

Parking, Housing, Climate, and Equity

Bill 2 (2020)



Ulupono Initiative

TRANSPORTATION



Bikeshare Hawaii

Low-cost, flexible transportation service that provide on-demand access to a network of rentable bicycles for the public.



Rail Transit PPP Study

Public-Private Partnerships: Study examines new options to help bridge the funding gap and/or be leveraged to finalize the project in a timelier and more cost-effective manner.



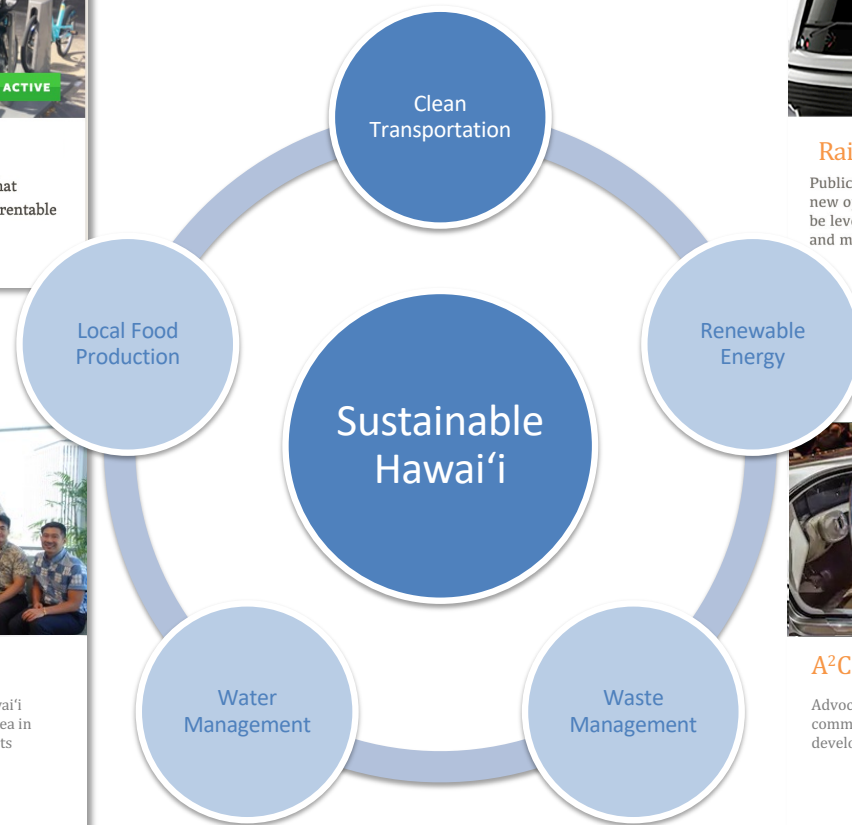
Ala Moana Parking Study

Columbia University and University of Hawai'i Students create parking inventory of the area in Urban Data: Parking in the Ala Moana and Its Impact on Mobility



A²CES for AVs!

Advocacy to ensure new technologies serve our communities, such as through funding pilots, developing roadmaps, and providing leadership



Parking goes unused?!

- How much residential parking goes unused?

26% in greater Boston¹

31% in greater Seattle²

33% in Madison, WI³

40% in Washington, DC⁴

44% in Chicago⁵

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.

