

Mayor
Honorable Tom Ellis



City Manager
Jason A. Tuck, ICMA-CM

Policies and Procedures

Policy 26-01: LIHTC Parking Fee Exemption Policy

January 21, 2026

The City of Happy Valley seeks to support the development and long-term viability of affordable housing by clarifying the applicability of parking charges adopted under Resolution 25-07 (CFEC Parking B). Housing units that receive Low Income Housing Tax Credits (LIHTC) shall not be subject to the requirement to charge separately for parking spaces as identified in Resolution 25-07. For qualifying LIHTC developments, parking may be included in the rental or lease price of the residential unit. This policy is intended to ensure consistency with affordable housing objectives while maintaining the City's broader parking management framework.

Applicable Regulations

This policy supplements Resolution 25-07, adopted by the City Council on June 17, 2025, which requires unbundled parking for certain multifamily developments. This policy applies specifically to developments that receive Low Income Housing Tax Credits (LIHTC).

Applicable Criteria

- The development must receive Low Income Housing Tax Credits (LIHTC).
- The exemption applies only to the residential units within the LIHTC-qualified development.
- All other applicable land use, building, and safety regulations remain in effect.

Process

- Applicants shall identify LIHTC status at the time of business license submittal and provide associated documentation.
- City staff may verify LIHTC eligibility as part of review.
- No separate application is required to apply this exemption.

This policy is effective immediately and will remain in effect unless modified or superseded.