



# REIMAGINING PARKING FOR THE FUTURE

**Chris Taylor**  
*Administrative Officer*  
*Long-Range Planning*

**Jimmy Emmons**  
*Planner Senior*  
*Transportation Planning*

Planning Commission Work Session – May 21<sup>st</sup>, 2020



PART I

# Affordable Housing

Chris Taylor, Administrative Officer, Long-Range Planning

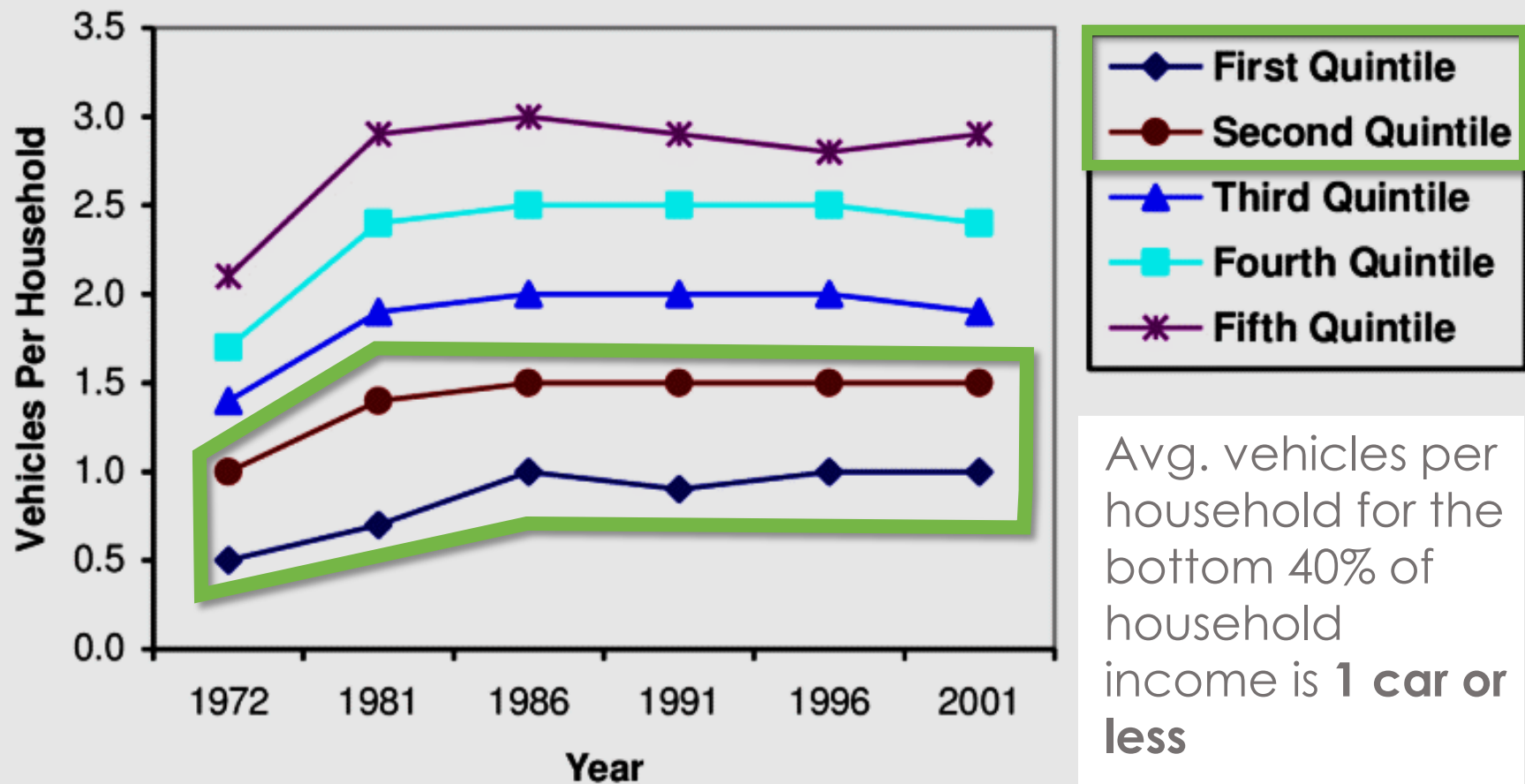
# How does parking reform relate to affordable housing?

---

- Parking is a **first-line barrier** to new affordable housing projects, which frequently have issues meeting either or both of the following requirements for multi-family dwellings:
  - 0.9 parking spaces / bedroom
  - 1.5 parking spaces / dwelling unit
- **Affordable housing often has more bedrooms to accommodate families.**
  - This typically requires the higher parking generator to be applied.



# How does parking reform relate to affordable housing?



\*This figure shows how household vehicle ownership varies by income. Vehicle ownership grew during the 1970s, but has since leveled off & even declined for some income groups. Source published 03/05/20: [www.vtppi.org/park-hou.pdf](http://www.vtppi.org/park-hou.pdf)

# How does parking reform relate to affordable housing?

---

- The parking reduction provision for Mixed-Income Housing included with the 2008/2009 IR ZOTAS has not been successful as a driver for more affordable housing units.
  - The provision supplied a definition (Article 1) & a regulatory framework (Article 3), **but ...**
  - Is limited to P-1 & B-1 zones (Article 8)

# What constitutes a mixed income housing unit?

---

- A **mixed income housing unit** is a dwelling unit provided for sale to an owner-occupant household with an income that does not exceed **100%** of median income (adjusted for family size), or for rent to a household with an income that does not exceed **80%** of the median income (adjusted for family size).
  - Under this definition, any fully affordable housing development would qualify.



# What adjustments are we considering for this ZOTA?

---

- Maintain the framework est. in Articles 1 & 3
- Consolidate parking reduction requirements under Article 16
- Remove provision in P-1 & B-1 zones within Article 8
- Revise the parking generator for Mixed Income Housing Units at 1 per dwelling unit