



# City of Piedmont

## Housing Element Update

Planning Commission Hearing | January 12, 2023



# Introductions

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## City of Piedmont

- **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

### Plan to Place

- **Dave Javid** – Principal, Founder
- **Paul Kronser** – Associate
- **Rachael Sharkland** – Associate



# Agenda

1. Piedmont 6<sup>th</sup> Cycle Housing Element Update Recap
2. HCD Draft Housing Element
3. Recommendation and Next Steps



# 1 Piedmont 6<sup>th</sup> Cycle Housing Element Update Recap



# Housing Element Requirements

## Components



Housing Needs Assessment



Affirmatively Furthering Fair Housing Assessment



Sites Inventory and Methodology



Goals, Policies, and Programs



Housing Constraints



Public Outreach



Existing Programs Review



Housing Resources



# Housing Element Requirements

## New to the 6<sup>th</sup> Cycle

- Higher allocations across California and the Bay Area
- Limits on small, large, and non-vacant sites
- Limits on brownfield sites, like former industrial sites
- Must affirmatively further fair housing
- Penalties for non-compliance
- Changes to timelines and deadlines for compliance





# Community Outreach/Noticing

- ✓ **Community Workshops – 2**
- ✓ **Focus Groups interviews – 5**
- ✓ **Housing Advisory Committee – 2** (including joint meeting with Planning Commission)
- ✓ **Town Hall Meetings/Open Houses – 4**
- ✓ **Park Commission and Recreation Commission – 1 each**
- ✓ **Planning Commission – 2** (including joint meeting with HAC)
- ✓ **City Council – 3**
- ✓ **Attendance and participation at community events**
- ✓ **Monthly Planning Commission Updates, Citywide eNewsletters and Local Newspapers, Postcard Mailings, Banners and Flyers, Letter from City Administrator, Direct Communication with Stakeholders/Property Owners**
- ✓ **Citywide Fair Housing Survey, Pinnable Map, Piedmont Housing Puzzle, and Piedmontishome.org with videos, other resources, and ways to find more information**



# Community Input Informed the Draft Housing Element

- **Sites Inventory & Analysis:**

- Concern over feasibility of Civic Center Sites
- Support for including Blair Park in Specific Plan
- Need Additional Analysis/Clarification of Capacity Estimates

- **Housing Implementation Plan:**

- Support for ADUs, SB 9 units, and other affordable units through various programs
- Support for increasing allowances for housing throughout the City (Zones A, B, C, D, and E)

