

City of Piedmont
COUNCIL AGENDA REPORT

DATE: September 16, 2019

TO: Mayor and Council

FROM: Sara Lillevand, City Administrator

SUBJECT: Adopt a Resolution Authorizing an Application for a SB 2 Grant in the Amount of \$160,000 and Execution of Documents Related to the Application and Grant Award

RECOMMENDATION

Adopt a resolution authorizing the City of Piedmont to apply for the California Department of Housing and Community Development (HCD)'s SB 2 Planning Grants Program (SB 2 PGP) in the amount of \$160,000 and, if awarded, authorize the City Administrator to execute the State of California SB 2 Standard Agreement.

EXECUTIVE SUMMARY

California Senate Bill 2 provides funding for housing available through the SB 2 PGP. Small jurisdictions such as Piedmont are eligible for noncompetitive planning grants from SB 2 funds in amounts up to \$160,000 for projects that streamline the development of new housing. The grant-funded projects need to result in new or modified policies and programs completed by the end of June 2022. The purpose of this staff report is to present the SB 2 PGP application for City Council consideration.

BACKGROUND

California Senate Bill 2 (SB 2), the Building Homes and Jobs Act, was signed into law by Governor Brown on September 29, 2017 and took effect January 1, 2018. The law gives Alameda County the ability to impose a recordation fee on real estate documents. For the recordation of each real estate document, the County can impose a fee of \$75 (not to exceed \$225) to each parcel of the real property. The fee does not apply to sales of residential and commercial properties but instead to other transactions like mortgages. As a one-time component of SB 2, 50% of the fees collected from all counties in 2018 were allocated to the SB 2 PGP funds, which is intended to provide technical and financial assistance to jurisdictions. The State distributes grant funds through a noncompetitive application process, to help jurisdictions finance the preparation, adoption or implementation of plans that facilitate housing approvals or accelerate housing production. The deadline for the grant application is November 30, 2019. Additional information on the SB 2 PGP program can be found on the program webpage: <http://www.hcd.ca.gov/grants-funding/active-funding/planning-grants.shtml>

The California Department of Housing and Community Development (HCD) released a Notice of Funding Availability (NOFA) on March 28, 2019, identifying the amount of \$123 million available to local governments under the SB 2 PGP. Funding for each locality is based on population estimates published by the Department of Finance. The City of Piedmont is defined as a small size locality, with a population equal to or less than 60,000, thus the maximum award the City can receive is \$160,000. The table below shows the minimum and maximum award amounts for the three-different types of localities.

Table 1: Minimum and Maximum Award Amounts			
All Localities	Large Localities	Medium Localities	Small Localities
	More Than 200,000 People	60,001-200,000 People	Equal To Or Less Than 60,000 People
Minimum Award Amount \$25,000	Maximum Award Amount \$625,000	Maximum Award Amount \$310,000	Maximum Award Amount \$160,000

To be eligible for a planning grant, the City’s proposed projects must demonstrate a nexus to housing production acceleration or meet the State’s proposed Priority Policy Area (PPA) categories. Applications proposing a project that falls into one of the PPA categories are looked upon favorably; the project is automatically deemed as one that would accelerate housing production, and one that does not need to demonstrate further benefits or provide further documentation in the application.

As defined by HCD, PPAs feature one of the following zoning, design, and policy characteristics:

- Rezone to permit housing by-right
- Objective design and development standards
- Specific plans or form-based codes coupled with CEQA streamlining
- Accessory dwelling units (ADU) or other low-cost building strategies
- Expedited processing
- Housing related infrastructure financing and fee reduction strategies

On August 5, 2019, the City Council considered the SB 2 PGP (called “SB 2 housing grants” in the report) and the possible participation of the City of Piedmont. The report outlined a possible scope of work for the SB 2 PGP grant application, as well as recent changes in state law that pose special challenges, as well as opportunities, for the City of Piedmont.

In 2016 and 2017, several state laws were passed which undermined Piedmont’s award-winning program to encourage accessory dwelling units (ADUs). AB 2299 and SB 1069 undermined the City’s program to grant a parking exception when there is a 10-year deed restriction that limits the rent of an accessory dwelling unit (ADU) to a low or very-low income tenant. Another law, SB 35, set new requirements for cities reviewing multi-family housing project approvals, filed by a developer, if that city has not issued building permits for its share of the RHNA (Regional Housing

Needs Allocation) by income category. The City of Piedmont is subject to SB 35's requirement that approval of a qualifying housing development on a qualifying site is required by the law to be a ministerial act, without CEQA review or public hearings.

On August 5, 2019, the City Council considered a draft project description for a possible SB 2 PGP grant application that focused on improving the City's housing programs and streamlining the development of new housing units, including ADUs and mixed-use multi-family units. The Council generally supported the tasks outlined in the staff report and encouraged staff to bring forward a grant application for review and authorization.

