

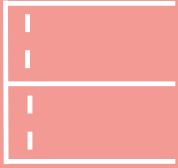
Outdated Parking Mandates Are Driving Up Housing Costs

Parking Mandates By The Numbers



\$200/Month

The amount a single required parking space can add to monthly rent.



41 Acres

The amount of land occupied by the 6,000 empty parking spaces identified in a sample of multi-family housing developments in Greater Boston.



86%

The share of residential land in Massachusetts with parking mandates.

Did you know?

Several states, including Connecticut, Rhode Island, and New Hampshire have recently passed laws to increase parking flexibility

Why we need parking flexibility

Local parking mandates are zoning laws that require homebuilders to provide a set number of parking spaces when building new homes. Many of these laws were put in place decades ago and often require more spaces than residents actually use, making housing more expensive, weakening our economy, and harming our environment.

Benefits of Parking Flexibility

1. Lower home prices and more new homes

Providing parking is expensive and land-intensive. Each space requires 300 square feet of pavement and can cost between \$10,000-\$35,000+ to build. Increasing parking flexibility creates opportunities to build homes in places where space is at a premium.

2. Vibrant Downtowns and Neighborhoods

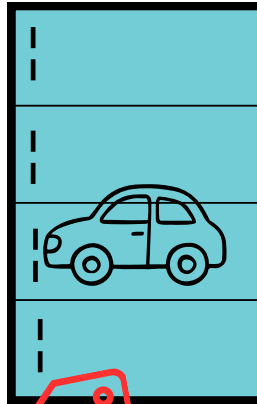
Many of the downtowns and neighborhoods in Massachusetts that we cherish today, like the Washington Square District in Salem, would be illegal to build if they were forced to comply with today's parking requirements. By reforming our parking rules, we make it easier to preserve and build new homes that support local businesses and fit within traditional Massachusetts building patterns.

3. Healthier Communities

When we overbuild parking, we are left with acres of unused asphalt in communities across Massachusetts. These impervious surfaces increase stormwater runoff, leading to higher flood risks and poorer water quality, while also absorbing and trapping heat, worsening urban heat island effects.

4. Parking demand is managed

Removing parking minimums does not eliminate any existing parking spaces or prohibit builders from including parking in new developments. It simply ends one-size-fits-all mandates, allowing builders to provide parking based on actual need while preserving municipalities ability to manage street parking.



A Smarter Approach to Parking

S.2836 - An Act to Promote Yes in My Backyard includes a section that would remove minimum parking mandates for new homes built within ½ mile of public transit and cap parking minimums at no more than one space per unit in most other instances. Parking flexibility helps remove barriers that allow the creation of the community resources we all need - homes, small businesses, and healthy environments.

➔ [Learn more at AbundantHousingMA.org](https://AbundantHousingMA.org)