

# Introductions

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## City of Piedmont

- **Sara Lillevand** – City Administrator
- **Kevin Jackson** – Planning and Building Director
- **Pierce Macdonald** – Senior Planner



## Consultant Team

### Lisa Wise Consulting, Inc.

- **David Bergman** – Director
- **Kathryn Slama** – Director/Project Manager
- **Stefano Richichi** – Lead Associate

### Rincon Consultants, Inc.

- **Karly Kaufman** – Supervising Planner/Project Manager





# City of Piedmont

## Housing Element Update

City Council Public Hearing | March 20, 2023



# Agenda

1. Housing Element Update Overview
2. HCD Comments and Responses
3. Next Steps



# 1 Housing Element Update Overview





# Recent Timeline

- **November 15, 2022** - City Council authorized submittal of the Housing Element Update to HCD at its special meeting.
- **November 18, 2022** - City submitted the HCD Draft Housing Element Update to HCD.
- **January 12, 2023** - Planning Commission recommended that the City Council adopt the Housing Element Update.
- **February 16, 2023** - City received HCD comment letter on the Housing Element Update.
- **March 13, 2023** - Planning Commission met to discuss HCD's comments and to discuss City's approach and responses.



# 2

# HCD Comments and Responses



# HCD Comments and Responses

## Overview

- Updates to Housing Element and Appendices A, B, C, D, E, F
- Comments from HCD do not change the City's findings:
  - Sites inventory is adequate
  - Programs are adequate to address housing needs, alleviate constraints and promote fair housing
  - Programs that have been added supplement previously proposed programs



# Updates to Appendix A

## Summary of Key Changes



- Additional discussion and analysis regarding:
  - Special Needs Groups
  - Cost Burden/Overpayment
  - Emergency Shelters and Transitional Housing
  - Rental and Sales Prices

- Special Needs Groups:
  - Large Families
  - Senior Households
  - Female Headed Households
  - Persons with Disabilities
  - Lower-Income Households
  - People Experiencing Homelessness