DISCUSSION

Staff proposes to request \$160,000 to fund up to two projects: 1) development of resources, such as prototypes and guidelines, to facilitate production of Accessory Dwelling Units; and 2) development of objective design and zoning standards for mixed-use multi-family buildings for compliance with SB 35 and the Housing Accountability Act (HAA).

Priority Policy Areas (PPA)

The attached SB 2 PGP application includes the following tasks that are aligned with two of the SB 2's Priority Policy Areas (PPA).

Project #1: Objective Design and Zoning Standards for SB 35 and HAA - Estimated Project Cost \$92,000

1. Develop new design standards for multi-family and mixed-use buildings, regardless of income levels, in Zones C and D, as follows.
 - a. Review Piedmont's Housing Element and regulations for multi-family and mixed use development for conformance with State of California law and consistency with local best practices, including land inventory, "objective zoning standards" and "objective design review standards" for multi-family and mixed-use development, pursuant to SB 35 and HAA.
 - b. Identify the development characteristics of existing multi-family and mixed-use sites, as well as adjacent residential properties, in Piedmont including prominent architectural style, streetscape pattern, access, building materials, building articulation, landscape, window and door design, and other characteristics.
 - c. Review State of California density bonus law and possible building types under Piedmont zoning ordinance for Zones C and D, developing a minimum of two mixed-use development scenarios which could be financially feasible considering land cost, possible rents, and market demand.
 - d. Develop a draft list of objective and quantifiable standards for construction of new multi-family and mixed-use residential buildings.

Project #2: Accessory Dwelling Unit (ADU) Resources – Estimated Project Cost \$68,000

1. Identify federal, state, and countywide funding sources for incentives for the development of affordable housing.
2. Develop new “affordable ADU” strategies and incentives for Piedmont homeowners and residents, as follows:
 - a. Review existing regulations for ADUs for conformance with State of California law and consistency with local best practices.
 - b. Develop model ADU elevations and floor plan templates with typical features required by the Building Code in a range of architectural styles.
 - c. Develop a program for construction of rent-restricted ADUs within the existing building envelope, including construction of new ADUs on properties that may already have detached ADUs. This “third housing unit” would have requirements making it affordable to very low and low income residents for a period of years.
 - d. Develop a low-interest loan program for ADUs with rents restricted to very low and low income residents. This task would include collaboration with non-governmental organizations with programs to support new income-restricted ADUs.

The project description in the SB 2 PGP grant application anticipates public outreach to, and meetings with, residents and stakeholders to solicit residents’ questions and ideas. All draft code changes or draft Housing Element amendments resulting from the SB 2 grant project will be presented to the Planning Commission and City Council for review and approval at public hearings. All grant-funded projects must be completed by the end of June 2022.

General Plan Policies

The proposed SB 2 PGP application and the application’s project description are consistent with General Plan Housing Element goals, policies, and actions, for both ADUs and mixed-use multi-family housing units, including the following goals:

Goal 1: New housing construction – provide a range of new housing options in Piedmont to meet the needs of all household types in the community.

Goal 3: Affordable Housing Opportunities – Create additional housing opportunities for moderate, low, and very low income Piedmont residents.

Proposed programs to support ADUs are consistent with the General Plan Housing Element Goal #3’s policies and actions specifically created to support ADUs, which were previously titled “second units,” as follows:

3.A: Second Unit Ordinance assessment – Complete a 5-year assessment of the Piedmont Second Unit Ordinance , with a focus on the incentives that are being used to promote rent-

restricted units and the steps that can be taken to increase second unit production and occupancy rates.

3.B: Affordable second unit public information campaign – Initiate a public information and education campaign about second units, including definitions, regulations for their use, opportunities for their construction, and the various incentives offered by the City to create rent-restricted units.

A detailed list of the General Plan Housing Element goals, policies, and actions that would be supported by the proposed SB 2 PGP project is included with this staff report as Attachment C.

ENVIRONMENTAL REVIEW

The actions recommended in this report are exempt from review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Sections 15061(b)(3), 15262, and 15378. The actions would initiate a planning process and are not determinative of any specific outcome. Any proposed changes to the Municipal Code resulting from the two proposed projects would be subject to CEQA public review process prior to Council adoption.

CONCLUSION

As part of the grant application process, HCD requires that the City Council adopt a resolution authorizing application for, and receipt of, SB 2 PGP funds. The State of California selected Placeworks, a planning firm based in Berkeley, to provide technical assistance with the SB 2 program. Placeworks has reviewed the City’s SB 2 PGP grant application, project description, and draft resolution, and confirmed that they comply with the SB 2 PGP requirements. Participation in the SB 2 PGP will support City of Piedmont’s programs to build a range of housing types and assist the State of California’s efforts to solve the housing crisis.

