THE CITY OF SAN DIEGO

New Parking Standards for Affordable Housing

New Partners for Smart Growth

11th Annual Conference

San Diego

February 2, 2012

Project Background

THE CITY OF SAN DIEGO

- Provision of adequate Affordable Housing is a priority
- Inflexible/outmoded parking requirements contribute to land use inefficiencies, increased costs and bar augmenting the City stock of Affordable Housing
- Direction – Develop parking requirements based a scientific study using local data

Key Project Objectives

THE CITY OF SAN DIEGO

1. Evaluate parking demand at local Affordable Housing developments

2. Identify how parking demand is affected by different project and neighborhood characteristics

3. Develop parking requirements for future Affordable Housing projects sensitive to their context

Definition of *Affordable Housing*

THE CITY OF SAN DIEGO

- Units with restrictions recorded against the property which determine:
  - Monthly rent
  - Sales price
  - Targeted ownership or rental households
  - Occupancy
  - Length of affordability

Site Selection

THE CITY OF SAN DIEGO

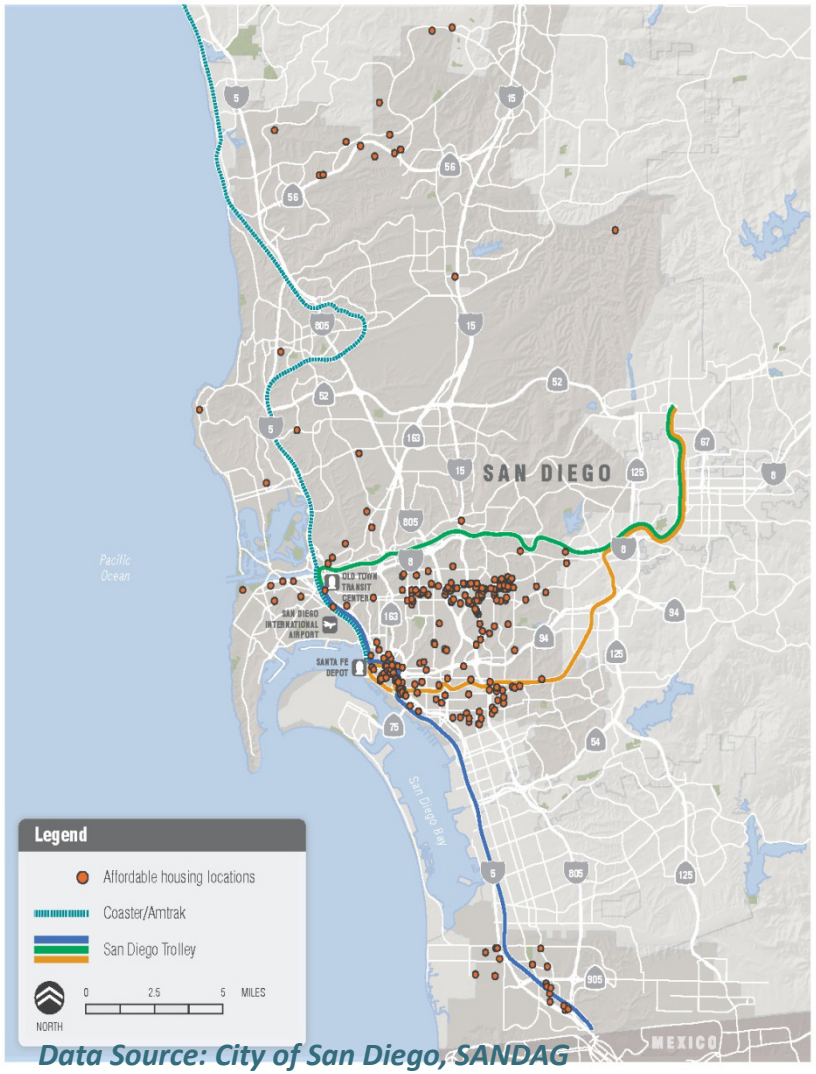
Representative Sample

- Several databases of sites from city combined cleaned up & geocoded *- 138 sites*
- Site selection tool applied to keep existing 138 sites characteristic distribution *– 50 sites*
  - Project type & size
  - Land use & transit characteristics
  - Geographic distribution
- Site managers contacted for participation in survey *– 34 sites*
- On/off-site parking data collection conducted *– 21 sites*
  - Meets original site characteristic distribution
  - Survey response rates >20%

