

Garages and Cars or Houses and People

Anne Brown

aebrown0316@ucla.edu

Vinit Mukhija

Donald Shoup

UCLA Luskin School *of* Public Affairs

Department of Urban Planning



Overview

- Backyard cottages as adaptable affordable housing
- Parking reform
- Potential for housing

accessory dwelling units

second units

mother-in-law units

garage conversions

backyard cottage

granny flats



Garage conversions: untapped affordable housing

Benefits

- Increase affordable housing stock
- More flexible housing
- Generate revenue for homeowners and cities
- Preserve neighborhood character
- Geographically diverse



Source: Raleigh Accessory Dwellings

Garage conversions: untapped affordable housing

Benefits

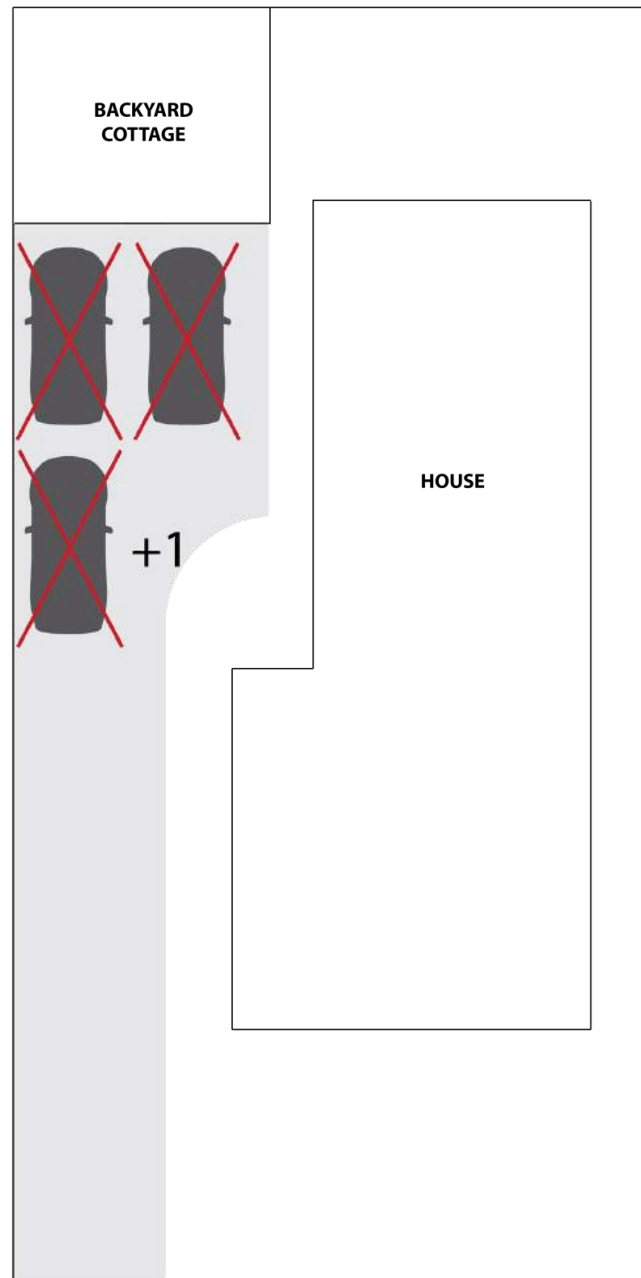
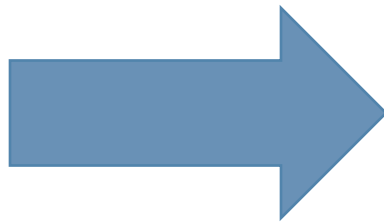
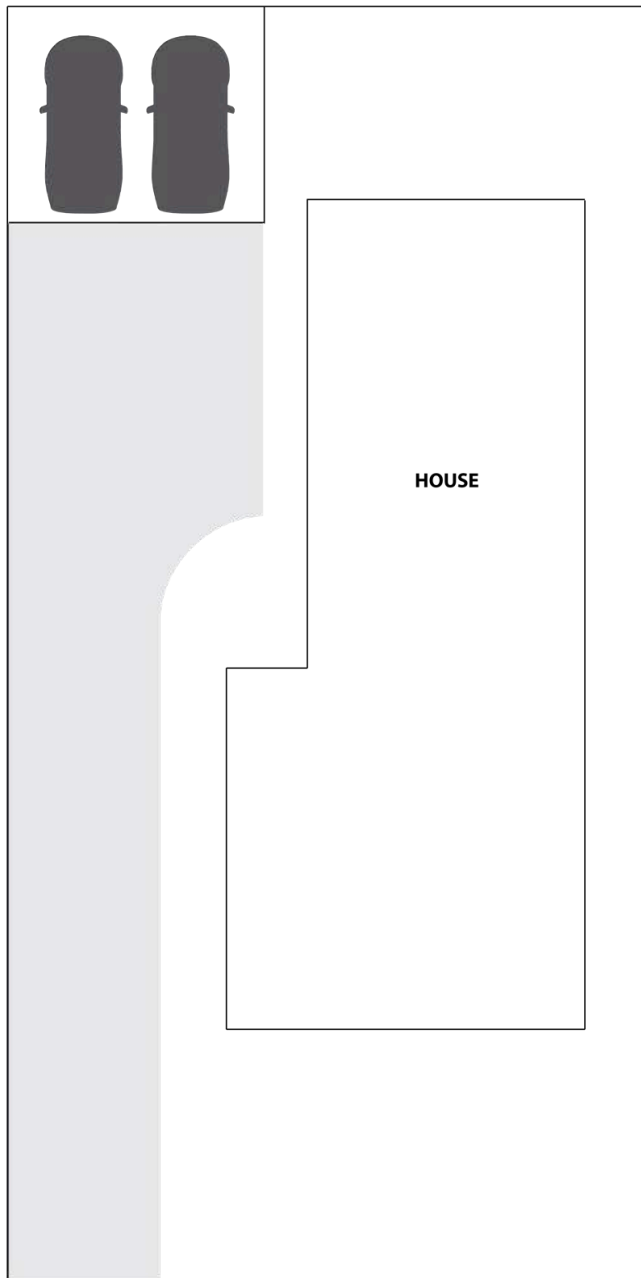
- Increase affordable housing stock
- More flexible housing
- Generate revenue for homeowners and cities
- Preserve neighborhood character
- Geographically diverse

