

The Backyard Homes Project



THE PROGRAM

The Backyard Homes Project is a new affordable housing initiative to provide incentives to homeowners to **create a new affordable rental unit in their backyard**. This incentive program offers homeowners a “**one-stop-shop**” for financing, designing, permitting, and constructing a new Accessory Dwelling Unit (ADU) in the City of Los Angeles. In exchange for this support, **homeowners commit to renting the ADU to a Section 8 tenant** for a minimum of 5 years, building equity while helping find innovative solutions to our housing crisis!

INCENTIVES

Program participants will receive:

- + 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

WAYS TO PARTICIPATE

There will be **two ways** to participate in this program. Both require a commitment to rent to a Section 8 tenant for a minimum of five years.

- **Option A:** Financing, Design, Construction Support
- **Option B:** Design + Construction Support

WHAT IS A BACKYARD HOME?

A Backyard Home – also called an ADU, in-law unit, or granny flat – is a secondary residential unit that can be added to a residential lot with an **existing single family home**. ADUs are independent rental units that have their own entrances, kitchens, bathrooms, bedrooms, and living rooms. They can be attached or detached from the primary residence and can be a garage conversion.

TYPE OF ADU

We are committed to both thoughtful design and affordable construction. Therefore, the ADUs designed and built for the Backyard Homes Project will utilize **pre-vetted design models**, which include site plans, elevations, materials and finishes.

ELIGIBLE APPLICANTS

Homeowners are eligible to apply if they agree to house a Section 8 voucher holder in their new ADU for a minimum of 5 years and if their property is in a **single family residential area located within the City of L.A.** We will support 10 homeowners in the first year to test the program.

PROGRAM PARTNERS

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

** Many thanks to Wells Fargo Foundation + Los Angeles Local Initiatives Support Corporation (LA LISC) for providing a grant to LA-Más to support program management and architecture services.*

** Please note that all participating homeowners in this program must work with LA-Más and RNLA for design, permitting, and construction. Financing offered as part of this program requires credit approval from lender, may be limited to 4 to 6 homeowners in construction at a time, and is not required if homeowners have other sources of funding.*

LEARN MORE

For more information, please contact LA-Más at adu@mas.la.

