + A (*15 min*)



# ADUS IN LA

# CITY OF LA ADU PILOT PROJECT



# CITY OF LA ADU PILOT PROJECT

- ▶ **Project:** To design, permit, and build a new two bedroom, two bathroom, 1,000+ sqft ADU within a Historic Preservation Overlay Zone and in the hillside of Highland Park.
- ▶ **Goals:**
  - ▶ Provide a model for affordable construction
  - ▶ Demonstrate ADUs can be contextually designed
  - ▶ Innovate on the financial loan process
  - ▶ Inform future ADU policy and programming in Los Angeles
- ▶ **Budget:** Construction costs approximately around \$250K
- ▶ **Partners:** Mayor's Innovation Team, Council District 1, Genesis LA, LA-Más, Habitat for Humanity, Nous Engineering, and Breen Engineering
- ▶ **Status:** Currently under construction, expected completion summer 2018

# CITY OF LA ADU PILOT PROJECT



Plan: Ground Floor



Plan: First Floor

# COUNTY OF LA ADU PILOT PROGRAM



LOS ANGELES COUNTY  
**Second Dwelling Unit**  
PILOT PROJECT

**There's Room for Everyone!**



**An innovative pilot program designed to provide incentives and assistance to homeowners in exchange for housing**



## Development of Second Dwelling Unit

- Expedited review and approval processes
- Technical assistance to homeowners
- Financial Incentives

**LEAD AGENCIES:**  
Dept of Regional Planning • Community Development Commission  
Collaborating Departments: Chief Executive Office • Dept of Public Works  
Los Angeles Art Commission • Consultant - La Mas

# COUNTY OF LA ADU PILOT PROGRAM

### ▶ Context:

- ▶ The Board of Supervisors approved a comprehensive set of 47 strategies to combat homelessness in Los Angeles County on February 9, 2016 and approved the pilot program on August 15, 2017.
- ▶ Under [Strategy F4](#), development of an Accessory Dwelling Units Pilot Project is identified as a source of affordable housing in single-family neighborhoods.

### ▶ Project:

- ▶ To pilot an ordinance and financial incentive program for homeowners who are willing to build an ADU and rent it out to a formerly homeless family or individual for 10 years in the unincorporated areas of LA County.

### ▶ Goal: Creating an ADU pilot program that:

- ▶ Streamlines the permitting process
- ▶ Provides technical assistance to homeowners
- ▶ Provides financial incentives for preserving and constructing accessory dwelling units in exchange for housing homeless families/individuals

# COUNTY OF LA ADU PILOT PROGRAM

- ▶ Budget: \$550,000 total (see chart)
- ▶ Partners:
  - ▶ Chief Executive Office (CEO)
  - ▶ Community Development Commission (CDC)
  - ▶ Department of Regional Planning (DRP)
  - ▶ Department of Public Works
  - ▶ LA-Más (technical consultant)
- ▶ Status: Homeowners currently being selected, completion of three new ADUs in summer 2019

Proposed Budget	
Line Item	Amount
Financial Incentives for New ADUs	\$225,000
<i>\$75,000 granted to 3 homeowners</i>	
Consultant Team	\$30,000
Financial Incentives for Unpermitted ADUs	\$145,000
Design Competition (Arts Commission)	\$75,000
Project Management of Unpermitted ADUs	\$25,000
CDC Administrative Costs	\$50,000
<b>Total</b>	<b>\$550,000</b>

**Assembly Bill No. 2299**

CHAPTER 735

and Section 65852.2 of the Government Code, relating to

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

LEGISLATIVE COUNSEL'S DIGEST

m. Land use: housing: 2nd units.  
and Zoning Law authorizes the legislative body of a city  
te, among other things, the intensity of land use, and also  
agency to provide by ordinance for the creation of 2nd  
ly and multifamily residential zones, as specified. Existing  
ordinance to designate areas within the jurisdiction of  
where 2nd units may be permitted, to impose specified  
units, and to provide that 2nd units do not exceed allowable  
residential use, as specified.

replace the term "second unit" with "accessory dwelling  
ld, instead, require the ordinance to include the elements  
nd would also require the ordinance to require accessory  
omply with specified conditions. This bill would require  
cretionary approval of an accessory dwelling unit under  
nce. The bill would also specify that a local agency may  
e parking requirements for any accessory dwelling unit  
urisdiction.

quires that parking requirements for 2nd units not exceed  
per unit or per bedroom. Under existing law, additional  
quired provided that a finding is made that the additional  
nts are directly related to the use of the 2nd unit and are  
isting neighborhood standards applicable to residential

delete the above-described authorization for additional  
nts.

the duties of local officials with respect to land use  
ll would impose a state-mandated local program

# ADU POLICY REVIEW

# ADU POLICY IN CA

## ▶ [SB 1069](#) + [SB 2299](#) CA State Law on ADUs took effect January 2017.



### ▶ Broadly, State Law allows flexibility, including:

- ▶ No parking requirements if 1/2 mile from transit or in a historic zone; require a maximum of one space per ADU or per bedroom, whichever is less
- ▶ Uncovered & tandem parking is allowed
- ▶ No setbacks for garage conversion to ADU
- ▶ Up to 1200 sqft detached ADU
- ▶ No passageway requirements

### ▶ State Law still allows local ordinances to determine:

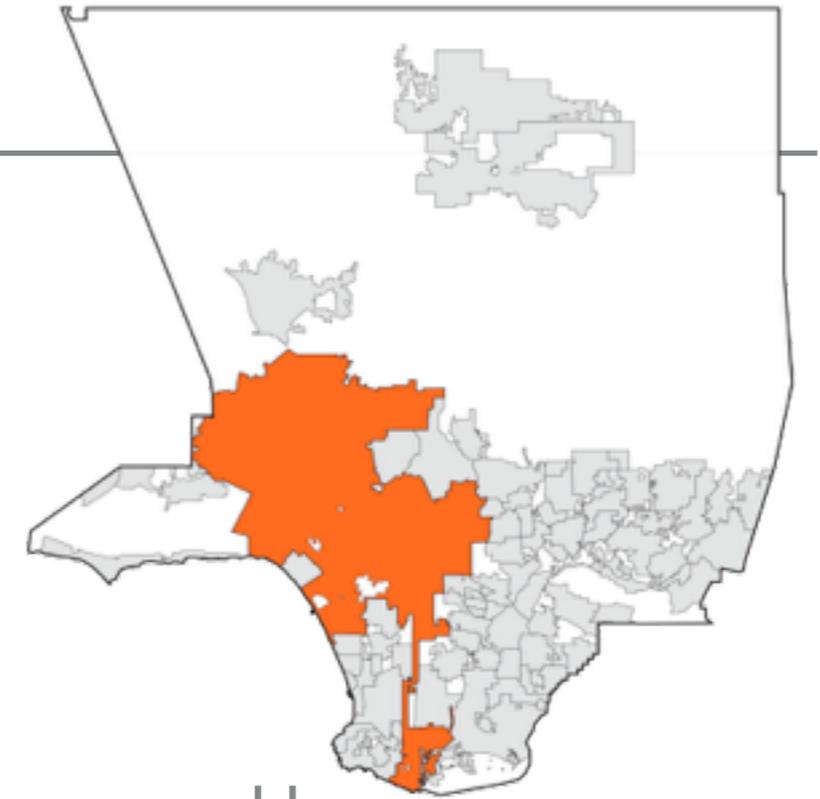
- ▶ **Location:** jurisdictions can limit areas where ADUs are permitted based on safety and other factors
- ▶ **Max Height:** local jurisdictions can limit ADU height
- ▶ **Setbacks:** localities can place setback requirements
- ▶ **Maximum Lot Coverage**
- ▶ **Landscaping**
- ▶ **Size:** cities can set any min above 150 sqft + any max below 1200 sqft for (detached/detached) + 50% (attached)
- ▶ **Owner-occupancy requirement:** can be placed by city
- ▶ **Short-term rentals:** minimum of 30 days can be placed

