

COMMUNITY WORKSHOP #1 SUMMARY

Format: Zoom Virtual Meeting | December 2nd, 2021, 5:30-7:00pm

The purpose of the Housing Element Update Community Workshop #1 was to provide an overview of the Housing Element process and the components of a Housing Element, share background information and preliminary findings from housing needs and constraints assessments, and gather questions/comments from meeting participants about critical housing issues, and needs and goals for housing in the City of Piedmont. Feedback received will inform the content of future outreach events and will guide the preparation of the Housing Element Update.

The community meeting was held virtually via Zoom on Thursday, December 2nd, 2021 from 5:30-7:00 pm and was facilitated by City staff and the consultant team (Lisa Wise Consulting, Inc. and Plan to Place). All materials were made available and posted on the project website prior to the meeting. Approximately 55 members of the public attended. The meeting agenda is outlined below:

1. Welcome & Introductions
2. Housing Element Overview
3. Frequently Asked Questions (FAQs)
4. Community Engagement Overview
5. Summary of Initial Findings
6. Participant Q&A
7. Small Group Discussion + Report Back
8. Closing and Next Steps

Following the Community Workshop, an online Feedback Form was available for members of the community who could not attend the workshop to provide feedback on issues discussed in the meeting. This online feedback form was made available until January 15, 2022 and results are incorporated in this summary. The slides from the December 2 workshop presentation are included as an appendix to this summary. This summary is organized by the feedback from each of the agenda items listed above.

ATTENDANCE

Meeting participants: approximately 55 attendees

City Staff

- Kevin Jackson – *Planning and Building Director*
- Pierce Macdonald– *Senior Planner*

Consultant Team

- **Lisa Wise Consulting, Inc.** – David Bergman, Kathryn Slama, Stefano Richichi
- **Plan to Place** – Dave Javid, Paul Kronser

WORKSHOP SUMMARY

Dave Javid from Plan to Place, Kevin Jackson, and Planning Commission Chair Rani Batra opened the meeting by welcoming attendees, introducing the team, giving an agenda overview, and opening the demographic live poll (results provided below). After the poll closed, Kathryn Slama from Lisa Wise Consulting, Inc. (LWC) gave a presentation on the Housing Element process which included the purpose and history, state requirements for Housing Elements, and an introduction to the Association of Bay Area Governments (ABAG) and Regional Housing Needs Assessment (RHNA). After the presentation, Kevin Jackson addressed several frequently asked questions regarding the RHNA appeals update, barriers to housing development, and City Council authority. The following is a summary of the live demographic poll that was administered at the beginning of the meeting and responses from the online Feedback Form made available after the meeting:

Demographic Poll (full results in the appendix)

1. Where do you live? (select one)

- 97% live in Piedmont
- 2% live in Alameda County but not Piedmont
- 2% live outside of Alameda County

2. Where do you work? (select one)

- 32% work in Piedmont (including remote work)
- 10% do not work in Piedmont, but in Alameda County
- 24% work outside Alameda County
- 27% are retired
- 2% do not work or are looking for work
- 6% do not work and are not looking for work

3. Which of the following describes why you decided to attend tonight's workshop? (select all that apply)?

- 37% want to know more about the Housing Element update process.
- 2% want to know more about obtaining housing in Piedmont
- 37% want to support more housing development in Piedmont
- 24% are concerned about more housing development in Piedmont

4. Have you participated in other Housing Element events?

- 48% yes
- 52% no

5. What is your current housing situation?

- 93% own a home
- 3% rent a home
- 3% live with family/friends
- 1% other

6. What type of housing do you live in?

- 98% live in a house
- 2% live in an apartment

7. Please indicate which of the following do you identify with (select all that apply).

- 5% Hispanic or LatinX
- 9% Black, Indigenous, or Person of Color
- 5% Single-parent household
- 5% Household with 5+ persons
- 29% Person of age 62 or older
- 3% Veteran
- 34% Don't identify with any of these categories
- 10% Prefer not to answer

8. Which bracket best describes your household income?

- 3% Less than \$41,000
- 1% \$41,101 to \$68,500
- 6% \$68,501 to \$109,600
- 10% \$109,601 to \$150,700
- 79% \$150,701 or more

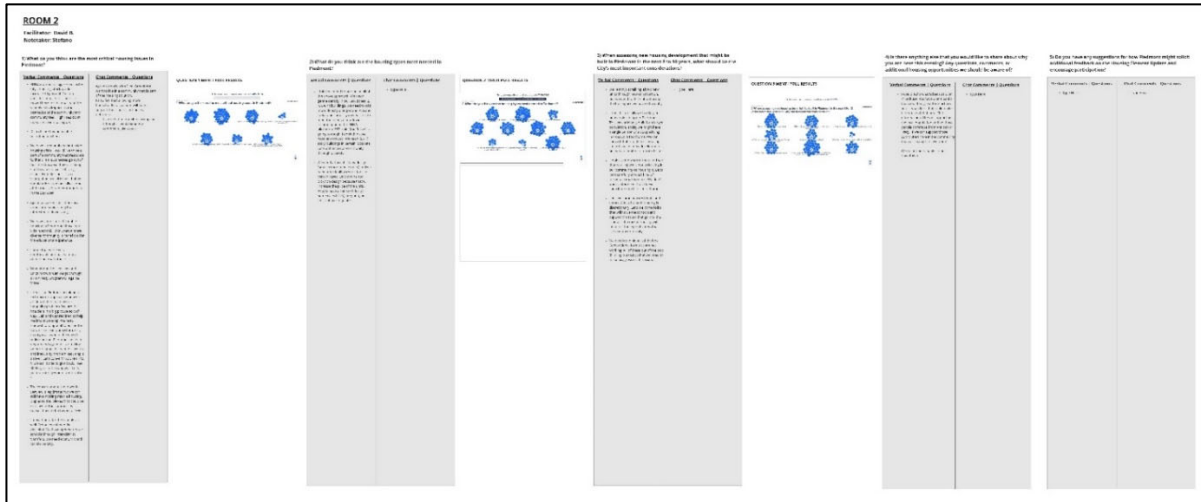
Dave Javid then gave a brief presentation on the community engagement process and strategy, which included community input to date and upcoming activities for the public to participate in. Next, Kathryn provided a summary of initial findings of analysis of housing needs and housing constraints, followed by an opportunity for any clarifying questions from the meeting participants.

Following the presentation portion of the workshop, Dave Javid guided workshop participants through an online live poll to gather feedback on housing in Piedmont. This provided attendees a preview of the topics to be covered in the small breakout rooms (see the Appendix for the poll results).

Prior to breaking into small groups, Dave Javid gave an overview of the Zoom software's meeting room logistics and then opened the rooms into which participants were randomly assigned. A facilitator and note taker from the project team were assigned to each breakout room.

SMALL GROUP DISCUSSION SUMMARY

The remainder of the meeting was devoted to gathering input from meeting participants through facilitated small group discussions. Feedback was recorded in three breakout rooms on a virtual whiteboard (see snapshot below) in response to the discussion prompts, provided below. The summary below provides a high-level overview of themes that emerged from the small group discussions and open-ended responses submitted through the online Feedback Form. The numbers in parenthesis indicate the number of times the referenced comment was expressed in the small groups and through the online feedback form.



Example of notes taken on virtual whiteboard during the small group discussion. Results from the Menti poll (shown as blue dots, above) are provided in the bar graphs in the Appendix, starting on page 7.

ROOM 3

Facilitator: Kevin
Notetaker: Paul

1) What do you think are the most critical housing issues in Piedmont?

Verbal Comments Questions	Chat Comments Questions
<ul style="list-style-type: none"> • These are not mutually exclusive goals, these can be done through other measures as well. • Housing production is an important component. • Assumed an element that needs to be changed, but a critical element could also NOT want to be changed. <ul style="list-style-type: none"> • Change needed for the addition of 500+ units, looking how best the change gets implemented and occurs. Some City services could not change. • Responses positive or negative? 	<ul style="list-style-type: none"> • It would be nice to integrate low, moderate and upper income groups throughout the neighborhoods.

QUESTION 1 MENTI POLL RESULTS

Go to www.menti.com and use the code 7459 6324

1. What do you think are the most critical housing issues in Piedmont?

Example of notes taken on virtual whiteboard during the small group discussion. Results from the Menti poll (shown as blue dots, above) are provided in the bar graphs in the Appendix, starting on page 7

2) What do you think are the housing types most needed in Piedmont?

<u>Verbal Comments Questions</u>	<u>Chat Comments Questions</u>
<ul style="list-style-type: none"> • Need more condos, duplexes, triplexes - mostly have sfr • Need space for young families to take advantage of great schools and services but difficult with cost • Dense housing is much more efficient then detached homes, net zero housing important and consistent with affordable multifamily housing 	<ul style="list-style-type: none"> • Homeless students at UCB caught my eye several years ago along w/ sights of homeless camps. • Will more duplexes and triplexes help provide housing for new low-income residents?

QUESTION 2 MENTI POLL RESULTS

Go to www.menti.com and use the code 7459-6324

The pollster paid nothing for the presentation. It's open to all.

2. What do you think are the housing types most needed in Piedmont?

Example of notes taken on virtual whiteboard during the small group discussion. Results from the Menti poll (shown as blue dots, above) are provided in the bar graphs in the Appendix, starting on page 7

Small Group Discussion Prompts

The following discussion prompts were used to facilitate the discussion with meeting participants in the small groups.

1. *What do you think are the most critical housing issues in Piedmont?*
2. *What do you think are the housing types most needed in Piedmont?*
3. *When assessing new housing development that might be built in Piedmont in the next 8 to 10 years, what should be the City's most important considerations?*
4. *Is there anything else that you would like to share about why you are here this evening? Any questions, comments, or additional housing opportunities we should be aware of?*
5. *Do you have any suggestions for how Piedmont might solicit additional feedback on the Housing Element Update and encourage participation?*

Main Takeaways

What do you think are the most critical housing issues in Piedmont?

- School enrollments continue to decline due to lack of affordable housing. (7)
- Concerns that there isn't enough affordable housing for seniors, schoolteachers and people that serve the community. (3)
- A current limitation in Piedmont is the lack of variety of housing types and price points. (2)
- The housing element should address more than just the housing crisis, including homelessness, racial segregation, and wealth inequality. (2)
- Lack of new housing being built due to physical constraints including lot size and availability. (2)

What do you think are the housing types most needed in Piedmont?

- Desire for dense housing other than single-family units, including apartments, condos, duplexes, triplexes, and accessory dwelling units. (7)
- Affordable housing located close to transit opportunities is highly desirable and will create more opportunities where daily car use isn't necessary. (3)
- Allow more density throughout the single-family zones. (1)
- Senior housing is needed as the population moves into those categories. (1)
- Housing location and access to amenities and services is an important consideration. (1)

When assessing new housing development that might be built in Piedmont in the next 8 to 10 years, what should be the City's most important considerations?

- Provide affordable housing for those in the service industries including firefighters, City staff, and teachers. (5)
- Prioritize a housing stock that brings diversity to Piedmont including young families attracted by the schools. (3)
- With limited available space, there is an interest in redeveloping and rezoning existing, under-used retail/commercial areas to be residential mixed use (2)
- Think outside the box and evaluate how the existing built space can be used differently to increase the housing stock by converting large single-family homes into multiple units. (1)

Is there anything else that you would like to share about why you are here this evening? Any questions, comments, or additional housing opportunities we should be aware of?