# Updates to Appendix B

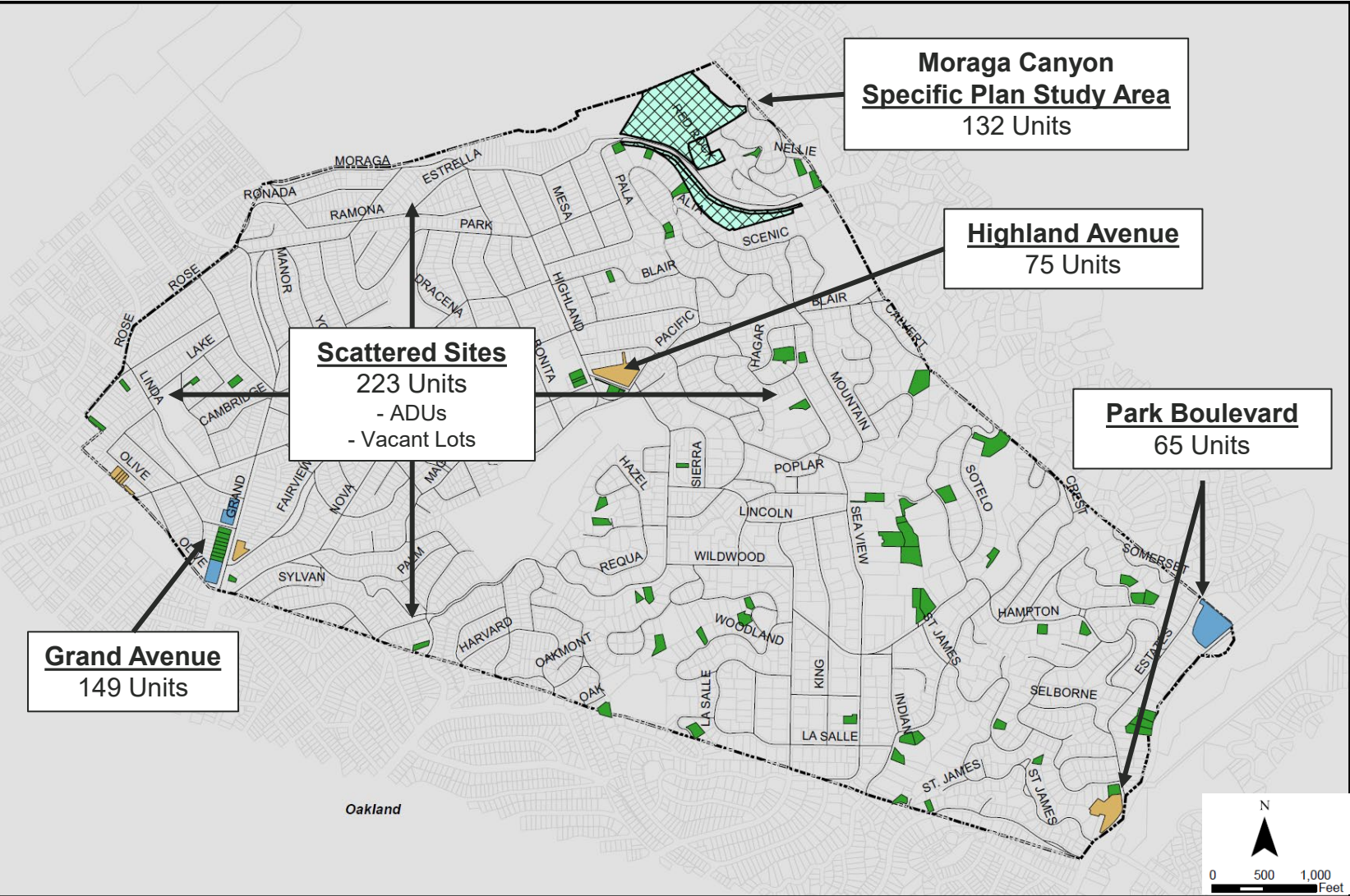
## Summary of Key Changes



- No changes to sites inventory, only addressing analysis of sites
- Assumptions and Nonvacant Sites Analysis
  - Expanded history of development in Piedmont, supporting trends to redevelop property to include residential
  - Additional analysis of all nonvacant sites
  - Clarified owner interest for redevelopment of non-vacant sites
  - Provided additional justification relating regional examples to Piedmont
  - Expanded discussion of City owned sites and Moraga Canyon Specific Plan



# Site Inventory Map



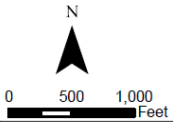
**Affordability**

- Above Moderate
- Moderate
- Lower
- Mixed Lower and Above Moderate

Parcels

City Boundary

Piedmont Streets



# Capacity Summary Table



	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	See Very Low	<b>163</b>	<b>94</b>	<b>92</b>	<b>238</b>	<b>587</b>
Approved/Entitled Projects	-	-	-	-	1	1
Remaining RHNA		<b>163</b>	<b>94</b>	<b>92</b>	<b>237</b>	<b>586</b>
ADUs	See Very Low	48	48	48	16	160
Site Inventory <sup>1,2</sup>	180 <sup>3</sup>			67	237	484
<b>Total Capacity</b>	<b>276</b>			<b>115</b>	<b>253</b>	<b>644</b>
<b>Surplus</b>	19			23	16	58
<p><i>Source: City of Piedmont, LWC</i></p> <p>1. See Table B-10 for the complete inventory</p> <p>2. See Section B.3.1 for information on the Specific Plan</p> <p>3. For calculation purposes, extremely low, very low, and low income totals were grouped.</p>						

- The City's site inventory maintains a 10% surplus and generally utilizes a realistic capacity calculation of 80% of the maximum density allowed by the applicable zoning district per eligible site.