## ADU POLICY IN CA



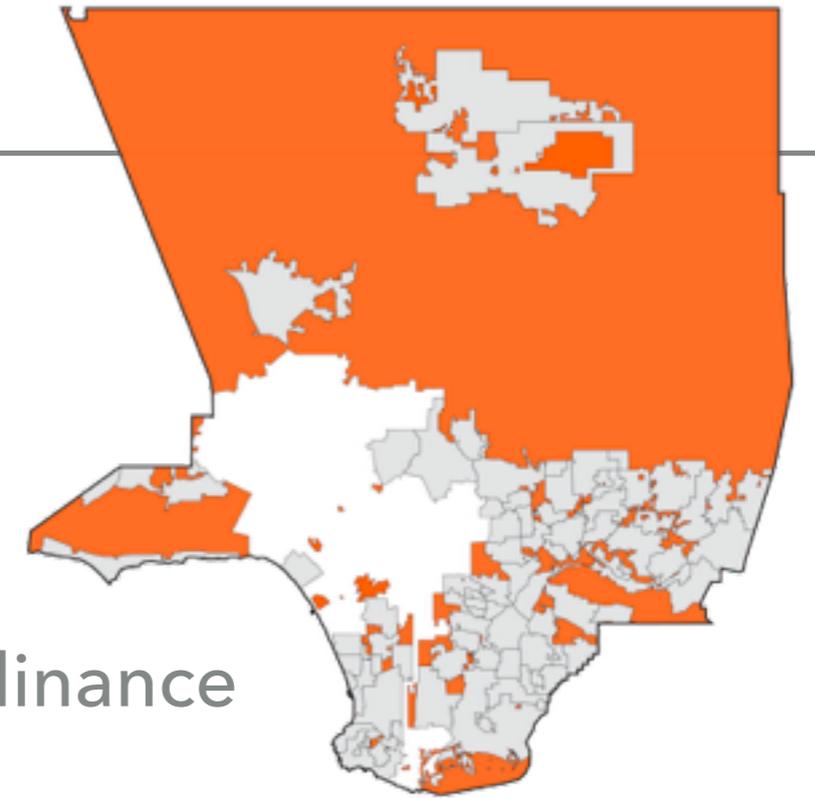
- ▶ [SB 831](#) CA State Law passed the Senate Transportation and Housing Committee on April 17th, 2018 and will next go before the Senate Governance and Finance Committee
  - ▶ *This law will eliminate all local agency, school district and special district fees on ADUs, and will establish an amnesty process for the thousands of existing unpermitted ADUs to be brought up to code.*
- ▶ Many cities (like [Burbank](#), [Pasadena](#), [Santa Monica](#)) have passed their own ordinances.
- ▶ Others (like City of LA, County of LA) are following state law.

# ADU POLICY IN CITY OF LA



- ▶ Since the City does not have an ADU ordinance, state law is the default policy.
- ▶ Currently, City of LA's draft ADU ordinance has been approved by the Planning and Land Use Management Committee (PLUM) and awaiting City Attorney feedback.
- ▶ The City's Department of City Planning's proposed draft ordinance includes the following recommendations that *differ* from state law:
  - ▶ No ADUs in Hillside areas;
  - ▶ No ADUs between the front of the primary residence and the street;
  - ▶ Equine-keeping (horse) protections;
  - ▶ Allows for tiny homes

# ADU POLICY IN COUNTY OF LA



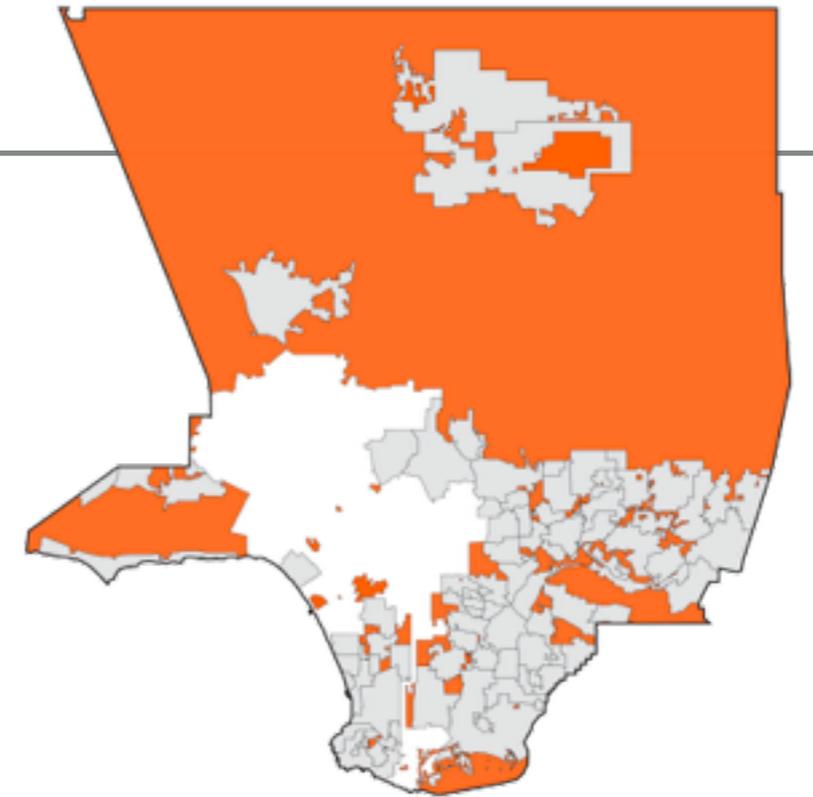
- ▶ The County is updating its ADU regulations to comply with state laws and the draft updated ordinance can be viewed [here](#).
- ▶ The County's ordinance will only apply in the unincorporated areas of Los Angeles County, not the City of Los Angeles or any other city.
- ▶ The Los Angeles County Department of Regional Planning has released a revised ADU draft ordinance that will be presented at a public hearing before the Los Angeles County Board of Supervisors on Tuesday, May 22 at 9:30 a.m. at 500 W. Temple St., Los Angeles, CA 90012.
- ▶ The ordinance will implement new state laws on ADUs when it is adopted by the Board of Supervisors

# ADU POLICY IN COUNTY OF LA

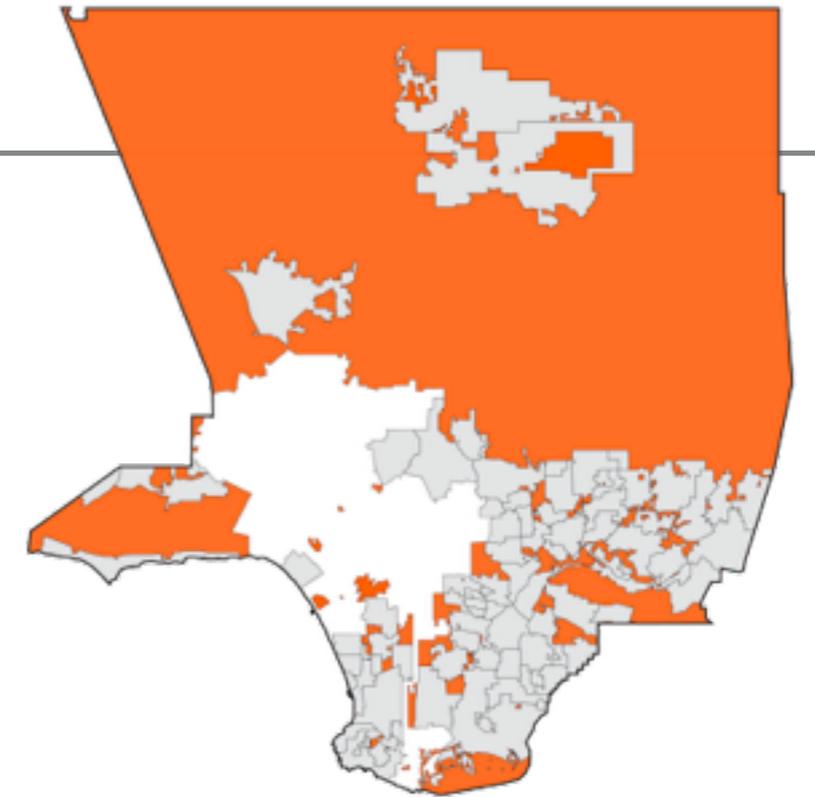
### ▶ Differences From State Law:

