

ORDINANCE C-_____

An ordinance exempting qualifying multiple-family housing projects from the requirement to provide off-street parking; enacting a new section 08.15.140 of the Spokane Municipal Code.

WHEREAS, Comprehensive plan goal H 1 directs the City to “[p]rovide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents”; and

WHEREAS, under comprehensive plan policy H 1.10, the City pledges to work to “[s]upport and assist the public and private sectors to develop lower-income or subsidized housing for households that cannot compete in the market for housing by using federal, state, and local aid”; and

WHEREAS, requiring off-street parking as a part of the development of housing makes housing more expensive: a 2012 study of housing development in Portland, Oregon, found that mandatory off-street parking in housing development can raise the rental price of each unit by as much as 50%; a recent Seattle study found that requiring a single off-street parking space per housing unit can raise the rental price per unit by \$246 per month; and a recent Victoria Transport Policy Institute study found that requiring the construction of one off-street parking space per unit increases the rent for that unit by 12.5% and that requiring two spaces per unit increases the rent for that unit by 25%; and

WHEREAS, the City of Spokane is currently in the midst of a severe shortage of affordable housing, the lack of which can increase homelessness and neighborhood turnover, accelerate gentrification, and contribute to sprawl and traffic congestion, as people move further way from their jobs, schools, and services simply in order to find an affordable place to live, requiring commuters to spend more time and money on transportation – an impact which hits lower-income families hardest; and

WHEREAS, the City Council periodically re-evaluates the land use requirements for per comprehensive plan policy H 1.14 to help ensure that we retain an appropriate mix of housing, including affordable housing; and

WHEREAS, the City currently has a property tax exemption program for multiple-family housing development and redevelopment, which is designed to incentivize the development of affordable housing within the residential targeted areas identified by the City Council; and

WHEREAS, the City Council intends to reduce the off-street parking requirements in some specific and targeted areas of Spokane, to help extend

existing tax incentives to help increase the supply to affordable housing in our centers and corridors.

NOW THEREFORE, the City of Spokane does ordain:

Section 1. That there is enacted a new section 08.15.140 of the Spokane Municipal Code to read as follows:

Section 08.15.140 Project Parking Requirements

- A. Projects for which an MFTE application has been approved pursuant to SMC 08.15.060 and which meet all of the following requirements are exempt from the minimum off-street parking requirements of SMC 17C.230.110 if they are located within an area zoned for one of the center and corridor uses described in chapter 17C.122, SMC.
- B. For mixed-use projects, the exemption stated in paragraph A of this section does not apply to the non-residential portions of the project; total minimum off-street parking requirements for such projects are calculated using the non-residential uses and square footages as shown in Tables 17C.230-1 and 17C.230-2.

PASSED by the City Council on _____.

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date