



CITY OF PIEDMONT

Park Commission Agenda Wednesday, May 4, 2022 5:30 p.m.

City Council Chambers, 120 Vista Avenue, Piedmont, CA
and via Teleconference

COVID 19 ADVISORY NOTICE

In a continuing effort to reduce the public health effects of COVID 19, the Park Commission meeting will be held both in person and virtually. Members of the public and Commissioners have the ability to participate in the meeting by coming to the Council Chambers or joining meeting via ZOOM Teleconference, pursuant to the provisions of Government Code 54953.

To maximize public safety while still maintaining transparency and public access, members of the public can participate in the meeting in several ways:

- Come to the City Council Chambers in City Hall, 120 Vista Avenue, Piedmont.
- Computer or smart phone: Click on <https://piedmont-ca-gov.zoom.us/j/84219320223>
- Computer or smart phone: Click on https://piedmont.ca.gov/government/meeting_videos and select the Park Commission meeting
- Telephone: Dial (669) 900-9128 and enter webinar/meeting number 842-1932-0223
- Television: Watch on KCOM, Comcast Channel 27 or AT&T UVerse Channel 99

To provide public comment virtually, members of the public may use the ZOOM platform to make live, verbal public comments. To speak to the Commission, click the "Raise Your Hand" button when the item on which you would like to comment is called. If you are connected to the meeting by phone, please dial *9. When it is your turn to speak, the moderator will call your name and unmute your line, at which point you will have three minutes to address the Commission. After the allotted time, you will then be re-muted. Instructions of how to "Raise Your Hand" is available at <https://support.zoom.us/hc/en-us/articles/205566129%0D-Raise-Hand-In-Webinar>

Any member of the public who needs accommodations should email the City Clerk at cityclerk@piedmont.ca.gov or call (510) 420-3040 who will make their best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests. Information about reasonable accommodations is available on the City website at <https://piedmont.ca.gov>.

Call to Order

Pledge of Allegiance

Public Forum

This is an opportunity for members of the audience to speak on an item not on the agenda.

Regular Agenda

1. Approval of Park Commission Minutes for April 6, 2022
 2. Receipt of a Report on the Draft 6th Cycle Housing Element
 3. Update on the Installation of Electric Vehicle Charging Stations on Magnolia Avenue Adjacent to Piedmont Park
 4. Update on the Procurement of Tree Inventory and Management Software
 5. Update on City Park Projects
 - a. Linda Off Leash Park Concrete Pathway and Handrail Repair
 - b. Linda Park Lawn Renovation
 - c. St. James Island Planting and Irrigation Installation
 - d. Hall Fenway Yearly Planting Donation from Piedmont Beautification Foundation
 6. Update on Arbor Day Celebration 2022
-

Announcements, old business and consideration of future agenda items

Adjourn

Materials related to an item on this agenda submitted to the Park Commission are available for public inspection in the Public Works Department during normal business hours.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (510) 420-3040. Notification at least two business days preceding the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

In accordance with G.C. Sec. 54954.2(a) this notice and agenda were posted on the City Hall bulletin board and also in the Piedmont Police Department on April 29, 2022

DRAFT

PIEDMONT PARK COMMISSION

Regular Meeting Minutes for Wednesday, April 6, 2022

A Regular Session of the Piedmont Park Commission was held on April 6, 2022, both in person and via teleconference, consistent with Government Code 54953. In accordance with Government Code Section 54954.2(a), the agenda for this meeting was posted for public inspection on April 1, 2022.

CALL TO ORDER Chairperson Dunlap called the meeting to order at 5:30 p.m.

PLEDGE OF ALLEGIANCE The Pledge of Allegiance was said.

ROLL CALL Present: Chairperson Patty Dunlap, Commissioners Amber Brumfiel, David Johnson, Kimberly Moses, Eileen Ruby, Tom Smegal and Robin Wu

Staff: Sustainability Program Manager Alyssa Dykman, Public Works Director Daniel Gonzales, Parks and Project Manager Nancy Kent, Public Works Supervisor Nick Millosovich, and Administrative Assistant Mark Enea

PUBLIC FORUM There was no **Public Testimony** on the matter.

REGULAR AGENDA The Commission considered the following items of regular business.

Introduction of New Commissioners and Election of Chair and Vice Chair

Chairperson Dunlap introduced three new members of the Park Commission. Kimberly Moses has worked in various areas of urban design and landscape architecture. Tom Smegal is a lifelong Piedmonter and former President of Piedmont baseball and softball foundation. David Johnson is a retired landscape architect.

The Commission entertained nominations for Chair and Vice-Chair.

Resolved, that the Park Commission elects Amber Brumfiel to serve as Chair.

Moved by Wu, Seconded by Ruby

Ayes: Brumfiel, Dunlap, Johnson, Moses, Ruby, Smegal, Wu

Noes: None

Absent: None

Resolved, that the Park Commission elects Robin Wu to serve as Vice-Chair.

Moved by Dunlap, Seconded by Smegal

Ayes: Brumfiel, Dunlap, Johnson, Moses, Ruby, Smegal, Wu

Noes: None

Absent: None

Minutes Approval of Park Commission Minutes for January 5, 2022, and March 2, 2022.

There was no **Public Testimony** on the matter.

Resolved, that the Park Commission approves the Park Commission meeting minutes of January 5, 2022, as presented.

Moved by Dunlap, Seconded by Ruby

Ayes: Brumfiel, Dunlap, Johnson, Moses, Ruby, Smegal, Wu

Noes: None

Absent: None

Resolved, that the Park Commission approves the Park Commission meeting minutes of March 2, 2022, as presented.

Moved by Ruby, Seconded by Dunlap

Ayes: Brumfiel, Dunlap, Ruby, Wu

Noes: None

Absent: None

Heritage Tree Nominations 2022

Commissioner Wu presented the nominations for the 2022 Heritage Trees. The nominated trees include the Deodar Cedar at Alta and Scenic Island, the Coast Live Oak at Piedmont Park Play Area, the Coast Live Oak in Crocker Park, the Coast Redwood at Wildwood Ave., the two Ceanothus 'Ray Hartman' in Piedmont Park, the Melaleucas on Linda Ave., the Northern Catalpa in front of 46 Nace Ave., Streetscape: Autumn Blaze Maples on 400 Block of Wildwood, the two Ceanothus 'Ray Hartman' at Linda Kingston Triangle, and the Southern Magnolia at Caperton Triangle.

The subcommittee's recommendation for Heritage Trees 2022 represents four new tree species that have not been previously recognized in our urban forest. The four trees are the Deodar Cedar at Alta and Scenic Island, the Melaleucas on Linda Ave., the Northern Catalpa in front of 46 Nace Ave., and the Autumn Blaze Maples on 400 Block of Wildwood Ave.

There was no **Public Testimony** on the matter.

Resolved, that the Park Commission approves the designation of the Deodar Cedar at Alta and Scenic Island, the Melaleucas on Linda Ave., the Northern Catalpa in front of 46 Nace Ave., and the Autumn Blaze Maples on 400 Block of Wildwood Ave. as Heritage Trees in the City of Piedmont for 2022

Moved by Ruby, Seconded by Dunlap

Ayes: Brumfiel, Dunlap, Johnson, Moses, Ruby, Smegal, Wu

Noes: None

Absent: None

Arbor Day 2022

Chair Brumfiel announced that the Arbor Day celebration will include a Movie in the Park with a showing of Intelligent Trees on Thursday, April 28, 2022, at 8:30 p.m., in Piedmont Park. Prior to the movie, the community is encouraged to attend the pinning of the Heritage Tree Winners at Community Hall.

Additional Arbor Day events will include Gratitude Trees in Crocker Park, Piedmont Park, Dracena Park, and at Beach Schoolmates during the week of April 25 – April 29, 2022. Community members are invited to hang tags noting items they are grateful for on these trees. The chalk art contest will be held again this year, which will run for the same week. This will be a creative and fun event for younger residents and prizes will be awarded.

There was no **Public Testimony** on the matter.

Parks and Project Manager Nancy Kent responded to Commissioner Moses' question and stated that planning the event was a collaborative effort of the Park Commission to organize Arbor Day and future celebrations.

Tree Related Projects

Ms. Kent presented a summary of the Heritage Tree signage options, which included a design with simple metal posts and high pressure laminate plaques. After deliberating on the matter, Commissioners indicated their preference for the lower profile design.

Public Works Director Daniel Gonzales provided an update on the tree Inventory Project, indicating that it is intended that the project will start in June or July 2022.

Mr. Gonzalez reported that the Street Tree Pruning Contract is currently out to bid for the second time. He indicated that the scope was adjusted and the project was rebid in order to receive bids that are closer to the Engineer's estimates.

Ms. Kent provided an update on the City's Integrated Pest Management Policy, which has been in place for over a decade. The plan uses natural enemies to reduce pests, rather than chemical sprays.

There was no **Public Testimony** on these matters.

Linda Park Lawn Renovation

Ms. Kent described the Linda Park lawn renovation project, which returned the space back to its intended use as a passive space. She indicated that this will be the first sheet mulching project in a city park and Piedmont Garden Club has made a donation for native plant material and rebate options are being explored through EBMUD.

There was no **Public Testimony** on the matter.

The commission thanked Ms. Kent for her report and discussed project timelines and public outreach.

St. James Island

Ms. Kent described the work being undertaken at the St. James island, which is made possible by a generous donation. She indicated that the project plan is being developed and gave information on the different species expected to be planted.

There was no **Public Testimony** on the matter.

Highland-Guilford Steps and Handrail Project

Mr. Gonzales described the difficulties with the Highland Guilford Steps and Handrail project due to an unresponsive contractor. He indicated that the City is taking steps to remove the contractor from the project, to enable future completion.

The Commission asked questions about the contractor's work history and the steps being undertaken to resolve the situation.

There was no **Public Testimony** on the matter.

Flash Flowers 2022

Ms. Kent stated that the Flash Floral locations installed by Piedmont Garden Club members in Piedmont parks and public spaces were a huge success and included Highland Avenue and Guilford Road bus stop, at Estates Drive and Hampton Road, at Oakland Avenue and Latham Street, at Sheridan Avenue and Highland Avenue, at Crocker Park, and at Corey Reich Tennis Center.

There was **Public Testimony** on the matter.

Sustainability Update

Sustainability Program Manager Alyssa Dykman provided information on a number of sustainability related items including Earth Day, the Earth Day Scavenger Hunt, the Reach Codes Community Forum, and the City's upcoming compost giveaway. She also announced upcoming regional events.