- Leave existing open spaces as they are, and prioritize housing in areas already designated for housing. (3)
- When planning for family housing, consider the different types and needs. (1)
- There are many mixed-use opportunity sites throughout the city that could be utilized for workforce housing, reducing the need to commute from surrounding Cities. (1)

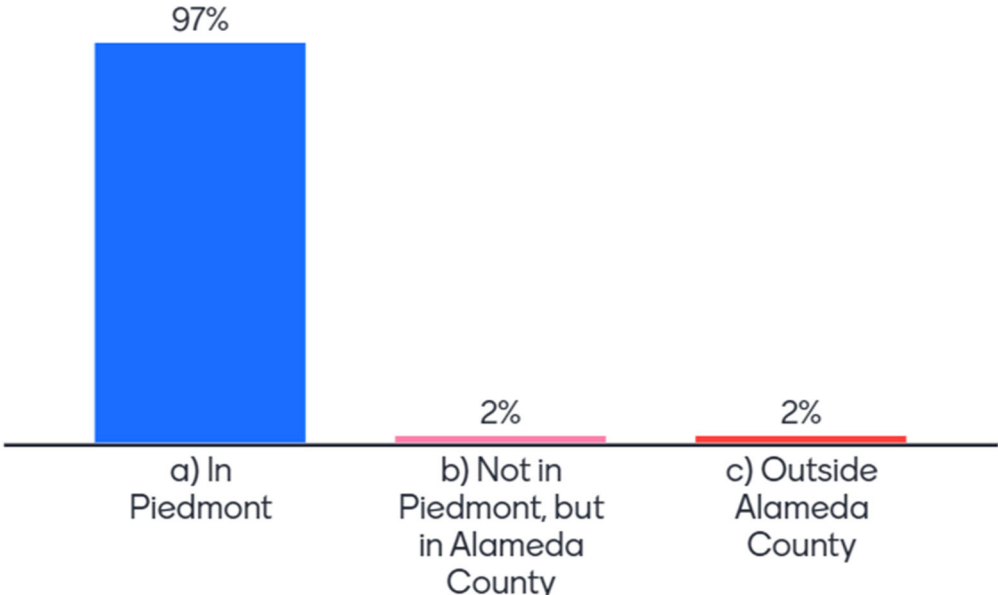
Do you have any suggestions for how Piedmont might solicit additional feedback on the Housing Element update and encourage participation?

- Consider reaching out to the youth, middle and high school students through classroom discussions, programs, and clubs. (1)
- Find ways to reach out to surrounding areas where people don't live in Piedmont but would like to. (1)
- Establish a group of Housing Element ambassadors to provide outreach in neighborhoods. (1)
- Mail letters to all homeowners in Piedmont. (1)

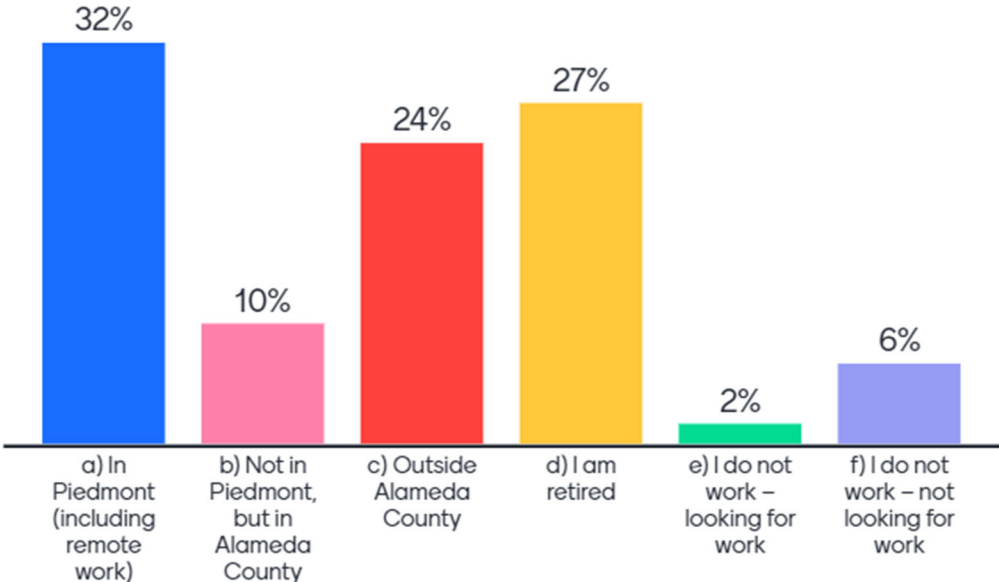
Appendix

DEMOGRAPHIC LIVE POLL RESULTS

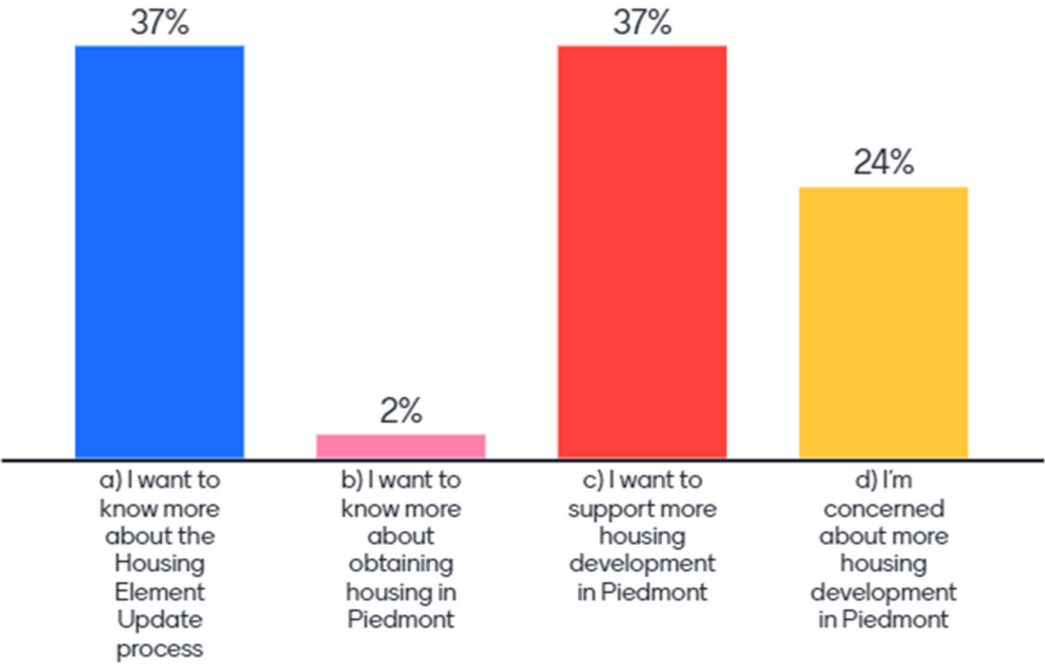
1. Where do you live?



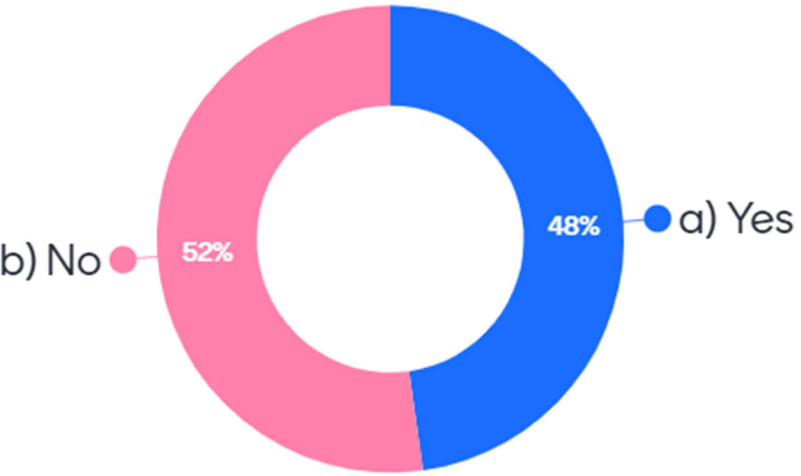
2. Where do you work?



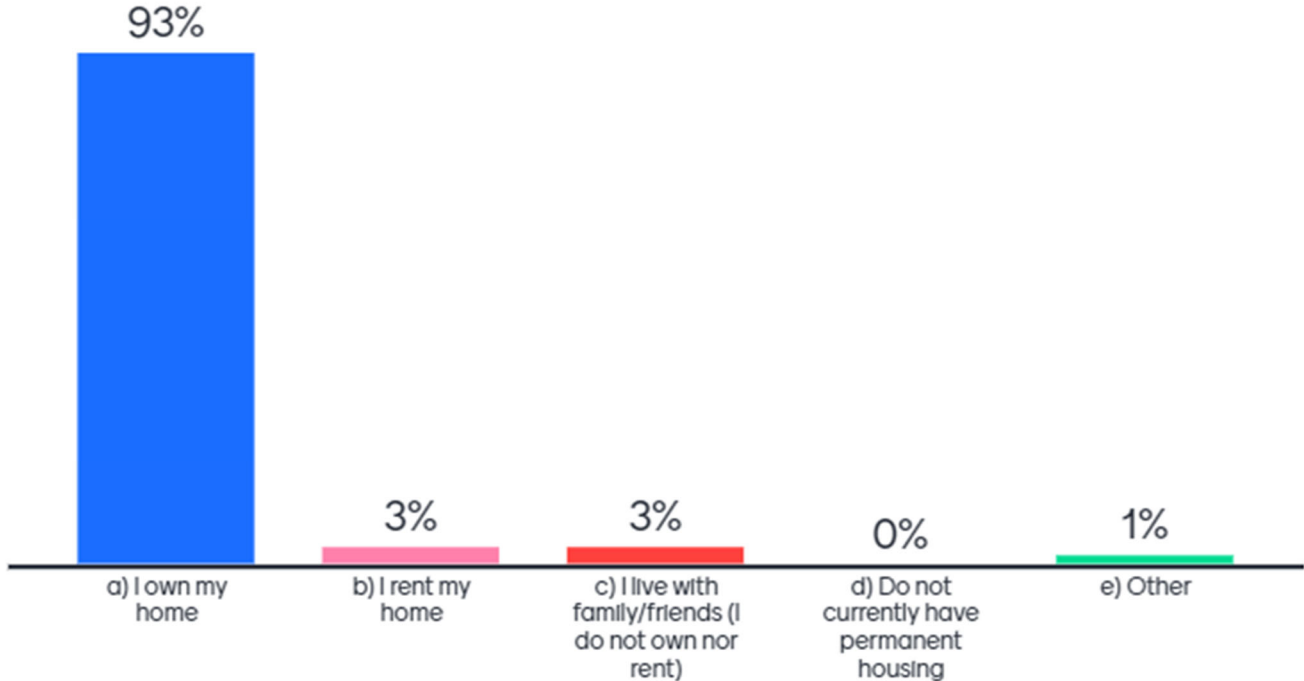
3. Which of the following describes why you decided to attend tonight's workshop? (select all that apply)



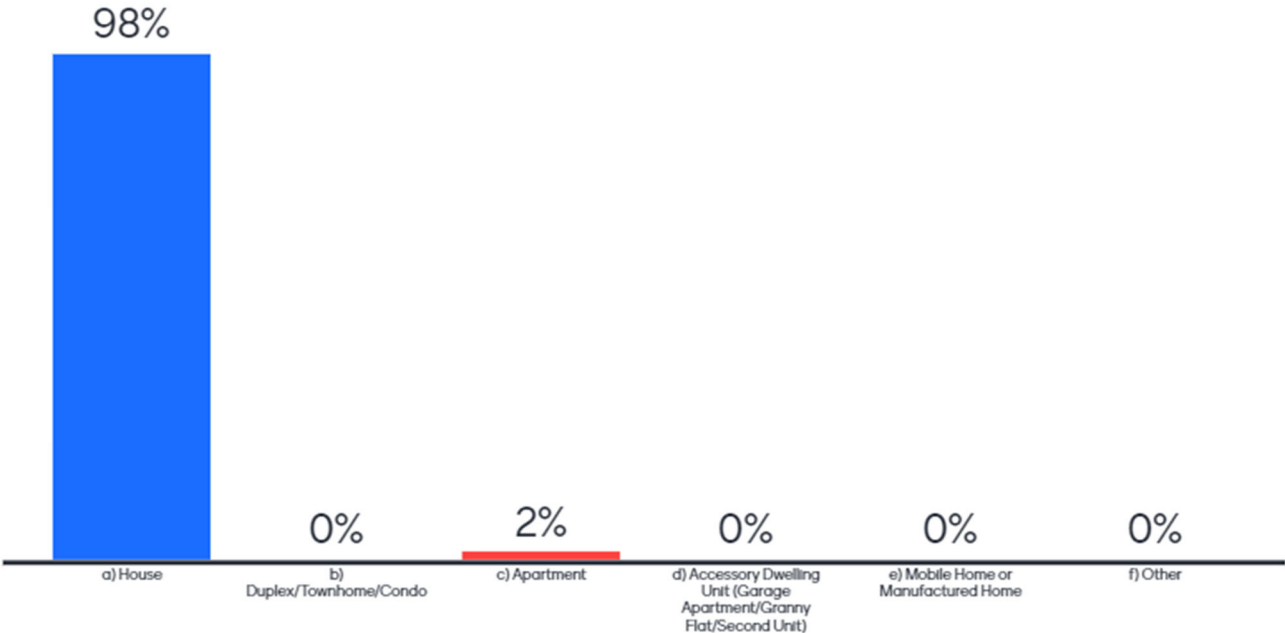
4. Have you participated in other Housing Element events?