#### ▶ ADUs prohibited in the following areas:

- ▶ On lots in a Very High Fire Hazard Severity Zone that do not front a vehicular roadway that is at least 24 feet wide to the nearest publicly maintained street
- ▶ On lots that contain Hillside Management Areas and that do not front a vehicular roadway that is paved with concrete or asphalt;
- ▶ The Topanga subarea of the Santa Monica Mountains North Area Community Standards District;
- ▶ The unincorporated area north and west of the Topanga subarea of the Santa Monica Mountains North Area Community Standards District, between Old Topanga Canyon Road, the City of Calabasas and the City of Los Angeles; o  
On lots that are only accessible from Lobo Canyon Road or Triunfo Road



# ADU POLICY IN COUNTY OF LA



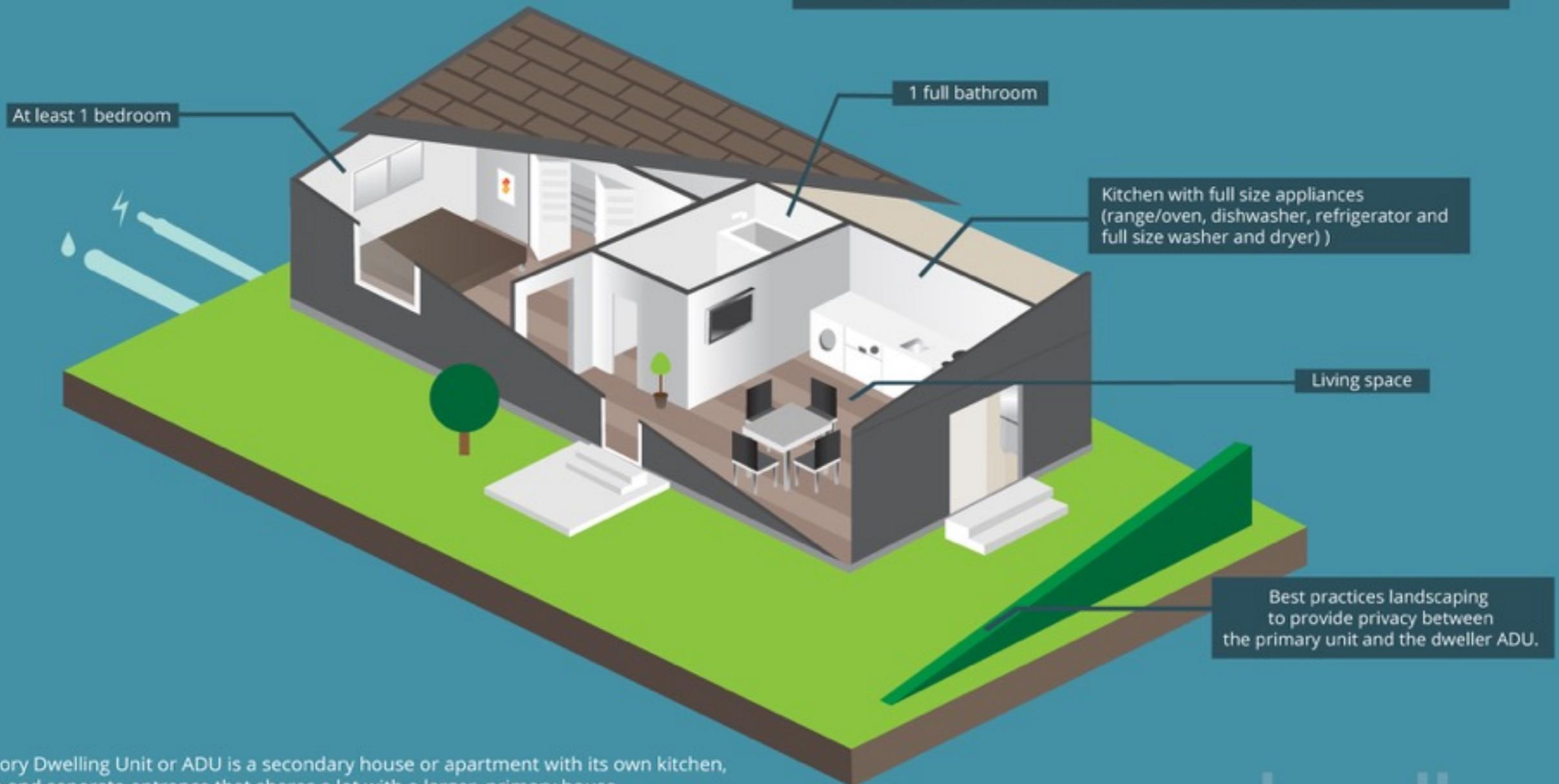
- ▶ **Similarities to State Law:**
  - ▶ **Approval Process:** Local ADU ordinances must provide only a ministerial review process with 120-day timeline
  - ▶ **Use Restrictions:** The unit may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence
  - ▶ **Density:** As provided in State law, Local ordinances shall provide that ADUs do not exceed the allowable density for the lot upon which the ADU is located, and that ADUs are a residential use that is consistent with the existing general plan and zoning designation for the lot
  - ▶ **Size:** Up to 1200 SF
  - ▶ **Parking:** Exceptions if located within a half-mile of public transit; within an architecturally and historically significant historic district; part of the proposed or existing primary residence or an accessory structure; when on-street parking permits are required but not offered to the occupant of the ADU; when there is a car share vehicle located within one block of the ADU



# ADU INITIATIVES OUTSIDE OF LA

## DWELLER | GROUND LEASE MODEL

Each Dweller ADU will have



An Accessory Dwelling Unit or ADU is a secondary house or apartment with its own kitchen, living area and separate entrance that shares a lot with a larger, primary house.

The ADU may be attached or part of an existing house or garage, or it may be built as a stand-alone unit, and almost always uses sub-metering for water and energy connections with the primary house and may be rented as a separate living unit.

## DWELLER | GROUND LEASE MODEL

- ▶ **Project Overview:** [Dweller](#) (Portland, Oregon) allows a property owner to use their existing land to build an ADU through a hands-off approach with no up-front cost for construction and still have the benefit of receiving rental income – allowing the property owner to buy out the ADU from Dweller at any time for their own use.
- ▶ **Goal:** Dweller offers property owners the opportunity to benefit from a detached Accessory Dwelling Unit (ADU) at no cost to them.
  - ▶ Through a lease agreement with the homeowner, Dweller builds the ADU and retains responsibility for maintaining the ADU.
    - ▶ **Step 1** - Homeowner and Dweller sign a lease agreement to utilize the homeowner's excess backyard space.
    - ▶ **Step 2** - Dweller builds the ADU offsite and installs onsite.
    - ▶ **Step 3** - Dweller shares a percentage of the collected rent with the homeowner.
  - ▶ The homeowner can choose to select qualified tenants for the ADU or leave that to Dweller.
  - ▶ The homeowner receives a monthly lease payment equal to a percentage of rent collected from the ADU, which helps maximize the value of the homeowner's primary investment.