By: Kevin Jackson, Director of Planning & Building
 Pierce Macdonald-Powell, Senior Planner

ATTACHMENTS:

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|--------------|----------------|---|
| Attachment A | Pages 6 to 7 | Resolution |
| Attachment B | Pages 8 to 18 | SB 2 Planning Grants Program Application |
| Attachment C | Pages 19 to 20 | General Plan Housing Element Goals, Policies, and Actions |

RESOLUTION NO. _____
A RESOLUTION AUTHORIZING APPLICATION FOR AND RECEIPT OF
SB 2 PLANNING GRANTS PROGRAM FUNDS

WHEREAS, the State of California, Department of Housing and Community Development (Department) has issued a Notice of Funding Availability (NOFA) dated March 28, 2019, for its Planning Grants Program (PGP); and

WHEREAS, the City Council of the City of Piedmont (City) desires to submit a project application for the PGP program to accelerate the production of housing and will submit a 2019 PGP grant application as described in the Planning Grants Program NOFA and SB 2 Planning Grants Program Guidelines released by the Department; and

WHEREAS, the Department is authorized to provide up to \$123 million under the SB 2 Planning Grants Program from the Building Homes and Jobs Trust Fund for assistance to cities and counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2)) related to the PGP Program; and

WHEREAS, the adoption of this resolution is not subject to the California Environmental Quality Act (CEQA) because it is not a project within the meaning of CEQA and it can be seen with certainty that there is no possibility that the authorization and receipt of planning grant funds may have a significant effect on the environment (Public Resources Code section 21065; CEQA Guidelines, 14 Cal. Code of Regs. Sections 15061(b)(3), 15378) and to the extent this is a project subject to CEQA, it is exempt pursuant to CEQA Guidelines Section 15262 as it involves only feasibility or planning studies for future actions by the City which have not yet been approved;

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Piedmont does hereby resolve, declare, determine, and order as follows:

SECTION 1. The City Administrator is hereby authorized and directed to apply for and submit to the Department of Housing and Community Development a 2019 Planning Grants Program application in the amount of \$160,000.00.

SECTION 2. If the PGP application is approved by the Department, the City Administrator is authorized to enter into, execute, and deliver a State of California Agreement (Standard Agreement) for the amount of \$160,000.00, and any and all other documents required or deemed necessary or appropriate to evidence and secure the PGP grant, the City's obligations related thereto, and all amendments thereto (collectively, the "PGP Grant Documents").

SECTION 3. The City shall be subject to the terms and conditions as specified in the Standard Agreement, the SB 2 Planning Grants Program Guidelines, and any applicable PGP guidelines published by the Department. Funds are to be used for allowable expenditures as specifically identified in the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application will be enforceable through the executed Standard Agreement. The

City Council hereby agrees to use the funds for eligible uses in the manner presented in the application as approved by the Department and in accordance with the Planning Grants NOFA, the Planning Grants Program Guidelines, and 2019 Planning Grants Program Application.

SECTION 4. The City Administrator is authorized to execute the City of Piedmont Planning Grants Program application, the PGP Grant Documents, and any amendments thereto, on behalf of the City as required by the Department for receipt of the PGP Grant.

[END OF DOCUMENT]

SB 2 Planning Grants Program Application



**State of California
Governor Gavin Newsom**

**Alexis Podesta, Secretary
Business, Consumer Services and Housing Agency**

**Ben Metcalf, Director
Department of Housing and Community Development**

2020 West El Camino, Suite 500
Sacramento, CA 95833

Website: <http://www.hcd.ca.gov/grants-funding/active-funding/planning-grants.shtml>

Email: sb2planninggrant@hcd.ca.gov

March 28, 2019

Revised July 10, 2019

Planning Grants Program Application Packaging Instructions

The applicant is applying to the Department of Housing and Community Development (Department) for a grant authorized underneath the Planning Grants Program (PGP) provisions of SB 2 (Chapter 364, Statutes of 2017). The PGP program is intended for the preparation, adoption, and implementation of plans that streamline housing approvals and accelerate housing production. Please refer to the SB 2 Planning Grants Program Guidelines and Notice of Funding Availability (NOFA) for detailed information on eligible activities, applicants, and awards. If you have questions regarding this application or the PGP, email sb2planninggrant@hcd.ca.gov.

If approved for funding, this grant application will be a part of your Standard Agreement with the Department. In order to be considered for funding, all sections of this application, including attachments and exhibits if required, must be complete and accurate.