# Updates to Appendix C

## Summary of Key Changes



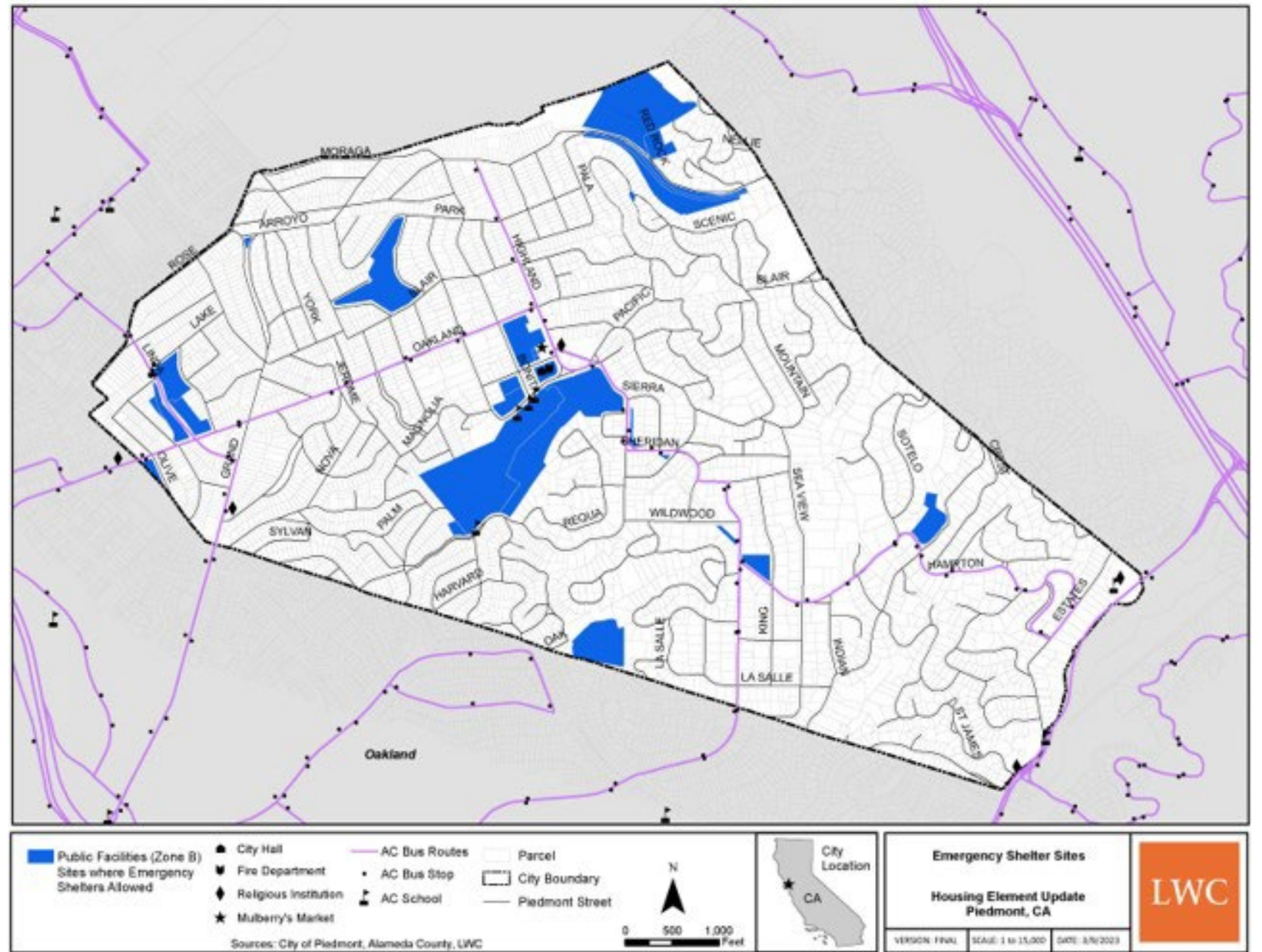
- Expanded on analysis and narrative regarding:
  - Availability of land for emergency shelters
  - Impact of required on- and off-site improvements
  - Permitting process, including design review and conditional use permit findings
  - Environmental constraints
  - Availability of infrastructure





# Updates to Appendix C

## Parcels Allowing Emergency Shelters By-Right (Zone B)



# Updates to Appendix F

## Summary of Key Changes



- Added narrative of the history of fair housing issues and historical context in Piedmont, incorporating information from local sources of knowledge about Piedmont's past from community organizations including Piedmont Racial Equity Campaign (PREC) and Piedmont Anti-Racism and Diversity Committee (PADC)
- Clarified City's compliance with fair housing laws
- Access to opportunity and housing mobility:
  - RCAA (Racially or Ethnically Concentrated Area of Affluence) map of Alameda County (next slide)

