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City of Piedmont Housing Policy Update

Planning Commission Meeting | February 13, 2023



Outline

1. Framework
2. 2023-2031 6th Cycle Housing Element
3. Next Steps



Housing Policy Framework



City staff members are developing new housing policy in compliance with new State laws and regional affordable housing programs:

- Draft 6th Cycle Housing Element (2023-2031)
- ADU Incentives and New Design Standards
- Measure A-1 Affordable Housing Bond
- Multifamily Objective Design Standards (MODS)
- SB 9 ministerial review of housing up to 4 units in single-family zone



2023-2031 6th Cycle Housing Element



On November 15, 2022, the Piedmont City Council authorized staff to file the Draft Housing Element with California Housing and Community Development (HCD) for its 90-day review. On November 18, 2022, City staff filed the Draft Housing Element with HCD. Since then, staff has met with the HCD reviewers.

On December 9, 2022, City staff published an Initial Study-Negative Declaration (IS-ND) review of Piedmont's 2023-2031 6th Cycle Housing Element, prepared pursuant to the California Environmental Quality Act (CEQA).

On January 12, 2023, the Planning Commission unanimously recommended that the City Council adopt the 6th Cycle Housing Element and recommended that the City Council adopt the IS-ND.



2023-2031 6th Cycle Housing Element



On January 17, 2023, the City Council authorized the issuance of a Request for Proposals (RFP) from planning consultants and consulting firms to prepare a specific plan for Moraga Canyon to begin to implement 6th Cycle Housing Element program 1.L (pages 44 to 46).

The RFP was issued on January 23, 2023, and publicized on Planetizen.com and other channels. The RFP requires a robust public engagement proposal.

On February 8, 2023, City staff held a pre-bid conference call for prospective proposers. Approximately, 11 firms participated in the conference call.

City staff has begun additional public engagement about the 6th Cycle Housing Element in anticipation of HCD's comment letter on February 16, 2023.



Next Steps – All Housing Programs

- ❖ Draft 2023-2031 6th Cycle Housing Element is expected to be considered by the City Council later this month or in March 2023. Formal comments from HCD are expected by February 16, 2023.
- ❖ City staff members expect to bring forward draft multifamily objective design standards (MODS) and ADU incentives in Spring 2023.
- ❖ The deadline for a Measure A1 application continues to be December 2024.
- ❖ New subdivision standards and objective design standards necessary for SB 9 implementation are also planned for Spring 2023.





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