Pursuant to Section X of the NOFA, all applicants must submit a complete, signed, original application package and an electronic copy on CD or USB flash drive containing the following documentation, in the order listed below, to the Department by the specified due date in the Notice of Funding Availability (NOFA) in order to be considered for award:

- 1) A complete, signed, original application (the Department will only accept this **fillable pdf** as the application) with the following attachments:
 - a. **Attachment 1: State and Other Planning Priorities** (All applicants must submit this form to self-certify compliance)
 - b. **Attachment 2: Nexus to Accelerating Housing Production - NOTE:** if the applicant is proposing only Priority Policy Areas (PPA), as defined in section VIII, subsection (3) of the NOFA, do not fill out Attachment 2. However, if the applicant is proposing to fund PPAs AND other activities that are not considered PPAs, the application must demonstrate how these other activities have a nexus to accelerating housing production by filling out Attachment 2 of this application.
- 2) A fully executed resolution authorizing application for, and receipt of, PGP funds (see Attachment 3: Sample Resolution).
- 3) A fully executed Government Agency Taxpayer ID Form (available as a download from the SB 2 Planning Grants webpage at <http://www.hcd.ca.gov/grants-funding/active-funding/planning-grants.shtml>).
- 4) If the applicant is partnering with another local government or other entity pursuant to Article II, Section 200 of the SB 2 Planning Grant Program Guidelines (the "Guidelines"), include a copy of the legally binding agreement.
- 5) Other documentation (e.g., letters of support, scope of work, etc.) if needed.

NOTE: All local governments must submit a separate, signed application package, notwithstanding whether it will partner with another form of government or entity. Only one application per locality will be accepted by the Department. Joint applications are not allowed.

A. Applicant Information

Pursuant to Article II, Section 200 of the Guidelines, local governments may partner through legally binding agreements with other forms of governments or entities. However, all local governments must submit separate, signed application packages that identify their respective responsibilities and deliverables, even if partnering with other entities.

Is the applicant partnering with another eligible local government entity?		
<input type="checkbox"/>	*Yes	*If Yes, the application package must include a fully executed copy of the legally binding agreement. Provide the partners' name(s) and type(s) below for reference only.
<input checked="" type="checkbox"/>	No	

Complete the following Applicant information			
Applicant's Name		City of Piedmont	
Applicant's Agency Type		Local Government	
Applicant's Mailing Address		120 Vista Avenue	
City		Piedmont	
State	California	Zip Code	94611
County		Alameda	
Website		www.ci.piedmont.ca.us	
Authorized Representative Name		Sara Lillevand	
Authorized Representative Title		City Administrator	
Phone	510-420-3040	Fax	510-658-3167
Email	slillevand@piedmont.ca.gov		
Contact Person Name		Pierce Macdonald Powell	
Contact Person Title		Senior Planner	
Phone	510-420-3063	Fax	510-658-3167
Email	pmacdonald@piedmont.ca.gov		
Partner(s) Name (if applicable)		not applicable	
Partner Agency Type		not applicable	
Partner(s) Name (if applicable)		not applicable	
Partner Agency Type		not applicable	
Proposed Grant Amount	\$	160,000.00	

B. Applicant Certification

As the official designated by the governing body, I hereby certify that if approved by HCD for funding through the Planning Grants Program (PGP), the City of Piedmont assumes the responsibilities specified in the 2019 Notice of Funding Availability and PGP guidelines, and certifies that the information, statements, and other contents contained in this application are true and correct.

Signature: _____ Name: Sara Lillevand

Date: _____ Title: City Administrator

C. Threshold Requirements

Pursuant to Section 201(a) through (d) of the Guidelines, all applicants must meet the following threshold criteria in items 1-4 below to be eligible for an award.

1. Does the applicant have an adopted housing element found to be in substantial compliance by the Department on or before the date of the applicant's submission of their SB 2 Planning Grant application?		
<input checked="" type="checkbox"/>	Yes	Date of HCD Review Letter: <u>9/17/14</u>
<input type="checkbox"/>	No	
<input type="checkbox"/>	The Applicant requests HCD to consider housing element compliance threshold as met due to significant progress achieved in meeting housing element requirements.	

2. Has the applicant submitted to the Department the Annual Progress Report (APR) for the current or prior year on or before the date of submission of their SB 2 Planning Grant application?			
<input checked="" type="checkbox"/>	Yes	APR	Date Submitted
	<input checked="" type="checkbox"/>	2017 CY Report	3/30/18
	<input checked="" type="checkbox"/>	2018 CY Report	3/27/19
<input type="checkbox"/>	No		

