

25 afford parking being required to pay a disproportionate amount for bundled garage
26 parking; and

27 **WHEREAS**, the practice of allowing tenants to rent parking separately from
28 their housing unit has been successfully implemented in Seattle, San Francisco, St.
29 Paul, ten California counties, and Austin's University Neighborhood Overlay
30 District; and

31 **WHEREAS**, unbundling parking promotes consumer choice, and
32 potentially more efficient allocation of housing costs by ensuring each household
33 pays only for the parking they need; and

34 **WHEREAS**, research from *The Handbook for Analyzing Greenhouse Gas*
35 *Emissions, Assessing Climate Vulnerabilities and Enhancing Health and Equity*
36 from the California Air Pollution Control Officer Association estimates that
37 unbundling parking can cut transportation-related climate pollution by up to 15.7
38 percent; and

39 **WHEREAS**, fees associated with rental housing have proliferated over the
40 past decade, making it more challenging for tenants to assess their full housing
41 costs, providing an opportunity for landlords to obfuscate costs, and impact
42 household affordability through unreasonable fees; and

43 **WHEREAS**, City Council adopted Resolution No. 20241024-045 to ensure
44 fee transparency and mitigate the harms associated with unclear fee structures;

45 **WHEREAS**, Austin Housing conducted and shared survey results in
46 response to Resolution No. 20241024-045 report initial data of existing unbundled
47 parking on the market; and

48 **WHEREAS**, of landlord survey respondents who own or manage five or
49 more homes in Austin, 30 percent offer reserved parking as an optional fee, 10

50 percent offer regular parking as an optional fee, and 6 percent charge for regular
51 parking as a mandatory fee; and

52 **WHEREAS**, of tenant survey respondents, 22 percent said they pay for
53 reserved parking as an optional fee, 9 percent said they pay for regular parking as
54 an optional fee, 10 percent said they pay for regular parking as a mandatory fee;
55 and

56 **WHEREAS**, expanding the geography of where unbundling parking is
57 required or incentivized may advance Austin's affordability, transportation, and
58 sustainability goals; **NOW, THEREFORE**,

59 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

60 The City Manager is directed to analyze, explore options, and provide
61 recommendations for parking unbundling policies that would encourage or require
62 parking to be rented separately from a housing unit in new residential
63 developments, in alignment with our City affordability, climate, and transportation
64 goals.

65 This analysis should address the following items, including:

- 66 1. recommendations for regulatory requirements to unbundle parking in
67 new residential developments at a variety of locations, including citywide
68 areas or linked to high-frequency transit corridors;
- 69 2. recommendations to unbundle parking in incentive programs, such as
70 density bonus programs, and application of tenant protections such as:
 - 71 a. prohibiting mid-lease parking fee changes; and
 - 72 b. mitigating eviction risk for failure to pay parking fees, such as
73 providing an opportunity to cure;

- 74 3. recommendations and best practices to unbundle parking in affordable
75 housing programs, considering:
- 76 a. the impact of optional and mandatory fees on rent and housing income
77 requirements; and
 - 78 b. limitations of federal and state financing tools;
- 79 4. recommendations to improve existing programs that encourage or
80 incentivize unbundling parking, ensuring parking is optional and right-
81 sized for each household;
- 82 5. studying the impact of these policies on renter affordability, overall
83 housing cost, auto dependency, and reduction of vehicle miles traveled;
- 84 6. housing types where such a policy can be implemented, considering
85 other external requirements, regulations, or feasibility, providing
86 recommendations for housing type exemptions where applicable;
- 87 7. definitions for pricing transparency standards to ensure tenants are
88 informed of optional parking costs separate from rent and aligning such
89 policies with fee transparency best practices and recommendations from
90 Resolution No. 20241024-045;
- 91 8. options and value of giving tenants the right of first refusal of parking
92 spaces built for their property;
- 93 9. plans to develop guidance and technical assistance for developers and
94 property managers to implement unbundled parking;
- 95 10. determinations on the feasibility of applying an unbundling policy to
96 housing for sale in addition to rental units;
- 97

- 98 11. establishment of enforcement procedures and compliance mechanisms
99 that are aligned with existing practices to ensure consistent application;
100 and
101 12. ways to align unbundling requirements with existing City priorities.

102 **BE IT FURTHER RESOLVED:**

103 This analysis shall engage relevant departments and external stakeholders,
104 including housing developers, affordable housing providers, tenant advocates,
105 transportation and mobility organizations, and other community stakeholders, as
106 appropriate, to inform the development of parking unbundling policies.

107 **BE IT FURTHER RESOLVED:**

108 The City Manager is directed to report back to Council with analysis
109 findings and recommendations, including staff preferences to balance the city's
110 affordability and transportation goals, by December 2026.

111
112 **ADOPTED:** _____, 2026

113 **ATTEST:** _____
114 Erika Brady
115 City Clerk