

**Addressing Barriers to Build Accessory Dwelling Units in Los Angeles County**

Across the State of California, but especially in Los Angeles County (County), communities are experiencing challenges in housing affordability. The cost of housing remains out of reach for many, and the gap between the existing housing stock and what is needed to meet demand in the County continues to grow. As the County’s housing crisis deepens, innovative strategies for creating new housing units are needed as the price for single-family homes in the County reach all-time highs.

One such strategy to close the supply gap is to increase the production of Accessory Dwelling Units (ADUs). ADUs are one option to increase the supply of housing in communities where there are minimal opportunities for large scale affordable housing development, such as communities that are primarily zoned for single-family homes or have little to no vacant land. ADUs also provide an income stream for property owners. In recent years, State lawmakers have passed legislation aimed at facilitating the construction of ADUs by easing restrictive zoning and land use regulations. At the County, the Board of Supervisors (Board) has spearheaded

MOTION

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initiatives to ensure conformance and consistency with State law and identified further refinements to its Ordinances to incentivize ADUs throughout unincorporated areas of the County. In the wake of these changes, there has been a proliferation in ADU interest. The Department of Regional Planning is currently updating the Housing Element of the General Plan, which will be considered by the Board of Supervisors in October 2021. The County's Housing Element serves as a policy guide to address housing needs for the unincorporated areas of Los Angeles County. The primary focus of the Housing Element is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas. Increased production of ADUs helps the County to achieve these goals, providing expanded housing opportunities that support both renters and existing homeowners.

Currently, there are several remaining barriers that continue to limit the potential of ADUs in the County, including cost of construction, zoning and building permitting, and other factors. In order to expedite construction of ADUs, while adhering to appropriate zoning and building codes, the County should explore options including the creation of pre-approved template building plans for ADUs and provide these plans free of charge to the public.

**I, THEREFORE, MOVE** that the Board of Supervisors direct the Department of Regional Planning, in consultation with other Departments as appropriate, to include an implementation program in the Draft 2021-2029 General Plan Housing Element Update to increase production of ADUs through the development of template ADU plans and other strategies for the unincorporated areas of Los Angeles County. Staff should

provide a report back in 120 days that includes identification of necessary funding for template ADU plans and a review of best practices related to template ADU plan programs implemented in other jurisdictions, including the Standard Plan Programs in the City of Los Angeles and County of San Diego. The success of this implementation program should be evaluated on an annual basis as part of the Housing Element Annual Progress Report, which will inform future revisions to planning and building permitting procedures to support construction of ADUs.

**I FURTHER MOVE** that the Board of Supervisors direct the Chief Executive's Office, in coordination with the Departments of Public Works and Regional Planning, to investigate the feasibility of temporarily waiving fees associated with the entitlement and permitting of ADUs for lower income homeowners through 2022, and to report back in 120 days.

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