3. Is the applicant utilizing one of the Priority Policy Areas listed below (as defined in section VIII, subsection (3) of the NOFA)?						
<input checked="" type="checkbox"/>	*Yes	<i>*If the applicant is proposing only Priority Policy Areas, do not fill out Attachment 2. However, if the applicant is proposing to fund PPAs AND other activities that are not considered PPAs, the application must demonstrate how these other activities have a nexus to accelerating housing production by filling out Attachment 2 of this application.</i>				
		Rezone to permit by-right	Objective design and development standards	Specific Plans or form based codes coupled with CEQA streamlining	Accessory Dwelling Units or other low-cost building strategies	Housing related infrastructure financing and fee reduction strategies
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	No	<i>If an applicant is not proposing Priority Policy Areas, the application must include an explanation and document the plans or processes' nexus and impact on accelerating housing production based on a reasonable and verifiable methodology and must submit Attachment 2 in the Application pursuant to section VIII, subsection (3) of the NOFA.</i>				
<input type="checkbox"/>	The applicant is proposing PPAs and other activities not considered PPAs and is demonstrating how these activities have a nexus to accelerating housing production by submitting Attachment 2.					

4. Does the applicant demonstrate that the locality is consistent with State Planning or Other Priorities, as certified in Attachment 1?				Yes	<input checked="" type="checkbox"/>	*No	<input type="checkbox"/>
<i>*If No, consistency may be demonstrated through activities (not necessarily proposed for SB 2 funding) that were completed within the last five years, as certified in Attachment 1.</i>							

5. Is a completed and signed resolution included with the application package? See Attachment 3, "Sample Resolution"				Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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D. Proposed Activities Checklist (Section VI, items (1) through (17) of the NOFA)

Check all activities the locality is undertaking for their PGP efforts below. Activities must match **Section E. Project Description**, and **Section F. Timeline and Budget**.

1	<input type="checkbox"/>	updates to general plans, community plans, specific plans, local planning related to implementation of sustainable communities strategies, or local coastal plans
2	<input checked="" type="checkbox"/>	updates to zoning ordinances
3	<input type="checkbox"/>	environmental analyses that eliminate the need for project-specific review
4	<input checked="" type="checkbox"/>	local process improvements that improve and expedite local planning
5	<input type="checkbox"/>	a smaller geography with a significant impact on housing production including an overlay district, project level specific plan or development standards modifications proposed for significant areas of a locality, such as corridors, downtown or priority growth areas
6	<input type="checkbox"/>	the creation or enhancement of a housing sustainability district pursuant to AB 73 (Chapter 371, Statutes of 2017)
7	<input type="checkbox"/>	workforce housing opportunity zone pursuant to SB 540 (Chapter 369, Statutes of 2017)
8	<input type="checkbox"/>	zoning for by-right supportive housing, pursuant to Government Code section 65651 (Chapter 753, Statutes of 2018)
9	<input type="checkbox"/>	zoning incentives for housing for persons with special needs, including persons with developmental disabilities
10	<input type="checkbox"/>	rezoning to meet requirements pursuant to Government Code Section 65583.2(c) and other rezoning efforts to facilitate supply and affordability
11	<input type="checkbox"/>	rezoning for multifamily housing in high resource areas (according to Tax Credit Allocation Committee/Housing Community Development Opportunity Area Maps)
12	<input checked="" type="checkbox"/>	pre-approved architectural and site plans
13	<input type="checkbox"/>	regional housing trust fund plans
14	<input type="checkbox"/>	funding plans for SB 2 Year 2 going forward
15	<input type="checkbox"/>	infrastructure financing plans
16	<input type="checkbox"/>	environmental hazard assessments; data collection on permit tracking; feasibility studies, site analysis, or other background studies that are ancillary and part of a proposed activity with a nexus to accelerating housing production
17	<input type="checkbox"/>	Other activities demonstrating a nexus to accelerating housing production

E. Project Description

*Provide a description of the project and the scope of work to be performed below. Use Appendix A for additional information if necessary. **Note:** If partnering with another local government or entity, be sure to clarify the responsibilities and deliverables of your locality pursuant to such partnership.*

Piedmont will prepare revisions to the City Code to improve the Accessory Dwelling Unit (ADU) regulations and create objective design standards for mixed-use multi-family development. The project, to be completed by June 30, 2022, includes the following components:

- Evaluate the existing Housing Element. Review density bonus law and possible mixed-use multi-family building types under zones C and D regulations. Analyze two, mixed-use multi-family development scenarios, considering land cost, rents, and market demand, in order to arrive at objective design standards.
- Review regulations for ADUs for conformance with California law and consistency with best practices. Update the ADU Ordinance to create new incentives for the construction of ADUs affordable to residents with low and very low incomes. Draft policies allowing both an attached Junior ADU and detached ADU on the same property as a single-family residence. Develop pre-approved ADU elevations and floor plans for typical features in a range of architectural styles. Collaborate with non-governmental organizations to identify county, state, and federal grant programs for incentives for income-restricted ADUs.
- Analyze requirements and consider best practices for objective zoning standards and objective design review standards for mixed-use multi-family development. Identify the characteristics of existing mixed-use multi-family sites, as well as adjacent residential properties, including architecture, streetscape pattern, access, building materials, building articulation, landscape, and window and door design and materials. Develop objective standards for construction of new mixed-use multi-family residential buildings in zones C and D.
- Hold four stakeholder meetings.
- Draft amendment to the Housing Element and draft ordinance for Planning Commission and City Council review and action. Present amendments and ordinance to Planning Commission and City Council at public hearings.

