

# Employment, Peak-time Traffic, Parking and Affordable Developments

From the [City of Alameda's 2021 Displacement Study](#):

- Higher income households contribute more to commute traffic:
  - Over the past decade, the number of higher income households has increased in the City, with a growing number of workers commuting to higher paying jobs outside of the City.
- Most job growth in Alameda is for lower wage jobs:
  - A substantial portion of primary jobs in the City of Alameda provide annual earnings of \$40,000 or below (2021), and most of the citywide growth in primary jobs over the past decade occurred in industries that typically have lower wages.
- AUSD Employees have diverse housing needs and high rates of housing cost burden.
  - About 57% of AUSD employees live in the City (2021), and 73% of the employees who rent indicate that they pay more than 30% of their income in housing costs.
- To reduce displacement, a local preference makes affordable housing available to local residents and/or workers to the extent permitted by law.

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Other benefits:

- People live and work in the same community and reduce traffic. Local employers benefit from local workers.
  - When Rosefield Village leased up in 2022, **74% of the households** entered via the local preference.
- The Housing Authority of the City of Alameda will be providing a **free transit pass** to all units; there is a youth transit pass available for middle and high school students; the site will provide the City's generous protected **bike parking** ratios to encourage cycling.

Moreover, many affordable housing residents work jobs that have off-peak schedules, for instance, not a standard M-F, 8-5 office job so may be commuting at other times.


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- AHA staff analyzed residents' occupations from three family projects similar in population to the Poplar (about 130 apartments).
- On average, **48% of residents were employed.**
  - Residents who were not working receive social security, disability payments, VA benefits, or payments for taking care of a disabled family member.
- Of the employed residents, AHA staff found that:
  - **28% have jobs in the City of Alameda,** contributing less to traffic.
  - Only **22% work a regular 8AM – 5PM schedule,** contributing less to peak traffic.



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Residents in AHA family properties work in industries such as:


Childcare 

Education 

Government 

Retail 

Office Work 

Healthcare 

Service Industry 

In-Home Supportive Services 

# AHA Properties' Parking Ratios

Property Name	Total Units	Total Parking Spots	Parking Ratio
Anne B. Diamant	65	13	0.2
China Clipper	26	25	0.96
Eagle Village	36	36	1.0
Esperanza	120	128	1.07
Estuary I	45	4	0.09
Everett Commons	20	28	1.40
Independence Plaza	186	124	0.67
Jack Capon Villa	19	9	0.47
Littlejohn Commons	31	31	1.0
Linnet Corner	64	34	0.53
Park Alameda	62	42	0.68
Parrot Village	50	50	1.0
Rosefield Village	92	74	0.80
Stargell Commons	32	47	1.47
<b>Average Parking Ratio</b>	-	-	<b>0.81</b>