Found Space:
Designing Infill Affordable Housing for New State Policy

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Sacramento, February 2020
California’s Housing Crisis

Cost Burdened
For both owners and renters, California has the highest share of households spending more than 30% of their income on housing

Percentage of cost-burdened households:

- 25%
- 30%
- 35%
- 40%

CALIFORNIA
Median House: $600,000+ (twice the national level)

25% of unhoused population but 12% of US population

Highest rate of poverty in US (when adjusted for cost of living)

41.6% of California households are cost-burdened
California’s Housing Crisis

California Cost Burdens Hit All Income Brackets
- Percentage of metro area residents with cost-burdened housing, by income bracket
- California metro areas
- Metro areas in other states
- U.S. Average

Incomes:
- Under $15K
- $15–30K
- $30–45K
- $45–75K
- Over $75K

Cost-burdened:
- 100%
- 80%
- 60%
- 40%
- 20%
- 0%

Buhayar, N. and C. Cannon, 11.06.19
Bloomberg News
California’s Housing Crisis

**Housing Permits Per Capita**
California’s supply of new housing has not kept pace with its population

Permits per 1,000 people

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CALIFORNIA
75% of land in Los Angeles is single-family homes, 94% in San Jose

Jobs outpacing housing supply
In SF, 5.4 new jobs for 1 unit housing (2011-2017)

Statewide gentrification, with displacement of lower income households

Buhayar, N. and C. Cannon, 11.06.19
*Bloomberg News*
In California, more land designated single-family than multifamily and non-residential combined.

California planners top four constraints to residential development: land supply, parcel configuration, land ownership, and public opposition.

Cost of construction (land, material, labor) and development fees (6-18% of construction costs) continue to rise.
WITH MARTA NOWAK, ANONYMOUS

WITH KEVIN DALY ARCHITECTS & UCLA AUD STUDENTS
WITH MARTA NOWAK, ANONYMOUS
CITYLAB “PROJECTS”

– based on multi-method research

– build audiences; multiple collaborators, stakeholders, blurred authors; fluid and change over time

– contingencies lead to multiple outcomes: building and design demonstrations, publications, exhibitions, events; never ending

– “skin in the game,” grants, gifts; all work is public without proprietary interests
Timeline of cityLAB Projects

BACKYARD HOMES

DANA CLIFF

cityLAB – UCLA: Design Research Center
Backyard Homes Research

Dispersed Density
Smaller, Similar and Scattered Development

Residential zoning must evolve.

The most inflexible region of Los Angeles, and the suburbs of all American cities, is residentially zoned. Transforming this zone of single family houses is necessary to achieve more intense land use, and accommodate politically sensitive solutions.

Project: Excess LA
ExcessLA explores undersitized residential areas, where lot size almost allows additional units, but not quite. It collects that "excess density potential" to add housing, block by block, without increasing the current allowable density. It manages the current zoning, rather than changing it.

Density is not enough.

Process: one size does not fit all.

Existing conditions offer radical solutions.

New ideas must confront old boundaries.
In-depth study of subdivision patterns and lot types in Los Angeles
In-depth work with one community, Pacoima
Field surveys of illegal, informal backyard homes in the city

Neighborhood Council Meetings
Backyard Homes Research

Potentials of corner-lots (above) and alley-lots (below)

Regreening Cypress Park (map shown)
LESSONS LEARNED

- Build on corner lots, XL sites & alley lots.
- Follow existing neighborhood patterns.
- Create flexible, sustainable, affordable small-scale backyard prototypes.
- Grow neighborhoods incrementally.
- Seek active participation of community.
Fabric
printed fabric with reflective pigment to reduce heat gain

Buildable Space in Backyard

The frame is nested in a configuration for shipping.

Surface Area - Length

Elevation - Bumpiness

Plan - Distortion

Outdoor space - Projection
Backyard Homes Demonstration

WITH KEVIN DALY ARCHITECTS & UCLA AUD STUDENTS
Backyard Homes Potential Impacts
55% of homeowners rent ADUs below market rate (Terner Center, 2017)

7700 permit applications in Los Angeles in first 20 months (LADCP, 2018)

1/3 of those had been completed by Aug 2019
Backyard Homes – Evolving Public Policy to Incentivize ADUs

ADUs INCENTIVIZED:
REDUCED PARKING, LOWER FEES, STREAMLINED APPROVALS, BY-RIGHT ENTITLEMENT, LIMITED SIZE, SET BACKS LIMITED

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 COUNCIL’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 2nd units in single-family residential zones, subject to certain conditions, and 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.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

AB 2299 & SB 1069 – ADU Bills (2017)

AB 68 & AB 881 – Streamlining ADU Approvals (2020)

SB 13 – Owner Occupancy and Fees (2020)

AB 670 & AB 671 – HOA and General Plans (2020)
From Backyard Homes to Schoolyard Homes
New Affordable Housing

New School and Community Rooms

Existing School Site

From Backyard Homes to Schoolyard Homes
Hundreds of UCLA students experience long (60+ minutes) and extreme (90+ minutes) commutes. These students have diverse motivations for their extreme commutes, and face a wide variety of challenges, but have proposed simple solutions to improve their academic life. Through a series of focus groups, we connected with these students to hear their stories and brainstorm solutions together. This map documents some of their many stories.