Based on the development potential of the sites identified in the Housing Element, and other underutilized land in zones C and D, the project could result in the construction of 28 multi-family units (with a 35% density bonus). Considering the rate of construction of ADUs in 2017 and 2018, construction of ADUs will double or triple under the project to 14 to 21 units/year. There are 3,780 lots with a single-family residence, and with the project, 5% of homeowners may choose to add ADUs. Therefore, this project could create capacity for 189 new ADU units and 28 apartments.

SB 2 Planning Grants Application

F. Project Timeline and Budget

Project Name							
Objective	Responsible Party	Est. Cost	Begin	End	Deliverable	*PPA	Notes
Write Request for Proposal for housing consultant	Applicant	\$ 1,000	1/1/20	2/1/20	Objective Zoning and Design Standards	Yes	Staff
Evaluate Housing Element policies for sites and max potential	Applicant	\$ 10,000	2/1/20	5/1/20	Recommendations for Amendments to Increase Growth	Yes	Utilizing consultant
Stakeholder meeting #1	Applicant	\$ 5,000	6/1/20	6/30/20	Guiding Principles Paper	Yes	
Draft two feasible multi-family development scenarios	Applicant	\$39,000	7/1/20	10/1/20	Conceptual Plans and Market Analysis in architectural context	Yes	
Review ADU Ordinance for state requirements and best practices	Applicant	\$ 10,000	10/1/20	11/1/20	ADU Ordinance Recommendations for Amendments	Yes	
Stakeholder meeting #2 and #3	Applicant	\$ 5,000	12/1/20	1/1/21	Needs Assessment Paper	Yes	
Identify incentives for rent-restricted ADUs	Applicant	\$ 5,000	1/1/21	2/1/21	Incentives Paper, including low-interest ADU loan program	Yes	
Draft ADU model plans	Applicant	\$ 15,000	2/1/21	5/1/21	Pre-approved ADU floor plans and elevations	Yes	
Draft objective zoning & design standards for scenarios	Applicant	\$ 15,000	5/1/21	8/1/21	Objective zoning & design and expedited review	Yes	
Stakeholder meeting #4	Applicant	\$ 5,000.00	8/1/21	9/1/21	Public Comment and Outreach	Yes	
Draft Piedmont City Code and Design Guidelines Amendments	Applicant	\$ 20,000	9/1/21	11/1/21	Zoning Ordinance Update	Yes	
Draft Housing Element Amendments	Applicant	\$ 20,000	11/1/21	1/1/22	New Housing Element Programs	Yes	
CEQA Review	Applicant	\$ 5,000	1/1/22	4/1/22	CEQA Determination	N/A	Staff
Public Hearings	Applicant	\$ 5,000	4/1/22	5/1/22	Housing Element, Zoning Code and Design Guidelines Amendments	N/A	
	Total Est. Cost \$	160000					

*Priority Policy Area (PPA)

G. Legislative Information

District	#	Legislator Name
Federal Congressional District		
	13	Congresswoman Barbara Lee
State Assembly District		
	15	Assemblymember Buffy Wicks
State Senate District		
	9	State Senator Nancy Skinner

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>.

Attachment 1: State and Other Planning Priorities Certification (Page 1 of 3)

Pursuant to Section 201(d) of the Guidelines, all applicants must demonstrate that the locality is consistent with State Planning or Other Planning Priorities by certifying that at least one activity was completed in 1) State Planning Priorities (i.e., Infill and Equity, Resource Protection, Efficient Development Patterns) or 2) Other Planning Priorities (i.e., Affordability, Conservation, or Climate Change). Consistency may be demonstrated through activities (not necessarily proposed for SB 2 funding) that were completed within the last five years.

Complete the following self-certification by selecting one or more of the policy areas in the following tables by inserting the date completed for each applicable action, briefly describing the action taken, and certifying.