SHARE



TWEET



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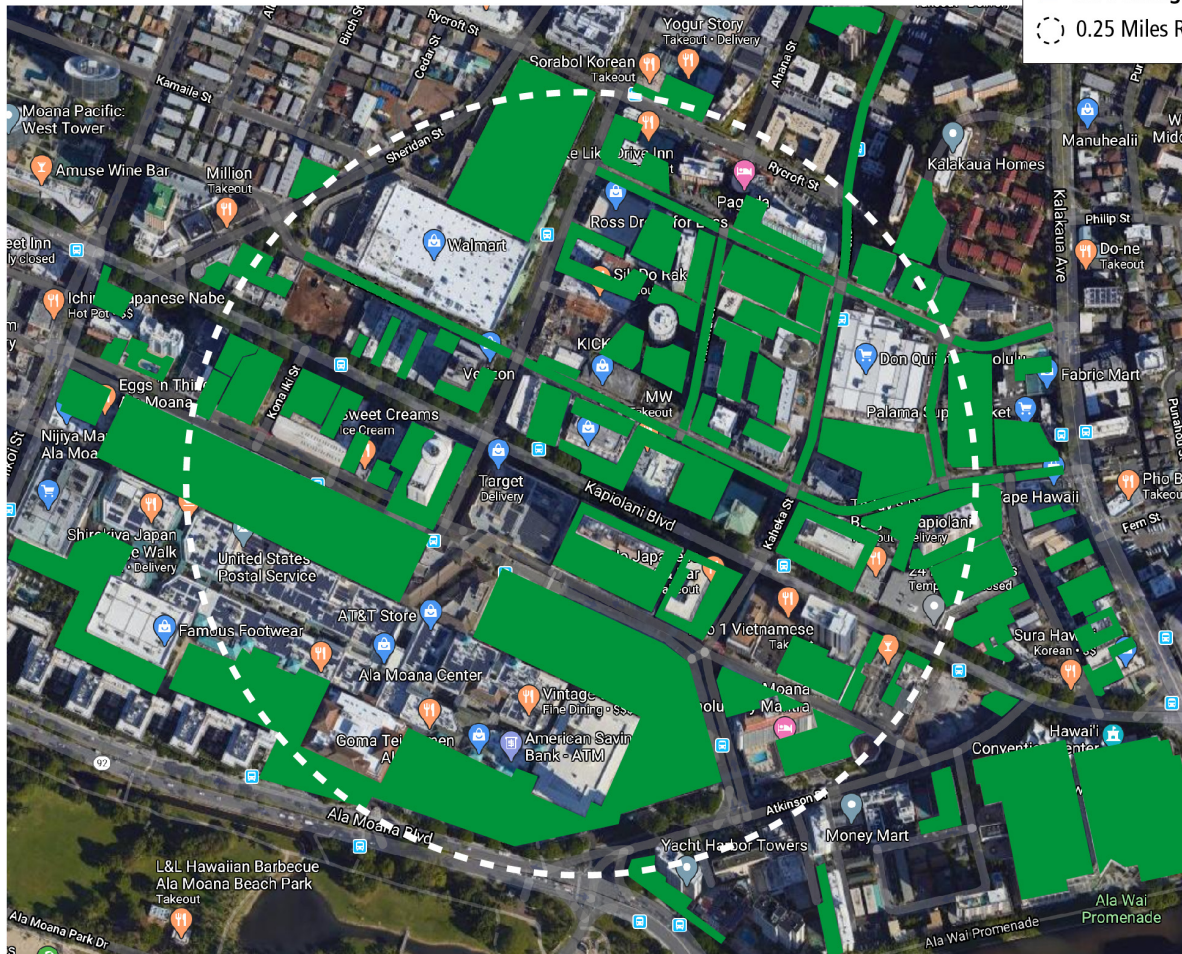
Image: Shutterstock

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 overabundance of parking space. They're also very bad at



Ala Moana



LEGEND

- All Parking
- 0.25 Miles Radius

Credit: Ulupono Initiative



Kailua

LEGEND

- All Parking
- 0.25 Miles Radius



Credit: Ulupono Initiative



Downtown

LEGEND

- All Parking
- 0.25 Miles Radius



Credit: Ulupono Initiative

Outdated Parking Requirements Hurt Our Island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.



