



AFFORDABLE HOUSING PARKING STUDY

Fact Sheet #1



BACKGROUND

The management and regulation of parking has received a great deal of attention in recent years with the public's growing awareness of the social and environmental costs to provide land for one's vehicle at home, work and the places in between. Providing an efficient amount of parking and properly managing both on- and off-street parking is crucial for any community. A lack of convenient parking can be frustrating to drivers and potentially detrimental to businesses; however, an oversupply of parking can have equally detrimental social and environmental affects.

The City is examining the option of efficiency-based parking standards that allow for more flexible and accurate parking requirements at particular locations given factors such as housing affordability restrictions, residential density, geographic location, transit accessibility, urban context, type of housing, etc.

PURPOSE OF THE STUDY

The purpose of the Affordable Housing Parking Study is to consider options for customizing parking standards for affordable housing developments in order to create a better match between needs and requirements. The provision of affordable housing helps bridge the gap between the high cost of living in San Diego and the high percentage of low wage earners including families, seniors, and people with disabilities.

Excessive or inflexible parking requirements potentially increase the development costs of affordable housing, reduce the potential for on-site amenities, and create an inefficient use of land. This project will evaluate and make recommendations for appropriate regulations needed to shape parking requirements

for affordable housing programs and associated projects. It will evaluate individual projects and look at key factors from the surrounding communities that determine parking demand and increase the use of alternative modes of transportation. Tailored parking requirements will also be consistent with existing policies that direct new growth to smart growth areas, which have better access to transit.

PUBLIC WORKSHOP #1 Affordable Housing Parking Issues, Opportunities, and Challenges

DETAILS:

Date: Tuesday May 18, 2010

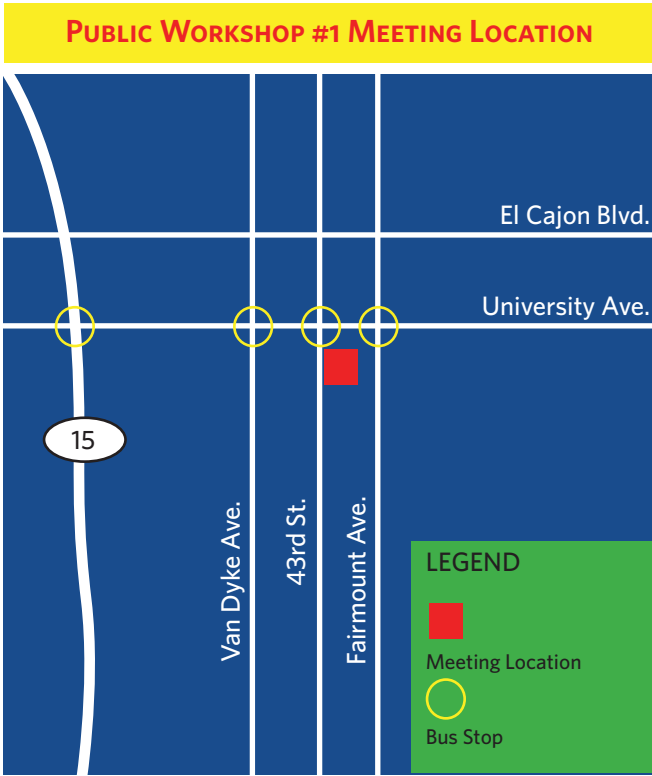
Time: 6:00 - 8:00 p.m.

Location: City Heights Urban Village Office & Townhomes
4305 University Avenue
Suite 640 (Large Community Room)
San Diego, CA 92105

Focus:

- Collect input on parking issues, opportunities, and challenges related to affordable housing to help inform the project team's research.

(See next page for workshop location map)



WHAT IS AFFORDABLE HOUSING?

For the purpose of this study, affordable housing is defined as a development that receives government funding; has tenant/owner income restrictions; has occupancy restrictions (such as number in household, senior tenancy or special needs requirements); and/or are deeded as long-term affordable units.



CONTRIBUTING AGENCIES

San Diego-area agencies involved in housing planning and development are contributing to the study. These agencies include the Redevelopment Agency of the City of San Diego (consisting of the City Planning & Community Investment department - Redevelopment Division, Centre City Development Corporation, and Southeastern Economic Development Corporation), and the San Diego Housing Commission.



PROJECT WORKING GROUP

As part of this project, the City has formed the Affordable Housing Parking Study Project Working Group (PWG) to provide input and advisory recommendations. The PWG will meet throughout the project to discuss and guide the progress of the project. As such, a primary objective of the PWG is to engage the community in identifying parking regulation improvements within the project scope.

PUBLIC PARTICIPATION

Public input will play an essential role in the formulation of recommendations, programs, and priorities for the Affordable Housing Parking Study. Included in the study is an extensive public involvement strategy to ensure that the goals and policies in the plan reflect the priorities and concerns of the entire community. The City of San Diego has initiated a stakeholder-driven process whereby issues and ideas voiced by community members will guide project research, alternatives analysis, and recommendations.



Two public workshops will be conducted during the project. These will be timed with the planning process so that the community's input will inform the project team's work. The workshops will include different types of activities designed to actively engage participants in the process. The first workshop will be held on May 18th, 2010.

STUDY TASKS

This study is comprised of several integrated tasks designed to:

- Maximize community participation.
- Evaluate current policy documents and topical research.
- Extract valuable, statistically meaningful parking and socioeconomic data.
- Develop a parking demand tool.
- Draw upon lessons-learned from other communities.
- Develop appropriate policies to improve parking requirements for affordable housing within the city of San Diego.

For more information on the project, please visit the project website at:
<http://www.sandiego.gov/affordpark/>