State Planning Priorities

Date Completed	Brief Description of the Action Taken
Promote Infill and Equity	
<i>Rehabilitating, maintaining, and improving existing infrastructure that supports infill development and appropriate reuse and redevelopment of previously developed, underutilized land that is presently served by transit, streets, water, sewer, and other essential services, particularly in underserved areas.</i>	
10/2/16	The City of Piedmont completed roadway, sidewalks, storm drainage, and sewer repairs adjacent to vacant/underutilized infill lots, like Grand Ave complete streets work.
<i>Seek or utilize funding or support strategies to facilitate opportunities for infill development.</i>	
8/29/19	Seeking Alameda County 2016 Measure A1 funding in amount of \$2.2 million. Oakland Avenue Bridge Pedestrian Improvements grant from Alameda Co. Transportation Commission
<i>Other (describe how this meets subarea objective)</i>	
8/29/19	Replaced streetlights on Oakland Avenue bridge, repaired landslide on Calvert Court, sinkhole at La Salle and Hampton, which maintain access to and value of infill sites
Promote Resource Protection	
<i>Protecting, preserving, and enhancing the state's most valuable natural resources, including working landscapes such as farm, range, and forest lands; natural lands such as wetlands, watersheds, wildlife habitats, and other wildlands; recreation lands such as parks, trails, greenbelts, and other open space; and landscapes with locally unique features and areas identified by the state as deserving special protection.</i>	
6/3/19	The General Plan identifies the compact density of Piedmont's built environment which preserves the City's limited open space areas and natural landscape.
<i>Actively seek a variety of funding opportunities to promote resource protection in underserved communities.</i>	
8/29/19	Planning staff are actively seeking funding through the Alameda Co. Measure A1 grant program to help low-income residents, including seniors, develop infill ADUs.
<i>Other (describe how this meets subarea objective)</i>	
Encourage Efficient Development Patterns	
<i>Ensuring that any infrastructure associated with development, other than infill development, supports new development that does the following:</i>	
<i>(1) Uses land efficiently.</i>	
6/3/19	The General Plan identifies the compact density of Piedmont's residences. All City infrastructure work supports efficient infill development patterns.

Attachment 1: State and Other Planning Priorities Certification (Page 2 of 3)

<i>(2) Is built adjacent to existing developed areas to the extent consistent with environmental protection.</i>	
8/29/19	All City infrastructure work is built in developed areas, protecting natural resources.
<i>(3) Is located in an area appropriately planned for growth.</i>	
8/29/19	All City infrastructure work is located in areas appropriately planned for growth.
<i>(4) Is served by adequate transportation and other essential utilities and services.</i>	
8/29/19	All City infrastructure areas are served by existing adequate transportation, utilities, and services.
<i>(5) Minimizes ongoing costs to taxpayers.</i>	
8/29/19	City infrastructure work is 90% maintenance of existing infrastructure which minimizes new ongoing costs to taxpayers.
<i>Other (describe how this meets subarea objective)</i>	

Other Planning Priorities

Affordability and Housing Choices	
<i>Incentives and other mechanisms beyond State Density Bonus Law to encourage housing with affordability terms.</i>	
8/29/19	The City's ADU Ordinance creates incentives for rent-restricted ADUs by allowing exceptions for parking requirements and unit size requirements.
<i>Efforts beyond state law to promote accessory dwelling units or other strategies to intensify single-family neighborhoods with more housing choices and affordability.</i>	
8/29/19	The City's ADU Ordinance creates incentives for rent-restricted ADUs by allowing exceptions for parking requirements and unit size requirements.
<i>Upzoning or other zoning modifications to promote a variety of housing choices and densities.</i>	
5/7/18	The Zoning Ordinance underwent a comprehensive update in 2018 to promote a variety of housing choices and densities, like mixed use multi-family units
<i>Utilizing surplus lands to promote affordable housing choices.</i>	
8/29/19	The City of Piedmont does not have surplus land.
<i>Efforts to address infrastructure deficiencies in disadvantaged communities pursuant to Government Code Section 65302.10.</i>	
8/29/19	The City routinely repairs and maintains roadways, sidewalks, storm drains, sewers, and utilities in all areas of Piedmont.
<i>Other (describe how this meets subarea objective)</i>	

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Conservation of Existing Affordable Housing Stock	
<i>Policies, programs or ordinances to conserve stock such as an at-risk preservation ordinance, mobilehome park overlay zone, condominium conversion ordinance and acquisition and rehabilitation of market rate housing programs.</i>	
	Piedmont is part of Alameda Co. Urban County for regional programs to conserve housing. Zoning Ordinance update included protections for multi-family units and ADUs from short term rental.
<i>Policies, programs and ordinances to protect and support tenants such as rent stabilization, anti-displacement strategies, first right of refusal policies, resources to assist tenant organization and education and "just cause" eviction policies.</i>	
5/7/18	Piedmont is part of Alameda Co. Urban County for regional programs to stabilize housing. Zoning Ordinance update included protections for multi-family units and ADUs from short term rental.
<i>Other (describe how this meets subarea objective)</i>	
Climate Adaptation	
<i>Building standards, zoning and site planning requirements that address flood and fire safety, climate adaptation and hazard mitigation.</i>	
8/5/19	Piedmont adopted a Local Hazard Mitigation Plan.
<i>Long-term planning that addresses wildfire, land use for disadvantaged communities, and flood and local hazard mitigation.</i>	
8/5/19	Piedmont adopted a Local Hazard Mitigation Plan.
<i>Community engagement that provides information and consultation through a variety of methods such as meetings, workshops, and surveys and that focuses on vulnerable populations (e.g., seniors, people with disabilities, homeless, etc.).</i>	
8/5/19	Local Hazard Mitigation Plan included a robust public engagement strategy using a variety of methods.
<i>Other (describe how this meets subarea objective)</i>	

State and Other Planning Priorities Certification

I certify under penalty of perjury that all of the information contained in this PGP State Planning and Other Planning Priorities certification form (pages 9, 10, and 11 of this application) is true and correct.