# DWELLER | GROUND LEASE MODEL

- ▶ **Timeline:** By using the latest advances in modular construction, Dweller reduces construction time to 30-45 days. Homeowners can have an income-earning ADU in their backyard within three months of signing an agreement.
- ▶ **Budget:** There is no cost to the homeowner OR to buy-out starts at \$118K
- ▶ **Partners:** [Dweller](#), [Champion Home Builders](#), [Living Room Realty](#)



ADU INITIATIVES OUTSIDE OF LA

---

## A PLACE FOR YOU (OREGON)

# Multnomah County and Enhabit Launch Pilot Project 'A Place For You'

---

Thank you to all who responded to this innovative rapid-response solution to help bridge Portland's housing gap. We are no longer accepting candidates for the initial test for A Place For You, but if you would like to receive more information from the County or Enhabit on ADU's or affordable housing initiatives, please fill out the form and we'll keep you informed on our progress.

If you have more questions about the pilot project, please contact the Multnomah Idea Lab at [themil@multco.us](mailto:themil@multco.us).

In addition, the County is always looking for help with ongoing work providing safe and affordable housing for the thousands of people served by A Home for Everyone each year.

If you think you can provide an option apart from A Place for You and want to work with County service providers, please contact A Home for Everyone at [ahfe@multco.us](mailto:ahfe@multco.us).

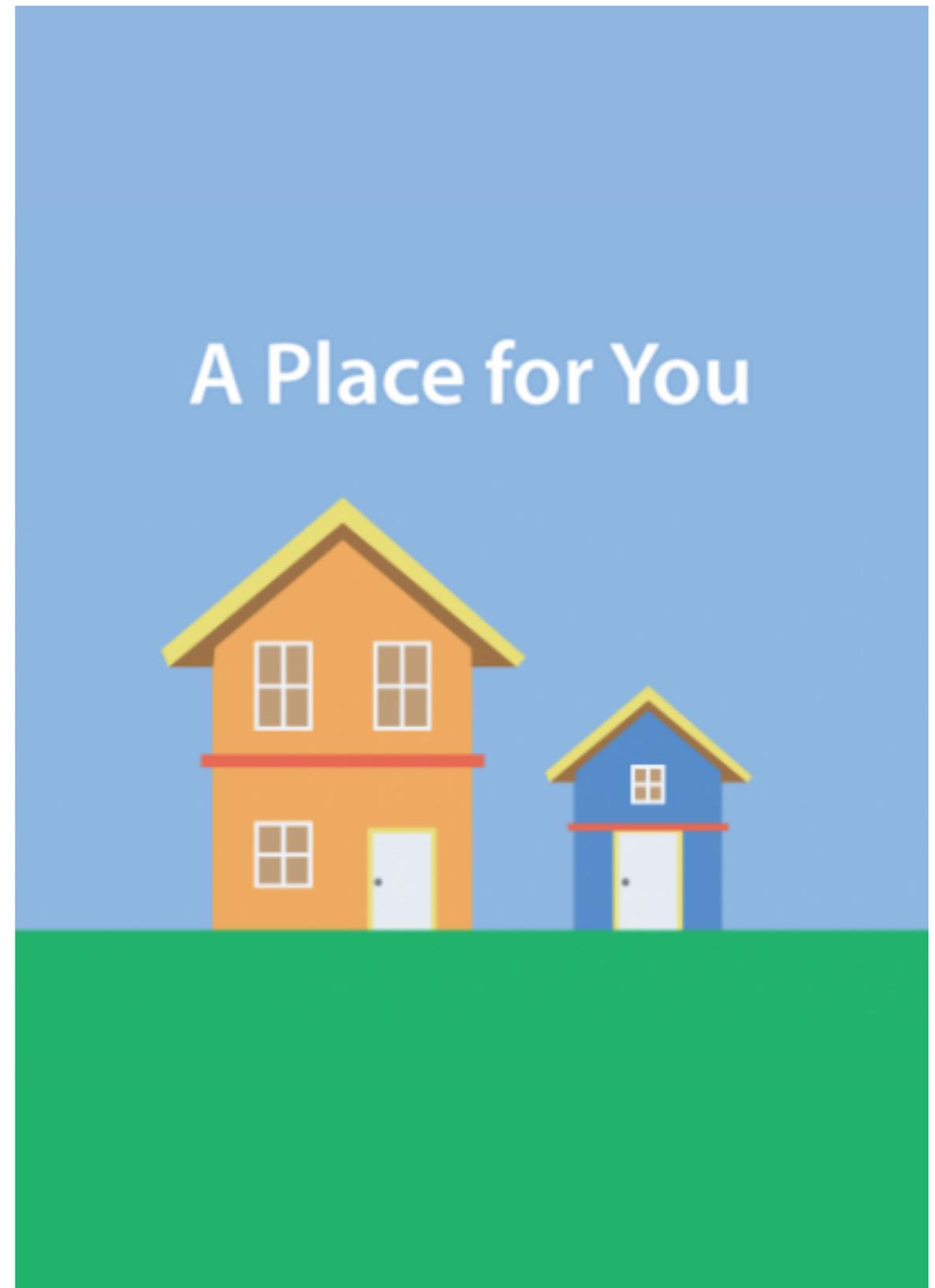
# A PLACE FOR YOU (OREGON)

### ▶ Project Overview:

- ▶ [A Place For You](#) help deliver and fully fund the construction of 4 ADUs to select homeowners willing to host families experiencing homelessness for five years. A homeless family would live there rent free for those five years.
- ▶ At the end of 5 years homeowners would have unrestricted use of the ADUs
- ▶ Along with waived permitting that is in place in Portland, this program offers an ownership structure that avoids tax fees for the property owner during the length of the program

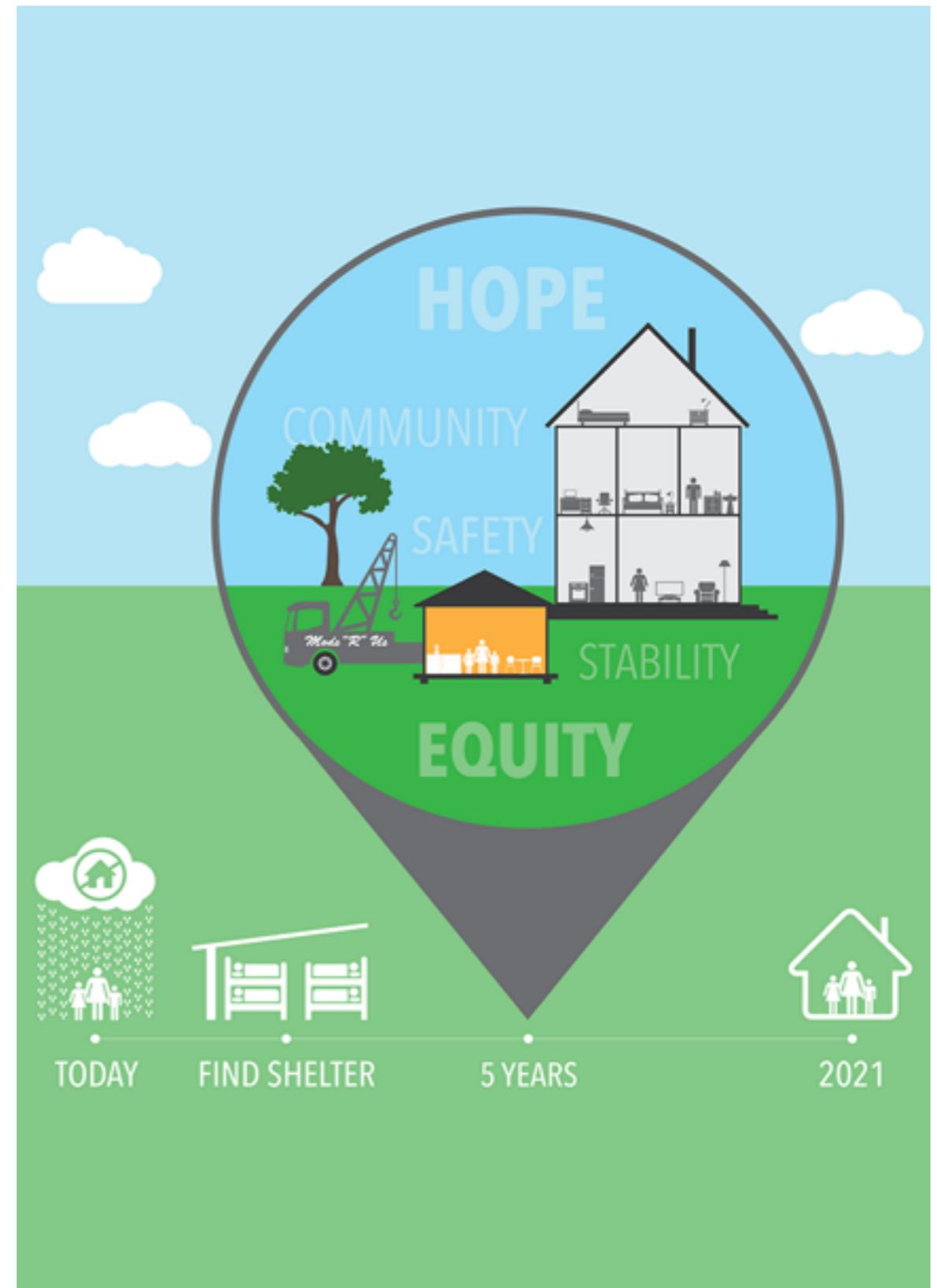
### ▶ Goal:

- ▶ To experiment toward future models that could become scalable to build housing and get families off the street.



# A PLACE FOR YOU (OREGON)

- ▶ **Timeline:** Completed and leased out by mid-year 2018
- ▶ **Budget:**
  - ▶ \$350,000 for construction of 4 units + project management
  - ▶ \$90K range per unit (includes connection costs and updating onsite costs for panels; system cover charges waived in Portland and permit fees waived)
- ▶ **Partners:** [Multnomah Idea Lab](#) and [Enhabit](#)
- ▶ **Status:** Currently in permitting process, getting close to preparations to break ground



ADU INITIATIVES OUTSIDE OF LA

# ALLEY FLAT INITIATIVE (AUSTIN)



# ALLEY FLAT INITIATIVE (AUSTIN)

- ▶ **Project Overview:** The [Austin Alley Flat Initiative](#) creates a streamlined process and offers a set of incentives for homeowners who are interested in building an ADU in exchange for renting their unit at an affordable rate for a minimum of 5 years.
- ▶ **Goal:** To create an adaptive and self-perpetuating delivery system for sustainable and affordable housing in Austin. The “delivery system” includes:
  - ▶ Efficient design options that new clients may choose from constructed with sustainable technologies-there is a design catalog of pre designed homes that will be stick built
  - ▶ Innovative methods of financing and home ownership that benefit all neighborhoods in Austin



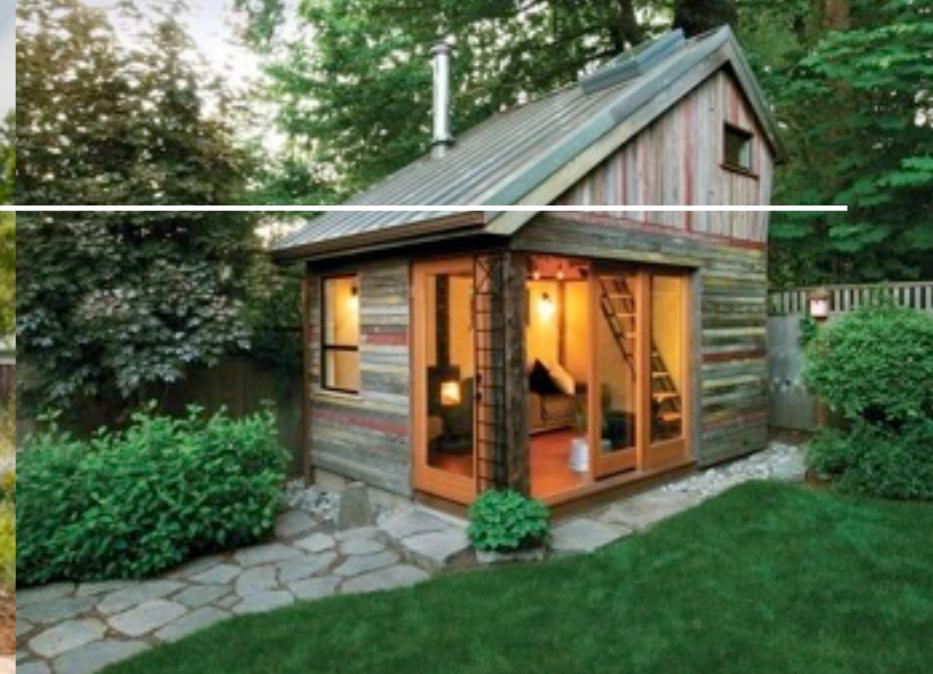
## ALLEY FLAT INITIATIVE (AUSTIN)

- ▶ **Timeline:** Expected timeline to go through the process of site evaluation, design, permitting + bidding, construction, and placing a tenant is 12 months
- ▶ **Budget:**
  - ▶ **Hard Costs:**
    - ▶ Latest estimates average around \$165-\$175 per square foot
    - ▶ Estimated cost an 850sqft Alley Flat could be around \$150K depending on customization or catalog design
  - ▶ **Soft Costs:**
    - ▶ Depends on whether clients want to go with a catalog design or do a custom design
    - ▶ Austin Alley Flat design services are between a third or half of what market rate architects charge in Austin
    - ▶ For a catalog design and project management services, the fee is around \$6-7K, and custom designs really depend on the scope of the project
- ▶ **Partners:** [Austin Community Design and Development Center](#), [Guadalupe Neighborhood Development Corporation](#), and [University of Texas Center for Sustainable Development](#)
- ▶ **Status:** Have completed 7 Alley Flats and have about 10 on the pipeline



ADU INITIATIVES OUTSIDE OF LA

ADUS ELSEWHERE



# ADUS ELSEWHERE

### ▶ Santa Cruz, California

#### ▶ Habitat for Humanity: [My House, My Home](#)

- ▶ The program goal is to build Accessory Dwelling Units (ADUs) on the existing properties of senior homeowners to provide additional income and adjustable living accommodations to help them age in place.

### ▶ Oahu, Hawaii

#### ▶ Hawaii ADU: [Ohana Kit](#)

- ▶ The OHANA KIT by Hawaii ADU has been designed to comply specifically with new regulations in Hawaii, and across the United States to make every homeowner's ADU a low stress and lucrative endeavor.

### ▶ Seattle, Washington

#### ▶ City of Seattle: [Environmental Impact Statements](#)

- ▶ The City of Seattle is proposing to change regulations in the Land Use Code to remove barriers to the creation of accessory dwelling units (ADUs) in single-family zones. The proposal involves allowing two ADUs on one lot, removing the existing off-street parking and owner-occupancy requirements, and changing some development standards that regulate the size and location of detached ADUs.



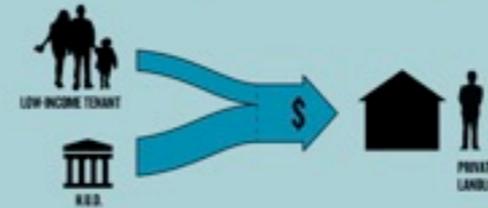
# ADU PROGRAMS IN THE WORKS

## THE BACKYARD HOME PROJECT

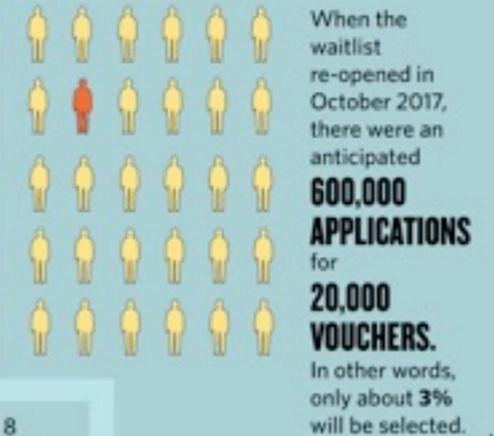
- ▶ The Backyard Home Project: An Affordable Housing Initiative
- ▶ Goal: Provide a homeowner incentive package to low-moderate income homeowners willing to rent their ADUs to Section 8 voucher holders for a minimum of 5 years.