Barriers

- Neighbor opposition
- Floor area restrictions for the second unit
- Height, setbacks, lot size, and lot coverage limits
- Architectural & design review
- Safety, site development, structural, subsurface, and environmental review requirements
- **Off-street parking requirements**

Parking as a barrier to legal garage conversions

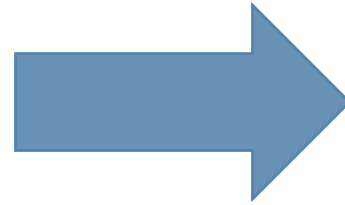
1. Covered off-street parking requirements



Parking as a barrier to legal garage conversions

1. Covered off-street parking requirements
2. Fear of on-street parking congestion
 1. $\frac{3}{4}$ of backyard cottage residents own cars (*Chapple et al., 2011*)

Require off-
street parking

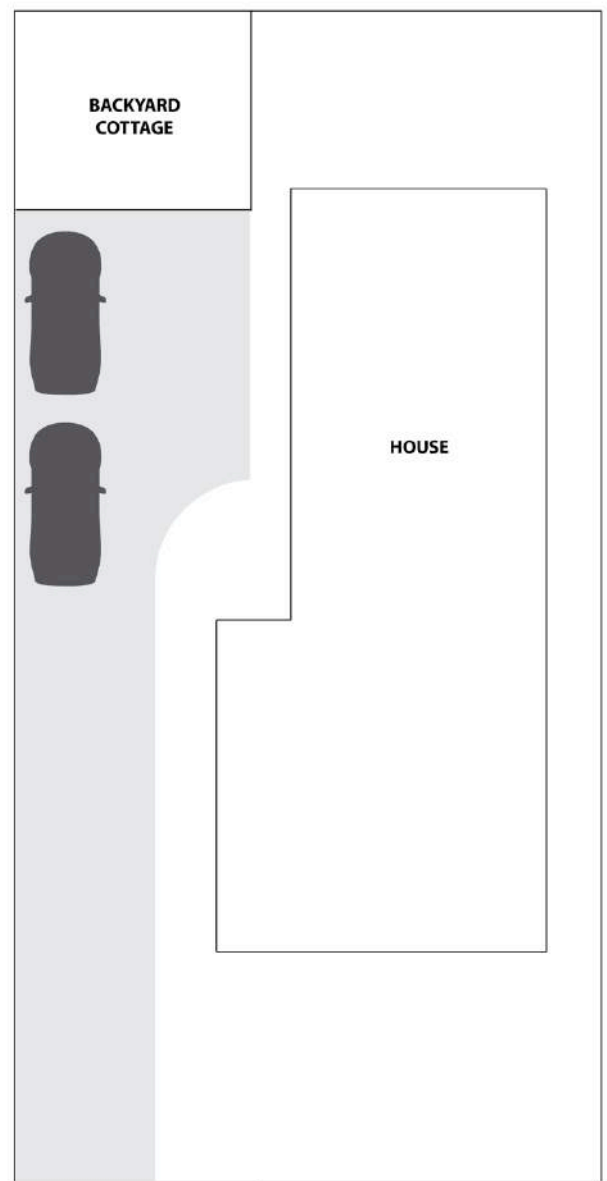
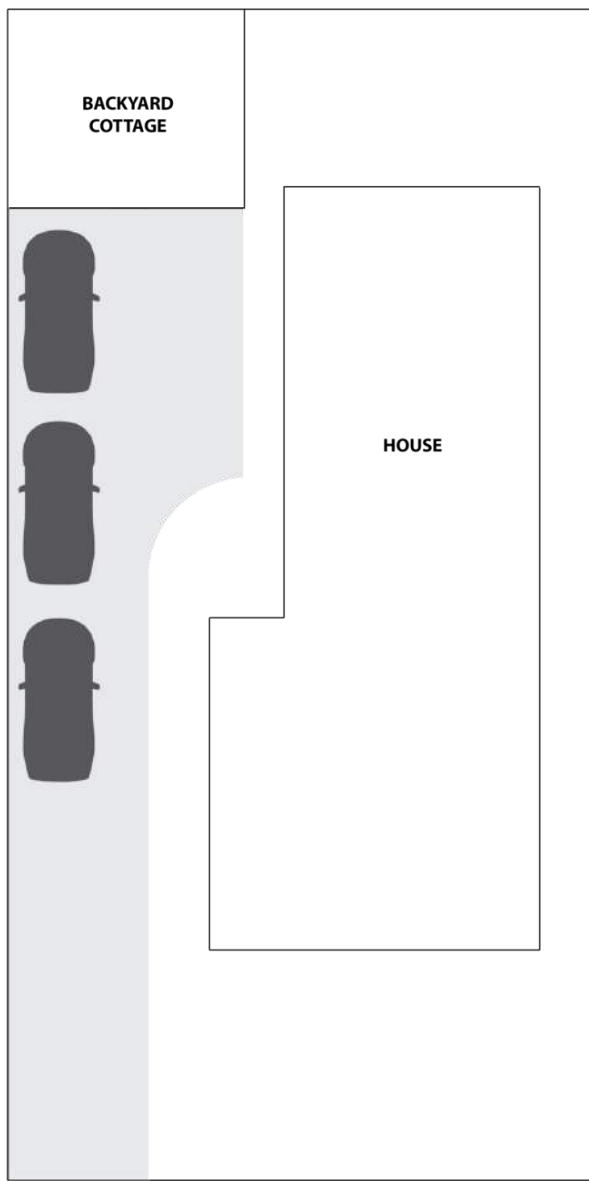
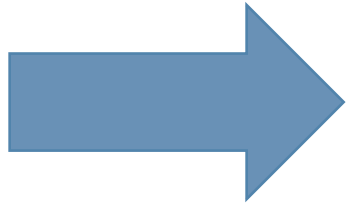
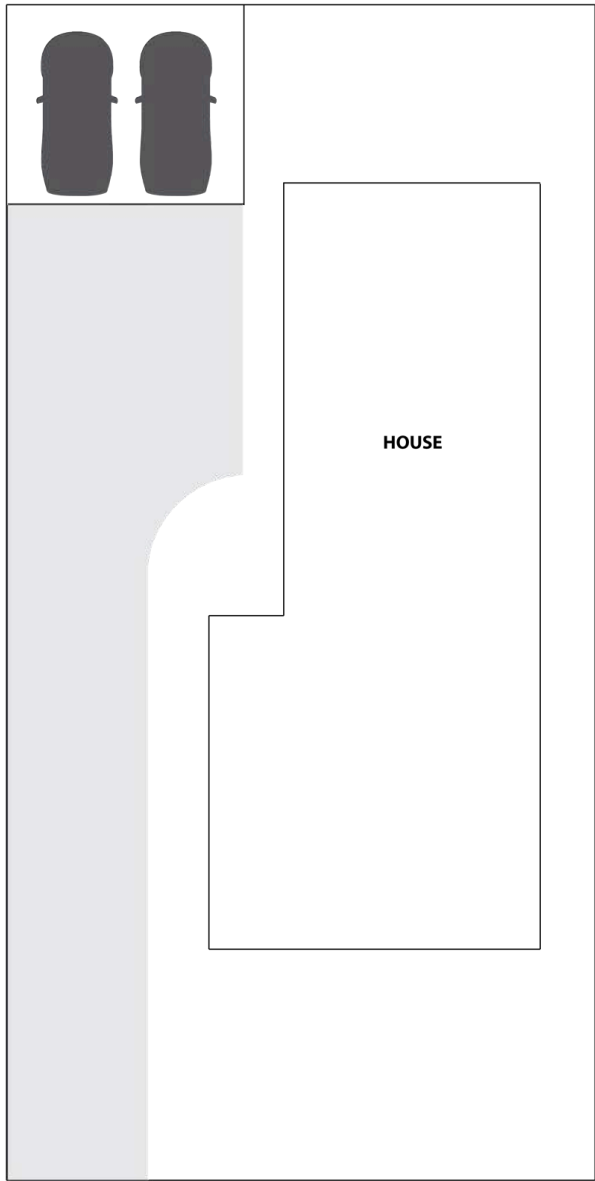


