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Supporting CDCs. Strengthening Neighborhoods.

Councilwoman Jannie Blackwell
408 City Hall
Philadelphia, PA 19107

September 19, 2016

Dear Councilwoman Blackwell,

PACDC is concerned about the impact of Bill No. 160710 on affordable housing developments. As you know, the bill would increase the minimum required parking spaces for multifamily housing developments in zoning districts RSA-4/5, RM-2/3/4, RMX-2/3, CMX-3, CMX-4/5 and IRMX.

Increases in parking requirements would require deeper public subsidies for affordable housing developments, at a time when available funding is already *far* below what is necessary to meet the needs of low-income Philadelphians.

CDCs and other non-profit developers are already having a difficult time gaining ownership over adequate parcels of land, especially in neighborhoods that have seen a boom in private, market rate development. Added parking requirements will exacerbate this problem. It could also render older buildings that were constructed before widespread use of the automobile, and which have little or no parking space nearby – less viable for redevelopment as affordable homes or community space.

As an alternative to more parking, PACDC supports efforts to make communities more transit-friendly, walkable and cyclable to decrease reliance on automobiles.

Increased parking requirements would lead to fewer affordable housing units being developed in order to use funds and land for more parking spaces. Given your decades of tireless advocacy for the homeless and those without secure, affordable housing, the enormously long waiting lists for affordable units, and the overwhelming number of extremely low-income Philadelphians who are cost burdened, PACDC hopes you will reconsider Bill No. 160710

Regards,

A handwritten signature in black ink, enclosed in a thin black rectangular border. The signature appears to read "Beth McConnell".

Beth McConnell, Policy Director
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