She referred community members to the City web site for more information..

There was no **Public Testimony** on the matter.

**Monthly Maintenance
Report: Park, Open
Space, and Street Tree
Update for the Month of
April 2022**

Public Works Supervisor Nick Millosovich reported that staff has been very busy with regular maintenance including weed removal. This past month, 24 pedestrian passageways have been cleared. There has been an increase in vandalism in our parks including graffiti and a broken water valve in Linda Park that required replacement. Irrigation adjustments and repairs are ongoing. There were 6 trees planted last month.

There was **Public Testimony** received from:

Hope Salzer suggested that the City publish its list of designated street trees, as well as tree species in parks.

**REPORTS AND
ANNOUNCEMENTS**

Next Meeting: Wednesday, May 4, 2022, at 5:30 p.m.

Commissioners asked for update on the pedestrian bridge at Bushy Dell Creek in Piedmont Park as well as replacement of trees damaged in the January windstorm.

The Commission thanked Patty Dunlap for her years of service and welcomed the new members.

ADJOURNMENT

There being no further business, Chairperson Dunlap adjourned the meeting at 7:11 p.m.



MEMORANDUM

DATE: May 4, 2022

TO: Park Commission

FROM: Kevin Jackson, Planning & Building Director
Pierce Macdonald, Senior Planner

SUBJECT: Informational Report: Draft 6th Cycle Housing Element

AGENDA ITEM NUMBER 2

RECOMMENDATION:

This report is informational. Pursuant to State of California law, every 8 years, every city, town, and county in California must update the Housing Element of their General Plan and have it certified by the California Department of Housing and Community Development (HCD). On May 4, 2022, City staff will present Piedmont's Draft Housing Element to the Park Commission as an informational report. Comments from Park Commissioners and the public are welcomed and encouraged.

DISCUSSION:

The attached staff report prepared for the Housing Advisory Committee (HAC) for its meeting on April 19, 2022 (Attachment C), is an introduction to the Draft 6th Cycle Piedmont Housing Element for years 2023-2031 (Draft Housing Element). The HAC report provides background information on State requirements, as well as the year-long process that has guided City staff and the housing consultants team, led by LWC. HAC meeting slides are included as Attachment B.

The Housing Element addresses a range of housing issues, such as affordability, design, housing types, density, and location, as well as establishing goals, policies, and programs to address existing and projected housing needs. The Housing Element must be internally consistent with other parts of the General Plan and is critical to having a legally adequate General Plan. State law does not require that jurisdictions *build* or *finance* new housing, but they must *plan* for it. It is in the community's Housing Element that local governments make decisions about where safe, accessible, and diverse housing could be developed to offer a mix of housing opportunities for a variety of household incomes. The Housing Element must identify – through the adoption of policies and programs – how the City of Piedmont will meet its share of the region's housing need, called the Regional Housing Needs Allocation (RHNA).

The following eight topics represent a high-level overview of the Draft Housing Element and are addressed in more detail in the HAC staff report:

1. **Penalties for Noncompliance:** Jurisdictions face a number of consequences if they do not have a certified Housing Element by the May 2023 deadline.
2. **Regional Housing Needs Allocation (RHNA) Process:** Every city in California receives a target number of homes to plan for at various income levels, called the RHNA. The

RHNA allocations for the City of Piedmont are outlined in Table SR-1, as follows:

Table SR-1

2023-2031 RHNA Allocation	
City of Piedmont	
Income Level	
VERY LOW INCOME (<50% of Area Median Income)	163
LOW INCOME (50-80% of Area Median Income)	94
MODERATE INCOME (80-120% of Area Median Income)	92
ABOVE MODERATE INCOME (>120% of Area Median Income)	238
TOTAL ALLOCATION	587

3. **New State Requirements for the 6th Cycle Housing Element Update:** Recent legislation resulted in key changes, including higher allocations, requirements to affirmatively further fair housing, new limits on sites in the Housing Element, and required updates to the Safety Element (Environmental Hazards Element).
4. **Measures to Address Potential Constraints:** The HAC staff report includes potential governmental and non-governmental constraints to increasing development and growth.
5. **Housing Sites Inventory:** The Draft Housing Element includes a recommended housing sites inventory for the review and consideration of the Piedmont community. Figure B-2, the Draft Housing Element's Site Inventory map, is included on page B-15. The sites inventory in the Draft Housing Element includes opportunity sites in all zones, including City-owned properties. After careful review of all City-owned properties, the following were included in the Draft Housing Element for further review and consideration:
 - Piedmont Public Works Corporation Yard
 - City Hall and Veterans Memorial Building/Police Station
 - Corey Reich Tennis Center
 - Highland Avenue Grassy Strip (between Sierra Avenue and Sheridan Avenue)
 - 801 Magnolia Avenue

These City-owned sites are suggested for the sites inventory for their size, proximity to arterial roadways, and access to transit, fire and emergency services, schools, and a commercial district with multiple services. City parks, such as Linda Dog Park and Blair Park were not included in the sites inventory map because these spaces are in use as active and passive parks and open space today and could not be replaced elsewhere, and because parks are a very limited resource in Piedmont for future population growth. However, the Draft Housing Element identifies Blair Park as a potential alternate site for housing, described below.

6. **Proposed Specific Plan:** Page B-12, Appendix B, of the Draft Housing Element proposes to prepare a specific plan (Government Code §65450 et. seq) for the area of the Public Works Corporation Yard to accommodate new housing development, incorporate existing amenities, and modernize current city functions. The portion of the site utilized for park

and recreational uses, are intended to remain as an amenity for the proposed specific plan area, with the existing vehicle parking reconfigured, as needed.

Figure B-1: Preliminary Conceptual Plan for Development on City-owned Property (Specific Plan)



7. **Blair Park:** The Draft Housing Element identifies Blair Park, which is located on the south side of Moraga Avenue, as a potential alternate site for housing if the proposed specific plan for the Public Works Corporation Yard fails to yield 122 housing units (page B-13). Blair Park is 3.55 acres, with the potential for 210 units if developed at 60 units per acre.
8. **Zoning Amendments:** In order to meet the 6th Cycle RHNA target with Piedmont's limited available land, the Draft Housing Element's Goal 1, New Housing Construction, proposes to increase the allowed residential density for housing affiliated with religious institutions in Zone A (program 1.D, page 37) and increase allowed residential density in Zone B (program 1.F), Zone C (program 1.G), and Zone D (1.H).

CONCLUSION:

Staff is asking Park Commissioners to provide feedback on the Draft 6th Cycle Piedmont Housing Element as community members and key stakeholders. The Park Commission meeting gives the public further opportunities to learn about the Housing Element update process and to give their input and feedback.

The staff report prepared for the HAC meeting on April 19, 2022, is included as Attachment C to this report. A video of the meeting and the slide presentation given to the Housing Advisory Committee on April 19, 2022, is available online at Piedmontishome.org. The comments, feedback, and suggestions, provided by Commissioners and members of the public will be compiled, reviewed, and provided to the Planning Commission at its scheduled special meeting on Thursday, May 12, 2022, and forwarded to the City Council at a meeting tentatively scheduled for June 2022.

ATTACHMENTS:

- A *Online* Draft 6th Cycle Piedmont Housing Element
https://www.piedmont.ca.gov/government/city_news_notifications/draft_housing_element_released
- B Pages 5-51 Slides From Housing Advisory Committee Meeting on April 19, 2022
- C Pages 52-62 Housing Advisory Committee Staff Report, April 19, 2022

City of Piedmont

Housing Element Update

Housing Advisory Committee Meeting #2 | April 19, 2022



Introductions

City of Piedmont

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



Consultant Team

Lisa Wise Consulting, Inc.

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

Plan to Place

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



Agenda

- 1. Introduction and Housing Element Overview**
- 2. Findings: Constraints Assessment**
- 3. Overview of Available Sites Inventory**
- 4. Fair Housing Goals, Policies, and Programs**
- 5. Public Comment**
- 6. Wrap Up and Next Steps**





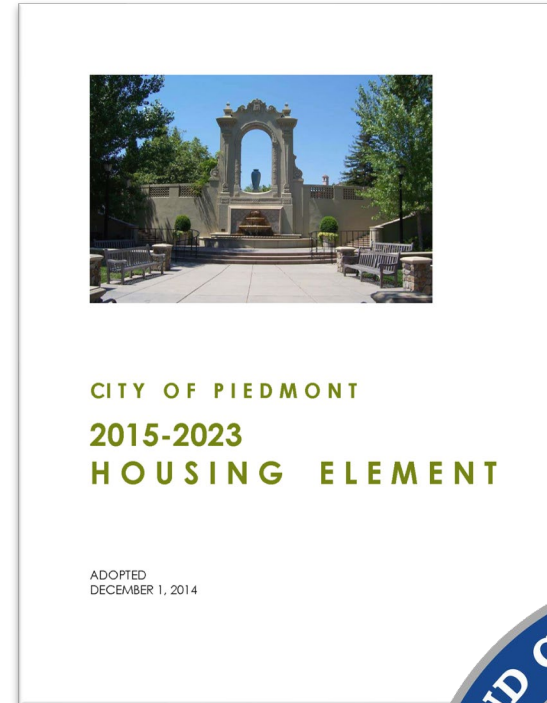
Introduction and Housing Element Overview



Housing Element Overview

- As enacted in 1969, a Housing Element is required component of a City's General Plan. State law requires all local governments to do their "fair share" of planning for adequate housing.
- State recognizes that housing is a critical need, and the government and private sector must work together to address it.
- Housing elements are updated in 8-year cycles. The current (6th) cycle will cover housing needs in Piedmont from 2023-2031.
- The California Department of Housing and Community Development (HCD) is responsible for reviewing all housing elements to monitor compliance with State laws.

For more information see videos on Piedmontishome.org.



Analysis Overview

Housing Element Components

1. **Housing Element Review:** A performance evaluation of policies and programs from previous housing elements.
2. **Housing Needs Assessment:** A review of the existing and projected housing needs, especially regarding special needs populations (e.g., large households, low income, seniors).
3. **Adequate Sites Inventory:** A record of suitable land with realistic capacity to accommodate the City's fair share of regional housing needs.
4. **Housing Resources Assessment:** Record of administrative and financial resources available to support the development, preservation, and rehabilitation of housing.
5. **Housing Constraints Assessment:** Identified governmental and non-governmental (market, environmental) impediments to housing development.
6. **Affirmatively Furthering Fair Housing:** Analysis of existing fair housing and segregation issues and plan to address any identified disparities in housing needs, displacement, or access to opportunity.
7. **Implementation Plan:** Goals, policies, and programs dedicated to meeting the City's housing needs.