Data Collected

THE CITY OF SAN DIEGO

- Project characteristics
  - Unit mix, housing type, project type, parking demand
- Neighborhood context
  - Transit availability, frequency, sidewalks, bike facilities, LU mix
- Resident characteristics
  - Household size, auto ownership, parking habits

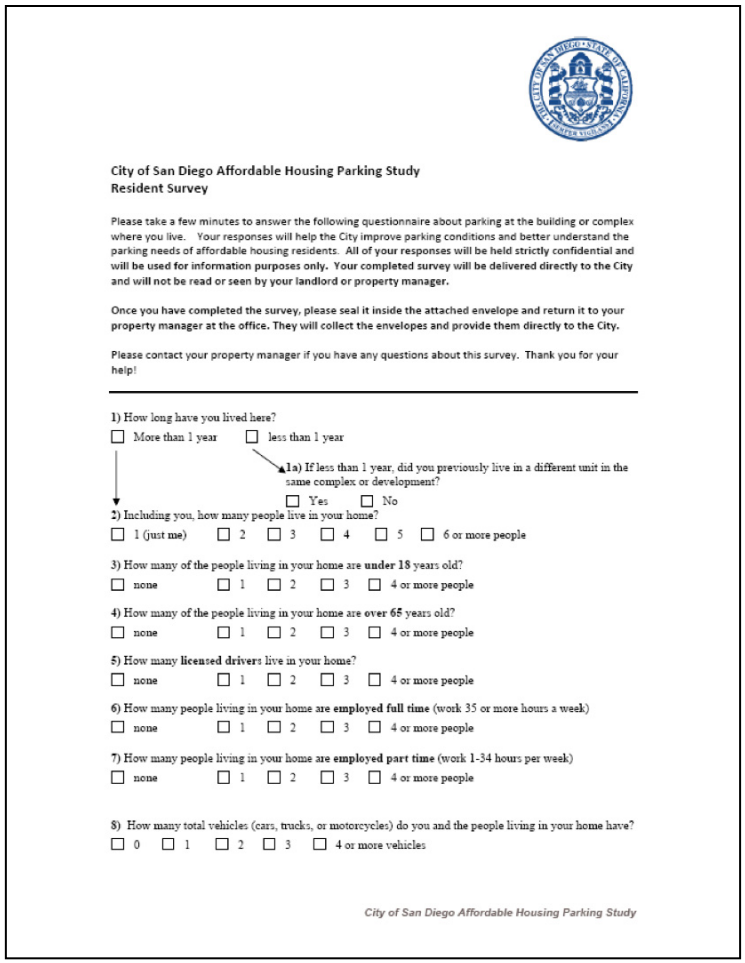


Data Source: City of San Diego, SANDAG

Data Collection Methods

THE CITY OF SAN DIEGO

- Household Survey (34 sites)
  - 2,780 households
  - 40% return
- Annual Eligibility Survey (income data)
- Field observations of parking patterns (21 sites)
- GIS mapping of transit and land use context



City of San Diego Affordable Housing Parking Study
Resident Survey

Please take a few minutes to answer the following questionnaire about parking at the building or complex where you live. Your responses will help the City improve parking conditions and better understand the parking needs of affordable housing residents. All of your responses will be held strictly confidential and will be used for information purposes only. Your completed survey will be delivered directly to the City and will not be read or seen by your landlord or property manager.

Once you have completed the survey, please seal it inside the attached envelope and return it to your property manager at the office. They will collect the envelopes and provide them directly to the City.

Please contact your property manager if you have any questions about this survey. Thank you for your help!