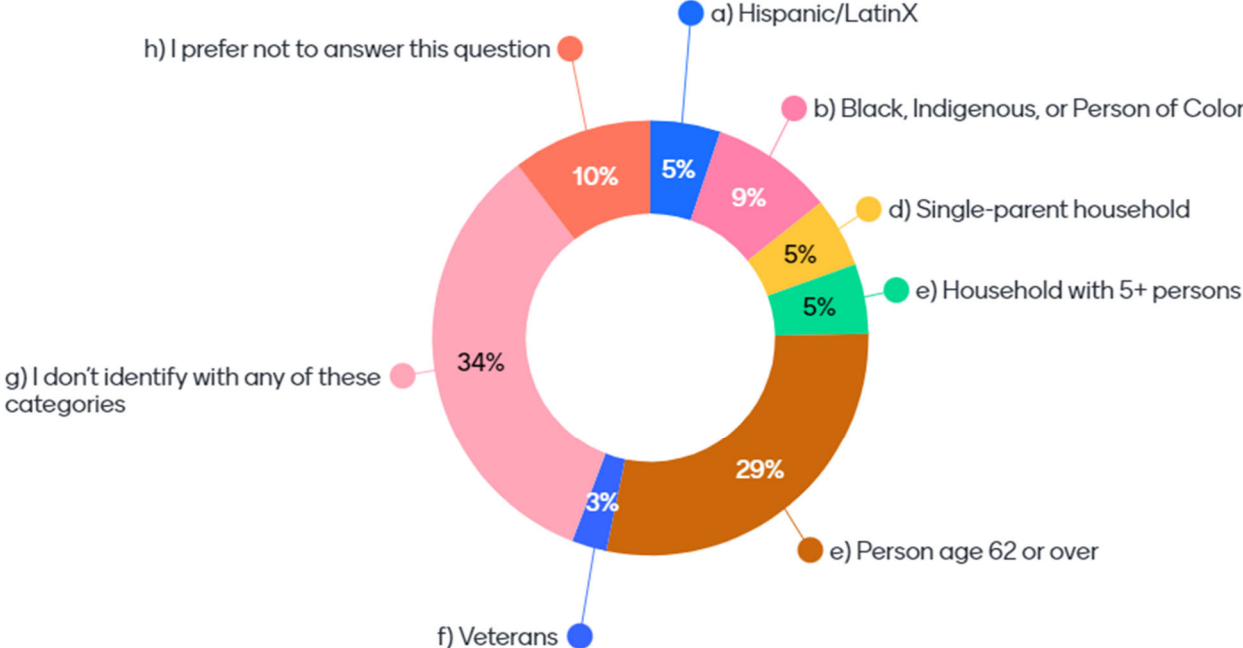
5. What is your current housing situation?



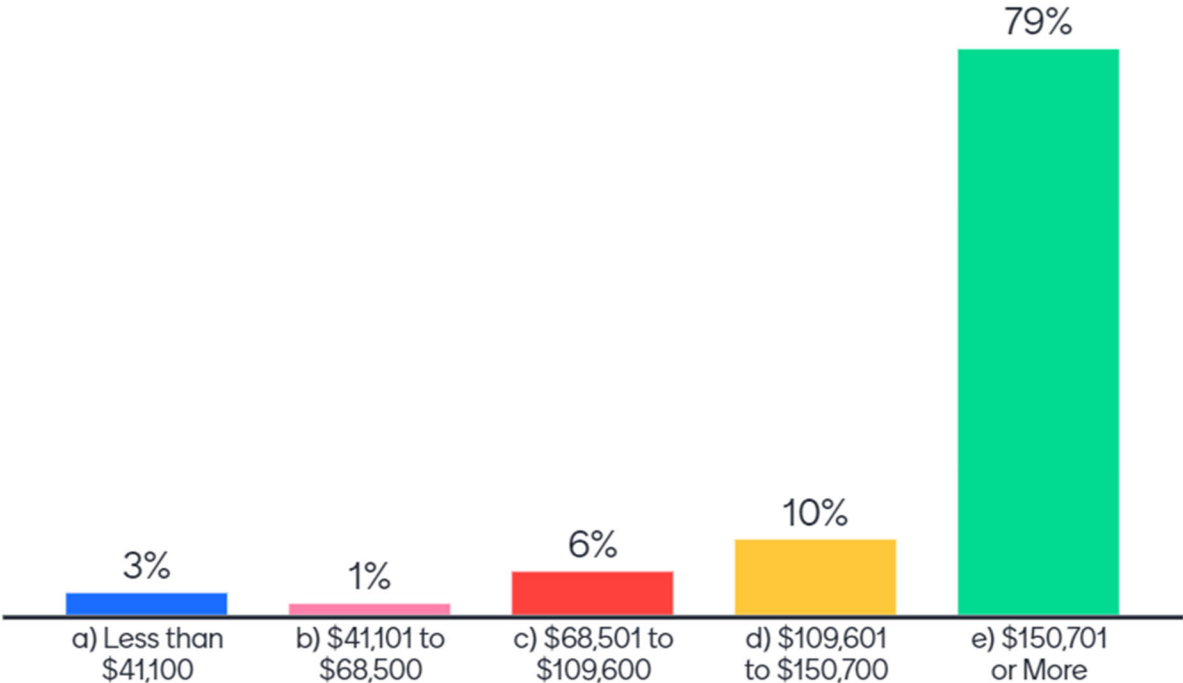
6. What type of housing do you live in?