Housing Element Organization



Housing Element Organization

Appendix A: Demographics and Housing Needs Assessment

Appendix B: Housing Capacity Analysis and Methodology

Appendix C: Constraints to Housing Production

Appendix D: Evaluation of the 2015-2023 Housing Element

Appendix E: Public Participation and Meeting Summaries

Appendix F: Affirmatively Furthering Fair Housing Assessment



Community Input to Date

- **Citywide Fair Housing Survey**
 - March 12 to April 15, 2021, 877 total responses
- **Community Events**
 - (Labor Day Cars, Coffee, & Cops and Piedmont Harvest Festival 2021, etc.)
- **Focus Groups**
 - The City of Piedmont and LWC held five focus group meetings via Zoom on July 19, 22, and 23, 2021, with groups including:
 - Community and Housing Advocates
 - Developers and Property Owners
 - Local Institutions and Businesses
 - Housing and Real Estate Professionals
 - Residents
- **Joint PC/HAC Meeting** – September 2021
- **Community Workshops** – December 2021 and March 2022



Housing Element FAQs

- What are the repercussions of not having a state-certified Housing Element?
- Does the City of Piedmont have to build 587 new housing units by 2031?
- What are the impacts of new housing in Piedmont?
- Did the City of Piedmont appeal its Regional Housing Needs Allocation (RHNA) assignment of 587 housing units?

For more responses to FAQs please visit [Piedmontishome.org/faqs](https://www.piedmontishome.org/faqs)

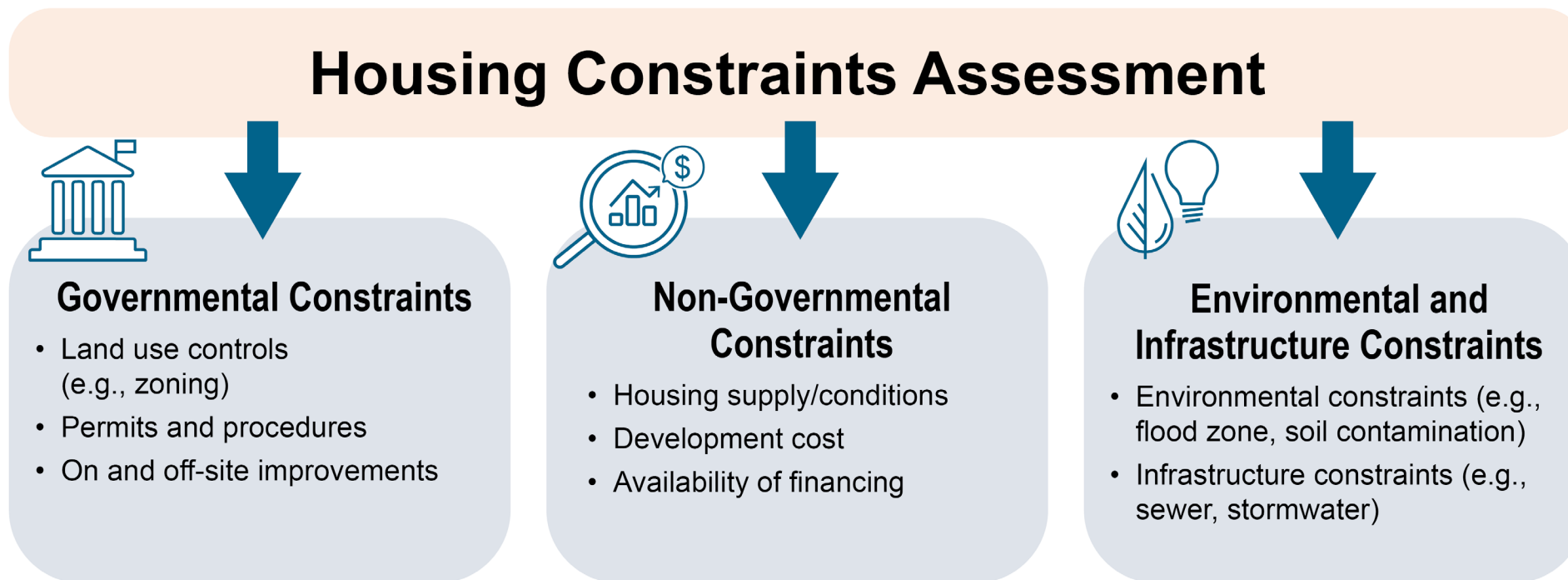


2 Findings: Constraints Assessment



Overview and Methodology

- The Housing Constraints analysis in Appendix C covers local governmental, non-governmental, and environmental and infrastructure constraints to housing production in Piedmont.



Key Findings

- Limited amount of land area designated for multi-family/mixed-use housing and Piedmont is generally built out so future housing development will be constrained by existing development or require demolition.
- Cumulative impact of development regulations may pose a constraint to development of multi-family and affordable housing.
- Zoning Code doesn't allow for a variety of housing types, including uses required by State law.
- Economic conditions in Piedmont reflect a competitive housing market for both for-sale and rental housing.



Governmental Constraints

- There is a limited amount of land area (3.7 percent of City) designated for multi-family/ mixed-use housing.
- Regulations potentially restrict multi-family and mixed-use projects.
- The City's Zoning Code doesn't encourage a variety of housing types as required by State law.
- Other City regulations, including City Charter and permit and processing requirements, may pose a constraint to housing production and fair housing goals.

State law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (*Government Code § 65583(c)(3)*).



Nongovernmental Constraints

- Piedmont has competitive market conditions that favor the development of both for-sale and for-rent housing.
- The typical home value in Piedmont is estimated at \$2,369,688 in December 2020, a 668 percent increase from \$308,475 in 2001.
- The rate of rent increase in Piedmont has far outpaced both the County and the Bay Area.
- The lack of available land is considered a constraint to development, as housing production will most likely occur on more expensive opportunity sites for redevelopment and require demolition of existing uses.

Market-related constraints include land cost, construction cost, and the availability of financing.

An assessment of these non-governmental constraints can inform potential actions to address their impact.



Environmental and Infrastructure Constraints

- Wildfire is Piedmont's most significant environmental hazard. All of the City is within the Wildland Urban Interface zone and over a third of the City's residential area is in a Fire Hazard Severity Zone.
- The City's Safety Element and Local Hazard Mitigation Plan (LHMP) will be updated to address environmental hazards, including fire hazards, consistent with State Law.
- Possible infrastructure constraints include ensuring adequate water supply during times of drought and maintaining sewer and stormwater capabilities during an earthquake event



HAC Comments or Clarifying Questions?



3 Overview of Available Sites Inventory



Overview and Methodology

- The City's sites identification methodology included several phases
 - Phase 1a: Vacant sites that allow residential use
 - Phase 1b: Nonvacant sites that have residential development potential
 - Phase 2: Screening
 - Phase 3: Categorization
 - Phase 4: Site-by-Site Assessment
 - Phase 5: Parcels in Prior Housing Elements
- HCD has stricter criteria for site identification (HCD Guidebook [link](#))

Piedmont RHNA- 5th and 6th Cycle

	Very Low	Low	Moderate	Above Moderate	Total
5th Cycle	24	14	15	7	60
6th Cycle	163	94	92	238	587
Increase from 5th to 6th Cycle	139	80	77	231	527



RHNA Breakdown by Income Level

Piedmont 6th Cycle RHNA and Income Limits

Income Group	AMI	RHNA	%	Annual Income (4-person household)
Extremely Low and Very Low	<30% (ELI) <50%	163	28	Up to \$41,100 (EL) Up to \$68,500 (VL)
Low	50-80%	94	16	Up to \$109,600
Moderate	80-120%	92	16	Up to \$150,700
Above Moderate	>120%	238	40	Greater than \$150,700
	Total	587	100	



Housing Capacity

Site Inventory Summary

Table B-8: Residential Development Potential and RHNA

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	163	94	92	238	587
ADUs	See Very Low	7	42	70	21	140
Approved/Entitled Projects	-	-	-	-	1	1
Site Inventory ^{1,2}	211 ³			81	225	517
Total Capacity	260			151	247	658
Surplus	3			59	9	71

Source: City of Piedmont, LWC

1. See Table B-9 for the complete inventory, pg B-16
2. See Section B.3.1 for information on the Specific Plan, pg B-12
3. For calculation purposes, extremely low, very low, and low income totals were grouped.



Housing Capacity

Accessory Dwelling Unit Estimate and Pipeline Projects

Table B-1: ADUs – Building Permits Issued

Year	Permitted ADUs
2019	10
2020	21
2021	22
Total	53
Annual Average	17.6
<i>Source: City of Piedmont, 2022</i>	

Table B-2: Estimated ADU Affordability

Income Level	Percent	ADU Projections
Extremely Low/Very Low	5%	7
Low	30%	42
Moderate	50%	70
Above Moderate	15%	21
Total		(17.5 x 8 years) = 140
<i>Source: ABAG, 2021</i>		

- Currently, the City has one pipeline (approved but not yet built) project:
 - **139 Lexford Road** (1 new/net new above moderate unit)