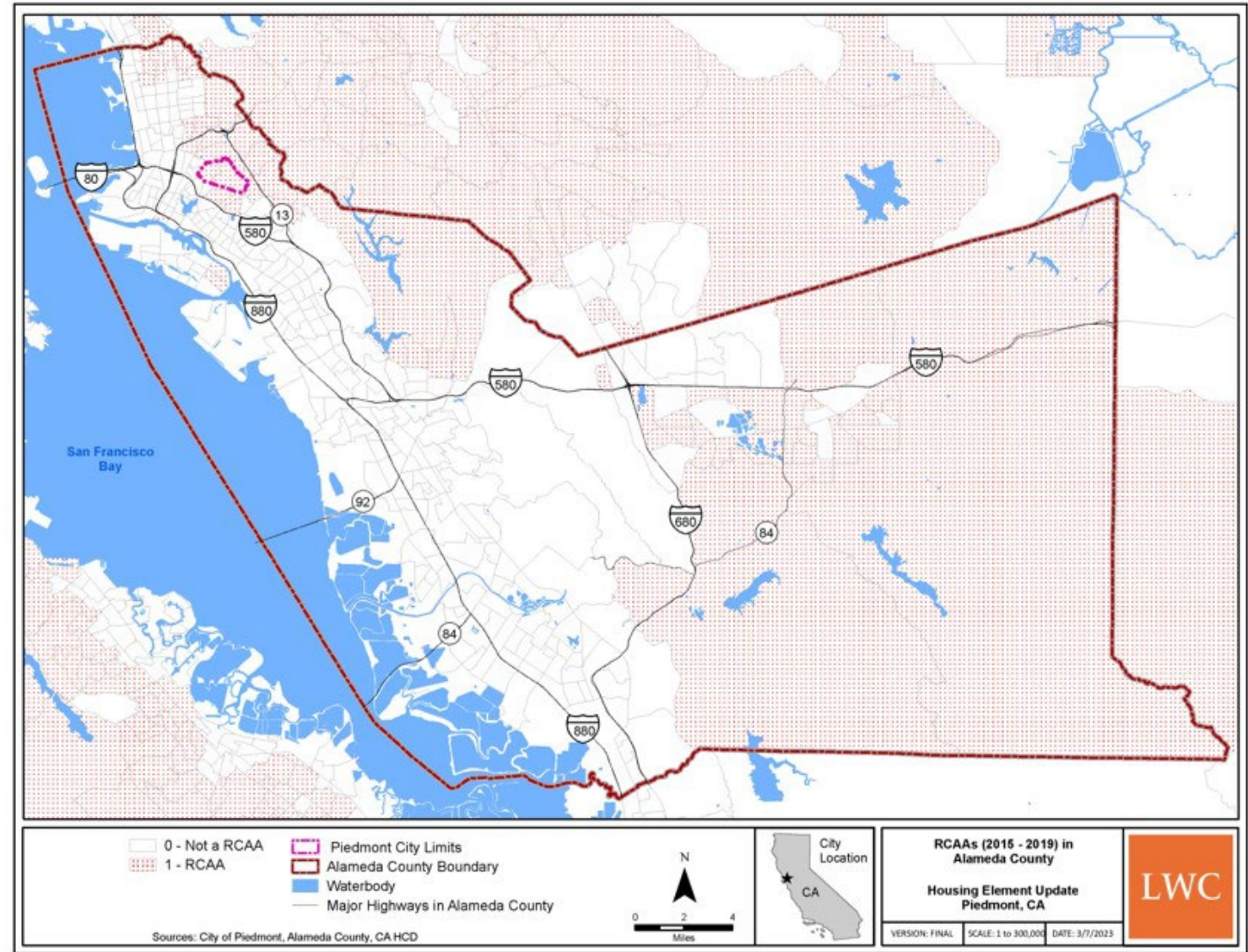




# Updates to Appendix F

## Racially or Ethnically Concentrated Areas of Affluence in Alameda County

Figure F-10: Racially Concentrated Areas of Affluence (RCAA) by Tract (2019)