1) How long have you lived here?
☐ More than 1 year ☐ less than 1 year

1a) If less than 1 year, did you previously live in a different unit in the same complex or development?
☐ Yes ☐ No

2) Including you, how many people live in your home?
☐ 1 (just me) ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 or more people

3) How many of the people living in your home are **under 18** years old?
☐ none ☐ 1 ☐ 2 ☐ 3 ☐ 4 or more people

4) How many of the people living in your home are **over 65** years old?
☐ none ☐ 1 ☐ 2 ☐ 3 ☐ 4 or more people

5) How many **licensed drivers** live in your home?
☐ none ☐ 1 ☐ 2 ☐ 3 ☐ 4 or more people

6) How many people living in your home are **employed full time** (work 35 or more hours a week)
☐ none ☐ 1 ☐ 2 ☐ 3 ☐ 4 or more people

7) How many people living in your home are **employed part time** (work 1-34 hours per week)
☐ none ☐ 1 ☐ 2 ☐ 3 ☐ 4 or more people

8) How many total vehicles (cars, trucks, or motorcycles) do you and the people living in your home have?
☐ 0 ☐ 1 ☐ 2 ☐ 3 ☐ 4 or more vehicles

City of San Diego Affordable Housing Parking Study

Public Participation Process

THE CITY OF SAN DIEGO

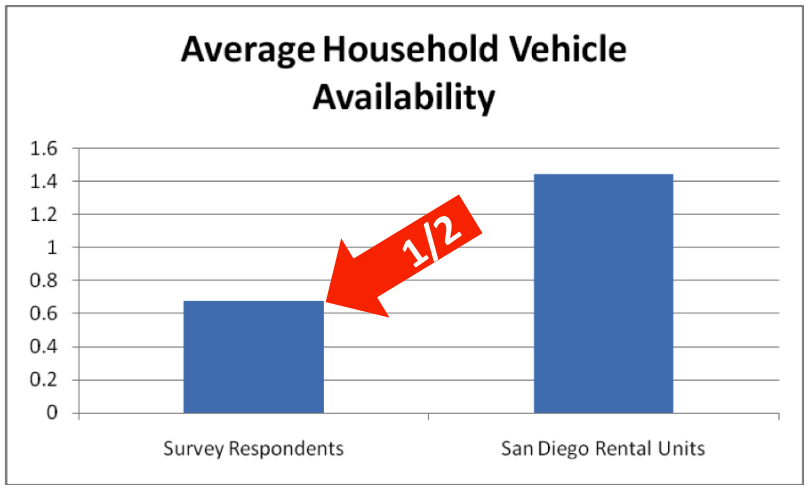
- Website Updates: www.sandiego.gov/affordpark/
- Fact Sheets
- Public Workshop
- Focus Groups
- Stakeholder Meetings (PWG)
- Updates to Public Officials