Housing Capacity

Density and Realistic Capacity Assumptions

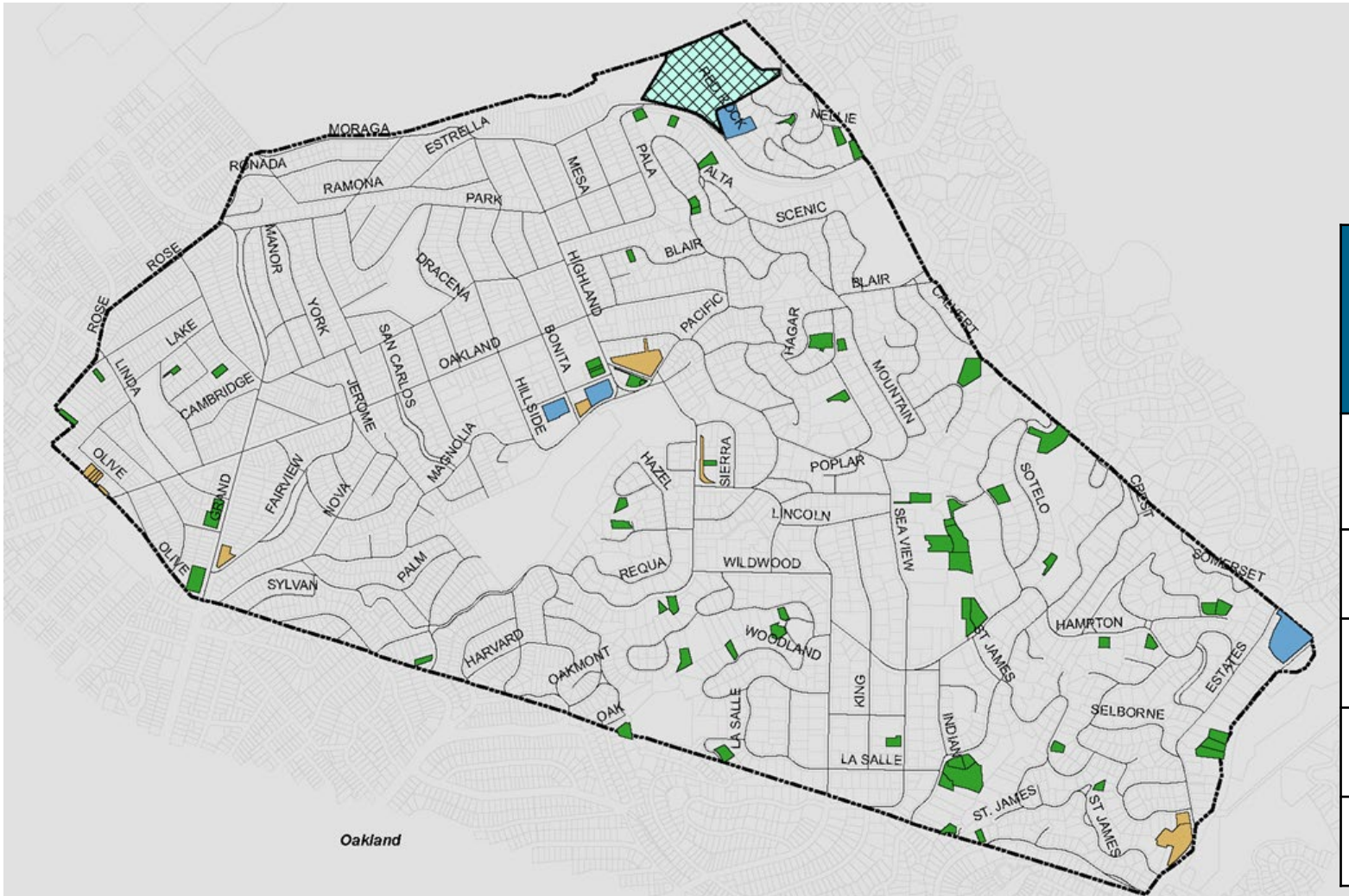
Table B-4: Density Assumptions

Zone		Density (du/ac)		Notes
		Max	Realistic	
A	Single Family Residential	1 unit per site	1 unit per site	
A	Religious institution affiliated housing	21 du/ac	17 du/ac	Requires Zone Amendment to allow religious institution affiliated housing
B	Public Facilities	60 du/ac	48 du/ac	Requires Zone Amendment to allow 60 du/ac
C	Multi-Family Residential	60 du/ac	48 du/ac	Requires Zone Amendment to allow 60 du/ac
D	Commercial/Mixed Use Residential	80 du/ac	64 du/ac	Requires Zone Amendment to allow 80 du/ac
E	Single Family Residential Estate	1 unit per site	1 unit per site	

- Table B-4 (Appendix B) identifies the maximum allowed and assumed realistic densities, in dwelling units per acre (du/ac).
- The realistic capacity is a conservative estimate and takes into consideration potential development and site constraints.



Site Inventory Map



Piedmont Site Inventory

Income Group	RHNA	ADUs	Sites	Surplus
Extremely Low and Very Low	163	7	211	3
Low	94	42	81	59
Moderate	238	22	225	9
TOTAL	587	140	517	71

Oakland

Site Inventory

Above-Moderate Income Capacity

Housing Capacity and Site Inventory Summary: Above-Moderate Income

	Units	Notes
RHNA	238	
ADU + Pipeline Capacity	22	1 unit in the “pipeline”
Site Inventory	225	
Zone A (Single Family Residential Zone) and Zone E (Single Family Residential Estate Zone)	59	1 unit/lot
Zone B (Public Facilities Zone)	32	~ 20 du/ac Specific Plan @ Corporation Yard
Zone D (Commercial and Mixed-Use Commercial/Residential Zone)	134	Max 80 du/ac Grand Avenue and Highland Avenue
Total Unit Capacity	247	
Surplus	9	

4-Person Household:

Annual Income:
> \$150,700

Affordable Rent:
< \$4,700/mo

Affordable Home:
< \$800k (5% down)



Site Inventory

Moderate Income Capacity

Housing Capacity and Site Inventory Summary: Moderate Income

	Units	Notes
RHNA	92	
ADU Capacity	70	
Site Inventory	81	
Zone A (Single Family Residential Zone)	71	Max 21 du/ac Religious Facility Affiliated Housing
Zone B (Public Facilities Zone)	10	Max 60 du/ac 801 Magnolia & Highland Ave land
Total Unit Capacity	151	
Surplus	59	

4-Person Household:

Annual Income:
< \$150,700

Affordable Rent:
< \$3,768/mo

Affordable Home:
< \$713k (5% down)



Site Inventory

Extremely Low-, Very Low-, and Low- Income Capacity

Housing Capacity and Site Inventory Summary: Above-Moderate Income

	Units	Notes
RHNA	257	
ADU + Pipeline Capacity	49	1 unit in the “pipeline”
Site Inventory	211	
Zone A (Single Family Residential Zone)	37	Max 21 du/ac Religious Facility Affiliated Housing
Zone B (Public Facilities Zone)	100	~ 50 du/ac Specific Plan @ Corporation Yard
Zone B (Public Facilities Zone)	74	Max 60 du/ac City Hall and Corey Reich Tennis Courts
Total Unit Capacity	247	
Surplus	3	

4-Person Household:

Annual Income:
 < \$109,600 (Low)
 < \$68,500 (Very Low)

Affordable Rent:
 < \$2,740/mo (Low)
 < \$1,713/mo (Very Low)

Affordable Home:
 < \$515k (5% down- L)
 < \$317k (5% down-VL)



HAC Comments or Clarifying Questions?



4 Fair Housing Goals, Policies, and Programs



Section IV: Housing Plan

Overview

- The Housing Plan (Section IV) of the Housing Element serves as the City's strategy for addressing its housing needs. The Housing Plan includes goals, policies, and programs.
- **Goals** are aspirational purpose statements that indicate the City's direction on housing-related needs.
- **Policies** are statements that describe the City's preferred course of action among a range of other options and guide decision makers.
- **Programs** provide actionable steps to implement the City's goals, further the City's progress towards meeting its housing allocation, and take into consideration Piedmont's size, opportunities for housing, and identified needs and constraints.



Summary of Goals



- **Goal 1: New Housing Construction**



- **Goal 2: Housing Conservation**



- **Goal 3: Affordable Housing Opportunities**



- **Goal 4: Elimination of Housing Constraints**



- **Goal 5: Special Needs Populations**



- **Goal 6: Sustainability and Energy**



- **Goal 7: Equal Access to Housing**

Summary of Policies and Programs

General Topics

- Zoning Code Amendments
- Policy Considerations and Future Studies
- Accessory Dwelling Units
- Permits, Fees, and Review Procedures
- Housing for Special Needs Groups
- Promoting Fair Housing
- Design, Preservation, and Sustainability
- Funding and Partnerships

Quantified Objectives:

- Some programs contain quantified objectives, which refer to the number of units that are expected to be constructed, preserved, or rehabilitated through the program during the planning period.
- These quantified objectives represent measurable outcomes that can be used to benchmark the success of each program and are not equivalent to the housing capacity in the site inventory.

City of Piedmont's Housing Element contains 56 policies and 64 programs.



Key Programs

Zoning Code Amendments

- **Program 1.D: Allow Religious Institution Housing Development in Zone A**
- **Program 1.F: Increase Allowances for Housing in Zone B**
- **Program 1.G: Facilitating Multi-family Development in Zone C**
- **Program 1.H: Increase Allowances for Housing in Zone D**
- **Program 1.I: Lot Mergers to Facilitate Housing in Zone C and Zone D**
- **Program 1.M: Manufactured and Mobile Homes**
- **Program 4.I: Health and Safety Code 17021.5 Compliance**
- **Program 4.L: Allow Parking Reductions for Multi-Family, Mixed-Use, and Affordable Projects**
- **Program 4.N: Allow Transitional and Supportive Housing by Right in Zones that Allow Residential Uses**
- **Program 4.O: Allow Low Barrier Navigation Centers by Right in Zones that Allow Residential Uses**
- **Program 4.P: Residential Care Facilities**
- **Program 4.T: Establish Standards for Emergency Shelters**



Key Programs

Policy Considerations and Future Studies

- **Program 1.L: Specific Plan**
- **Program 1.N: Municipal Services Parcel Tax Study**
- **Program 1.O: Gas Station Remediation Study**
- **Program 1.P: General Plan Amendments**
- **Program 3.G: Inclusionary Housing**
- **Program 4.G: Monitoring the Effects of the City Charter**
- **Program 4.H: Consider Modifying Charter Regarding Zoning Amendments**
- **Program 4.J: Small Lot Housing Study**
- **Program 4.K: Small Lot Affordable Housing Study**
- **Program 4.S: Prioritize Sewer Hookups for Residential Development for Lower-Income Housing**
- **Program 1.A: Vacant Land Inventory**
- **Program 2.D: Condominium Conversions**



Key Programs

Accessory Dwelling Units

- **Program 1.B: Market-Rate Accessory Dwelling Units**
- **Program 1.E: Require ADUs for New Single-Family Residence Construction**
- **Program 3.A: Affordable Accessory Dwelling Unit Public Information Campaign**
- **Program 3.B: Increase Number of Legal Accessory Dwelling Units**
- **Program 3.C: Monitoring Accessory Dwelling Unit Missed Opportunities**
- **Program 3.D: Monitoring Additional Accessory Dwelling Unit Development Opportunities**
- **Program 3.F: Incentives for Rent-Restricted ADUs**