7. Please indicate one or more of the following categories with which you identify.

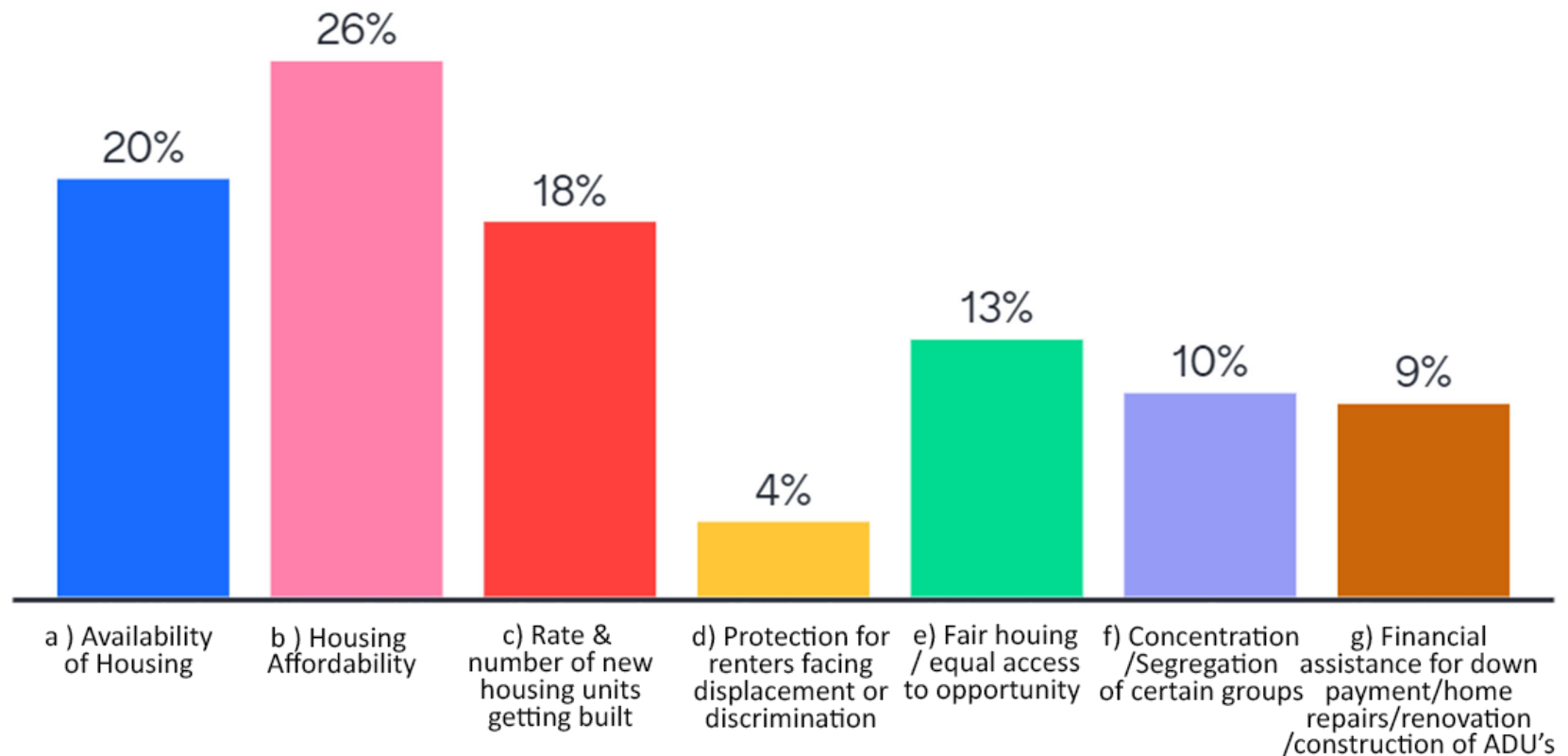


8. Which bracket best describes your household income?

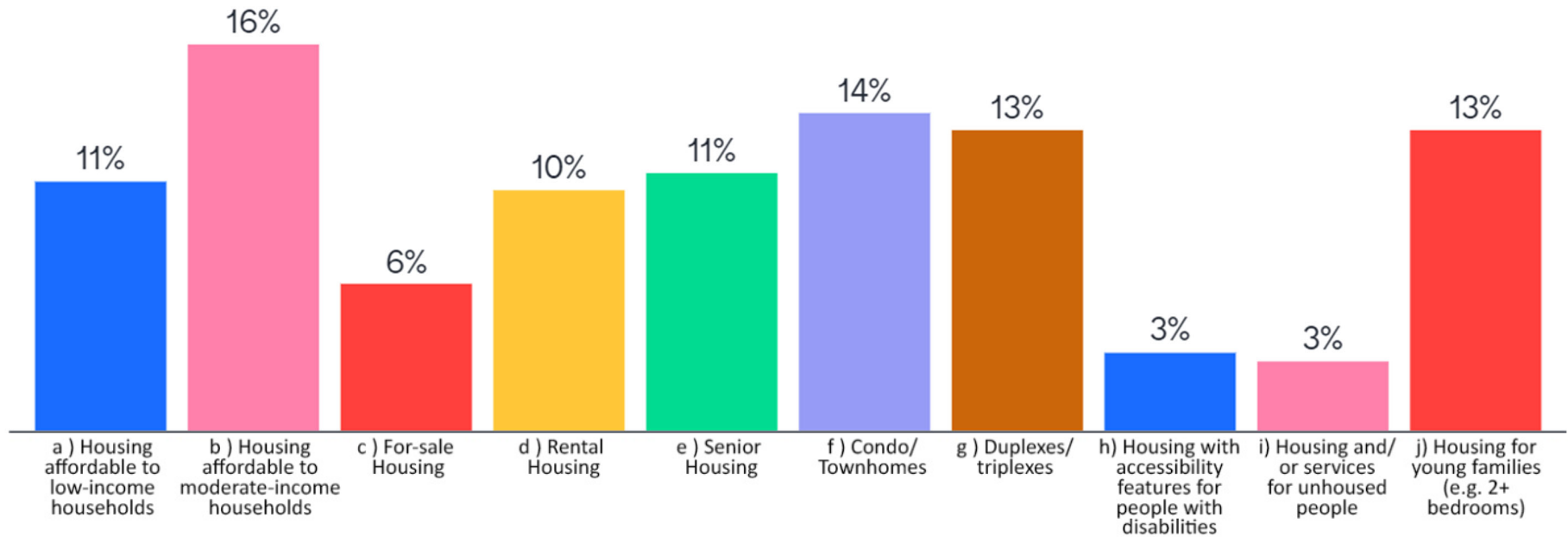


HOUSING IN PIEDMONT LIVE POLL RESULTS

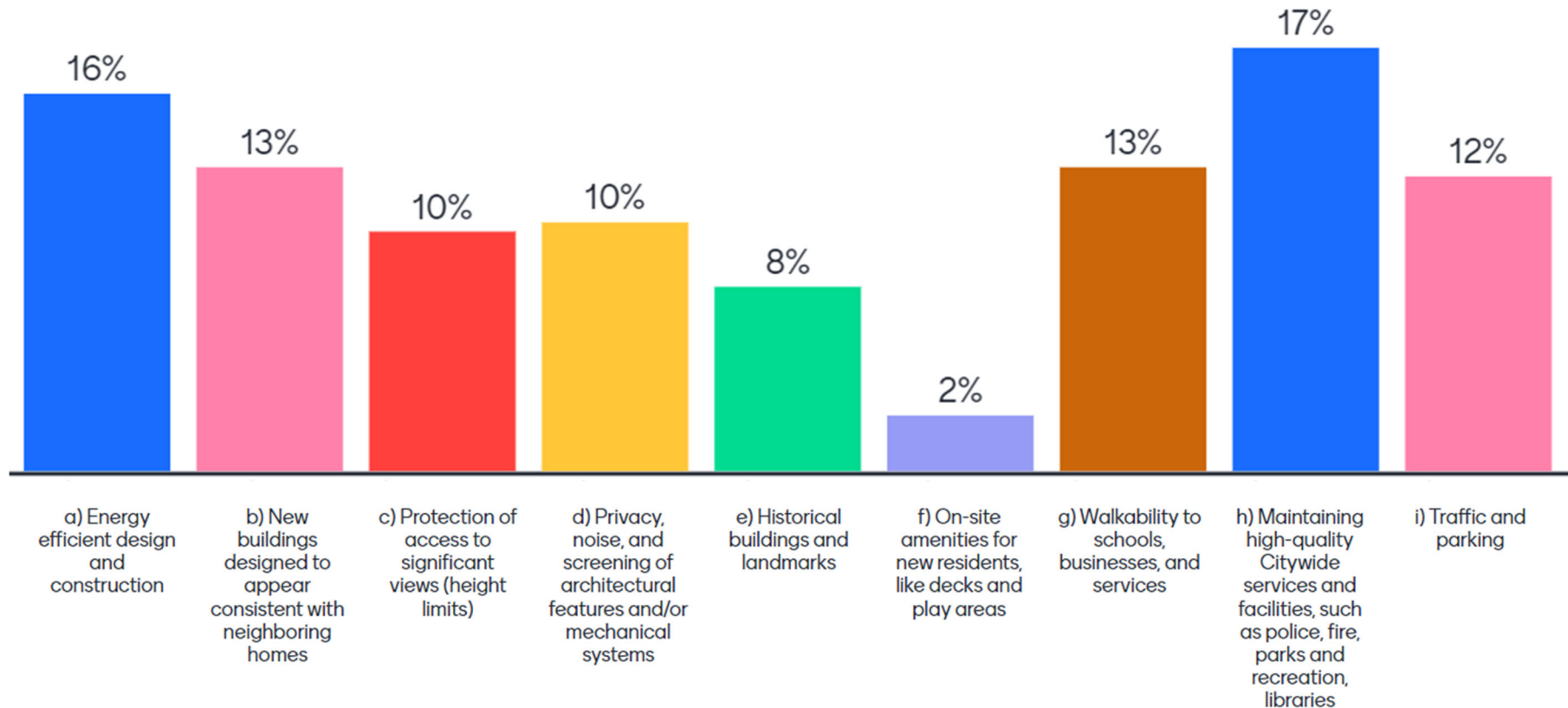
1. What do you think are the most critical housing issues in Piedmont?



2. What do you think are the housing types most needed in Piedmont?



3. When assessing new housing that might be built in Piedmont in the next 8-10 years, what should be the City's most important consideration?



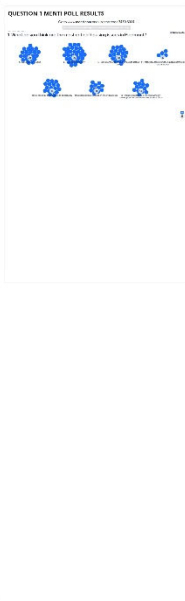
MIRO BOARDS

ROOM 1 - MAIN ROOM

Facilitator: Kathryn
 Note-taker: Dane

1) What do you think are the most critical housing issues in Piedmont?

Verbal Comments Questions	Chat Comments Questions
<ul style="list-style-type: none"> 1. Affordability - Housing is an issue in Piedmont. It's not just about the price of the house, but also about the quality of the housing. People are looking for more affordable options, and they're also looking for better quality housing. This is a big issue in Piedmont. 2. Access to housing - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 3. Quality of housing - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 4. Location of housing - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 5. Safety of housing - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 6. Sustainability of housing - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 	<ul style="list-style-type: none"> 1. Affordability - Housing is an issue in Piedmont. It's not just about the price of the house, but also about the quality of the housing. People are looking for more affordable options, and they're also looking for better quality housing. This is a big issue in Piedmont. 2. Access to housing - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 3. Quality of housing - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 4. Location of housing - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 5. Safety of housing - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 6. Sustainability of housing - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont.



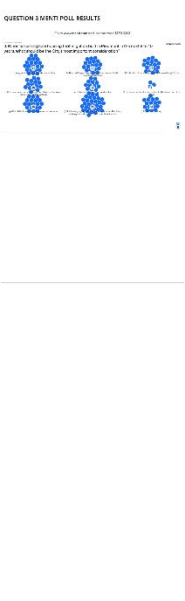
2) What do you think are the housing types most needed in Piedmont?

Verbal Comments Questions	Chat Comments Questions
<ul style="list-style-type: none"> 1. Single-family homes - There are a lot of people who are looking for single-family homes in Piedmont. This is a big issue in Piedmont. 2. Multi-family homes - There are a lot of people who are looking for multi-family homes in Piedmont. This is a big issue in Piedmont. 3. Townhomes - There are a lot of people who are looking for townhomes in Piedmont. This is a big issue in Piedmont. 4. Condos - There are a lot of people who are looking for condos in Piedmont. This is a big issue in Piedmont. 5. Apartments - There are a lot of people who are looking for apartments in Piedmont. This is a big issue in Piedmont. 	<ul style="list-style-type: none"> 1. Single-family homes - There are a lot of people who are looking for single-family homes in Piedmont. This is a big issue in Piedmont. 2. Multi-family homes - There are a lot of people who are looking for multi-family homes in Piedmont. This is a big issue in Piedmont. 3. Townhomes - There are a lot of people who are looking for townhomes in Piedmont. This is a big issue in Piedmont. 4. Condos - There are a lot of people who are looking for condos in Piedmont. This is a big issue in Piedmont. 5. Apartments - There are a lot of people who are looking for apartments in Piedmont. This is a big issue in Piedmont.



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4) Is there anything else that you would like to share about why you are here this evening? Any questions, comments, or additional housing opportunities we should be aware of?

Verbal Comments Questions	Chat Comments Questions
<ul style="list-style-type: none"> 1. Thank you for the information - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 2. I have a question - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 3. I have a comment - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 4. I have an idea - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 	<ul style="list-style-type: none"> 1. Thank you for the information - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 2. I have a question - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 3. I have a comment - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 4. I have an idea - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont.

5) Do you have any suggestions for how Piedmont might solicit additional feedback on the Housing Element Update and encourage participation?

Verbal Comments Questions	Chat Comments Questions
<ul style="list-style-type: none"> 1. More surveys - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 2. More meetings - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 3. More social media - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 4. More outreach - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 	<ul style="list-style-type: none"> 1. More surveys - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 2. More meetings - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 3. More social media - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont. 4. More outreach - There are a lot of people who are looking for housing in Piedmont, but they're having a hard time finding it. This is a big issue in Piedmont.

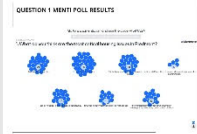
City of Piedmont Housing Element Update

ROOM 2

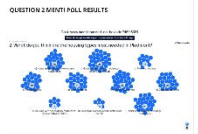
Facilitator: David B. Notetaker: Stefano

1) What do you think are the most critical housing issues in Piedmont?

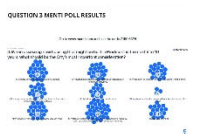
Verbal Comments Questions	Chat Comments Questions
<ul style="list-style-type: none">I think the most important issue is the lack of affordable housing. It's not just about building more units, but also about making sure they are in the right locations and are accessible to people who need them.Another key issue is the availability of job opportunities. Without good jobs, it's difficult for people to afford housing in the area.Transportation is also a major concern. Many people rely on public transit, and if that system is unreliable or expensive, it adds to the overall cost of living.	<ul style="list-style-type: none">I think the most critical issue is the lack of affordable housing. It's not just about building more units, but also about making sure they are in the right locations and are accessible to people who need them.Another key issue is the availability of job opportunities. Without good jobs, it's difficult for people to afford housing in the area.Transportation is also a major concern. Many people rely on public transit, and if that system is unreliable or expensive, it adds to the overall cost of living.



Verbal Comments Questions	Chat Comments Questions
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Verbal Comments Questions	Chat Comments Questions
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Verbal Comments Questions	Chat Comments Questions
<ul style="list-style-type: none">Is there anything else that you would like to share about why you are here this evening? Any questions, comments, or additional housing opportunities we should be aware of?The most important consideration is the availability of job opportunities. Without good jobs, it's difficult for people to afford housing in the area.Transportation is also a major concern. Many people rely on public transit, and if that system is unreliable or expensive, it adds to the overall cost of living.	<ul style="list-style-type: none">I think the most critical issue is the lack of affordable housing. It's not just about building more units, but also about making sure they are in the right locations and are accessible to people who need them.Another key issue is the availability of job opportunities. Without good jobs, it's difficult for people to afford housing in the area.Transportation is also a major concern. Many people rely on public transit, and if that system is unreliable or expensive, it adds to the overall cost of living.

