

ITEM #: 41
DATE: 04-23-24
DEPT: P&H

COUNCIL ACTION FORM

SUBJECT: REDUCED PARKING FOR AFFORDABLE HOUSING AT 207 S. SHERMAN AVENUE AND CONSENTING TO TERMINATION OF THE PREVIOUSLY APPROVED REMOTE PARKING AGREEMENT THAT PROVIDES PARKING AT 214 S. SHERMAN AVENUE

BACKGROUND:

The City Council recently adopted Ordinance #4513 on December 12, 2023 that allows for reducing parking standards for affordable housing developments. Various parking reductions are allowed through administrative review for low-income households and through City Council approval based upon transit proximity or for affordable housing of extremely low-income households. **The applicant has requested a reduction based upon serving extremely low-income households.**

Shelter Housing Corporation (The Bridge Home) has applied for a parking reduction for the 18-unit affordable housing apartments that are under construction at 207 S. Sherman Avenue. This location will serve family households with extremely low incomes at or below 30% of AMI for a minimum of 30 years. Construction financing of the facility included a grant for serving extremely low-income households and a limitation of use for a minimum of 30 years. The applicant provided documentation in support of these income restrictions as part of Attachment A, Addenda.

Bridge Home previously was approved to construct an 18-unit project with a mix of bedroom configurations that required 39 total parking spaces. The site at 207 S Sherman Avenue accommodates 13 vehicle parking spaces, so Shelter Housing Corporation (Bridge Home) entered into a remote parking agreement approved by the City Council to provide 27 remote spaces at 214 S. Sherman Avenue (see Attachment B, Remote Parking Agreement, June 27, 2023).

Under the new reduced parking requirements, several options for reduced parking are now available to the property owner that were not previously available. The applicant could propose staff approval of an 18-space reduction, Council approved reduction of 21 spaces for transit proximity, or Council approved reduction of 26 based upon service of extremely low-income households. The applicant requests the 26-space reduction due to the households served by the project and believes that the onsite parking of 13 spaces is adequate.

As a property permanently serving households with extremely low incomes at or below 30% of AMI and given that the location of the property is within a quarter-mile walking distance of a public transit stop, the property can be approved for a parking rate of one parking space or less per apartment unit. The area is also walkable and well served by various commercial uses. On-street parking is also available on Sherman. During the review of the affordable housing parking ordinance, staff provided background with parking observations of other sites where .75 to 1.13 spaces per unit were utilized. The proposed reduction would have ratio of .72 spaces per unit.

ALTERNATIVES:

1. Approve the “Affordable Housing Agreement” (Attachment C) allowing 207 S. Sherman Ave. to reduce and meet their parking requirements with the **provision of 13 on-site parking spaces** and terminate the prior remote parking agreement. *(Note this includes a permanent commitment to affordable housing. No remote parking would be required and the existing “Remote Parking Agreement” from June 27, 2023, between Shelter Housing Corporation (Bridge Home) and the City of Ames would be terminated based upon the mutual consent of all parties.)*
2. Approve the “Affordable Housing Agreement” (Attachment C) with a modification to **require a total of 18 parking spaces** serving 207 S. Sherman Ave with the provision of one parking space per unit (13 on-site parking spaces and 5 remote spaces) as allowed under the public transit option and modify the remote parking agreement. With this option, the existing “Remote Parking Agreement” from June 27, 2023, would be amended to reduce the required remote parking spaces to five at 214 S Sherman Avenue.
3. Deny the execution of the “Affordable Housing Agreement” (Attachment C) and not allow the property at 207 S. Sherman Ave. to reduce their remote parking requirement and direct the applicant to apply to staff for an administrative approval of a parking reduction to 21 parking spaces total (13 on-site and 8 remote) with approve a change to the remote parking agreement for eight (8) remote parking spaces at 214 S Sherman Avenue.
4. Refer this item to staff or the applicant for further information.

CITY MANAGER'S RECOMMENDED ACTION:

The applicant seeks the maximum parking reduction available, and requests that no remote parking be required for their property at 207 S. Sherman Ave. City Council approval is necessary to proceed with the parking reduction.

The applicant has signed the Affordable Housing Agreement (Attachment C) that binds the property owner and all successors to serving households with very low incomes at or below 30% of AMI for a minimum of 30 years. If approved by the City Council, the Agreement will then be recorded by the Clerk’s office. Additionally, if approved, the remote parking agreement of June 27, 2023, will be terminated by mutual consent of all parties involved. Bridge Home can then proceed with the site development plan approval for 214 S. Sherman Ave. without providing any remote parking for 207 S. Sherman Ave. or any associated development improvements, prior to development of the 214 S. Sherman Ave. site.

Staff believes the combination of factors such as access to transit, walkability of the neighborhood to services, availability of on-street parking as needed, and the service of extremely-low income households which traditionally have very low car ownership rates are all factors that support the request. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby approving the attached “Affordable Housing Agreement” (Attachment C) allowing 207 S. Sherman Ave. to reduce and meet their parking requirements with the provision of 13 on-site parking spaces and terminating the prior remote parking agreement.

ATTACHMENT(S):

[Attachment A - Addenda.pdf](#)

[Attachment B - Remote Parking Agreement 06-27-24.pdf](#)