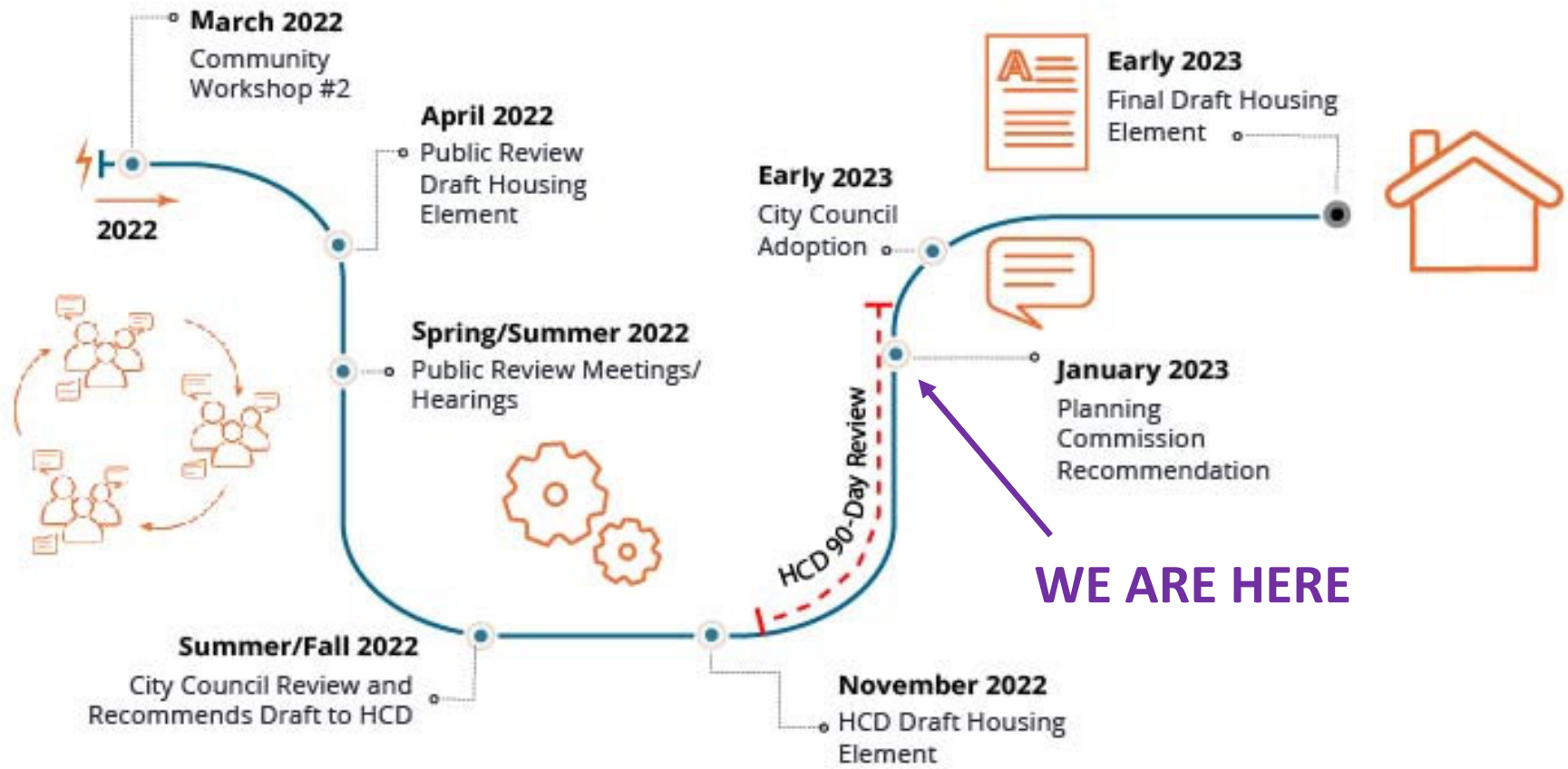
- **Other:**

- Affirmatively Further Fair Housing Considerations





# Schedule: 2022 and 2023



# 2 HCD Draft Housing Element



# Housing Element for Consideration

Table of Contents – Change from April Draft in **bold**

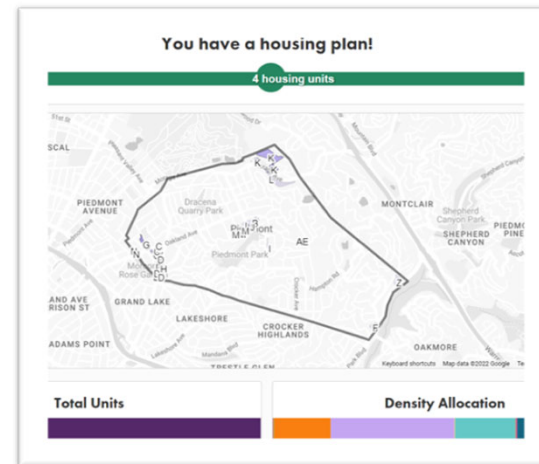
	Executive Summary	<b>Appendix B Housing Capacity Analysis and Methodology</b>
<b>Section I</b>	<b>Introduction</b>	
Section II	Projected Housing Need	Appendix C Constraints to Housing Production
Section III	Housing Resources	Appendix D Evaluation of the 2015-2023 Housing Element
<b>Section IV</b>	<b>Housing Plan: Goals, Policies, and Programs</b>	<b>Appendix E Public Participation and Meeting Summaries</b>
Appendix A	Demographics and Housing Needs Assessment	<b>Appendix F Affirmatively Furthering Fair Housing Assessment</b>



# Housing Element for Consideration

## Sources of Change Since Release of the Public Review Draft

- **Housing Advisory Committee** (April 19, 2022)
- **Planning Commission Meeting** (May 12, 2022)
- **City Council Meetings** (June 20, August 1, and November 15, 2022)
- **Public Input** (Piedmont Puzzle, June 7, 2022 Town Hall, August 18, 2022 Housing Element 102 Session and Open House, and November 9, 2022 Housing Element Information Open House)