Source: HCD AFFH Spatial Data





# Updates to Appendix F

## Census Tract Analysis

Table F-9: Census Tract Analysis Summary

Census Tract	Existing Households	RHNA Capacity			AFFH Indicators										
		Lower	Mod.	Above Mod.	Integration and Segregation					Access to Opportunity			Displacement Risk		
					Median Income	Poverty Rate	Low / Mod. Income Pop.	Non-White Pop.	Disability Rate	Resource Designation	Job Proximity Index	CalEnviroScreen Score	Overcrowding	Renter Overpayment	Homeowner Overpayment
4261	2,206	97	50	145	\$204,828 -\$250,000	1.5%	8.74%	17.2% - 38.6%	6.7%	Highest	38 - 53	0.3%	0.8%	16.4%	24.1%
4262	1,728	83	17	92	\$154,777 -\$248,125	3.7%	10.63%	26.7% - 42.9%	7.8%	Highest	61 - 71	13.2%	0.3%	25.4%	33.5%

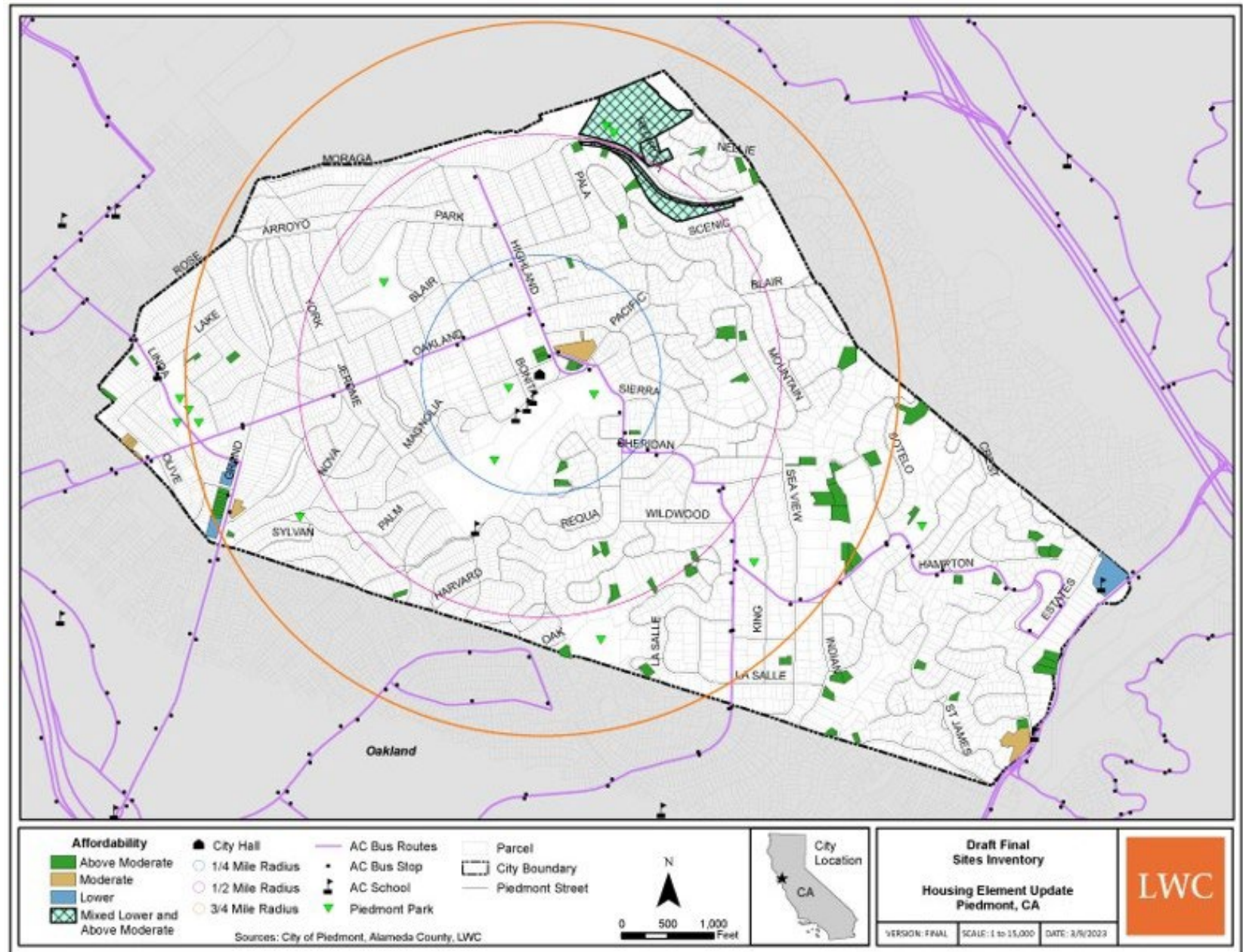
- The two census tracts that incorporate the City are demarcated into roughly a western third of the City (Census Tract 4262) and an eastern two-thirds of the City (Census Tract 4261) by land area