### SECTION 8 VOUCHERS IN L.A.

Section 8 Vouchers allow qualified low-income tenants to rent market rate homes from private landlords by using a federally-funded subsidy.



There is a **huge demand** for Section 8 Voucher-enabled affordable housing in L.A.



Even with the huge demand, **40%** of Section 8 Voucher holders in L.A. are **forced to forfeit their vouchers** because they can't find a rental unit.



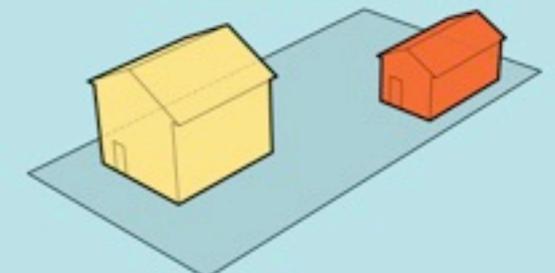
### ADUS IN L.A.

While there are approximately **480,000 single-family zoned lots** in Los Angeles, there are only an estimated **1,200 permitted ADUs** in the city.

Meanwhile, there is a **housing shortage** in L.A. Estimates say that the city would need to deliver **100,000 housing units a year, each year, for a decade** before it catches up with the shortage. (Source: "California's Housing Future" report from the CA State Housing Department.)

Providing enough affordable housing to meet the needs of Los Angeles residents will require a multipronged approach. In January of 2017 a new California state law (AB 2299) took effect, making it easier for homeowners to build ADUs. Especially given this new legislation, ADUs are poised to become an important part of the response to the L.A. housing affordability crisis.

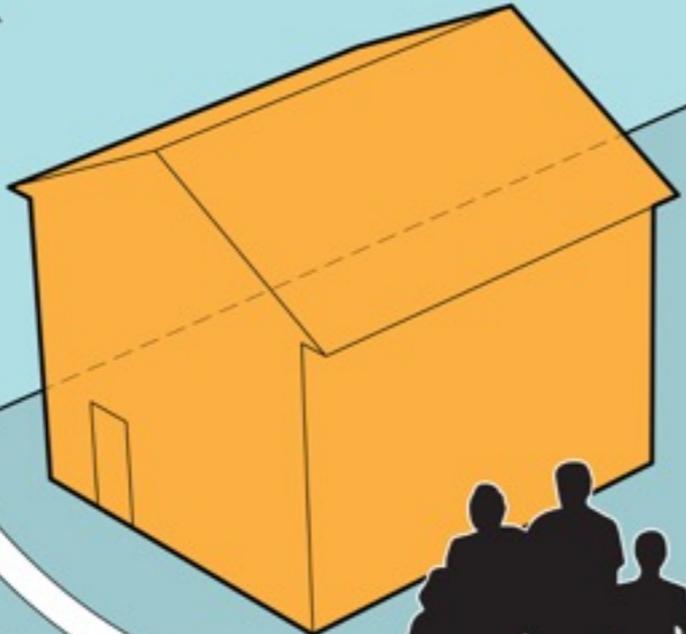
**<1%**  
(1/4 OF 1%) OF SINGLE FAMILY LOTS IN L.A. HAVE A PERMITTED ADU



# 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.

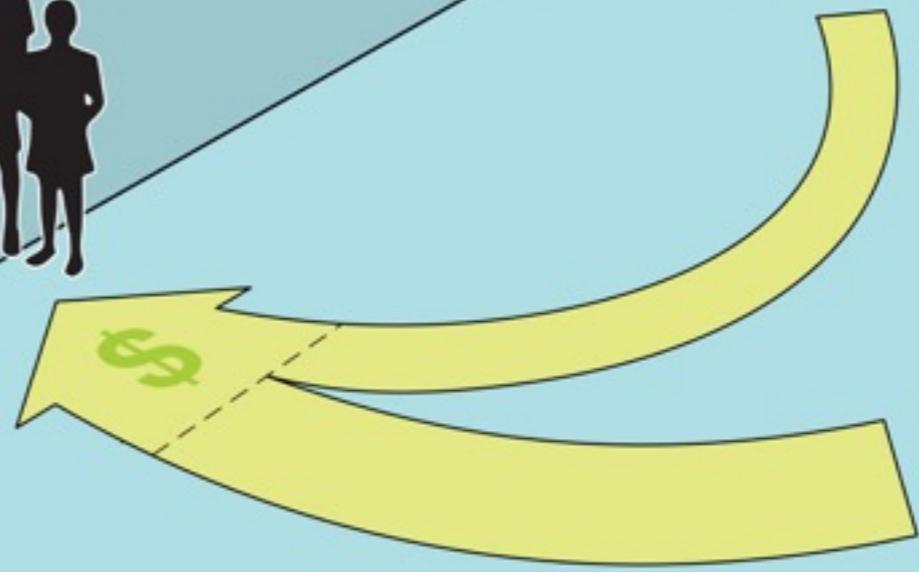
# NEW ADU



## 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.

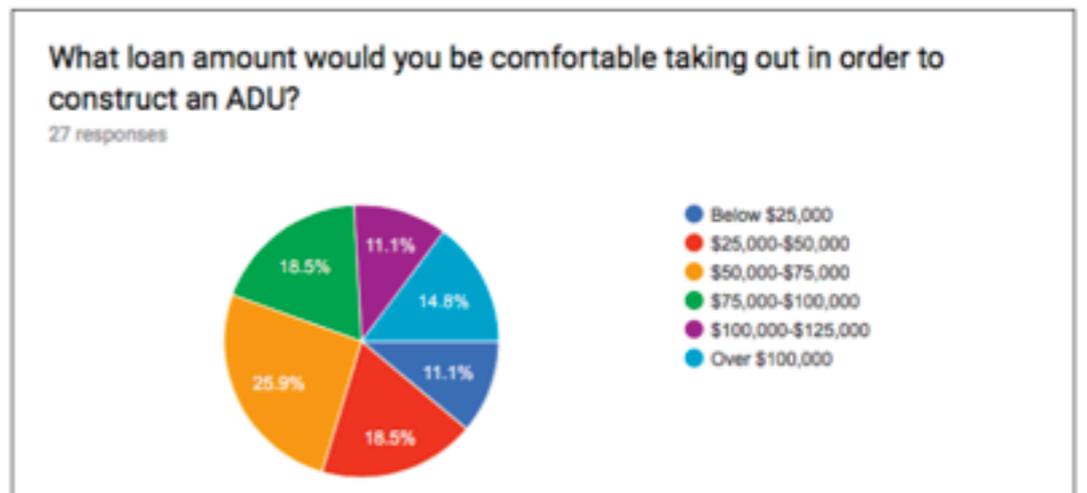
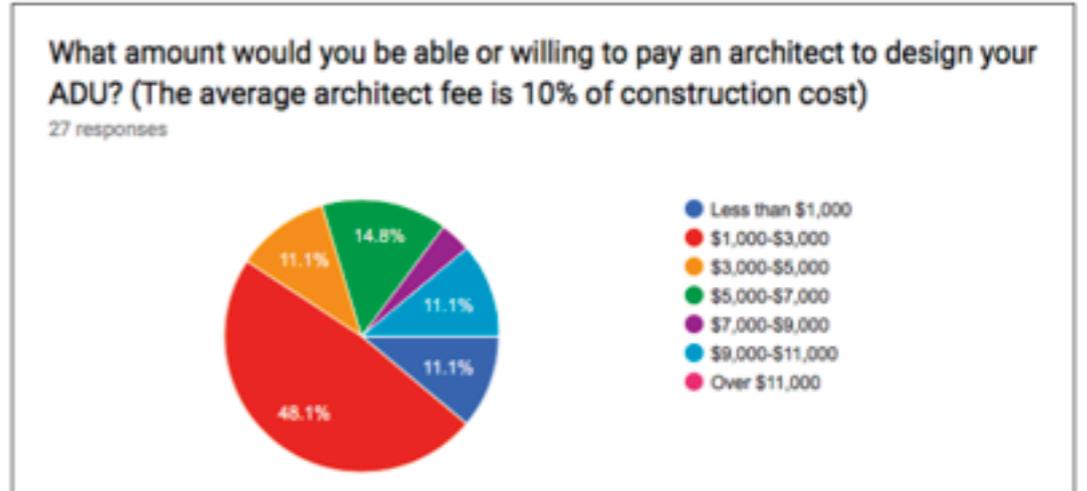
# THE BACKYARD HOME PROJECT

