

# Tell Council To Vote Yes On Amendment 34 and Eliminate Minimum Parking Requirements in Mixed Use Zones

## City Council Hearing: November 17th, 2016 @ 2PM

RSVP for Testimony (we may be able to sign you up):

<https://goo.gl/forms/RRjNCrqlUBXyi7Lh2>

City Council will hear public testimony on amendments to the Mixed Use Zones Project as Part of the Comprehensive Plan

Tell City Council why you support eliminating parking minimum requirements in the mixed use zones. Portland's Planning and Sustainability Commission recommends: *"Limit the development of new parking spaces to achieve land use, transportation, and environmental goals, especially in locations with frequent transit service.* This policy supports the elimination of parking requirements for housing development in Mixed Use Zones, but City Council needs to hear it from you!

### Talking Points:

#### Arbitrary Parking Requirements Suppress Housing Supply And Raise Costs

The arbitrary 30-unit+ threshold for required parking went into effect in much of Portland in 2013. Since 2013, a large number of developments have been built with *exactly* 30 apartments, just under the threshold for required parking. Why? The 31st apartment brings a mandate for 6 parking spaces. For underground parking, six stalls can cost more than \$300,000 in construction and lost opportunity. **Minimum parking requirements have worsened the housing crisis by suppressing housing supply and making new housing more expensive.**

#### Minimum Parking Requirements Are Ineffective At Solving Transportation Problems

Requiring off-street parking is ineffective at solving parking problems because as long as on-street parking is cheaply or freely available, residents will keep their cars and store them at the curb. Parking requirements can dramatically increase rents, congestion, and reduce housing supply. On-street parking management, such as market-rate permits, will have a greater impact on parking problems without exacerbating the housing crisis further.

#### Exempting Affordable Housing From Parking Requirements Is Not Enough.

Exempting affordable housing units from the calculation of required parking is a good policy, but parking requirements will continue to increase housing costs for middle-class Portlanders. Portland has a housing shortage, not parking shortage. Parking minimum requirements will

produce empty parking spaces at the cost of homes. The bottom line is we need to prioritize housing for people over shelter for cars.

## The White House's Housing Development Toolkit Identifies Parking Requirements As A Barrier to Housing Affordability

The White House released a report earlier this month to provide policy recommendations to ease housing shortage and improve affordability in cities. According to the report, minimum parking requirements “have a disproportionate impact on housing for low-income households” and “[b]y reducing parking and designing more connected, walkable developments, cities can reduce pollution, traffic congestion and improve economic development.”

## City Council Admitted That There Are Other Parking Management Tools That May Be Better Than Minimum Parking Requirements

In July, City Council agreed to explore other parking management tools and not impose parking minimums in Northwest Portland. Commissioner Nick Fish said at the meeting that when they imposed minimum parking requirements in 2013, it was meant to be a temporary measure. Indeed, in order meet our 2035 mode-share and climate goals, we need to curb excessive parking supply. Removing parking requirements from Mixed Use Zones will not only free neighborhoods for an arbitrary regulatory burden but also be consistent with the City's policies on climate change and transportation.

Tell City Council That Your Support Eliminating Minimum Parking Requirements in Mixed Use Zones: ask them to vote “YES” on Amendment 34.

- Testify at City Council on Thursday, November 17th @ 2PM
- Write to all members of City Council by Thursday, November 17th: **Tell Council that you want to them to eliminate minimum parking requirements in Mixed-Use Zones by supporting Amendment 34.**
- Send email to [cputestimony@portlandoregon.gov](mailto:cputestimony@portlandoregon.gov) with subject line “Comprehensive Plan Implementation Amendment 34.”

Contact Information For City Council

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Read Our [Article](#) On Eliminating Parking Minimums in Mixed Use Zones

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