# Notable Changes

## As Compared to Public Review Draft

- Updates to **Appendix B: Housing Capacity Analysis and Methodology** sites inventory and narrative (to match updated sites inventory and document additional analysis and research)
- Text edits to **Appendix F: Affirmatively Furthering Fair Housing (AFFH) Assessment** to match updated sites inventory
- Updates to **Section 1.E: Summary of Public Participation** and inclusion of summaries to **Appendix E: Meeting Summaries**
- Clarifying edits to programs in **Section IV of the Housing Element** as recommended by **HCD, and Staff**
- All edits in **Planning Commission Resolution 12-PL-22** and **City Council Resolution 73-2022** (also captured above)



# Updates to Sites Inventory

- Removed **84 units** from City Owned Civic Center Sites (City Hall, 801 Magnolia, Highland Avenue grassy strip, and Corey Reich Tennis Center)
- Added **60 units** to Grand Avenue, Zone D (new sites)
- Revised density maximum to **81 du/ac** in Zone D (from 80 du/ac in April 8 Draft) (see also Program 1.H. revisions)
- Updated ADUs projection over the 8-year planning cycle to **160 ADUs** (from 140)
- Expanded Specific Plan area to include City-owned parcels south of Moraga Avenue (**no additional** units)



# Updates to Sites Inventory

As Revised

	April Draft Total	Lower	Moderate	Above Mod	Total	Change from April Draft
<b>ADUS</b>	<b>140</b>	<b>96</b>	<b>48</b>	<b>16</b>	<b>160</b>	<b>20</b>
<b>SITE INVENTORY</b>	<b>517</b>	<b>180</b>	<b>67</b>	<b>237</b>	<b>484</b>	<b>-33</b>
<b>Zone A/E – Residential</b>	<b>59</b>	<b>0</b>	<b>0</b>	<b>57</b>	<b>57</b>	<b>-2</b>
<b>Zone A – Religious</b>	<b>108</b>	<b>37</b>	<b>67</b>		<b>104</b>	<b>-4</b>
<b>Zone B</b>	<b>84</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-84</b>
120 Vista	40	0	0	0	0	-40
Tennis Courts	34	0	0	0	0	-34
801 Magnolia	5	0	0	0	0	-5
Highland Grass	5	0	0	0	0	-5
<b>Zone C</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Zone D – Grand</b>	<b>82</b>	<b>83</b>		<b>59</b>	<b>142</b>	<b>60</b>
Small Sites	0	0	0	59	59	59
1221	42	42	0	0	42	0
1337	40	41	0	0	41	1
<b>Zone D – Highland</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>49</b>	<b>49</b>	<b>-3</b>
<b>Morgan Canyon SP</b>	<b>132</b>	<b>60</b>	<b>0</b>	<b>72</b>	<b>132</b>	<b>0</b>
<b>Total</b>	<b>657</b>	<b>276</b>	<b>115</b>	<b>253</b>	<b>644</b>	<b>-13</b>