Better manage
on-street parking



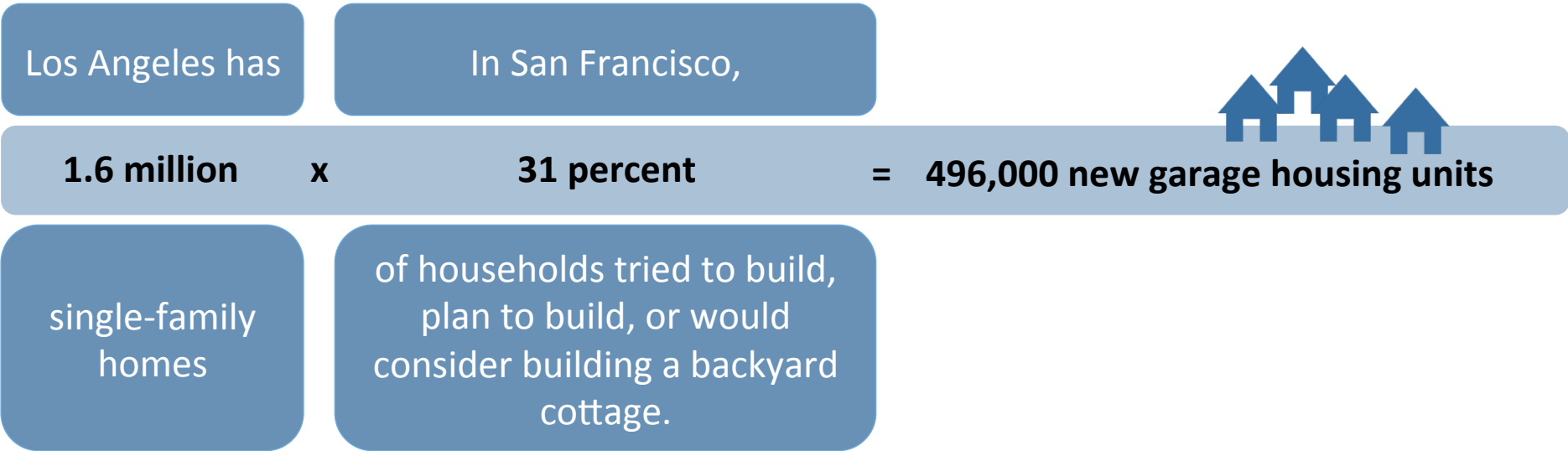
The Promise of Parking Reform

1. Limit the number of on-street parking permits
 - Residential parking permit district
 - Restrict number of permits by either frontage or per house
2. Remove the requirement for *covered* off-street parking
 - Allow tandem parking
 - Can keep all other building code standards



The Potential for Reform

- Parking is political
- Increase legal affordable housing supply
- How much new housing?



Thank you

Anne Brown

aebrown0316@ucla.edu

Vinit Mukhija

Donald Shoup

UCLA Luskin School *of* Public Affairs

Department of Urban Planning



Sources

- Chapple, K., J. Wegmann, A. Nemirow, and C. Dentel-Post. Yes in My Backyard: Mobilizing the Market for Secondary Units. 2011.
- Chapple, K. *Planning Sustainable Cities and Regions: Towards More Equitable Development*. Routledge, 2014.
- Durning, A. Unlocking Home: Three Keys to Affordable Communities. In, Sightline Institute, 2013.
- Houzz. (2015). garage conversion. Retrieved from <http://www.houzz.com/photos/4900443/garage-conversion-traditional-patio-los-angeles>
- Motzkin, P. Op-ed: Berkeley should ease parking rules for in-law units. In *Berkeleyside*, <http://www.berkeleyside.com/2015/03/23/op-ed-berkeley-should-ease-parking-requirements-for-in-law-units/comment-page-1/>, 2015.
- Mukhija, V. Outlaw In-Laws: Informal Second Units and the Stealth Reinvention of Single-Family Housing. *The Informal American City: Beyond Taco Trucks and Day Labor*, 2014, p. 39.
- Mukhija, V., D. Cuff, and K. Serrano. Backyard Homes & Local Concerns: How Can These Concerns Be Better Addressed? In, cityLAB UCLA Department of Architecture + Urban Design, 2014.
- Raleigh Accessory Dwellings. *Raleigh Accessory Dwellings*. <https://raleighbackyarddwellings.wordpress.com/about/backyard-dwelling/>.
- U.S. Census Bureau. American Community Survey (2013) 1-Year Estimates. Table S2504 - Physical Housing Characteristics for Occupied Housing Units.
- Wegmann, J., and K. Chapple. Hidden density in single-family neighborhoods: backyard cottages as an equitable smart growth strategy. *Journal of Urbanism: International Research on Placemaking and Urban Sustainability*, Vol. 7, No. 3, 2014, pp. 307-329.