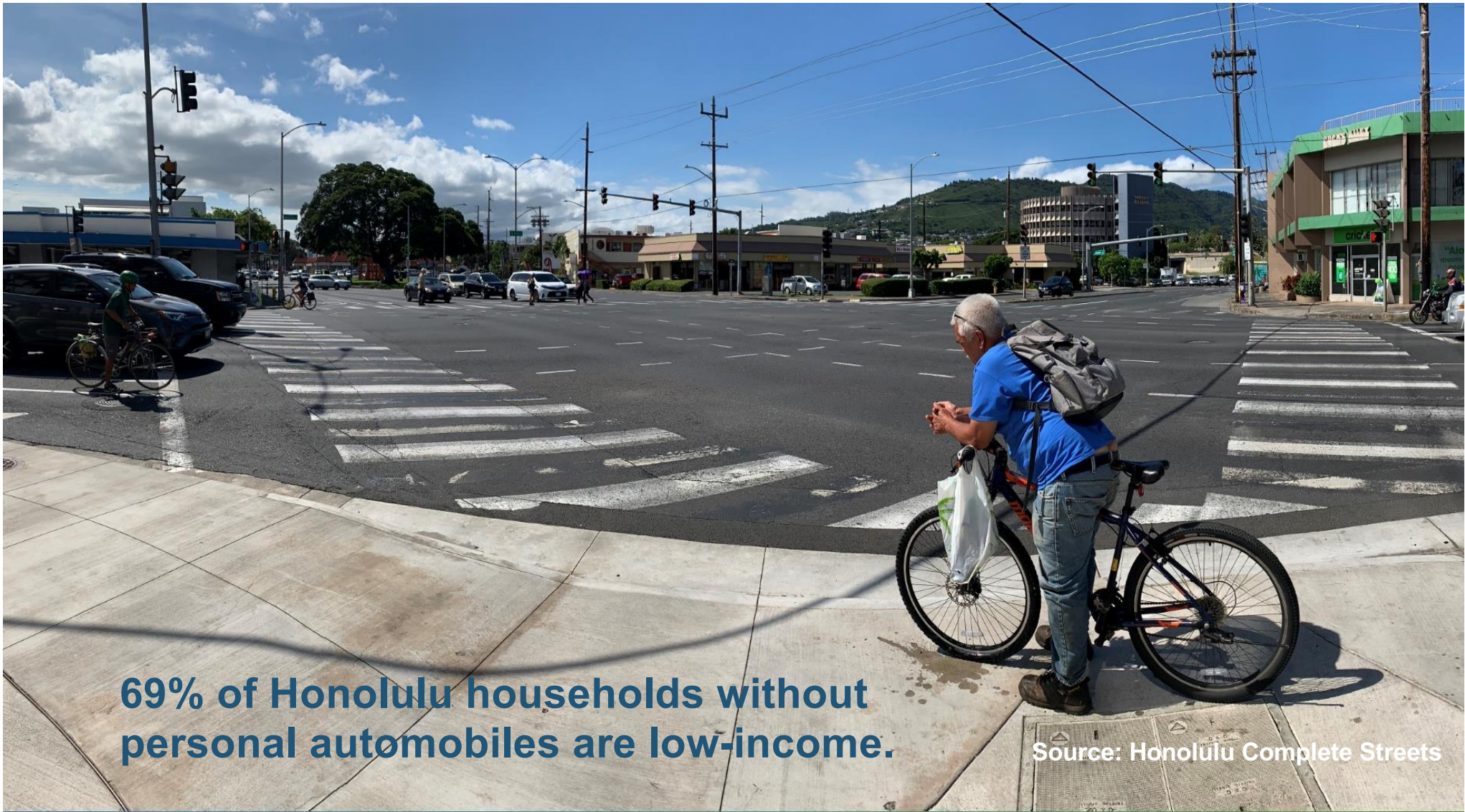
They lead to more driving and undermine climate goals.





43% of O'ahu households have zero or 1 car





69% of Honolulu households without personal automobiles are low-income.

Source: Honolulu Complete Streets

How did we get here?



Housing People Not Cars

**Bill 2
(2020)**

Simplify regulations

- Consolidated & clearer
- Fewer permits required
- Single residential requirement (1 stall : 800 sq ft)

Reduce & right size parking requirements

- No minimums (doesn't mean no parking!!)
- Modest increase for parking at large homes

Create flexibility for developers AND residents

- Allows developers to build to unique sites and needs
- Unbundles: Gives residents, owners and tenants more choice in how much parking they need

People-centered, not car-centered design

- Parking structures must be lined with active use
- Parking set back, not the feature from street
- More trees in parking lots!

Prepare for the future

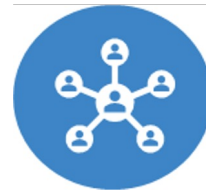
- Requires uber/grubhub etc loading zones
- Unbundling enables repurposing parking stalls
- Allows more shared, joint-use innovative parking

Benefits of Parking Reform

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Makes new homes more affordable by “right-sizing” parking requirements and reducing the cost of construction



Addresses climate change by helping reduce driving



Reduces cost of living by enabling residents to pay for only the parking they will need and use



Provides more equity and choice in our system for low- or no-car owners



Creates more walkable, safe and accessible streets



Relieves pressure on limited street parking



Increases healthy trees in parking lots; more on-site stormwater retention.