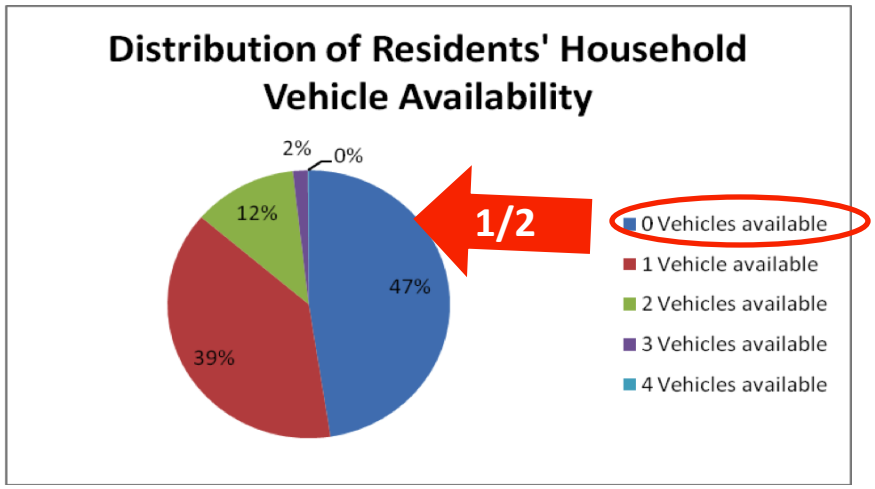
THE CITY OF SAN DIEGO

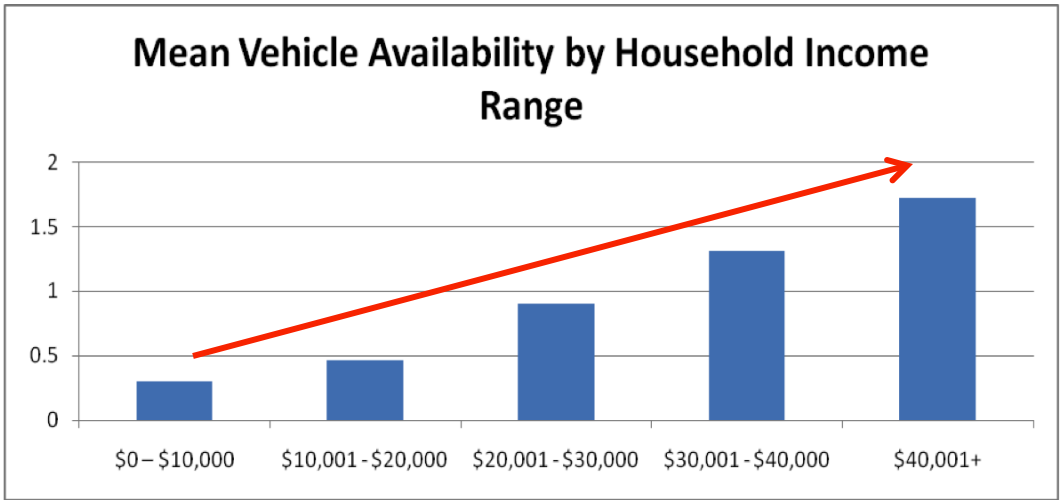
Data Analysis & Findings

Vehicle Availability for AFH Residents

THE CITY OF SAN DIEGO







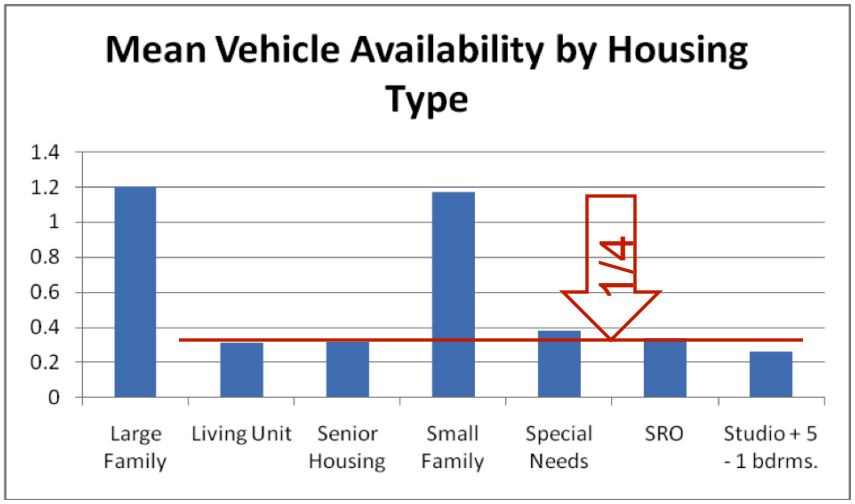
Vehicle Availability by Housing Type & Unit Size

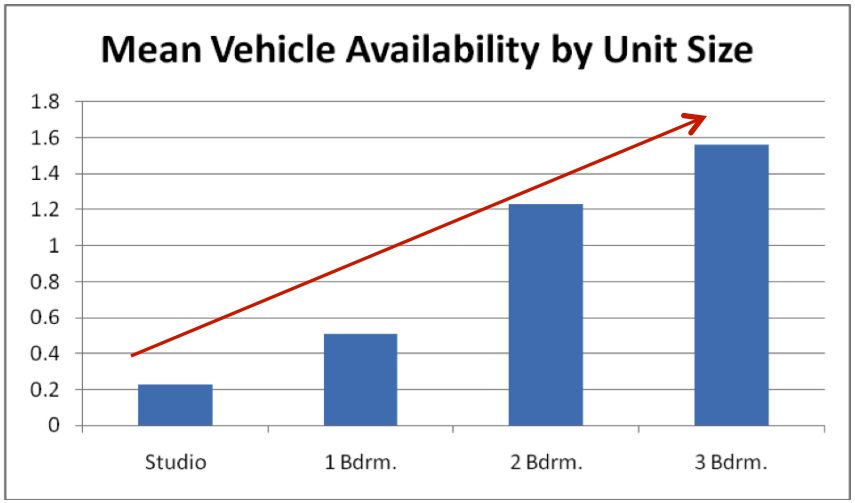
THE CITY OF SAN DIEGO

Large and small family housing have significantly higher average vehicle availability than all other housing types.