Key Programs

Permits, Fees, and Review Procedures

- **Program 1.J: SB 9 Facilitation Amendments**
- **Program 1.K: City Services Impact Fee for Multi-family Housing**
- **Program 4.A: Media Strategy**
- **Program 4.C: Building Code Updates and Ongoing Enforcement**
- **Program 4.D: Fee Review**
- **Program 4.E: Temporary Staff Additions**
- **Program 4.R: Permit Streamlining**



Key Programs

Housing for Special Needs Groups

- **Program 4.Q: Parking Reductions for Persons with Disabilities, Seniors, and Other Housing Types**
- **Program 5.A: Shared Housing Publicity and Media Initiative**
- **Program 5.B: Shared Housing Matching Services**
- **Program 5.C: Assistance to Nonprofit Developers**
- **Program 5.D: Accommodations for Disabled Persons**
- **Program 5.E: Housing Support for Families in Crisis**
- **Program 5.H: Housing for Extremely Low-Income Individuals and Households**
- **Program 5.I: Housing For Extremely Low-Income Families**
- **Program 5.J: Developmentally Disabled Residents**
- **Program 5.K: Transitional and Supportive Housing for Extremely Low-Income Residents**



Key Programs

Promoting Fair Housing

- **Program 1.C: Public Engagement for Accessory Dwelling Units**
- **Program 7.A: Public Information**
- **Program 7.B: Fair Housing Referrals**
- **Program 7.C: Housing Equity**



Key Programs

Design, Preservation, and Sustainability

- **Program 2.B: Availability of Small Homes**
- **Program 2.C: Use of Original Materials and Construction Methods**
- **Program 4.B: Home Improvement Workshops**
- **Program 4.M: Facilitate Multi-Family and Residential Mixed-Use Projects by Right Subject to Objective Standards**
- **Program 6.A: Title 24 and Reach Codes**
- **Program 6.B: Green Housing**
- **Program 6.C: Renewable Energy Funding Assistance**



Key Programs

Funding and Partnerships

- **Program 2.A: CDBG Funding**
- **Program 3.E: Affordable Housing Fund**
- **Program 4.F: Capital Improvement Plan (CIP) Updates**
- **Program 5.C: Assistance to Nonprofit Developers**
- **Program 5.F: EveryOne Home**
- **Program 5.G: Faith Community Participation**
- **Program 6.D: Financial Assistance**

HAC Comments or Clarifying Questions?



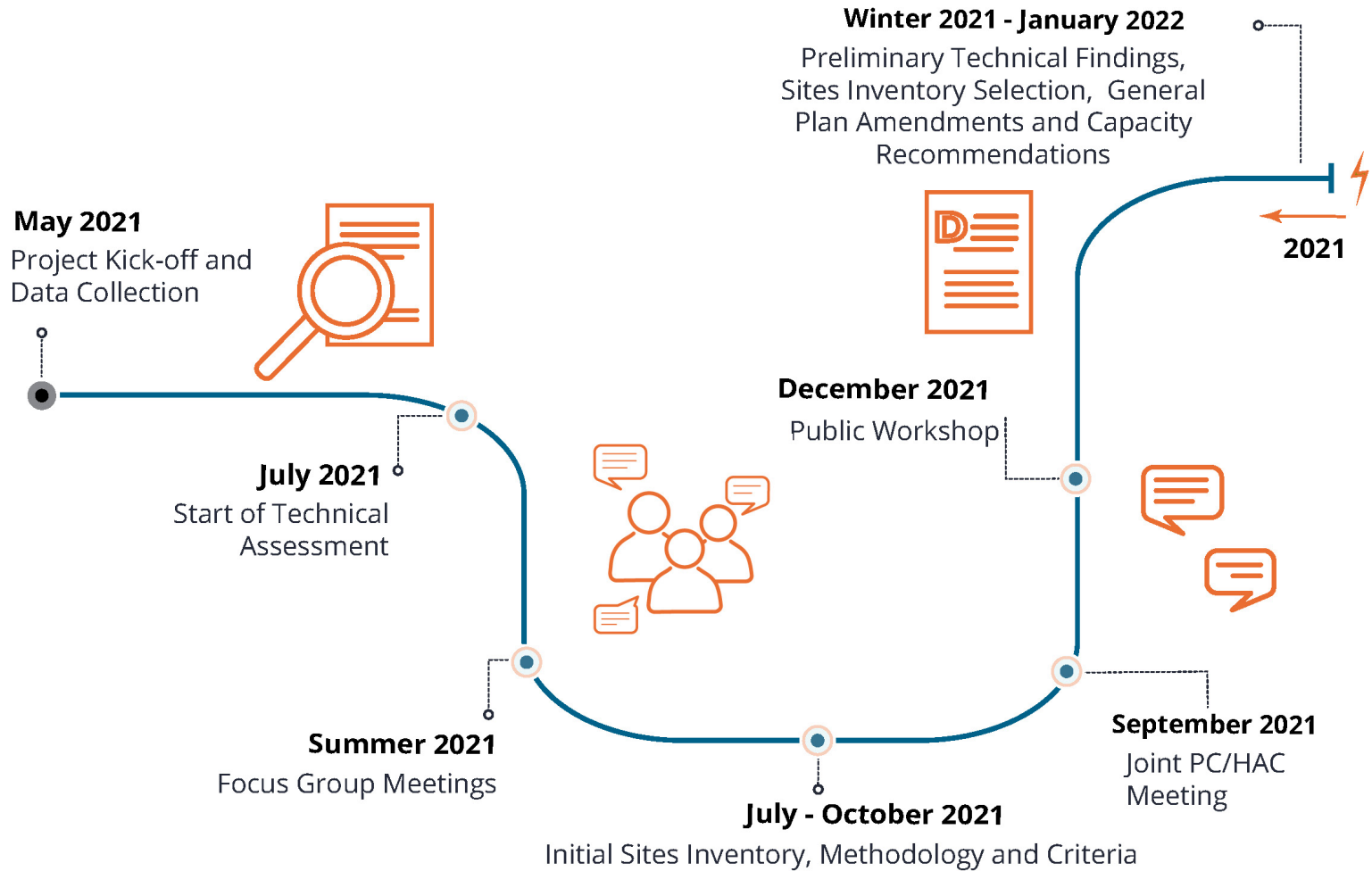
5 Public Comment



6 Wrap Up and Next Steps



Schedule Part 1: 2021



Schedule Part 2: 2022 and 2023



Next Steps and How to Provide Comments

Planning Commission May 12, 2022

City Council June 2022 (*tentative*)

Submit your comments at the above meetings or via:

Email:
Piedmontishome@piedmont.ca.gov*

Use the Share Your Voice tool on the homepage at:
<https://Piedmontishome.org>*

Use the Piedmont Housing Puzzle at:
<https://Piedmont.abalancingact.com/housingsim>

Comments received by May 5th will be forwarded to the Planning Commission

Draft currently available at Piedmontishome.org

The screenshot shows the homepage of Piedmont is Home. A red arrow points to a highlighted draft document titled "6th Cycle Housing Element" with the subtitle "Public Review Draft" and the date "April 2022". To the right of the draft is a "Piedmont Housing Puzzle" interactive tool. Below the draft and puzzle, there is a section for "Upcoming Events" listing three meetings: Housing Advisory Committee Meeting (Apr 19, 2022), Regular Planning Commission Meeting (May 9, 2022), and Planning Commission Meeting (May 12, 2022). At the bottom, there is a "Past Events" section. The website footer includes contact information in English and Spanish: "Si desea obtener información en español por favor comuníquese a: piedmontishome@piedmont.ca.gov" and "關於更多服務和支援, 請聯絡語言和翻譯協助 | : piedmontishome@piedmont.ca.gov".

HAC Final Comments



Contact

piedmontishome@piedmont.ca.gov

Or Visit

Piedmontishome.org



City of Piedmont
CALIFORNIA



MEMORANDUM

DATE: April 19, 2022

TO: Housing Advisory Committee

FROM: Kevin Jackson, Planning & Building Director
Pierce Macdonald, Senior Planner

SUBJECT: Informational Report: Draft 6th Cycle Housing Element

AGENDA ITEM NUMBER 1

RECOMMENDATION:

This report is informational. The Housing Advisory Committee is tasked with providing feedback to staff and the City's consultants on the Draft 6th Cycle Piedmont Housing Element (Draft Housing Element). Additional time has been scheduled as part of this agenda item for feedback and comments on the Draft Housing Element from Committee Members and members of the public. Comments from Committee Members and the public are welcomed and encouraged.

EXECUTIVE SUMMARY:

Every 8 years, every city, town, and county in California must update the Housing Element of their General Plan and have it certified by the California Department of Housing and Community Development (HCD). This staff report is an introduction to the Draft 6th Cycle Piedmont Housing Element for years 2023-2031. The 6th Housing Element cycle under State of California law is for the time period of 2023 to 2031 (6th Cycle) in the San Francisco Bay Area region. This report provides background information on State of California requirements, as well as the year-long process that has guided City staff and the housing consultants team, led by LWC, to this point in the planning process. This report concludes with discussion points for the review of the Draft Housing Element by the Housing Advisory Committee and members of the public.

BACKGROUND:

In March 2021, the City launched the Fair Housing Community Survey and an online, interactive pinnable mapping tool, hosted on Social Pinpoint software. Response to the survey was robust, consisting of 877 survey participants and 90 visitors to the map. Also in March, the City launched a Piedmont fair housing website at <https://Piedmontishome.org>. Public engagement in 2021 also included enthusiastic community participation in stakeholder interviews in July, pop-up information tables at local events in September, and the first Community Workshop in December. This year, new public engagement tools included the second Community Workshop in March, installation of 30 banners on City streetlights, and the launch of the online Piedmont Housing Puzzle tool, hosted on Balancing Act software. Public engagement with Piedmont residents, property owners, business owners, and workers has encouraged participation in development of 6th Cycle Housing Element goals, policies, and programs. All public comments and ideas received by staff will be compiled and presented for Planning Commission and City Council review and consideration.

At its core, a Housing Element is an opportunity for a community conversation about how to address local housing challenges and find solutions. The Housing Element addresses a range of housing issues, such as affordability, design, housing types, density, and location, and establishes goals, policies, and programs to address existing and projected housing needs. The Housing Element must be internally consistent with other parts of the General Plan and is critical to having a legally adequate General Plan.