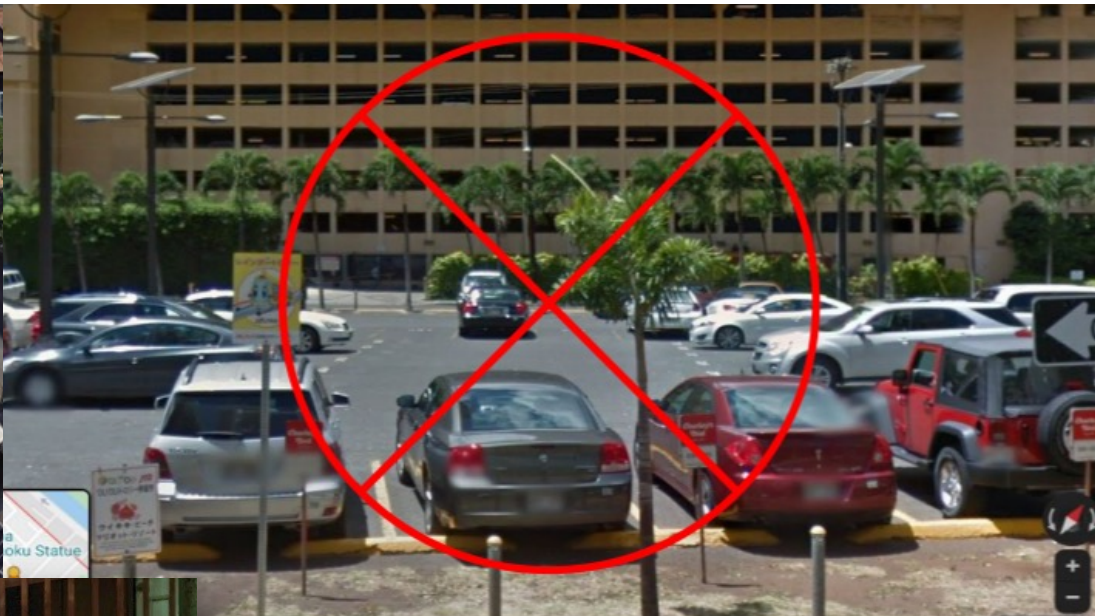
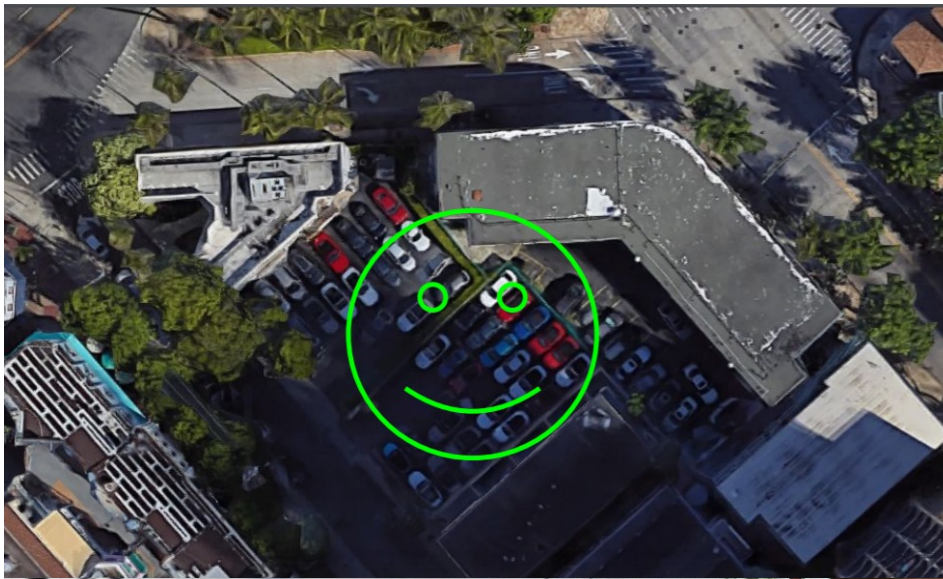


Encourages clean transportation options – bike, walk, bus, rideshare

Unbundling gives choice!

