

# Parking Reductions for Multi-Family Dwellings

*Housing Forward Albuquerque*



ALBUQUERQUE

housingforward

Albuquerque is experiencing a housing supply crisis. With rising costs and the need for between 13,000 and 28,000 more units, families in our city feel the strain every day. Further, it is people of color who are disproportionately experiencing housing cost burdens, eviction, overcrowding, and instability. To help meet the immediate demand for housing and prepare for expected growth, the Housing Forward ABQ initiative is pursuing solution-oriented zoning changes.

One of the key proposed zoning changes in Council Ordinance O-22-54 aims to add parking reduction for multi-family dwellings in mixed-use zone districts. Modifying the restrictive requirements in the City's zoning code will allow housing developers to provide an appropriate amount of parking for development in mixed-use zones to promote higher density and more infill housing. With this change, we anticipate the number of diverse new housing options will increase by at least 1,000 units by 2025.

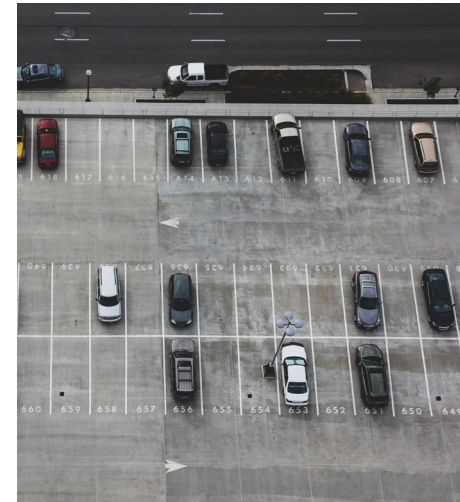
## PARKING REFORM

- The 2001 National Household Travel Survey found that households with incomes less than \$25,000 per year are nine times more likely not to own a car than households with incomes greater than \$25,000 per year.<sup>1</sup>
- Unfortunately, “free” parking is not actually free. The practice of providing parking spaces contributes significantly to the cost of housing projects. Conventional parking minimums can increase rent or mortgage by \$200-\$500 per month.<sup>2</sup> Reducing parking requirements in appropriately zoned areas would allow developers to build more housing for all income levels.
- Current parking requirements contribute to making our communities less equitable. Parking requirements force car-free (and car-lite) households to pay for costly parking spaces they don't need, and since vehicle ownership tends to increase with income, this often forces lower-income households to subsidize

the parking costs of their more affluent neighbors.<sup>2</sup>

- There are between three and eight parking spaces for every registered vehicle in the United States.<sup>3</sup>
- Surface parking lots alone cover more than 5% of all urban land in the United States.

That represents an area greater than the states of Rhode Island and Delaware combined.<sup>3</sup>



### Resources

1. Donald Shoup- The High Cost of Free Parking / <https://parkade.com/post/donald-shoup-the-high-cost-of-free-parking-summarized>
2. <https://parkingreform.org/what-is-parking-reform/>
3. <https://www.strongtowns.org/journal/2019/11/27/parking-dominates-our-cities-but-do-we-really-see-it>

### Examples

- California—Statewide elimination of parking minimums, 2022: <https://time.com/6217873/parking-lots-climate-change-california/>
- Buffalo, 2017: <https://www.sightline.org/2022/10/12/big-reforms-big-growth-buffalos-parking-rewrite-pays-off/>
- Austin, 2022: <https://www.metroplanning.org/news/6717/Solving-the-parking-predicament-How-parking-benefit-districts-revitalized-Austin-Texas>  
<https://www.austintexas.gov/sites/default/files/files/Transportation/pbd-ordinance.pdf>
- Tennessee, 2022: <https://www.tennessean.com/story/news/local/davidson/2022/11/16/nashville-eliminates-minimum-urban-area-parking-space-requirements/69651050007/>
- Cambridge, 2022: <https://www.planetizen.com/news/2022/10/119368-parking-requirements-eliminated-cambridge-massachusetts>  
<https://www.bostonglobe.com/2022/10/25/business/no-more-parking-mandates-new-buildings-cambridge/>  
<https://www.cato.org/blog/cambridge-eliminates-parking-minimums-improve-affordability>

## Parking Statistics

BY THE NUMBERS

**5%**

Parking lots cover more than 5% of all urban land

**9X**

Households making <\$25K are nine times less likely to own a car

**17%+**

More than 17% additional cost of a unit's rent attributed to parking

- Conventional parking increases rent/mortgage by around \$200-\$500 a month.
- Parking minimums are inequitable for car-free and car-lite households.