Verbal Comments Questions	Chat Comments Questions
<ul style="list-style-type: none">Do you have any suggestions for how Piedmont might solicit additional feedback on the Housing Element Update and encourage participation?The most important consideration is the availability of job opportunities. Without good jobs, it's difficult for people to afford housing in the area.Transportation is also a major concern. Many people rely on public transit, and if that system is unreliable or expensive, it adds to the overall cost of living.	<ul style="list-style-type: none">I think the most critical issue is the lack of affordable housing. It's not just about building more units, but also about making sure they are in the right locations and are accessible to people who need them.Another key issue is the availability of job opportunities. Without good jobs, it's difficult for people to afford housing in the area.Transportation is also a major concern. Many people rely on public transit, and if that system is unreliable or expensive, it adds to the overall cost of living.

ROOM 3

Facilitator: Kevin
Note-taker: Paul

1) What do you think are the most critical housing issues in Piedmont?

Verbal Comments Questions	Chat Comments Questions
<ul style="list-style-type: none"> There are a lot of issues that are critical to the housing element update. One of the most critical is the affordability of housing. Another critical issue is the availability of housing. There are also issues related to the quality of housing. One of the most critical issues is the affordability of housing. Another critical issue is the availability of housing. There are also issues related to the quality of housing. 	<ul style="list-style-type: none"> There are a lot of issues that are critical to the housing element update. One of the most critical is the affordability of housing. Another critical issue is the availability of housing. There are also issues related to the quality of housing. One of the most critical issues is the affordability of housing. Another critical issue is the availability of housing. There are also issues related to the quality of housing.

2) What do you think are the housing types most needed in Piedmont?

Verbal Comments Questions	Chat Comments Questions
<ul style="list-style-type: none"> There are a lot of housing types that are needed in Piedmont. One of the most needed is affordable housing. Another needed type is multi-family housing. There are also needs for single-family housing. One of the most needed is affordable housing. Another needed type is multi-family housing. There are also needs for single-family housing. 	<ul style="list-style-type: none"> There are a lot of housing types that are needed in Piedmont. One of the most needed is affordable housing. Another needed type is multi-family housing. There are also needs for single-family housing. One of the most needed is affordable housing. Another needed type is multi-family housing. There are also needs for single-family housing.

3) When assessing new housing development that might be built in Piedmont in the next 5 to 10 years, what should be the City's most important considerations?

Verbal Comments Questions	Chat Comments Questions
<ul style="list-style-type: none"> There are a lot of considerations that should be taken into account when assessing new housing development. One of the most important is the location of the development. Another important consideration is the type of housing being developed. There are also considerations related to the quality of the development. One of the most important is the location of the development. Another important consideration is the type of housing being developed. There are also considerations related to the quality of the development. 	<ul style="list-style-type: none"> There are a lot of considerations that should be taken into account when assessing new housing development. One of the most important is the location of the development. Another important consideration is the type of housing being developed. There are also considerations related to the quality of the development. One of the most important is the location of the development. Another important consideration is the type of housing being developed. There are also considerations related to the quality of the development.

4) Is there anything else that you would like to share about why you are here this evening? Any questions, comments, or additional housing opportunities we should be aware of?

Verbal Comments Questions	Chat Comments Questions
<ul style="list-style-type: none"> There are a lot of things that I would like to share about why I am here this evening. One of the things I want to share is that I am very interested in the housing element update. Another thing I want to share is that I have some questions about the update. There are also some comments that I would like to share. One of the things I want to share is that I am very interested in the housing element update. Another thing I want to share is that I have some questions about the update. There are also some comments that I would like to share. 	<ul style="list-style-type: none"> There are a lot of things that I would like to share about why I am here this evening. One of the things I want to share is that I am very interested in the housing element update. Another thing I want to share is that I have some questions about the update. There are also some comments that I would like to share. One of the things I want to share is that I am very interested in the housing element update. Another thing I want to share is that I have some questions about the update. There are also some comments that I would like to share.

5) Do you have any suggestions for how Piedmont might solicit additional feedback on the Housing Element Update and encourage participation?

Verbal Comments Questions	Chat Comments Questions
<ul style="list-style-type: none"> There are a lot of suggestions for how Piedmont might solicit additional feedback on the Housing Element Update. One of the suggestions is to hold public hearings. Another suggestion is to use social media to reach out to residents. There are also suggestions related to the use of focus groups. One of the suggestions is to hold public hearings. Another suggestion is to use social media to reach out to residents. There are also suggestions related to the use of focus groups. 	<ul style="list-style-type: none"> There are a lot of suggestions for how Piedmont might solicit additional feedback on the Housing Element Update. One of the suggestions is to hold public hearings. Another suggestion is to use social media to reach out to residents. There are also suggestions related to the use of focus groups. One of the suggestions is to hold public hearings. Another suggestion is to use social media to reach out to residents. There are also suggestions related to the use of focus groups.

MIRO ROOM 1 VERBAL AND CHAT COMMENTS

1) What do you think are the most critical housing issues in Piedmont?

<u>Verbal Comments Questions</u>	<u>Chat Comments Questions</u>
<ul style="list-style-type: none">• First three noted as most critical as all seem related. +1• What's missing is housing choice and variety of housing types, leads to homogenous population• Not a lot of new housing being built and therefore not a lot available• Lots of people want to live here and prices are high• Grand Ave and near gas station are sites that will work well for multi-family• Reducing parking req per unit will help incentivize more housing• Allow to build right up to lot line, more realistic given size of parcels• Contradiction between those actual buying and those taking surveys or providing info•	<ul style="list-style-type: none">• What is the cause of the availability of housing issues in Piedmont?

2) What do you think are the housing types most needed in Piedmont?

Verbal Comments | Questions

- Need more condos, duplexes, triplexes - mostly have sfr
- Need space for young families to take advantage of great schools and services but difficult with cost
- Dense housing is much more efficient than detached homes, net zero housing important and consistent with affordable multifamily housing

Chat Comments | Questions

- Homeless students at UCB caught my eye several years ago along w/ sights of homeless camps.
- Will more duplexes and triplexes help provide housing for new low-income residents?

3) When assessing new housing development that might be built in Piedmont in the next 8 to 10 years, what should be the City's most important considerations?

Verbal Comments | Questions

- Work in Piedmont but not able to live in the City. Services that the City provides and school district is a draw, important to highlight as a motivation to move to Piedmont.
+1 - schools second to non
- Wish there was more diversity +1
- Struck by trends in Piedmont, with combo of low growth and aging population. Best was to preserve the quality of services, vibrancy and schools is to allow for more housing. Doing nothing will have the most harmful effect without working age population and families with kids the things we love (schools, services, etc.) will erode
- Provide housing for those in the service industries (firefighters, City staff) and others to allow them to be part of the school population. Provide opportunities, or additional aid.
- What type of housing will bring the type of diversity we are wanting (e.g., ADUs may not bring young families).
- And there is a capacity issue in the schools so we need to consider those impacts with increased housing.

Chat Comments | Questions

- Interesting that aesthetics were not valued among this crowd. What do they mean by aesthetics? Landscape? Trees, Parks? Scale?
CAME THROUGH CHAT TOWARD THE END OF THE MEETING
- Question - do you know what percentage are single family homes in piedmont are not marked as the owners primary residence? - **CAME THROUGH CHAT TOWARD THE END OF THE MEETING**

4) Is there anything else that you would like to share about why you are here this evening? Any questions, comments, or additional housing opportunities we should be aware of?

Verbal Comments | Questions

- When considering families they could be in many different forms and live in different housing types, have to keep that in mind.

Chat Comments | Questions

- Type Here

5) Do you have any suggestions for how Piedmont might solicit additional feedback on the Housing Element Update and encourage participation?

Verbal Comments | Questions

- Type Here

Chat Comments | Questions

- You could consider getting feedback from high school students in civics class
- people will get involved when we stop talking in the abstract and start discussing actual sites and actual policy changes
- How to solicit feedback: To Nicole's point, there are people who would love to live in Piedmont but can not. When we're talking about creating new housing, it's for people who don't live here yet, so we need to consider how to get *their* input.

MIRO ROOM 2 VERBAL AND CHAT COMMENTS

1) What do you think are the most critical housing issues in Piedmont?

Verbal Comments | Questions

- RHNA number is aggressive, as the City's housing stock would increase 10 percent. Need to consider impacts to schools. I moved here for the quality of the schools. Also impacts to the aesthetics of the community and community feel. High rises don't make sense in most spots
- Districts are having trouble recruiting teachers
- We have a regional and statewide housing crisis. I would like to be a part of a community that responds to that crisis. Businesses go out of business because they can't keep staff because of cost of living issues. Homelessness, racial segregation are all issues that we should address, especially as one of the most affluent communities in the Bay Area
- Age in place considerations are important. Seniors may be interested in downsizing
- We have almost no affordable housing in Piedmont. I have two kids in school. I think that a more diverse community is beneficial for the educational experience
- I agree that we're very comfortable and have a moral duty to help with the crisis

Chat Comments | Questions

agree strongly with Ellen Greenberg. I want to live in a community that is part of the housing solution. I also feel that allowing more households to live here will help support the schools, not pose a detriment.

- I can't chat to our whole group, so I thought I would send my comments just to you.

- What about the illegal second units in town? Can we go through an amnesty program to legalize these?
- It feels like Piedmont is taking a technocratic approach when we are inundated in a massive inequality problem. We are the hoarders in a big picture sort of way. Oakland was redlined to help Piedmont develop. We need leadership to appeal to our better natures since in our system, only charity is allowed in the way of redistribution. Piedmont needs to step up and agree to start taking on our responsibility in this wealth and inequality problem. Housing is a sliver. Let's convert 100 SFRs into triplexes. It's tie to give back. I see BLM signs in the windows. Let's put our money where our mouth is
- The concern about the tower in Seaview is legitimate but we can still have missing middle housing. Duplexes, fourplexes that could be sensitive to the community. It doesn't have to be towers or SFRs
- I moved here for the schools as well. School enrollment is declining. We have opened up our schools through inter-district transfers. We need economic and racial diversity.

2) What do you think are the housing types most needed in Piedmont?

Verbal Comments | Questions

- I think we need to pursue an all of the above approach. We need gentle density in our SFR zones. 2, 4, 6-unit buildings. We need to add more density along Grand Ave and look to our publicly owned sites to meet the needs of our lowest income band in the RHNA allocation. 587 units (the RHNA) is going to tough. I don't think we need any towers. We need 3, 4, 5 story buildings in certain locations. Let's enhance our community through diversity
- We need affordability by design (smaller/more dense units) and we need affordability restrictions in certain cases. Let's not be too picky on design because that will increase the price of the units. People have a sense of design. Some rules (ODS) are good, but let's not overregulate

Chat Comments | Questions

- Type Here

3) When assessing new housing development that might be built in Piedmont in the next 8 to 10 years, what should be the City's most important considerations?

Verbal Comments | Questions

- We're not just talking about new units through new construction, but we need to think about using the built space we have differently
- I think historically we had larger households in upper Piedmont. This was originally built for a larger population. Today we might have a single person or a couple living in 4k square foot home. We can convert that into denser housing. I'm not against new development but we are limited in terms of sites
- I look at empty storefronts and see that retail space is not as lacking in our community as housing is. Let's look carefully at what kind of mixed use makes sense. We don't want a storefront that doesn't contribute much in lieu of homes
- Let's welcome new residents and voters. A lot of school funding is discretionary. Let's welcome folks that will value the schools and support the taxes that go into the schools. The mix of housing will influence the type of voters that live in our community
- We need to think out of the box. Conventional formulas are not working. All of these out of the box thinking is exactly what we need to make progress on this issue.

Chat Comments | Questions

- Type Here

4) Is there anything else that you would like to share about why you are here this evening? Any questions, comments, or additional housing opportunities we should be aware of?

Verbal Comments | Questions

- I would echo what's been said on mixed-use. We have 3 or 4 banks that would be great for teachers and city workers that could make better use of that area. The priority should be on supporting the local population and not have people commute from Antioch or Tracy. If we can support those commuters here in the community that will strengthen everyone
- We do not need banks in our downtown

Chat Comments | Questions

- Type Here

MIRO ROOM 3 VERBAL AND CHAT COMMENTS

1) What do you think are the most critical housing issues in Piedmont?