Larger units, measured by number of bedrooms, are likely to have

- More residents
- More drivers
- Move vehicle availability





Vehicle Availability by Transit & Land Use

THE CITY OF SAN DIEGO

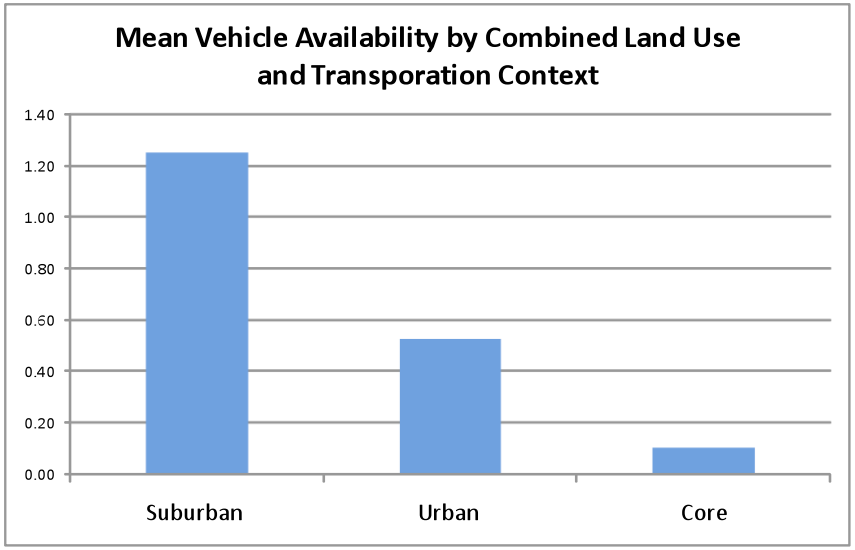
Household vehicle availability is higher in areas that are :

Less conducive to walking

More limited access to transit.

- Transit use is measured in terms of peak hour rail transit trips within ½ mile and bus transit trips within ¼ mile

- Land use index is based on the number of destinations within ½ mile.