# 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>						

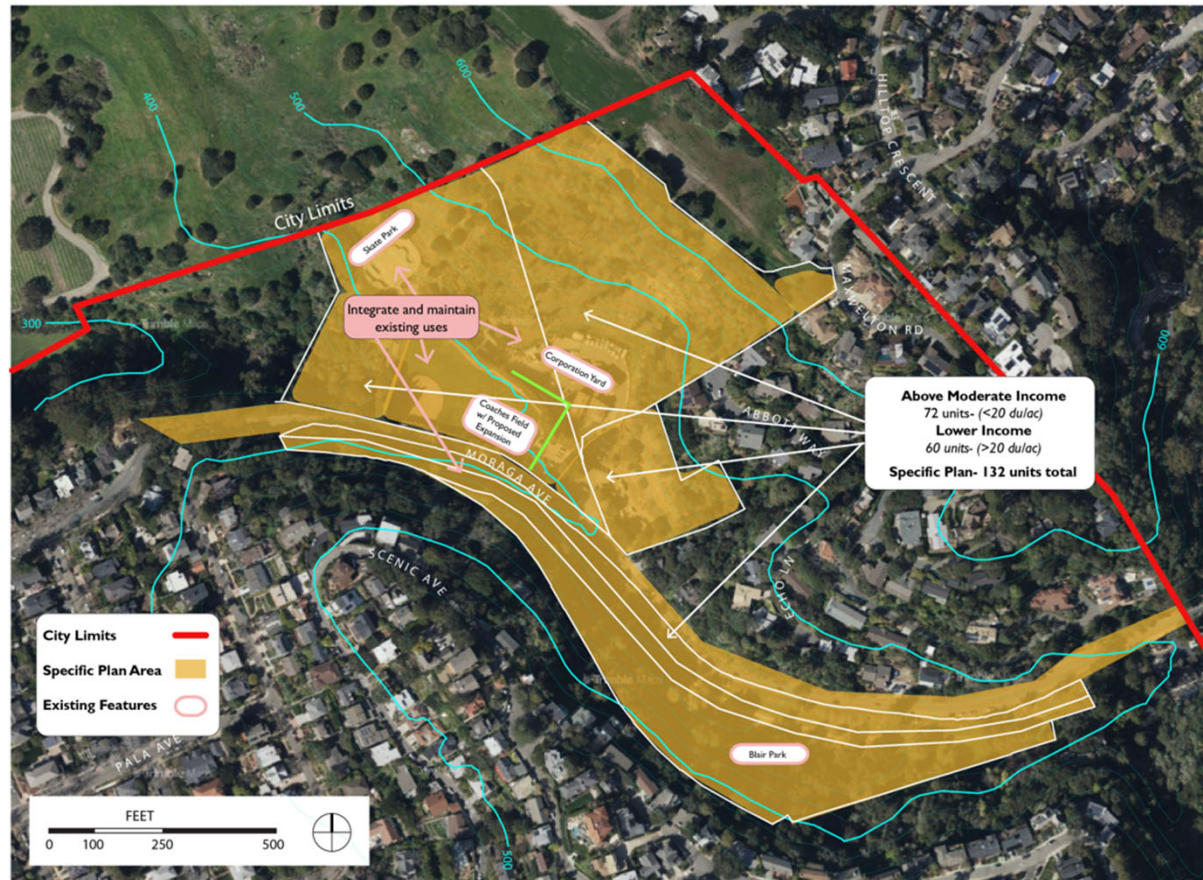
- The City's sites inventory demonstrates a 10% surplus.





# Updated Moraga Canyon Specific Plan

- 72 above moderate-income units
- 60 lower-income units
- **Total: 132 units**
  
- **RFP in progress, to be considered by Council in January 2023**



# 3 Recommendation and Next Steps





# California Environmental Quality Act (CEQA)

- **A Draft Initial Study and Negative Declaration were prepared**
  - The draft Piedmont 6<sup>th</sup> Cycle Housing Element, in and of itself, does not propose specific projects but sets forth goals and policies that promulgate new housing development in Piedmont consistent with the current RHNA cycle.
  - The Piedmont 6<sup>th</sup> Cycle Housing Element is a policy document which would not directly result in development of a specific site, fundamentally change an area within the City, or involve any revisions to land use designation, zoning, or allowed density of any parcel.
  - No significant physical environmental impacts were identified, no mitigation measures are required
- **Draft Initial Study and Negative Declaration published for 30-day public review period between December 9 and January 8**
  - 8 total comment letters were received
  - 2 of the letters were from public agencies: EBMUD and DTSC



# Recommendation and Next Steps

## Staff Recommendation to Planning Commission

1. Conduct a public hearing.
2. Adopt the draft resolution recommending that the Piedmont City Council adopt the Initial Study and Negative Declaration prepared by staff for the 2023-2031 6<sup>th</sup> Cycle Housing Element and recommending that the City Council amend the General Plan by adopting the 2023-2031 6<sup>th</sup> Cycle Housing Element.

## Next Steps

- Receive comment letter from California Department of Housing and Community Development and modify draft as appropriate.
- Hold City Council meetings to adopt the Housing Element and related Negative Declaration.





# Contact

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**Or Visit**

**[Piedmontishome.org](http://Piedmontishome.org)**

