

PARKING OPTIONS FOR AFFORDABLE HOUSING PROJECTS

Project Type	Proximity to Transit	Number of Spaces
100% Affordable to Lower, Very Low, or Extremely Low Income Households		
Senior citizen housing development	With paratransit or within 1/2 mile of a fixed bus route operating at least 8 times per day, with unobstructed access	0.5 space per dwelling unit
Special needs housing development		No parking required
Supportive housing development	Any distance	No parking required
All other 100% affordable rental housing	Within 1/2 mile of a major transit stop, with unobstructed access	0.5 space per dwelling unit
Partially Affordable to Lower, Very Low, or Extremely Low, or Moderate Income Households		
At least 11% very low income housing set-aside	Within 1/2 mile of a major transit stop, with unobstructed access	0.5 space per bedroom
At least 20% lower income housing set-aside		
At least 40% moderate income housing set-aside		
Extremely low income (ELI) dwelling units		No parking required for ELI dwelling units only
All other projects	Any distance	0-1 bedroom: <i>1 space per dwelling unit</i> 2-3 bedroom: <i>2 spaces per dwelling unit</i> 4 or more bedrooms: <i>2.5 spaces per dwelling unit</i>
SB 35 Review		
All projects	Within 1/2 mile of public transit	No parking required

Notes: Parking ratios apply to the entire project. Parking may be provided as tandem or uncovered parking. Parking is inclusive of guest and accessible parking spaces.

Major Transit Stop: A site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

Paratransit: Those elements of public transit which provide service between specific origins and destinations selected by the individual user with such service being provided at a time that is agreed upon by the user and provider of the service, including taxis, limousines, “dial-a-ride,” buses, and other demand-responsive operations.

Public Transit (SB 35 only): See definition for “Major Transit Stop” above. Measurements for frequency of bus service can include multiple bus lines.