Three Categories

Suburban: High parking demand propensity

Urban: Medium parking demand propensity

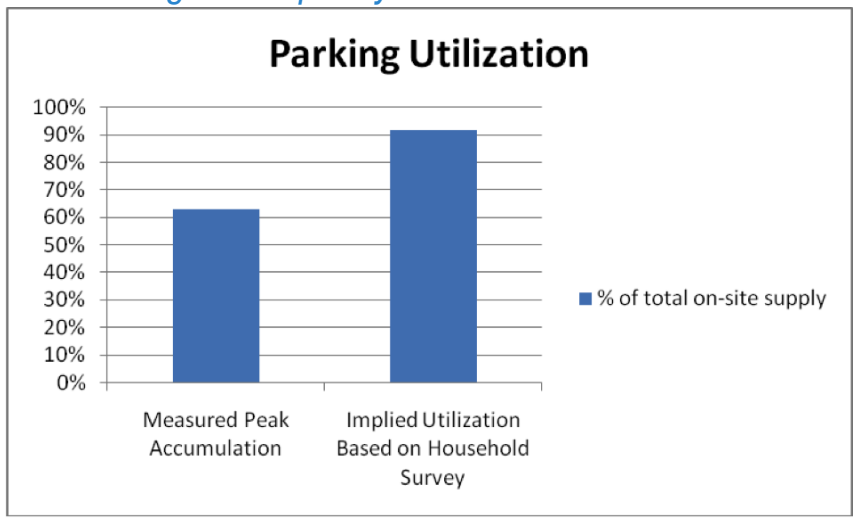
Core: Low parking demand propensity

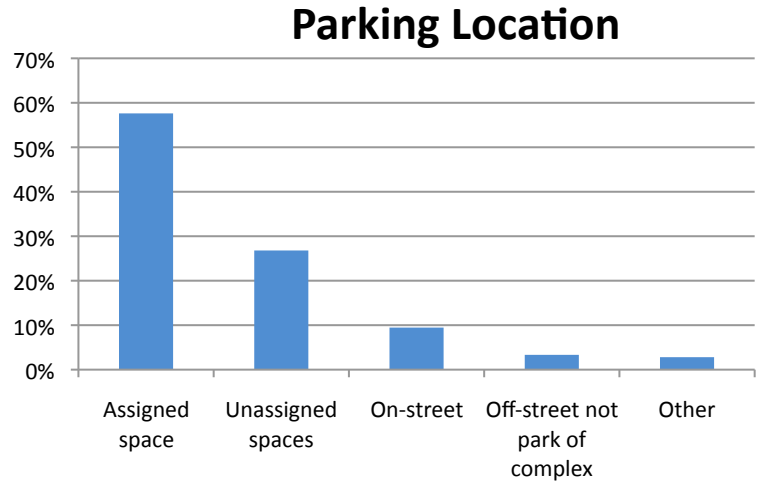
Parking Utilization

THE CITY OF SAN DIEGO

Reported vehicle availability was greater than measured overnight occupancy

- On-site parking utilization data indicated parking was less utilized than the household survey responses implied
- Of households that parked a vehicle – most parked on-site. 35.3% of households indicated they had an one or more assigned spaces.
- Most visitors parked on-street (54.5%); 16.7% parked in designated visitor parking.





Highlights of Study Recommendations

THE CITY OF SAN DIEGO

- Rates linked to broad transportation, land use and housing goals
- Rates considered in the context of on-street parking management
- Rates based on housing type and size (Family housing, senior housing, living unit/SRO housing, studio/1 bedroom, special needs)
- Rates consider project characteristics and context (t*ransit* availability and walkable destinations).
- Provisions for Visitor and Staff parking.
- Base *vacancy factor (*10%) adjusted to consider assigned vs. unassigned parking.
- Instituting *unassigned parking* to optimize on-site supply.
- Parking management tools and travel demand management strategies to be considered for appropriate developments to supplement minimum parking requirements reform.

(Parking pricing/unbundling and tandem parking were found not applicable)

Parking Requirements

THE CITY OF SAN DIEGO

Lookup table:

- Type & size of unit (5 types)
- Project characteristics/context (Low/core, Medium/urban or High/suburban parking demand propensity)
- Guest parking on-site (0 or 0.15 spaces per unit)
- Staff parking on-site (0 – 0.1 spaces/unit)
- Vacancy rate (0 or 10%)

Implementation (example)

THE CITY OF SAN DIEGO

80 UNIT FAMILY HOUSING EXAMPLE

	A. Total Units	B. Studio S/U/C	C. 1 BR S/U/C	D. 2 BR S/U/C	E. 3 BR S/U/C	F. Subtotal (Σ B3 - E3)	G. Visitor Parking (G2 x A1)	H. Staff Parking (H2xA1)	I. Subtotal (Σ F3 -H3)	Total with/ without Vacancy adjust. factor
High Parking Demand Propensity (Suburban Settings)										
1.Units	80	0	12	42	26					
2.Rate		N/A	1.0/0.6/0.33	1.3/1.1/0.5	1.75/1.4/0.75		0.15	0.05		1.1/1.0
3.Spaces		0	12	54.6	45.5	112.1	12	4	128.1	141
Medium Parking Demand Propensity (Urban Settings)										
1.Units	80	0	12	42	26					
2.Rate		N/A	1.0/0.6/0.33	1.3/1.1/0.5	1.75/1.4/0.75		0.15	0.05		1.1/1.0
3.Spaces		0	7.2	46.2	36.4	89.8	12	4	105.8	116

S- Suburban U- Urban C - Core

Base Parking Comparison

THE CITY OF SAN DIEGO

80 Unit Family Housing Comparison							
Unit Size	Citywide Parking Ratio[1, 2]	Number of Units	Citywide	Transit Overlay or Very Low Income	Parking Impact	Suburban Settings	Urban Settings
Studio	1.25	0	0	0	0	0	0
1 BR	1.50	12 (15%)	18	15	21	0	0
2 BR	2.00	42 (52.5%)	84	73.5	94.5	-	-
3 BR	2.25	26 (32.5%)	58.5	52	65	-	-
		Total Spaces	161	141	181	141	116

[1] 0.25 less for very low income, Transit Overlay, & tandem parking
[2] 0.25 additional in Parking Impact

Next Steps

THE CITY OF SAN DIEGO

- Land Development Code Amendments
- Review Process:
  - Technical Advisory Committee
  - Code monitoring Team
  - Community Planners Committee
  - E-Blast for public review and comment
  - Web posting
- Approval Process:
  - Planning Commission
  - City Council
  - California Coastal Commission

THE CITY OF SAN DIEGO

Questions and Answers