

AFFORDABLE HOUSING BOARD (AHB)

CITY OF FORT COLLINS • BOARDS AND COMMISSIONS



November 7th, 2024

From: Affordable Housing Board Chair John Singleton

To: City Council

Re: Parking Minimums

The Affordable Housing Board (AHB) advises City Council on matters pertaining to affordable housing issues of concern to the City. As such, we advise that Council seriously consider eliminating required parking minimums as part of the city's development process. We believe that doing so will have many positive ramifications on affordable housing inventory in our city.

In particular, we support the removal of required parking minimums in development projects because:

- Developers undertake thorough analysis to determine their project's parking needs. Eliminating parking minimums doesn't eliminate all parking - it simply allows developers the freedom to right-size parking for their projects. We've heard directly from architects and developers of affordable housing who support the elimination of parking minimums, and we trust their expertise in this area.
- Increased housing inventory is key to affordability, and many parking lots across the city aren't used to their full capacity. Allowing developers to right-size parking with no forced minimum means more of the land in a development project might be available to be used for housing. This provides opportunities for an increased number units at affordable housing projects, as well as an increase in the city's overall housing inventory.
- Increased housing inventory, especially when developed along transit corridors and/or in conjunction with a robust transit master plan, helps create the walkable 15-minute city that City Council established as a priority this year.

Thank you for your consideration.

Respectfully,

A handwritten signature in blue ink, appearing to read "John Singleton".

John Singleton, Chair, Affordable Housing Board

On Behalf of the Affordable Housing Board