Parking, Housing & Climate

Bill 2 (2020)
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Clean Transportation Director

Accelerating Hawaii toward 100% clean energy.

blue planet FOUNDATION
Pathways to Reducing Transportation Impacts

1. System Efficiency (VMT reduction)
2. Renewable Technologies/Fuels

e.g.: Reduce & Replace
Benefits of Parking & Housing Reform

Help us meet our climate goals
Reduce the cost of development and housing
Prioritize people-oriented design
How did we get here?
Outdated Parking Requirements Hurt Our Island

Cities typically have laws called “parking requirements,” which mandate that new buildings provide large amounts of parking to residents and visitors. This increases the cost of housing and makes traffic worse.

- They make construction more expensive.
- They make housing more scarce.
- They lead to more driving and undermine climate goals.
43% of O‘ahu households have zero or 1 car
69% of Honolulu households without personal automobiles are low-income.

Source: Honolulu Complete Streets
Parking goes unused?!

- How much residential parking goes unused?
  - 26% in greater Boston\(^1\)
  - 31% in greater Seattle\(^2\)
  - 33% in Madison, WI\(^3\)
  - 40% in Washington, DC\(^4\)
  - 44% in Chicago\(^5\)
  - 25-30% unused in Honolulu

In Some US Cities, There Are Over Ten Times More Parking Spaces Than Households

A new report reveals Americans’ addiction to convenient parking at the expense of affordable housing.

If you’ve ever been to a city council meeting, you know that people love to complain about a lack of parking. People want to be able to store their cars as close as humanly possible to the front door of whatever place they’re trying to visit. Such complaints create an artificial impression that parking is in short supply.

But according to a new report by the Research Institute for Housing America, an arm of the Mortgage Bankers Association, cities actually have an overdose of parking space. They’re also very bad at...
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<th><strong>Simplify regulations</strong></th>
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<tr>
<td>Requires Uber/Grubhub etc loading zones</td>
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<tr>
<td>Unbundling enables repurposing parking stalls</td>
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<tr>
<td>Allows more shared, joint-use innovative parking</td>
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<td><strong>Reduce &amp; right size parking requirements</strong></td>
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<td>No minimums (doesn’t mean no parking!!)</td>
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<td>Modest increase for parking at large homes</td>
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<td><strong>Create flexibility for developers AND residents</strong></td>
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<td>Allows developers to build to unique sites and needs</td>
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<td>Unbundles: Gives residents, owners and tenants more choice in how much parking they need</td>
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<td><strong>People-centered, not car-centered design</strong></td>
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<td>Parking structures must be lined with active use</td>
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<td>Parking set back, not the feature from street</td>
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<td>More trees in parking lots!</td>
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<td><strong>Prepare for the future</strong></td>
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Benefits of Parking Reform

- **Makes new homes more affordable** by “right-sizing” parking requirements and reducing the cost of construction
- **Reduces cost of living** by enabling residents to pay for only the parking they will need and use
- **Creates more walkable, safe and accessible** streets
- **Increases healthy trees** in parking lots; more on-site stormwater retention.
- **Addresses climate change** by helping reduce driving
- **Provides more equity and choice** in our system for low- or no-car owners
- **Relieves pressure** on limited street parking
- **Encourages clean transportation** options – bike, walk, bus, rideshare
Timeline & Next Steps

- **2018-19**: Workshops/DPP Outreach
- **2019 December**: Planning Commission support
- **2020 January**: First reading at City Council
- **2020 August?**: Zoning, Planning Housing Committee

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The True Cost of Free Parking Video - [https://www.youtube.com/watch?v=Akm7Ik-H_7U](https://www.youtube.com/watch?v=Akm7Ik-H_7U)

NRDC Action Fund - Honolulu’s Bill 2 Takes a Fresh Look At Parking For a More Affordable, Resilient City

Ulupono Initiative - [https://www.civilbeat.org/2019/12/theres-no-such-thing-as-free-parking/](https://www.civilbeat.org/2019/12/theres-no-such-thing-as-free-parking/)