Verbal Comments | Questions

- These are not mutually exclusive goals, these can be done through other measures as well.
- Housing production is an important component.
- Assumed an element that needs to be changed, but a critical element could also NOT want to be changed.
 - Change needed for the addition of 500+ units, looking how best the change gets implemented and occurs. Some City services could not change.
- Responses positive or negative?

Chat Comments | Questions

- It would be nice to integrate low, moderate and upper income groups throughout the neighborhoods.

2) What do you think are the housing types most needed in Piedmont?

Verbal Comments | Questions

- With aging population, senior housing would be beneficial to explore as the population moves into those categories
 - Group homes (don't count as housing units) - looking at ways to accommodate seniors as they age.
- For sale units?- not much of a change (occupied by owners)
 - MF vs. Condos (owner occupied).
- To meet low income of RHNA - focus on affordable multi-family housing throughout town - with support from City.
 - How can we add more housing in the current landscape? Ideas?
- Survey results - put into context of zoning and distribution widely or concentrated near mass transit. Perspective needs to be raised and asked - some may want it spread widely and some would want it concentrated (depends on types of housing).
 - State wants to avoid concentrated affordable housing in zones, but more spread out throughout the community.
- ADUs and how do they fit in?
 - State will only accept a certain number of ADU's. Need to meet current supply (make up part of the 587 units). Same thing with Duplexes. Cant be the only

Chat Comments | Questions

- Co-housing?
- Allow large parcels to be subdivided.

- Seems in past RHNA production of ADU's made us successful (A ranking). Flexibility in interpretation on how we can include more ADU's with them as affordable housing units. The way of interpreting things, and how ADU's can be leveraged.
- Sites - transit is a huge component and lends itself to a big opportunity - corridor like Grand - walkability, housing that doesn't create a situation where using a car for every trip.
- Parcels availability - has that work been completed? Soon we'll hopefully see some of the best parcels to develop on.
 - March/April time period next year.
- ADU's that come online?
 - 30 or so in 2021 alone
- Other City's that have similar demographics/housing issues that have come up with creative solutions? Can we get an idea of how many parcels there are?
 - We are looking at other City's down in the LA region
 - For available parcels, we need to

3) When assessing new housing development that might be built in Piedmont in the next 8 to 10 years, what should be the City's most important considerations?

Verbal Comments | Questions

- Type Here

Chat Comments | Questions

- I think energy efficiency is pretty well-handled by state requirements
- Landscape - less urbanized surfaces. Scale is important, looking at ways to maximize trees and articulation of the facades.

5) Do you have any suggestions for how Piedmont might solicit additional feedback on the Housing Element Update and encourage participation?

Verbal Comments | Questions

- Charrettes would be great - all day sessions where folks from the community come together to problem solve.
- Discussions at the High School - make it part of the classroom discussion.
- Clubs at HS and Middle school, parent community, church (appealing to other communities)
- Find some ambassadors to get the word out, door knocking to neighbors.

Chat Comments | Questions

- Type Here

IN-MEETING CHAT COMMENTS/QUESTIONS

- Can the public engagement include open-ended questions to capture input from people who do not have a position on housing issues?
- Can the City, LWC and Plan to Place share the link to the article on the Bay Area's scorecard for housing?
 - **Response:** Chair Batra provided in chat: <https://www-presstelegram-com.cdn.ampproject.org/c/s/www.presstelegram.com/2021/11/28/report-card-shows-how-badly-california-is-failing-on-affordable-housing/amp/>
- Can one of the team members explain how “income” is evaluated and whether it recognizes household assets (including real estate) and savings?
 - **Response:** The income data that is used in the housing element is sourced from the US Census, American Community Survey or ACS. These figures are derived from an annual survey and averaged over a five year period. The data reported comes from the 2019 ACS data release which is the most currently available data. Income in the ACS is defined as being made up of the following components:
 - 1. Wages salaries, bonuses, and tips from all sources
 - 2. Self-employment income form both farm and non-farm sources. This also includes income from partnerships
 - 3. Interest income, dividends, rents, and royalties
 - 4. Social Security or railroad pensions
 - 5. Supplemental security income (SSI)
 - 6. Cash public assistance
 - 7. Retirement income, pensions, or disability survivor income
 - 8. Unemployment, child support or VA payments
- How does affordability look when evaluating based on median income given likely extremes in income difference may make the average pretty meaningless?
- Given most people are older / retired and own home outright, how does the income / affordability picture look if exclude income from homeowners who own outright their residence?
 - **Response:** Net assets are not used in calculation of area median income.

TRANSCRIPT OF ONLINE FEEDBACK FORM RESPONSES

The following is a transcript of the responses received when the online feedback form was made available on the ‘Piedmont is Home’ website. This feedback form was intended to take participants 7-10 minutes and provide the project team with insight into key housing issues in Piedmont. Followed by each question in parenthesis, is the number of responses received for each question. In addition, electronic correspondence received via the project email address was included.

What do you think are the most critical housing issues in Piedmont? (20)

Cost
Affordability. Lack of diversity.
There are many secondary units in Piedmont that are rented out but not recorded with the city and not counted in the low-income housing count. These units provide housing to low- income people, but also cause parking and

congestion issues. How about a moratorium on listing these with the city, like bringing back overdue books to the library without a fine. We all would benefit from the city taxes that are not being paid on these units.
Overcrowding, existing housing is sufficient
Housing for people who serve the community.
More housing of all types, easier ability to do infill housing through lot splits and duplexes
None
Affordable housing close to transit
How to provide more entry-level housing opportunities for the community
Integration of housing into a City " Master Plan" that includes parks, transportation, , "downtown, parking and traffic flow, especially the build-out of the new Pool Complex and completion of the new School Theater.
None it has always been an affluent area and unfortunately is just not affordable for a lot of people including a lot of our loved ones who have chosen to live outside of Piedmont
#1 - (mis)perception. The issues are global, national, state and county, but I would not say there is an "issue" in Piedmont except in perception
Don't believe they're critical
Affordability
Affordability and diversity
Building more affordable housing and making good use of underused spaces.
Equity! Our family has lived in Piedmont since the late 1960s. The population of Piedmont peaked in 2017 at 11,400 and is now down to 10,900. IN 1960 the population of Piedmont was 11,100. Our racial demographics when compared to other cities in Alameda county and the state of California is appalling because it is so high in white residents when compared to other races.. Why is our town so segregated? This needs to be addressed immediately.
Diversity of citizens and diversity of housing types.

What do you think are the housing types most needed in Piedmont? (20)

Apartments
Smaller homes for small families or seniors.
We need dense housing near transportation hubs, to discourage reliance on cars. Piedmont is not a transportation hub.
NONE
Single family homes
Multifamily housing, denser housing of any type
None.
Townhouses, condos, small multi-family buildings (8 units or less)
More apartment style housing located in areas that have a good public transit access, for example the center of town, Grand Avenue
Density in certain areas, including Blair Park.

None
Exactly what is already here. Piedmont does not 'need' high-rise or other high-density units that are better off in dense urban areas close to the job (please, this is covered in urban planning 101)
No low cost housing!! Piedmont is an old, fully developed community!!
Multi-units, townhomes, homed
Subsidized affordable multi-unit housing
Multi-family, middle income housing. Duplexes, triplexes, quads, etc.
Multi-family housing. Demographically, Piedmont needs more families. Our population pyramid shows that we have many adults over 65 in comparison to young people under 18. We need families because our schools need more students and when we don't have enough students, Piedmont loses funding. We are under enrolled and losing money. In addition, there is a missing middle in terms of population in Piedmont, there is hardly any residents who are in their 20s and 30s in comparison to other age groups. We need young families in Piedmont to create a healthy and diverse community in our city.
Smaller, less expensive options.

When assessing new housing development that might be built in Piedmont in the next 8 to 10 years, what should be the City's most important considerations? (20)

More housing
Look at Blair Park. If it is only the occasional dog walker who uses the "park", as access is poor, build housing. But improve access too, so the new residents can walk.
There seems to be very little focus on bigger picture of what a change in housing code in Piedmont would mean in terms of the traffic, parking, and demand for services, like schools. The surveys ask specifics about what new housing might look like, but do not ask us to think about how many extra cars there will be or young children needing schools.
NOT OVERCROWDING!
Impact on neighborhood - people who have to live near it.
Maximizing how much housing can be built
We shouldn't have any new housing at the expense of eliminating open park space.
Affordability, but we should not forget the aesthetic. I heard one person say that the housing should not be too "cute." I believe that is a condescending attitude. People of all incomes wants to leave in attractive, safe environments. We shouldn't warehouse people.
Make sure to build on piedmont high Loveland planning and design excellence
Use to integrate parks, Blair Park, density in certain areas, development of the Grand Avenue corridor.
Not losing the character of a small-town, great community
Land use - do not give up the few open spaces in Piedmont to accommodate a perceived need for affordable or high-density housing that actually does not existing Piedmont.
Not degrading the value of existing housing
Affordable. Middle class can't buy in Piedmont
The city should ONLY allow affordable housing to be built at this point because it's so built out.
Utilizing under-used properties such as Blair Park, the city center, the reservoir, etc.

We need young families who may not have the resources to buy a home in Piedmont. Our schools are good, but they are suffering because they need more students and a more racially and ethnically diverse student body. All Bay Area private schools work hard to build a diverse student body because they are selling a good education and that is one of the components.

Smaller, less expensive options...and the related urban design considerations.

Is there anything else that you would like to share about why you are here this evening? Any questions, comments, or additional housing opportunities we should be aware of? (17)

I would like more retail besides a bunch of banks
I support ADU's, but they should be small with height and dimension limits. They should not impact the homeowner, not the neighbors. Build close to the house not the back property line. Go below ground to keep height low on inclines. Make sure drainage issues are addressed during building and once built.
Better public transportation and bike accessibility should come before an increase in housing, not the other way around. Piedmont is still very car dependent. If there were a grocery store bigger and more general than Mulberry's in the center of town that would be a step to less reliance on cars. Bring back the Key line streetcars so we could take a trolley to Berkeley or Oakland. The added cars from a lot more housing would be detrimental to everyone living in Piedmont.
Leave existing open spaces alone.
I am very concerned that planners, architects and the like who stand to benefit from these changes are moving the conversation forward rather than non-planning/non-housing professionals that will have to live near any new development.
Please don't prioritize protection of rich people's views and 'architectural features', it's racist.
Please don't dump new housing in Blair Park (on Moraga). We need open space. Let's find other options for additional housing. The state requirements for Piedmont are absolutely ridiculous.
I am concerned about the possible development of housing in Blair Park or the reservoir location on Scenic Avenue. The additional traffic and parking issues seem insurmountable.
I care deeply for our community. I come from a diverse background and believe I have a good understanding of what people are looking for in affordable housing. I am realistic.
Use this to complete a meaningful City Master Plan. Use the Housing Demand to build a sense of place that enhances Piedmont.
There is no space unfortunately for low-income housing
As much as I am a proponent of ADUs, I would strongly fight (NEPA and CEQA on my side) the real impact of increase density development on Piedmont.
There should be far more existing community input.
I think adding more affordable housing could be one way to increase diversity in Piedmont. I support changes to our zoning and building code that will bring more affordable housing to Piedmont, and urge that action be taken soon. I also urge that the city think creatively about how they foster affordable housing on their own publicly owned property.
I would like to see the City use the Housing Element as an opportunity to create opportunities for families of diverse backgrounds to live in our community. The high cost of housing and limited range of housing types is a major barrier to our city becoming more diverse and equitable. I support changes to our zoning and building code that will bring more affordable housing to Piedmont.
Housing is a social determinant of health. Resources need to be more equitably distributed from high resource areas to low resource areas.

I believe housing cannot be resolved independently of other planning issues: surrounding commercial, retail, & public uses. The (welcome & necessary) major housing changes require a model and vision for each neighborhood, and in fact the entire city.