# Updates to Appendix F

## Site Inventory and Patterns of Integration/Isolation





# Updates to Appendix F

## Walking Distance from Moraga Canyon Specific Plan

Table F-10: Walking Distance to Public Amenities from Moraga Canyon Specific Plan Area

Amenity	Walking Distance (mi.)
Frank C. Havens Elementary School	0.8
Piedmont Middle School	1.0
Piedmont High School	0.9
Mulberry's Market	0.8
City Hall	0.8
Bus Stop: Line 606 at Moraga Avenue & Highland Avenue	0.4
Dracena Quarry Park <sup>1</sup>	0.8
Corey Reich Tennis Center	0.9

<sup>1</sup> The proximity to the nearest park does not include Blair Park, Coaches Field, and Kennelly Skate Park. These parks will be integrated in the specific plan area.



# Updates to Housing Plan

## Summary of Key Changes

- New Programs:
  - Program 1.S: ADU Compliance
  - Program 3.H: Monitor ADU Occupancy/Affordability
  - Program 4.U: Amend Conditional Use Permit Findings
  - Program 4.V: Allow Emergency Shelters as Accessory Uses to Religious Facilities in Zone A
  - Program 5.L Definition of Family



# Updates to Housing Plan/Section 1.E

## Summary of Key Changes

- Modified Programs:
  - Program 1.H: Increase Allowances for Housing in Zone D
  - Program 1.L: Specific Plan
  - Program 4.G: Monitoring the Effects of the City Charter
  - Program 4.H: Consider Modifying Charter Regarding Zoning Amendments
  - Program 4.T: Establish Standards for Emergency Shelters
  - Program 5.B Shared Housing Matching Services
- Made timeframes more specific (e.g., by X Month, X Year)
- Increased commitment to programs (i.e., removed “consider” or “explore” language)
- Demonstrated how public input resulted in HEU programs or changes in Section 1.E





# California Environmental Quality Act

- A **Draft Initial Study and Negative Declaration** were prepared:
  - The policies and programs of the Housing Element would not allow a specific development or change General Plan land use or zoning controls
  - No significant physical environmental impacts were identified, no mitigation measures are required
- The Draft Initial Study and Negative Declaration were published for **30-day public review period between December 9, 2022 and January 8, 2023**:
  - 8 total comment letters were received
- Piedmont Planning Commission **recommended adoption** on January 12, 2023



# 3 Next Steps



# Recommended Action and Next Steps

## Adoption and HCD Submittal

1. Approve a resolution (Attachment 1) adopting an Initial Study and Negative Declaration for the 6<sup>th</sup> Cycle Housing Element pursuant to the California Environmental Quality Act (“CEQA Resolution”).
2. Approve a resolution (Attachment 2) amending the Piedmont General Plan by adopting the 6<sup>th</sup> Cycle Housing Element (“Housing Element Resolution”) and repealing the 5<sup>th</sup> Cycle Housing Element.

## Next Steps

- City to submit HEU to HCD
- HCD 60-Day Review Period
- Staff to Make Edits to Housing Element Update (as needed)



# Contact

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