- ▶ LA-Más received a HUD Section 4 Grant from LISC to explore how Accessory Dwelling Units (ADUs) can support the creation of more affordable housing units in the city for Section 8 voucher holders.
- ▶ To date, we have held 5 focus groups in various parts of the city including: Northeast LA, San Fernando Valley, Southwest LA, and in Downtown LA in partnership with the Southern California Association for Nonprofit Housing (SCANPH).
- ▶ We heard from over 100 homeowners and professionals.
- ▶ We also have a working group of housing experts including government officials, housing financing experts, housing developers, and service providers.



## THE BACKYARD HOME PROJECT

- ▶ Research:
  - ▶ LA-Más held a series of focus groups throughout LA in late 2017 and convened an advisory committee of housing, financing, and government experts to inform this program.
- ▶ Program Elements:
  - ▶ Partnership with the Housing Authority and service providers
    - ▶ [HACLA](#), [LA Family Housing](#), [St. Joseph Center](#) on board
  - ▶ Potential fee deferrals
    - ▶ Under consideration by City of LA
  - ▶ Access to financial loan project
    - ▶ Self Help Federal Credit Union currently exploring a mortgage product
  - ▶ Discounted architectural and project management services
    - ▶ LA-Más currently looking for funding





# TESTING A NEW ADU MORTGAGE PRODUCT

## ▶ Opportunity:

- ▶ [Genesis LA](#) received a grant from JP Morgan Chase to promote ADU financing.
- ▶ [Self-Help Federal Credit Union](#) is working with Genesis LA to develop a mortgage product to support LMI Homeowners in building ADUs.

## ▶ Challenge:

- ▶ On average, homeowners who do not have personal savings or enough equity in their home have limited options to get financing to build an ADU.

## ▶ Goal:

- ▶ To develop a financial product for ADUs that support low to moderate income homeowners.
- ▶ To ensure homeowners have support, including vetted architecture and general contractor partners.

## ▶ Status:

- ▶ Three homeowners will be selected to test the financial product in summer 2018.

# TESTING A NEW ADU MORTGAGE PRODUCT

### ▶ Objective:

- ▶ [Self-Help FCU](#) is working with LA-Más and Genesis LA to develop a permanent mortgage product that would support ADU construction financing.

### ▶ Guiding Principles:

- ▶ To support families seeking to build ADUs that will increase the availability of affordable housing; and/or to assist low-to-moderate income homeowners to retain, upgrade and/or expand their homes.

### ▶ Product Details (draft only- still in development):

- ▶ Fully underwritten first mortgage, funded to enable an ADU project
- ▶ Fixed rate, no private mortgage insurance (no PMI); terms of 30, 20, 15 and 10 years
- ▶ Use of funds to repay any existing mortgage(s) and to fund all project costs for ADU construction
- ▶ Loan to Value (LTV) up to 90% of estimated value post-construction

### ▶ Status:

- ▶ Product still under development with goal being to deploy via several pilot projects in Q2/Q3 of 2018.

# CLIFFORD BEERS HOUSING

### ▶ Opportunity

- ▶ LA voters approved measure HHH to create a funding source to build more Permanent Supportive Housing (PSH)

### ▶ Challenge:

- ▶ Currently, Low Income Housing Tax Credits (LIHTC) is the primary mechanism to build Permanent Supportive Housing (PSH) and LIHTC production is neither time nor cost efficient.

### ▶ Program Objective:

- ▶ [Clifford Beers Housing](#) is exploring how to utilize existing R1 single family housing stock available in Los Angeles to create PSH by purchasing a single family home and designing + building an Accessory Dwelling Unit ("ADU"), via a shared housing model that can be placed in service quickly.

### ▶ Policy Goal:

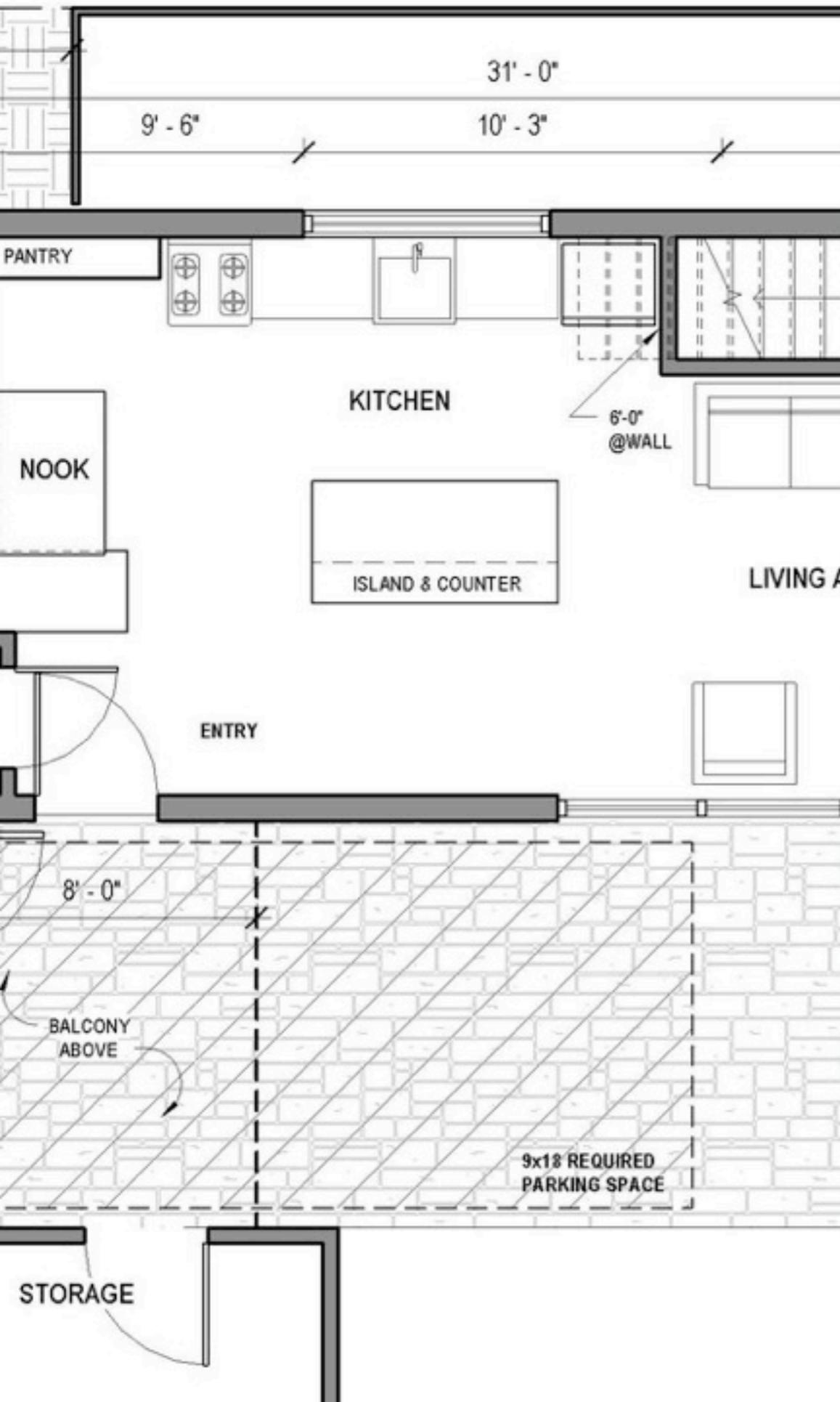
- ▶ The creation of a faster and more economic PSH tool leveraged from HHH proceeds, or other public dollars, as a means to derive a new, non LIHTC tool.