Do you have any suggestions for how Piedmont might solicit additional feedback on the Housing Element Update and encourage participation? (7)

Make sure all citizens are informed what new "affordable
Go door-to-door, schedule meetings during times that work for the most impacted. Respect family time, meal times, and holidays when scheduling meetings.
Continue to do what you are doing and encourage neighbors to bring in other neighbors.
Create an open book, competition of ideas from planners, architects and private developers (under planning supervision, fast)
Mail letters to all of the homeowners of Piedmont
Piedmont has generally an older generational makeup. Don't put their property values at risk
More outdoor distanced events.
Dear Kevin, I want to congratulate you and Pierce on Thursday's Virtual Workshop. It was well planned, well executed and very informative. I would congratulate Rani Batra as well but do not have her email. Of the public zoom meetings about housing that I have attended, this meeting was by far the best. You should also be commended by your public outreach prior to the meeting. I have been to most of the meetings including City Council sessions and see mostly the same people at each event. Thursday, I saw neighbors that I had not seen before. Along the same lines, Claire Parisa's suggestion of holding a charrette planning meeting is an interesting one, particularly if it would attract a larger, more diverse audience. As Rani Batra, said at the beginning of the meeting, these are not going to be easy discussions. We should expect differences of opinion. Since the decisions made in the next year or so will effect Piedmonter's for decades, they should not be taken lightly and not without the widest range of community participation. With respect to the use of ADUs, I think they can play an important part of Piedmont's housing strategy. The City has done a good job in encouraging both rent restricted and non rent restricted units. Unfortunately, the State removed one of the most powerful incentives for rent restricted units by eliminating the need for parking. Without the City's use of this incentive, I feel it will be much harder to convince homeowners to build low income units with a ten year deed restriction. I agree with PREC's Andy Madeira's opinion that it is more efficient to build a low income apartment probably on rezoned City land. At the end of the day, I suspect that the site will be Blair Park. There are access issues. As I recall, neighbors also filed a law suit about it's use several years ago. The State is forcing Piedmont to plan for 587 units in a city that is virtually build out with the exception of parks and City buildings. Presuming that a low income apartment will be built somewhere, either Blair Park or other City land, there are still a lot of units to plan for including 92 moderate and 238 above moderate. It is with these units that I feel ADUs can play a large part. The City already has what I consider very attractive ADU sample design plans. In looking at my meeting notes, I wrote that the City has 30 ADU applications which would total 300 over the ten year projection. . If this is the case (my notes may be wrong), it is a strong indication that they will be built and should be used to meet part of the above moderate component. The Piedmont community seems to be accepting ADUs as part of the housing mix, probably more than a new proliferation of fourplexes and duplexes throughout the City. Historically, Piedmont has always had ADUs, they just haven't used that term. As one drives through the City there are a number of units built above garages or attached to the main house as part of the original construction. Actually, some of these units could be included in the plan if they were identified and owners contacted to rent them. We need to think outside the box in order to meet the State mandates.

My opinion is that Piedmont should fulfill the RENA requirement with the least disruption to the City's existing housing stock while building community support. Using an accepted housing type that has been part of the City for one hundred years is one way of approaching this goal. Again, thank you for presenting such a well run and informative workshop. Sorry I didn't win the raffle.

Best,

Here are a couple of concerns I would like to see considered:

- 1) Will ADUs and JADUs add affordable housing to the city? How will this be ensured, to avoid them becoming simply Airbnb's or granny flats? How will building requirements take this into account (eg. high cost of new building vs manufactured units)?
- 2) What about parking? There are already neighborhoods grappling with parking congestion and overflows from nearby districts. Is the plan considering the parking needs generated by a) ADUs, b) changing a SF lot into a 2 plex or 4 plex, or c) building larger apartment buildings in our more commercial areas. It would be nice for the neighborhoods to know these things are being taken into consideration. That doesn't mean every ADU needs a garage, but what about ensuring the lot has enough parking area in a driveway before allowing still more driving adults to be added? Will approaches to parking requirements depend on proximity to transit, so we don't assume just because Piedmont is seen as a transit accessible high opportunity area that transit is a realistic option in all parts of the city.
- 3) I would like to see as much new housing as possible added to the Grand Ave area and the Highland commercial area, so that we are not accommodating all of our RHNA through ADUs and JADUs.

Thanks,

Can this affordable housing be restricted to Piedmont teachers and Piedmont City employees? A 2-bedroom apartment cannot accommodate a family. Currently, Piedmonters pay high taxes to support our own Police, Fire, other city services, etc. and, particularly, our excellent schools. How will these renters pay their fair share for these services?

I live on Moraga Ave. It already has buildings two deep.

Why not build in the land near the corporation yard, where the goats cleared the grass?

I just lost two oak trees- one 150 years old because of building over roots. Once you start housing in the old trees you are setting up either direct or indirect deforestation.

Street parking is impossible on Moraga and there really is no good public transit for Piedmont, especially for the elderly.

At this time in my life , I vote for the trees and high rises in the center of Piedmont so all Piedmont shares the consequences.

Mary Louise Morrison

PREC responded via the project email address and the full PREC document is included below:

Policy Recommendations for Furthering Fair Housing in Piedmont

I. Executive Summary

The City of Piedmont should take bold, creative action to enable a diverse population to call the city home. In order to affirmatively further fair housing and remedy our past and present exclusionary policies, the City's housing and zoning policies should be changed to further racial and socio-economic diversity. The City should encourage the construction of a variety of housing types, accessible to families of varying socioeconomic backgrounds and individuals at different stages of their lives.

Our zoning proposals can be summed up in three main concepts: **more density, more affordability**, and **everywhere**. In other words, Piedmont needs to change its zoning laws to make room for more housing, and to make affordable housing viable in all the different zones.

- Regarding **density** changes: the City should change its zoning regulations to create incentives and enable more housing, at a higher density - encouraging "missing middle" or "gentle density" in the residential zones (A and E) and higher densities in the multifamily, commercial/mixed-use, and public zones (C, D and B, respectively).
- Regarding **affordability**, the City should promote housing affordability and diversity by allowing multifamily affordable housing throughout the different zones, and in private and publicly-owned land. This goal can be accomplished by **tailoring the policy to the different zones**.
- In the residential zones (A and E), the City can create incentives such as granting small-scale density bonuses or relaxing parking requirements to achieve units that are smaller, simpler (therefore "affordable by design"), or restricted to moderate income families.
- In the multifamily, commercial/mixed-use and public zones (C, D, and B, respectively), a similar goal could be accomplished by creating inclusionary housing requirements, or facilitating the construction of affordable housing developments, particularly in Zone B.

II. Introduction

The PREC Housing Committee is a group of Piedmonters working with the wider community to embrace more inclusive housing in Piedmont. We believe that more housing can bring positive change to our city while contributing to alleviating the Bay Area's housing shortage.

We believe the City needs to reform its zoning regulations to create more housing opportunities, in general, and more affordable housing opportunities, in particular, throughout the City. This urgency stems from the need to meet our obligations under state law to

affirmatively further fair housing (AFFH) and adopt a Housing Element that the California Department of Housing and Community Development (HCD) certifies as compliant with state law. AFFH is a duty that:

“must be taken with the utmost diligence and cannot be ignored by any of us if it is to be successful. Together, we must ameliorate past actions that led to inequity. As decision-makers we must create land-use and funding policies to increase affordable housing in high-resource neighborhoods that have often been exclusionary and bring additional resources to traditionally under-resourced neighborhoods.”¹

In order to have a Housing Element that complies with state law and meets our Regional Housing Needs Allocation (RHNA), the City needs to create the conditions to produce substantially higher amounts of housing than in past cycles. Specifically, under its new RHNA, the City needs to identify sites where a total of 587 new housing units can be built - of which 163 need to be targeted to very low income households, 94 to low income households, 92 to moderate income households, and 238 to above moderate income households.² Failure to do so could subject the City to significant penalties and liability.

Beyond our obligations as a City under state law, zoning reform is also a moral obligation that stems directly from the city’s past actions that enshrined and perpetuated racial segregation:

“Housing policy, program guidelines, and regulations were essential in creating current inequities, and they are equally important in both preventing further segregation and concentration of poverty, as well as increasing access to opportunity.³ In order to ameliorate past actions that led to inequity, decision-makers must create land-use and funding policies to increase affordable housing in high resource neighborhoods that have often been exclusionary (explicitly or in effect of costs and zoning policies)....”⁴

Piedmont has acknowledged this obligation, in Resolution No. 60-2020, approved on August 3, 2020, in which it pledged to address “historical racism in Piedmont and to examine existing systems through an anti-racist lens,” including a commitment to “review and revise its

¹ California Department of Housing and Community Development, [Affirmatively Furthering Fair Housing Guidance](#), p. 2.

² See <https://www.piedmontishome.org>

³ Numerous studies have shown how restrictive and exclusionary housing policies have led to residential segregation and increased inequality, at the national, regional, and local levels. For example, see Richard Rothstein, *The Color of Law: A Forgotten History of How Our Government Segregated America* (2017); University of California Othering and Belonging Institute, *Single-Family Zoning in the San Francisco Bay Area: Characteristics of Exclusionary Communities* (2020) <https://belonging.berkeley.edu/single-family-zoning-san-francisco-bay-area> and *Racial Segregation in the San Francisco Bay Area* (2020) at <https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-5> ; Nick Levinson and Marta Symkowick, *After Dearing: Residential Segregation and the Ongoing Effects on Piedmont*, at <https://piedmontexdra.com/2020/10/after-dearing-residential-segregation-and-the-ongoing-effects-on-piedmont>

⁴ California HCD, [Affirmatively Furthering Fair Housing Guidance](#), p. 6.

policies, procedures, ordinances, values, goals, and missions through an anti-racism lens to foster an unbiased and inclusive environment.”⁵

We offer these policy recommendations to help the City meet our RHNA, to advance fair housing, and, in the spirit of Resolution No. 60-2020, to make Piedmont’s policies and regulations more inclusive.

In a nutshell, we believe the City needs to embrace more housing, and make affordable housing viable, everywhere. We need bold and creative action and a multi-pronged approach to housing in Piedmont, to allow a diverse population to call Piedmont home. Specifically, to affirmatively further fair housing, remedy our past and present exclusionary policies, and meet the spirit of Resolution No. 60-2020, City policies should, first and foremost, further racial and socio-economic diversity. In addition, the City should encourage the construction of a variety of housing types, accessible to families and individuals at different stages of their lives – such as youth, single adults, young couples, families, the elderly, the disabled, etc.

At the same time, we believe that this is possible while *preserving the character of our community, its amenities and quality of life*. We can do this through thoughtful, context-appropriate and nuanced zoning reform, and the use of objective standards and regulations to foster housing development that, while denser, is still compatible with the surrounding area, and maintains design quality.

III. Proposed Zoning Changes

A. General goals: Enact changes to the Planning Code to enable the construction of more housing, and specifically, more diverse and affordable housing, throughout the City. The City should promote housing affordability by allowing multifamily affordable housing developments **both on privately owned and city land**, by encouraging “missing middle” or “gentle density” housing types on residentially zoned lots and housing that is affordable by design. In addition, the City should use policy tools to promote diversity and affordability, including exploring the creation of an inclusionary housing requirement for larger multifamily projects.

From HCD’s [AFFH Guidance, “Examples of AFFH Actions”](#): “New Housing Choices and Affordability in Areas of Opportunity means promoting housing supply, choices and affordability in areas of high opportunity and outside of areas of concentrated poverty. Examples include: Zoning, permit streamlining, fees, incentives and other approaches to increase housing choices and affordability (e.g., duplex, triplex, multifamily, accessory dwelling units, transitional and supportive housing, group homes) in high opportunity areas....[and] Inclusionary requirements.” (p. 72).

