

# Parking + Housing Affordability Ordinance Draft Update

## Key Recommendations

- Supported by affordability goals and data collected at multifamily properties throughout LA County, reduce parking requirements with the provision of Transportation Demand Management (TDM) provisions.
- To incentivize the construction of smaller, more affordable multifamily housing, reduce parking requirements for multifamily housing with 10 or fewer units.
- In exchange for a combination of TDM provisions such as car share, ebike charging, grocery, and child care uses at the building, allow a ministerial reduction of 25% or 50% in parking requirements, depending on the total value of selected provisions.
- Allow for more parking spaces, dwelling units, or amenities by reducing required parking space lengths and drive aisle widths.

## What We Found

The yearlong study concluded that minimum parking requirements significantly discourage the construction of new housing units, reducing housing availability and increasing rents for residents. Additionally, minimum parking requirements incentivize people to drive more, instead of using other modes of transportation, including transit, bicycling and walking, increasing traffic and greenhouse gas emissions. The study included robust and ongoing community collaboration, including online surveys, community meetings, and interviews with people who work in affordable housing and transportation in Los Angeles County.

## Why This Update?

While the County parking ordinance has not been updated in decades, Los Angeles County is experiencing an unprecedented housing crisis. The cost to buy or rent a home here continues to increase year over year and many residents can no longer afford their own residence in the County. To help address affordability concerns, the Los Angeles County Department of Regional Planning has initiated a study to update the parking requirements in the County Code to remove barriers to the development of multifamily housing in the unincorporated areas of the County. The County is also considering the relationship between parking requirements and a more multimodal and environmentally-friendly transportation system for residents.