State law does not require that jurisdictions *build* or *finance* new housing, but they must *plan* for it. It is in the community's Housing Element that local governments make decisions about where safe, accessible, and diverse housing could be developed to offer a mix of housing opportunities for a variety of household incomes. The Housing Element must identify how – through the adoption of policies and programs – the City of Piedmont will meet its share of the region's housing need, called the Regional Housing Needs Allocation (RHNA).

The role of the Housing Advisory Committee is to provide feedback on the Draft 6th Cycle Piedmont Housing Element. The City Council chose the Housing Advisory Committee members on March 22, 2021, to serve as an advisory council to the City Council and City staff. As mandated by City Council, the Housing Advisory Committee provides feedback on draft documents, prepared throughout the Housing Element update, and provides guidance on, and on the conduct of, the Housing Element update. All Housing Advisory Committee meetings have been open to the public and recorded for the reference of all community members. The Committee meetings give the public further opportunities to learn about the Housing Element update process and to give their input and feedback.

ANALYSIS:

Penalties for Noncompliance

Jurisdictions face a number of consequences if they do not have a certified Housing Element by the May 2023 deadline. Under legislation enacted in recent years, if a city does not comply with State housing law, the city can be sued by individuals, developers, third parties, or the State Attorney General. In addition to facing significant fines, a court may limit local land use decision-making authority until the jurisdiction brings its Housing Element into compliance. Additionally, local governments may lose the right to deny certain projects.

Conversely, an HCD-certified Housing Element makes cities eligible for numerous sources of funding and grants, such as Local Housing Allocations, Affordable Housing and Sustainable Communities Grants, SB 1 Planning Grants, CalHOME Program Grants, Infill Infrastructure Grants, Pro-Housing Design funding, Local Housing Trust Funds, and Regional Transportation Funds (such as MTC's OneBayArea Grants).

Regional Housing Needs Allocation (RHNA) Process

Every city in California receives a target number of homes to plan for at various income levels. This is called the Regional Housing Needs Allocation (RHNA).

RHNA starts with the Regional Housing Needs Determination (RHND) provided by HCD, which is the total number of housing units the San Francisco Bay Area needs over the eight-year period, by income group. The Association of Bay Area Governments (ABAG) is tasked with developing the methodology to allocate a portion of housing needs to each city, town, and county in the region.

After considering public comments, the ABAG Executive Board approved the draft RHNA methodology in January 2021. The State of California HCD reviewed the draft RHNA methodology to ensure it furthers State-required objectives, and ABAG adopted a final methodology and draft allocations for every local government in the Bay Area in May 2021.

The RHNA allocations for the City of Piedmont are outlined in Table SR-1, as follows:

Table SR-1

2023-2031 Draft RHNA Allocation	
City of Piedmont	
Income Level	
VERY LOW INCOME (<50% of Area Median Income)	163
LOW INCOME (50-80% of Area Median Income)	94
MODERATE INCOME (80-120% of Area Median Income)	92
ABOVE MODERATE INCOME (>120% of Area Median Income)	238
TOTAL ALLOCATION	587

On June 21, 2021, the City considered the option of filing an appeal of the RHNA at a public meeting of the City Council. The City Council chose not to appeal the RHNA.

New State Requirements for the 6th Cycle Housing Element Update

Recent legislation resulted in the following key changes for this 6th cycle of RHNA and Housing Element updates:

- **Higher allocations** - There is a higher total regional housing need. HCD's identification of the region's total housing needs has changed to account for unmet existing need, rather than only projected housing need. HCD now must consider overcrowded households, cost burdened households (those paying more than 30% of their income for housing), and a target vacancy rate for a healthy housing market (with a minimum of 5%). The RHNA for Piedmont for the 6th cycle is nine times more than the RHNA for the 5th cycle.
- **Affirmatively Furthering Fair Housing (AFFH)** - Local Housing Elements must affirmatively further fair housing. According to HCD, achieving this objective includes preventing segregation and poverty concentration, as well as increasing access to areas of opportunity. HCD has mapped Opportunity Areas and has developed guidance for jurisdictions about how to address affirmatively furthering fair housing in each Housing Element. The entire City of Piedmont is mapped as an area of highest resource for its low exposure to environmental hazards and access to very good schools and economic opportunities. AFFH was considered in relation to all sections of the Draft Housing Element. AFFH is addressed directly in the analysis in Appendix F, including supporting documentation and analysis from ABAG and the Urban Policy Lab of the University of California, Merced.
- **Limits on Sites** - Identifying Housing Element sites for affordable units is more challenging than in past years. There are new limits on the extent to which jurisdictions can reuse sites included in previous Housing Elements and increased scrutiny of small, large, and non-vacant

sites, when these sites are proposed to accommodate units for very low- and low-income households.

- **Safety and Environmental Justice Element** - State law requires that the Safety Element of the General Plan be updated concurrently with the Housing Element. The Safety Element must address new wildfire risk, evacuation routes, and climate adaptation and resilience requirements in an integrated manner.

There are four bills recently passed by the California State Legislature and approved by the Governor that require certain changes to an Environmental Hazards Element when a municipality undergoes an update to their Housing Element, as follows:

1. **Senate Bill 99. Residential Emergency Evacuation Routes.** Senate Bill 99 requires all cities and counties, upon the next revision of the housing element on or after January 1, 2020, to update the safety element to include information identifying residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation routes.
2. **Senate Bill 1035 General Plans.** Senate Bill 1035 requires cities and counties to update their safety element during a housing element or local hazard mitigation plan update cycle, but not less than once every eight years, if new information on flood hazards, fire hazards, or climate adaptation or resilience is available that was not available during the previous revision of the safety element.
3. **Senate Bill 1241. State Responsibility Areas and Very High Fire Severity Zones.** The bill requires review and update of the safety element, upon the next revision of the housing element on or after January 1, 2014, as necessary to address the risk of fire in state responsibility areas and very high fire hazard severity zones. The specific requirements are codified in GC § 65302(g)(3) and 65302.5(b) and included as an attachment to this memorandum.
4. **Assembly Bill 747. Evacuation Routes.** Assembly Bill 747 requires all cities and counties to identify evacuation routes in the safety elements of their general plans upon the next revision of their local hazard mitigation plan, beginning on or after January 1, 2022. The bill requires evaluation of evacuations route capacity, safety, and viability under a range of emergency scenarios.

The Office of Planning and Research (OPR) published the *Fire Hazard Planning Technical Advisory* (November 2020 Draft) to assist cities and counties undergoing a general plan update on wildfire planning. It includes model policies; a detailed discussion on how to conduct a fire hazard and risk assessment; identifies example safety elements from jurisdictions throughout the State; and identifies stakeholders that should be engaged during the safety element update process to help update the City of Piedmont's Environmental Hazards Element.

Piedmont's housing consultant team has prepared analysis of Piedmont's current Environmental Hazards Element, including recommendations to expand and improve public engagement and planning for new wildfire risk, evacuation routes, and climate adaptation and resilience. These recommendations will guide the work of City staff and the housing consultant team as other elements of the Piedmont General Plan are amended to integrate the new 6th Cycle Piedmont

Housing Element goals, policies, and programs, as stated on page 18 of Section I, Introduction, of the Draft Housing Element.

Draft 6th Cycle Piedmont Housing Element (2023-2031)

Piedmont's Draft 6th Cycle Piedmont Housing Element for years 2023-2031 (Draft Housing Element) was published for public review and comment on April 8, 2022. The Draft Housing Element begins with an executive summary, including Table ES-1, a summary of resulting housing units from recommended Housing Element programs, excerpted below. Table ES-1 compares the RHNA assignments to the recommended Housing Element housing sites inventory, projected increase in number of accessory dwelling units (ADUs), and pipeline projects (one). The result is a moderate surplus of 71 housing units, over and above the total RHNA of 587 housing units.

Table ES-1: Residential Development Potential and RHNA

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	163	94	92	238	587
ADUs	See Very Low	7	42	70	21	140
Approved/Entitled Projects	-	-	-	-	1	1
Site Inventory ^{1,2}	211 ³			81	225	517
Total Capacity	260			151	247	658
Surplus	3			59	9	71
<i>Source: City of Piedmont, LWC</i>						
1. See Table B-9 in Appendix B for the complete inventory						
2. See Section B.3.1 in Appendix B for information on the Specific Plan						
3. For calculation purposes, extremely low, very low, and low income totals were grouped.						

Key Components of a Housing Element

In compliance with State law, Piedmont's Draft Housing Element includes four sections and six appendices that cover the following required topics:

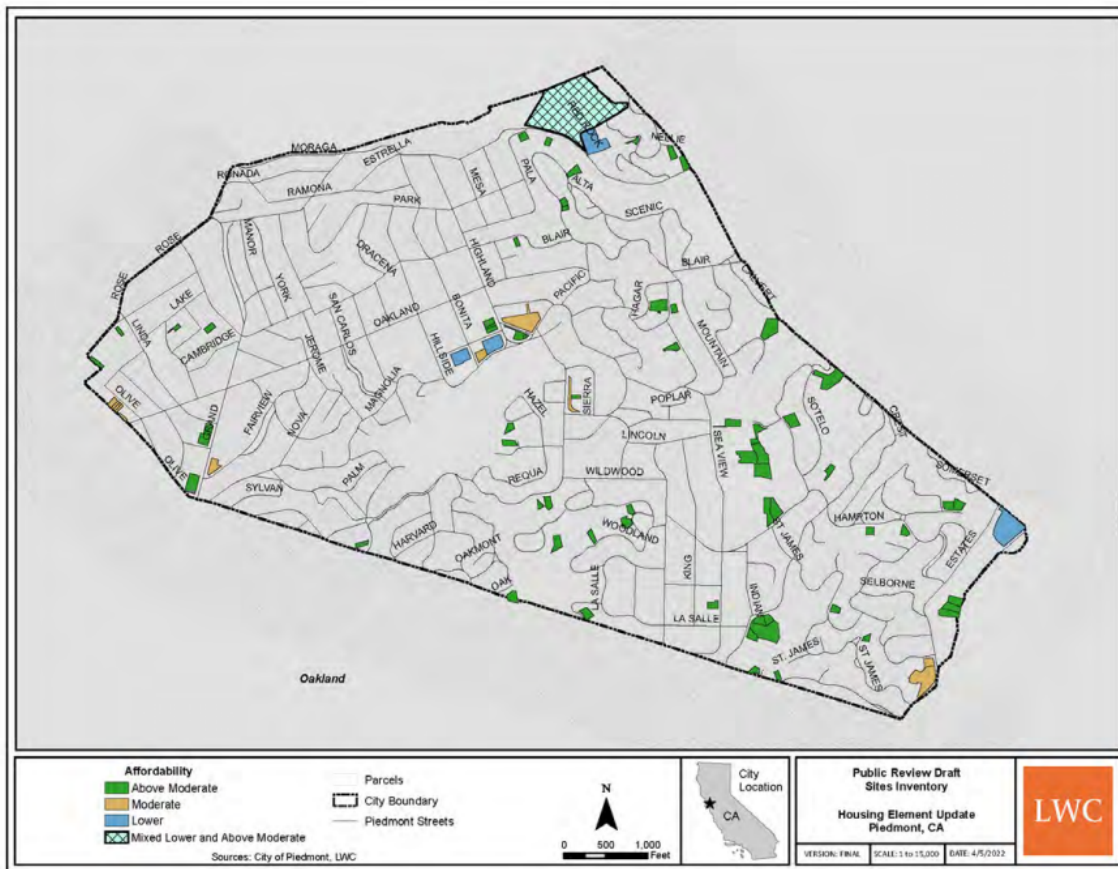
- Housing Needs Assessment:** Examine demographic, employment and housing trends and conditions and identify existing and projected housing needs of the community, with attention paid to special housing needs (e.g., large families, persons with disabilities, female-headed households, employee housing, and people of diverse social and economic backgrounds).
- Evaluation of Past Performance:** Review the prior Housing Element (2015 to 2023) to measure progress in implementing past policies and programs.
- Housing Sites Inventory:** Identify locations of available sites for housing development or redevelopment to ensure there is enough land zoned for housing to meet the future need at all income levels.
- Community Engagement:** Implement a robust community engagement program, reaching out to all economic segments of the community plus traditionally underrepresented groups.

5. **Constraints Analysis:** Analyze and recommend remedies for existing and potential governmental and nongovernmental barriers to housing development.
6. **Affirmatively Fostering Fair Housing:** Analysis of existing fair housing and segregation issues and plan to address any identified disparities in housing needs, displacement, or access to opportunity.
7. **Policies and Programs:** Establish policies and programs to be carried out during the 2023-2031 planning period to fulfill the identified housing needs.

Housing Sites Inventory

The Draft Housing Element includes a recommended housing sites inventory for the review and consideration of the Piedmont community. Figure B-2, the Draft Housing Element’s Site Inventory map, is included on page B-15 and excerpted below.

Figure B-2: Draft 6th Cycle Housing Element Site Inventory by Income Category



Due to changes to State law that increase the scrutiny on sites identified for housing affordable to households with low incomes, as well as Piedmont’s higher RHNA during this Housing Element cycle compared to previous cycles, the sites inventory in the Draft Housing Element was expanded to include opportunity sites in all zones, including City-owned properties. After careful review of all City-owned properties, the following were included in the Draft Housing Element for further review and consideration:

- Piedmont Public Works Corporation Yard
- City Hall and Veterans Memorial Building/Police Station
- Corey Reich Tennis Center
- Highland Avenue Grassy Strip (between Sierra Avenue and Sheridan Avenue)
- 801 Magnolia Avenue

These City-owned sites are suggested for the sites inventory for their proximity to arterial roadways and access to transit, fire and emergency services, schools, and a commercial district with multiple services. City parks, such as Linda Dog Park and Blair Park were not included in the sites inventory because these spaces are in use as active and passive parks and open space today and could not be replaced elsewhere, and parks are a very limited resource in Piedmont for future population growth.

As stated on page A-15 of Appendix A, according to the California Department of Finance, Piedmont had an average household size of 2.89 people in 2021, and approximately 52% of households contain three people or more. The goals, policies, and programs in the Draft Housing Element's housing plan (Section IV) will facilitate development of 587 housing units within the 6th housing cycle timeframe (2023 to 2031).

The Draft Housing Element's housing plan could result in a significant increase in population, including additional families with children, with associated recreation needs. Because of Piedmont's land-locked relationship to the surrounding City of Oakland, there are no opportunities for Piedmont to annex additional public lands for new or expanded parks and open spaces to serve Piedmont's growing population. The Draft Housing Element reserves parks like Linda Dog Park and Blair Park as crucial City resources. However, the Draft Housing Element identifies Blair Park as a potential alternate site for housing units planned for the Public Works Corporation Yard, described below.

Proposed Specific Plan

Page B-13, Appendix B, of the Draft Housing Element proposes to prepare a specific plan (Government Code §65450 et. seq) for the area of the Public Works Corporation Yard to accommodate new housing development, incorporate existing amenities, and modernize current city functions. The portion of the site utilized for park and recreational uses, such as Coaches Field and Kennelly Park, will remain as an amenity for the proposed specific plan area, with the existing vehicle parking reconfigured, as needed as part of the specific plan.

As proposed in the Draft Housing Element, the two largest proposed specific plan subareas, located and accessed from Moraga Avenue, provide the greatest potential for affordable multifamily development. Utilization of the State's Density Bonus Ordinance (Government Code section 65915, et seq.) can increase yield, reduce development constraints, and contribute to greater affordability options.

Proposed specific plan development north of Coaches Field, with its steeper topography, is anticipated to be lower density and yield units at above moderate income prices. Grading and access will be addressed during the specific plan process.

Program 1.L in Section IV of the Draft Housing Element clarifies how the City will phase the project, ensure affordable housing development, and produce at least 100 units of low income housing and 22 units of above moderate income housing.

The City's Draft Housing Element has identified Blair Park, which is located on the south side of Moraga Avenue, as a potential alternate site for housing if the proposed specific plan for the Public Works Corporation Yard fails to yield 122 housing units. Blair Park is a 3.55-acre site, with the potential for 210 units if developed at 60 units per acre. If Blair Park is selected as an alternate site, the City would follow a similar process to preserve existing open space functions and integrate them into a multifamily housing project.

Potential Constraints

The Draft Housing Element investigated potential obstacles to the development of housing accessible to households of all income levels. Potential obstacles to development include governmental constraints (fees, development standards, and other regulations) and non-governmental constraints (market conditions, limited land supply, environmental setting, and other limits). The Draft Housing Element includes programs to monitor and address potential governmental constraints due to the City Charter and zoning ordinance limits on allowable residential densities, as described below.

The Draft Housing Element notes that most of the land in Piedmont (772 acres) is zoned single-family residential, which allows detached single-family residences and ADUs by right at a maximum of 5 housing units per acre. Piedmont's City Charter could be considered a potential constraint to the development and redevelopment of land to different uses with greater numbers of housing units and housing affordability. While the City Charter does not prevent housing at greater densities within each zone (see proposed changes to Zones A through D, below), in practice the language of the City Charter could prove to be a hindrance to development.

Language in the City Charter allows for increased densities within existing zones but requires a ballot measure and a vote of the electorate for reclassification of land, which could prevent the City Council from considering a possible rezoning of land in Piedmont that is suited for higher density housing to a new zoning district (e.g. a change to Zone C, multifamily residential zone, or Zone D, commercial and mixed-use commercial/residential zone). Such a change in zones could be considered a reduction or enlargement of a zone, thus requiring a vote of the electorate under Section 9.02 of the City Charter. The proposed Draft Housing Element directs the City to continue to monitor the effects of the City Charter on the provision of housing at all income categories.

The Draft Housing Element notes that zoning ordinance changes to Zone C and Zone D, the multifamily and mixed-use zoning districts, in accordance with the 5th Cycle Housing Element goals, policies, and programs for the planning period of 2015 to 2023 did not result in a significant increase in development of multifamily housing in Piedmont.

In order to meet the 6th Cycle RHNA target with Piedmont's limited available land, the Draft Housing Element's Goal 1, New Housing Construction, proposes to increase the allowed residential density for housing affiliated with religious institutions in Zone A (program 1.D, page 37) and increase allowed residential density in Zone B (program 1.F), Zone C (program 1.G), and Zone D (1.H), as follows:

Table S-R 2

Zoning District	Current Residential Density DU/ acre*	Proposed Residential Density DU/ acre*
Zone A	5	21
Zone B	5	60
Zone C	21	60
Zone D	20	80

*DU/acre means the dwelling units per acre ratio.

These proposed densities, outlined in the table above, permit the City's limited land resources to yield the required number of housing units mandated by the RHNA at all required levels of affordability.

How to Read and Review the Draft Housing Element

The Draft Housing Element enables construction to occur. It does not force property owners to build or otherwise change the way they use their property. The organization of the Draft Housing Element begins with an executive summary and then the following four sections:

- Introduction
- Projected Housing Need
- Housing Resources
- Housing Plan: Goals, Policies, and Programs

There are six technical appendices that provide analysis of housing law, demographics, and other issues in greater detail, including: Appendix B, an analysis of sites and capacity in Piedmont; Appendix E, the public engagement report; and Appendix F, an analysis of compliance with AB 686 and goals to affirmatively further fair housing in Piedmont.

Community members are encouraged to review the Draft Housing Element and provide comments to City decision-makers. Comments can be made using any of the following methods.

- Email: [**Piedmontishome@piedmont.ca.gov**](mailto:Piedmontishome@piedmont.ca.gov) *
- Use the Share Your Voice tool on the homepage at: [**https://Piedmontishome.org**](https://Piedmontishome.org) *
- Use the Piedmont Housing Puzzle at: [**https://Piedmont.abalancingact.com/housingsim**](https://Piedmont.abalancingact.com/housingsim)
- Mail to: Draft Housing Element, 120 Vista Avenue, Piedmont, CA 94611*
- Attend a public meeting: Housing Advisory Committee is April 19, 2022, and Planning Commission is May 12, 2022. Both meetings will start at 5:30 pm.

*Comments received by May 5, 2022, will be forwarded to the Planning Commission the weekend before the first public hearing. The Piedmont Housing Puzzle ends May 1, 2022.

Housing Advisory Committee Review

For the meeting on April 19, 2022, City staff recommends that the Housing Advisory Committee organize Committee Member comments by the following groupings of the four sections of the Draft Housing Element:

- A. Introduction, Section I; and Projected Housing Need, Section II;
- B. Elimination of Housing Constraints, Goal 4 of Section IV; and Appendix C - Constraints;
- C. Sites Inventory, Section III, Housing Resources; and Appendix B - Housing Capacity and Analysis and Methodology;
- D. Remaining Goals, Policies, and Programs, Section IV, Housing Plan;
- E. All other Draft Housing Element Appendices.