B. General vision / strategy: Assuming the City chooses to keep its current zones, we think it should **consider changes to permitted and conditional uses within** all of the existing zones, amend the zoning controls throughout the City to permit **higher density**, and craft

⁵ <https://www.ci.piedmont.ca.us/common/pages/DisplayFile.aspx?itemId=16929873>

nuanced zoning controls, to incentivize more housing to be developed, and **especially more affordable housing**.⁶ Specifically:

1. Allow for “gentle density” in Zones A and E, by changing the minimum lot sizes in these zones to ~4,000 sf and ~10,000 sf, respectively, and by allowing ~2–6 and ~4–8 dwelling units per lot⁷;
2. Permit **affordable** multifamily residential uses in Zone B;
3. Increase the allowed density of multifamily residential uses in Zones C and D to make building multifamily housing financially feasible, and remove the conditional use requirement for multifamily housing in Zone D;
4. Explore adopting inclusionary requirements for multifamily housing developments in Zones C and D;
5. Explore incentives to create housing that is “affordable by design” or restricted to very low, low and moderate income households in Zones A and E.

C. Proposed Zoning Amendments, by Zone:

1. Zone A – Single Family Residential (Division 17.20).

- Change the name from “Single Family Residential” to “Residential”;
- Reduce minimum lot sizes from 8,000 to ~4,000 sf, or less⁸;
- Allow ~2–6 units as principally permitted uses, depending on:
 - Lot size and characteristics (for example, corner lots or “through” lots have more street frontage and access, and therefore may be more suitable for more units), and depending on incentives to achieve desired results, such as:
 - The creation of smaller, “affordable by design” units: implement a sliding scale floor area ratio (FAR), or allow

⁶ This proposal focuses on amending the zoning controls in all the different zones, to achieve these goals. An alternative approach would be to create an Affordable Housing Overlay, to create incentives for affordable housing throughout the City, and pair it with other amendments to increase density. For an example of a recent affordable housing overlay, see Harvard University, Joint Center for Housing Studies, *What Can We Expect From Cambridge’s New Affordable Housing Overlay?*, <https://www.jchs.harvard.edu/blog/what-can-we-expect-cambridges-new-affordable-housing-overlay>

⁷ Please note that all numeric standards proposed in this document are necessarily approximations, since we have not had the time or resources to do exhaustive research on this. However, they are informed suggestions, based on comparable uses in neighboring jurisdictions.

⁸ Given that 78% of lots in Zone A already are less than the minimum lot size, a change to this requirement would in practice serve to “clean up” the Code to better reflect current conditions, and effectuate a moderate change on physical development on the ground.

increased heights, to achieve creation of smaller units (as in Portland and Cambridge)⁹;

- Make sure that objective design standards do not impose excessive costs on homeowners, and instead facilitate housing production and affordability;
- The creation of permanently-restricted affordable units: include incentives for affordable housing such as increased height allowances and density bonuses. For example, allow up to 6 units if a certain percentage of the units are affordable (as in Portland and Cambridge).
- Allow subdivisions of current single family homes to multi-unit buildings consistent with the number of units permitted by the zoning (~2–6, per the bullet point above);
- Consider enabling lot mergers to allow small multifamily developments (~12 units) in some sites. Consider conditioning the mergers on the incorporation of affordability parameters in the development – either “affordable by design” units or **inclusionary housing**; see below.
- Increase maximum allowable height from 35 to ~40-45 feet, to provide flexibility to build new multi-unit buildings.

2. Zone B – Public Facilities (Division 17.22).

- Change name from “Public Facilities” to “Civic Facilities”¹⁰;
- Allow **affordable** multi-family residential uses. Note that single-family residential uses are already allowed (see section 17.22.020.A) and that emergency shelters, supportive housing or transitional housing are already allowed (see section 17.22.020.F), so this is just an intensification of currently permitted uses;
- Adopt density and building limits sufficient to facilitate the development of affordable multifamily housing projects.

⁹ See The Turner Center, *Past Webinar, The -Plex Paradox: Writing the Code to Undo Single-Family Zoning*, at <https://turnercenter.berkeley.edu/blog/upcoming-webinar-the-plex-paradox-writing-the-code-to-undo-single-family-zoning/>; see

<https://www.jchs.harvard.edu/blog/what-can-we-expect-cambridges-new-affordable-housing-overlay>

¹⁰ The State has enacted a series of laws to encourage local jurisdictions to consider affordable housing uses in public sites. See, for example, California Department of Housing and Community Development, *Public Lands for Affordable Housing Development*, at <https://www.hcd.ca.gov/community-development/public-lands-for-affordable-housing-development.shtml> ; Metropolitan Transportation Commission, *Affordable Housing Opportunities on Public Lands*, <https://mtc.ca.gov/planning/housing/affordable-housing-opportunities-public-lands>

3. Zone C – Multi-Family Residential (Division 17.24).

- Reduce the minimum lot size to ~5,000 sf.¹¹
- Increase the height to ~65 ft.
- Permit lot mergers to enable bigger developments, considering:
 - Whether the project includes a diversity of units and units that are “affordable by design” and
 - Whether the project includes affordable units.
- Increase density from 12–21 units / acre to ~54–72 units / acre, at a minimum.¹²
- Explore including a requirement that developments over a certain size include a certain percentage of permanently restricted affordable units. (See below, **Inclusionary Requirements**).

4. Zone D – Commercial and Mixed Use (Division 17.26).

- Currently the controls for Zone D that are applicable to residential uses are more restrictive than Zone C. Only single-family residences are principally permitted, and all other residential uses are subject to a conditional use (CU) requirement, and at a very low density.
- These controls should be substantially amended to reflect current best practices in mixed use, infill development.
- At a minimum, we should remove the CU for multifamily housing in these districts, and change the density controls to permit as much density as in Zone C, with a proposed height of 65 feet and a proposed density of ~52–74 units / acre, at a minimum, as described above.
 - Permit lot mergers to enable bigger developments, considering:

¹¹ For comparison, consider that in San Francisco lot mergers resulting in lots greater than 5,000 sf require a CU.

¹² 12-21 units / acre is the density currently permitted in Zone C. It is the equivalent to minimum density of “1 unit per each 3,600 sf of lot area and not to exceed one unit per 2,000 sf of floor area.” (See Section 17.24.020.B). The proposed density of 54-72 units / acre is the equivalent of a density of 1 unit for every 800 sf of lot area to 1 unit for every 600 sf of lot area. This recommendation was derived from low and moderate density multifamily residential units in San Francisco. (See San Francisco Planning Code, Section 209.2, especially RM1 (Residential, Mixed Districts, Low Density) and RM1 (Residential, Mixed Districts, Moderate Density)). It is also similar to well-accepted density estimates used by regional agencies when they research housing reform, for example MTC, in *Affordable Housing Opportunities* at p. 2. However, we note that *Piedmont’s Draft Multifamily Standards and ADU Incentives* has tested a density of 80 du/acre, which is slightly higher. PREC supports a higher number, and believes the City should embrace a figure that makes projects financially feasible, including evaluating the feasibility of adding an inclusionary fee to multi-family housing in zones C and D.

- o Whether the project includes a diversity of units and units that are “affordable by design” and
- o Whether the project includes affordable units.
- Explore adding a requirement that developments over a certain size include a certain percentage of permanently restricted affordable units. (See below, **Inclusionary Requirements**).

5. Zone E – Estate Residential (Division 17.28)

- Consider changing the name and intent.
- Change the minimum lot size from 20,000 to ~10,000 sf.
- Allow ~4–8 units as principally permitted uses, depending on:
 - o Lot size and characteristics (for example, corner lots or “through” lots have more street frontage and access, and therefore may be more suitable for more units), and depending on incentives to achieve desired results, such as:
 - The creation of smaller, “affordable by design” units: implement a sliding scale floor area ratio (FAR), or allow increased heights, to achieve creation of smaller units (as in Portland);
 - Make sure that objective design standards do not impose excessive costs on homeowners, and instead facilitate housing production and affordability;
 - The creation of permanently-restricted affordable units: include incentives for affordable housing such as increased height allowances and density bonuses. For example, allow up to 6 units if X% of the units are affordable (as in Portland).
- Consider enabling lot mergers to allow small multifamily developments (~16 units) in some sites. Consider conditioning the mergers on the incorporation of affordability parameters in the development – either “affordable by design” units or inclusionary housing; see below.
- Increase height from 35 to ~40–45 feet, to provide flexibility to build new units.

IV. Other Legislative and Policy Changes

- A. Identify, make available, and entitle a municipally-owned site for the development of a multifamily 100% affordable housing development using Measure A1 funds. See**

our article, "[Piedmont Should Tap Its \\$2.2 Million Allocation of County Bonds for Multifamily Affordable Housing](#)" in the *Piedmont Exedra*.¹³

From HCD's [AFFH Guidance, "Examples of AFFH Actions"](#): "Developing multifamily housing opportunities." (p. 72)

B. Consider adoption of an Inclusionary Housing Ordinance.

- The ordinance would apply to multifamily housing developments over a certain size threshold (~15 units?) and would require that a certain percentage of the units be affordable. Ordinances of this kind are used throughout California and there are many models to draw from, and many years of experience to learn from.
- These units would be restricted under a long-term Notice of Special Restrictions recorded against title.
- The City would have to create mechanisms to administer the units created by this ordinance – establish affordability thresholds, application processes, etc.
- Owners would have the ability to pay a fee instead of building the units on site – this "affordable housing fee" would be paid to the City and maintained by the City in a separate account, for the purposes of creating more affordable housing units in the City.

C. Form a Piedmont Community Land Trust or partner with an existing local land trust.

- Using funds from the inclusionary housing program, work with a community land trust to acquire and redevelop ~10 homes into -plexes or homes + ADUs to create permanently (deed-restricted) affordable rental and homeownership opportunities, with the goal of converting a certain percentage of Piedmont's 3900 units to 2-4 affordable units.

From HCD's [AFFH Guidance, "Examples of AFFH Actions"](#): "Encouraging collaboration between local governments and community land trusts as a mechanism to develop affordable housing in higher-opportunity areas" (p. 72-73).

D. Create a Piedmont Housing Trust Fund that is funded through the affordable housing fees and private and public contributions to support the development and operation of affordable housing.

From HCD's [AFFH Guidance, "Examples of AFFH Actions"](#) in High-Opportunity Areas: "Target housing creation or mixed income strategies (e.g., funding, incentives, policies and programs, density bonuses, land banks, housing trust funds)." (p. 72)

¹³<https://piedmontexedra.com/2021/08/commentary-piedmont-should-tap-its-2-2-million-allocation-of-county-bonds-for-multifamily-affordable-housing>

From [California HCD](#): “A Local or Regional Housing Trust Fund is required to be a public, joint public and private, or charitable nonprofit organization organized under Section 501(c)(3) of the Internal Revenue Code, which was established by legislation, ordinance, resolution (including nonprofit articles of incorporation), or a public-private partnership organized to receive specific public, or public and private, revenue to address local housing needs. The key characteristic of a Local Housing Trust Fund is that it receives Ongoing Revenues from Dedicated Sources of funding sufficient to permit the Local Housing Trust Fund to comply with the requirements of the Program. Local and Regional Housing Trust Funds must comply with requirements set forth in the regulations and guidelines in order to be eligible to submit an application.”

See also: <https://housingtrustfundproject.org/>

- E. **Enact housing preservation measures** to deter the conversion of multi-family housing to single-family housing. For example, this could entail requiring a conditional use permit to merge units or requiring a significant fee to merge units.
- F. **Change Parking Requirements in all the zones**, from requiring a minimum amount of parking per development, to requiring maximum parking ratios. This would lower the costs to develop housing, and help create units that are more affordable, or “affordable by design.” Many jurisdictions have transitioned to parking maximum requirements, thus gradually shifting towards less parking, and a more efficient use of the public right of way. Furthermore, this aligns with the state’s and the City’s climate goals, as expressed in the Climate Action Plan, and helps promote safe use of the city’s streets for all modes of transportation.

V. References

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