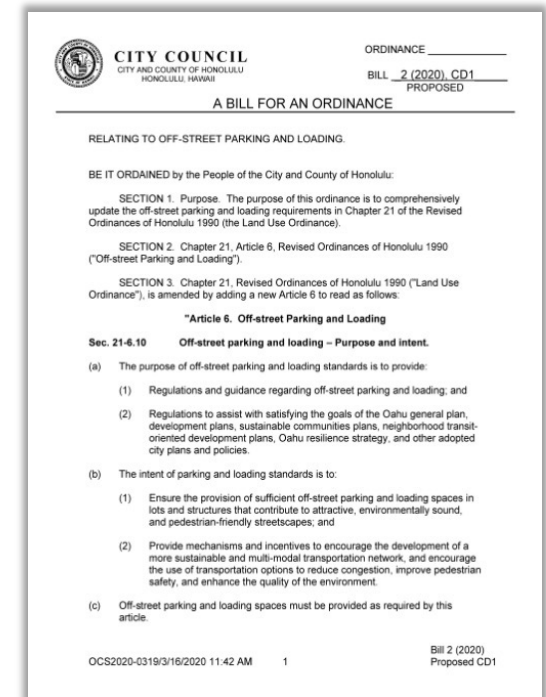
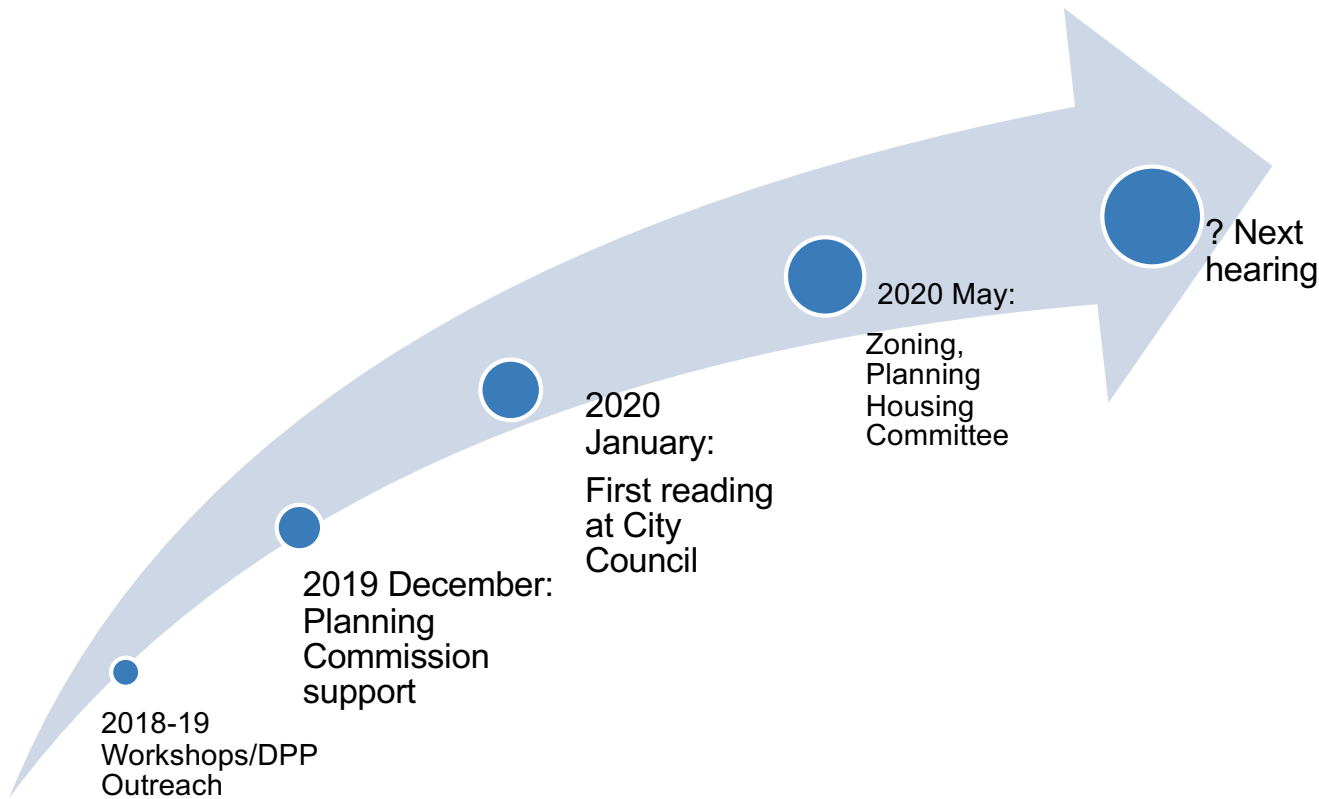
- Best mechanism to pass on construction savings to consumers
- Allows buyers, residential & commercial tenants more choice in how much parking they want to use and pay for
- Allows specific stalls (i.e. EV, disabled) to be traded more easily
- HOAs can lease out excess parking to surrounding needs (like 801 South)
- Enable buildings to re-purpose any excess stalls for other uses (housing, common areas, bikes)
- Encourages individual mobility choices, cars not necessary the default







Timeline & Next Steps



More information?

Honolulu Bill 2 (2020): [http://www4.honolulu.gov/docushare/dsweb/Get/Document-249760/BILL002\(20\).htm](http://www4.honolulu.gov/docushare/dsweb/Get/Document-249760/BILL002(20).htm)

The True Cost of Free Parking Video - 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/>