Certifying Officials Name: Sara Lillevand

Certifying Official's Title: City Administrator

Certifying Official's Signature: _____

Certification Date: _____

General Plan Housing Element Goals, Policies, and Actions

The SB 2 Planning Grants Program application prepared by staff is consistent with the following General Plan Housing Element goals, policies, and actions:

Goal 1: New housing construction – provide a range of new housing options in Piedmont to meet the needs of all household types in the community.

Policy 1.2: Housing diversity – Continue to maintain planning, zoning, and building regulations that accommodate the development of housing for all income levels.

Policy 1.4: Context-appropriate programs – Participate in those state and federal housing assistance programs that are most appropriate to Piedmont’s character and that recognize the unique nature of affordable housing opportunities in the City.

Policy 1.5 – Second units – Continue to allow second units (in-law apartments) “by right” in all residential zones within the City, subject to dimensional and size requirements, parking standards, and an owner-occupancy requirements for either the primary or secondary unit. Local standards for second units may address neighborhood compatibility, public safety, and other issues but should not be so onerous as to preclude the development of additional units.

Policy 1.6: Second units in new or expanded homes – Strongly encourage the inclusion of second units when new homes are built and when existing homes are expanded.

Policy 1.7: Housing in commercial districts – Ensure that local zoning regulations accommodate multi-family residential uses on commercial properties in the City, including the addition of apartment to existing commercial buildings.

Policy 1.10: Intergovernmental coordination – Coordinate local housing efforts with the California Department of Housing and Community Development, the County of Alameda, and adjacent cities. Where City-sponsored housing programs are infeasible due to limited local resources, explore the feasibility of participating in programs initiated by other jurisdictions.

Action 1.C: Market-rate second unit production – Maintain zoning regulations that support the development of market-rate second units in Piedmont neighborhoods.

Action 1.E.: Allowing multi-family housing and mixed-use in in the Commercial Zone – Amend the Piedmont Zoning Ordinance to add multiple family housing and mixed-use development to the list of conditionally permitted uses in the Commercial Zone (Zone D).

Action 1.G: Facilitating multi-family development – Develop incentives which would facilitate multi-family development on land zone for multi-family or commercial uses in Piedmont, including modifications to lot coverage requirements for multi-family uses in Zones C and D, and modifications to permitted and conditionally permitted use requirements for Zones C and D. The City will also consider potential ways to streamline environmental review in the event future multi-family uses are proposed in these areas.

Action 2.E: Streamlining design review – Conduct a Planning Commission study session to identify steps that might be taken to expedite and improve the design review process. Following this session, develop amendments to the Design Review process consistent with Action 28.C of the General Plan (Design and Preservation Element).

Action 2.F: Update Design Review Guidelines – Update the 1988 City of Piedmont Residential Design Guidelines consistent with Action 28.E of the Piedmont General Plan.

Goal 7: Equal access to housing – Ensure that all persons have equal access to housing opportunities in Piedmont.

Policy 7.1: Housing choice – Promote the development of housing for all persons regardless of race, religion, ethnic background, or other arbitrary factors.

Policy 7.3: Fair housing enforcement – Implement and enforce relevant State and federal fair housing laws.

Action 5.A: Shared housing program – Consider participating in ECHO Housing’s shared housing program as a way to improve housing opportunities for lower income seniors and extremely low income households.

Action 5.C: Assistance to non-profit developers – Provide assistance to non-profit entities interested in developing housing for low and moderate income Piedmont residents, including elderly and others with special needs.

Action 5.H: Faith Community participation – Work with local faith community to serve residents in need within Piedmont and the greater East Bay, and to identify potential partners for meeting local extremely low income housing needs.

Action 5.I: Second units for extremely-low income households – Maintain an inventory of second units that are available at rents that are affordable to extremely low income households. Explore ways to expand this inventory and encourage the development of additional extremely low income second units through the City’s affordable second unit program and other means.

Action 5.J: Housing for extremely low income families – Develop incentives to meet the needs of Piedmont’s extremely low income households potentially including modified development standards for new multi-family buildings that include units for extremely low income families.