### ▶ Status:

- ▶ Clifford Beers is initiating discussions aimed at providing program recommendations to the city under HHH to allow the ADU in conjunction with the single family home.
- ▶ CBH is also engaging with the County and State to allow similar modifications under their respective programs.

# OTHER ADU FINANCING OPPORTUNITIES

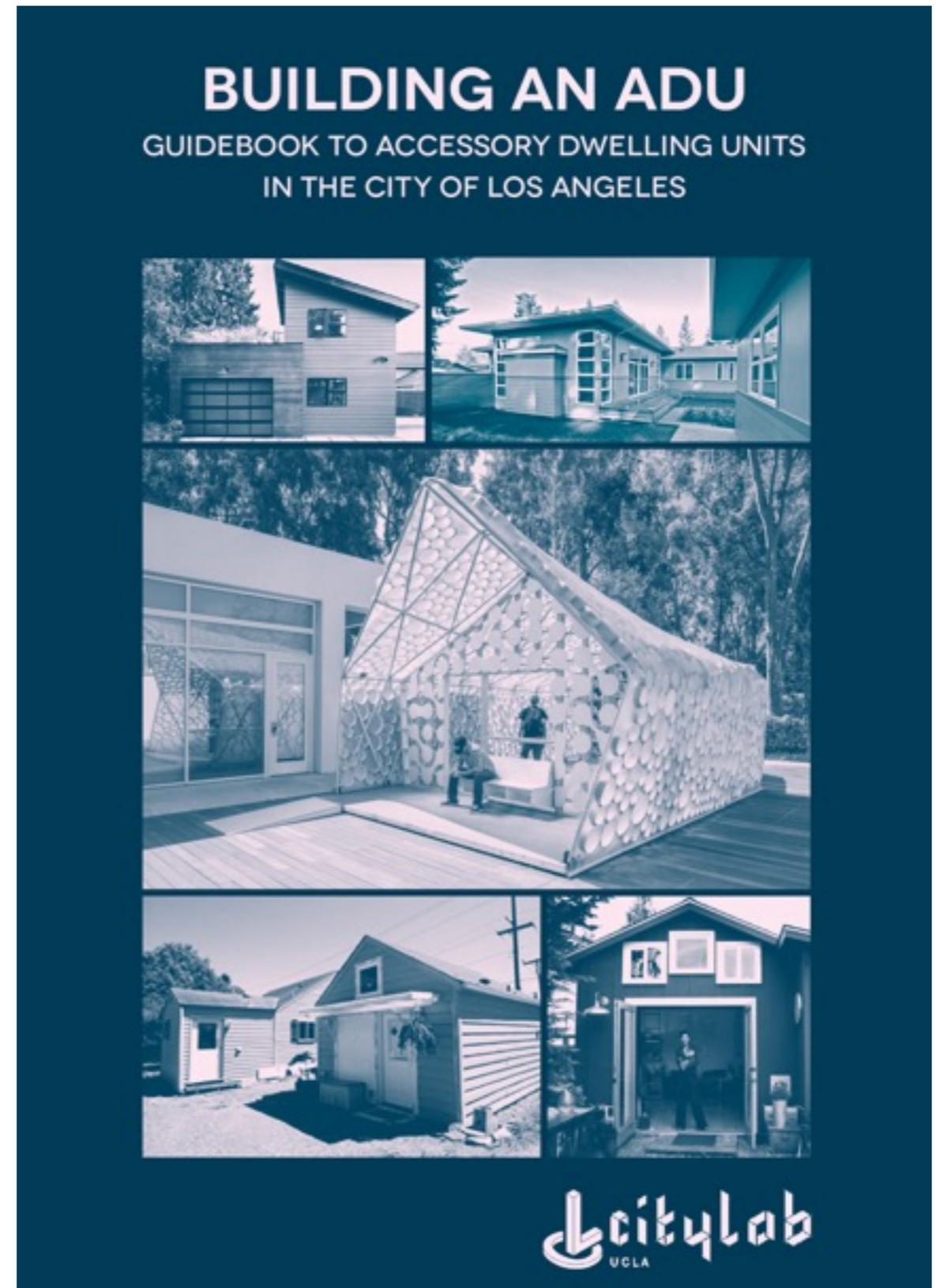
- ▶ **USC Community Development Agreement Funding:** USC agreed to provide up to \$20 million (USC funds) to support affordable housing within the USC Nexus Study Area.
  - ▶ **[Council Transmittal:](#)** HCIDLA Report Regarding Community Survey of Affordable Housing Issues within the USC Nexus Study Area has line item for ADUs : \$669,127.00 for a USC Area Accessory Dwelling Unit (ADU) Demonstration Project, that provides funding for the development of new ADU's and/or ensuring unpermitted ADU's in the USC neighborhood are brought up to current codes.
- ▶ **Linkage Fee:** Fee to mitigate impacts of large new projects
  - ▶ Once in place, will provide an ongoing funding stream of over \$100M a year to fund affordable housing projects
  - ▶ **Benefits:**
    - ▶ A permanent source of funding
    - ▶ A flexible funding source
    - ▶ Significantly increasing affordable housing creation
    - ▶ Maximizing outside funding leverage
  - ▶ Learn more on the LA Housing + Community Investment Department site [here](#).
  - ▶ Possible funding source for innovative housing ideas to create more affordable housing in the city



# ADU RESOURCES

## ADDITIONAL ADU RESOURCES

- ▶ State of CA Guidebook: ADU Tech. Assistance Booklet ([link](#))
- ▶ CityLAB UCLA: ADU Guidebook ([link](#))
- ▶ Program Brochures:
  - ▶ Dweller ([link](#))
  - ▶ A Place For You ([link](#))
  - ▶ The Alley Flat Initiative ([link](#))
- ▶ ADU Calculators:
  - ▶ Houseable, Break Even Calculator ([link](#))
  - ▶ Houseable, How to Finance a Granny Flat ([link](#))
- ▶ ADU Consultants
  - ▶ YimbyLA! - [can show you how to properly permit](#)
  - ▶ Building Blocks - [stick built 600 sqft 1 bedroom for \\$149K](#)
  - ▶ Cover - [prefab 320 sqft studio for \\$110K](#)





**NEXT STEPS**

## NEXT STEPS

- ▶ LA-Más aims to launch affordable ADU program this year
- ▶ Financing partners seeking to launch ADU financial product this year
- ▶ Everyone should monitor ADU policy at a local level
- ▶ Contact any of the partners if your organization is interested in collaborating



Q+A



▶ *Stay in touch:*

- ▶ **LA-Más**  
Alejandro Dobie-Gonzalez  
[alejandro@mas.la](mailto:alejandro@mas.la)
- ▶ **LA LISC**  
Miranda Rodriguez  
[mrodriguez@lisc.org](mailto:mrodriguez@lisc.org)
- ▶ **Self Help FCU (Federal Credit Union)**  
Sarah Brennan  
[sarah.Brennan@self-help.org](mailto:sarah.Brennan@self-help.org)
- ▶ **Genesis LA**  
Pavlin Buchukov  
[pbuchukov@genesista.org](mailto:pbuchukov@genesista.org)
- ▶ **Clifford Beers Housing**  
Cristian Ahumada  
[cahumada@cbhousing.org](mailto:cahumada@cbhousing.org)

**THANK YOU!**