The slide presentation on April 19, 2022, will augment the information in this staff report and will help facilitate and focus the Housing Advisory Committee's discussion, as well as highlight important findings for the benefit of the public.

The comments, feedback, and suggestions, provided by Committee Members and members of the public will be compiled, reviewed, and provided to the Planning Commission at its scheduled special meeting on Thursday, May 12, 2022, and forwarded to the City Council at its meeting, tentatively scheduled for June 2022.

CONCLUSION:

The Draft 6th Cycle Piedmont Housing Element for 2023 to 2031, represents a significant investment of time and resources of the City government and the hundreds of community members who have participated in public meetings, community workshops, surveys, comment letters, and online planning tools, like the pinnable map and the Piedmont Housing Puzzle. This investment in a thoughtful, inclusive, and open planning process will result in the optimal housing plan for Piedmont. Thoughtful planning can reduce potential harm and transform growth into a benefit for the community, as a whole. City staff invites Piedmonters to comment on the Draft Housing Element, as the document continues to be refined and improved with public input and discussion.

ATTACHMENTS:

- A *Online* Draft 6th Cycle Piedmont Housing Element

https://www.piedmont.ca.gov/government/city_news_notifications/draft_housing_element_released

City of Piedmont
PARK COMMISSION AGENDA REPORT

DATE: May 4, 2022

TO: Park Commissioners

FROM: Alyssa Dykman, Sustainability Program Manager

SUBJECT: Presentation Regarding the Installation of Electric Vehicle Charging Stations on Magnolia Avenue and Associated Civil Improvements Required to Dedicate One Parking Space to Account for American with Disabilities Requirements

RECOMMENDATION

Receive an informational update on the installation of four electric vehicle charging stations on Magnolia Avenue near the Exedra, including how required American with Disabilities (ADA) accessible improvements will affect Piedmont Park.

BACKGROUND

On October 18, 2021, the City Council approved an agreement with East Bay Community Energy (EBCE) for the installation of four publicly accessible fast Electric Vehicle (EV) charging stations on Magnolia Avenue near the Exedra (see Exhibit B). These will be the first public EV chargers located in Piedmont. The site will consist of either 4 EV fast charger connections, each serving one parking space. An additional parking space is needed to accommodate ADA accessibility, resulting in the use of five on-street parking spaces to serve 4 EV chargers. Parking will be restricted to 90-minutes. The cost of the electricity used to charge an EV will be borne by the driver and those transactions are managed by EBCE. The Magnolia Avenue location serves City employees, visitors to City Hall, customers and staff of nearby commercial establishments and houses of worship, residents, and PUSD staff and students at three campuses. Notably, the location also serves visitors to Piedmont Park, the City's most visited park.

Following the Council's approval of the agreement, EBCE engaged their engineering contractor, Stantec, to conduct a site assessment and map out a conceptual design plan (see Exhibit A). The plan depicts four EV fast chargers occupying 5 parking spaces, including one ADA space. In order to comply with ADA requirements, minor civil improvements in the area adjacent area to the ADA space must be made, including expansion of the sidewalk into the park and removal of the banner pole. The ADA space will occupy 2 of the existing diagonal parking spaces.

FISCAL IMPACT AND PROJECT SCHEDULE

Project costs are funded through a combination of the General Fund, EBCE funds, and Transportation Fund for Clean Air (TCFA) grant funding. During the City Council meeting on October 18, 2021, the Council approved the appropriation of up to \$75,000 from the General Fund to fund possible costs above EBCE’s maximum allocation of \$306,660, which includes \$120,000 in TCFA grant funding. The total project cost now exceeds \$75,000 beyond the General Fund allocation and is currently estimated at \$410,000. As the project costs exceed the approved authorization, City staff will return to the City Council to seek additional funds to cover the civil improvements necessary for ADA compliance estimated at \$30,000 (\$28,340). EBCE will issue the Public Work Bid Spec on May 23rd, requiring a public notification on May 2nd.

CONCLUSION AND NEXT STEPS

This item is an informational item only. Staff will return to Council to seek authorization for additional funding to cover the project cost difference.

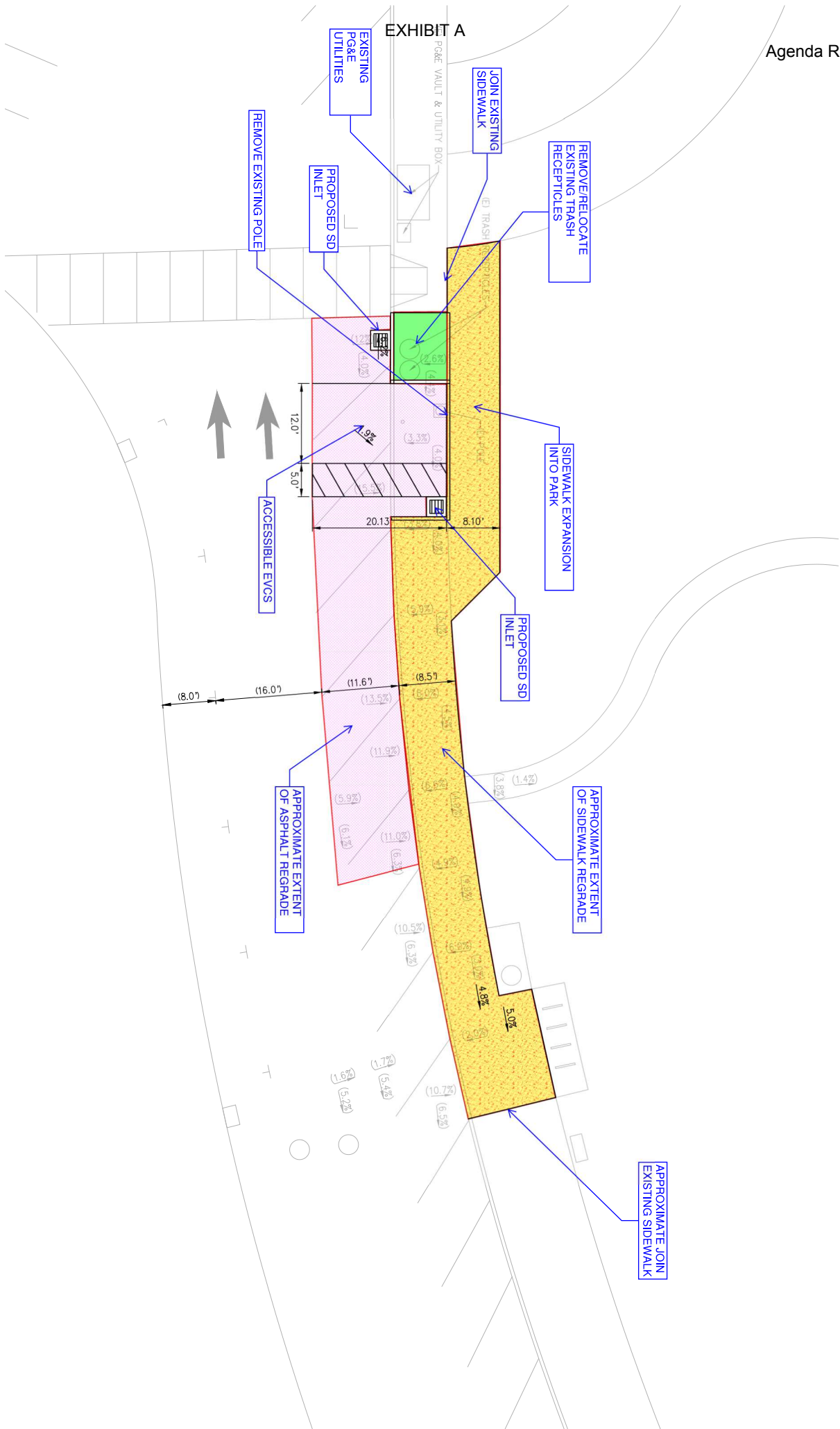
ATTACHMENTS

	<u>Pages</u>	
Exhibit A	3	Conceptual Site Plan
Exhibit B	4-7	October 18, 2021 City Council EV Charging Stations Staff Report

By:

Alyssa Dykman, Sustainability Program Manager
 Daniel Gonzales, Director of Public Works

EXHIBIT A



City of Piedmont
COUNCIL AGENDA REPORT

DATE: October 18, 2021

TO: Mayor and Council

FROM: Sara Lillevand, City Administrator

SUBJECT: Consideration of Authorization for the City Administrator to Sign an Agreement with East Bay Community Energy for the Installation of Electric Vehicle Charging Stations on Magnolia Avenue, Adoption of Associated Parking Restrictions for the Spaces Served by the Electric Vehicle Chargers, Appropriation of up to \$75,000 to Fund Possible Costs Above East Bay Community Energy's Cost Allocation, and Determination that the Project is Exempt from CEQA

RECOMMENDATION

By motion, take the following actions:

1. Authorize the City Administrator to sign an agreement with East Bay Community Energy (EBCE) for the installation of four single-port (or two dual-port) fast Electric Vehicle (EV) charging stations on Magnolia Avenue near the Exedra;
2. Appropriate up to \$75,000 from the General Fund to fund possible costs above EBCE's maximum allocation of \$306,660, and authorize the City Administrator to execute any documents necessary to affect changes up to this amount.
3. Authorize the City Administrator, in consultation with the City Attorney, to make minor changes to the agreement to satisfy the needs of the City; and
4. Approve a 90-minute parking restriction for the five on-street parking spaces served by the EV chargers, which includes one space to account for American with Disabilities (ADA) requirements.
5. Determine that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3 (d), New Construction or Conversion of Small Structures

EXECUTIVE SUMMARY

On June 21, 2021, the City Council discussed a plan to install publicly accessible EV fast charging stations in the Civic Center area. The EV fast charging stations proposed during the meeting would serve four existing angled public parking spots next to the tennis courts on Bonita Avenue, near the intersection of Vista Avenue. During the meeting, the City Council raised numerous concerns, including those about the proposed 1-hour parking limit, noise that may arise in the vicinity of the chargers, enforcement of the parking spots, and potential usage of the spots, particularly by Piedmont Unified School District (PUSD) staff. In light of these concerns, the Council continued

its consideration of the proposed plan until there was additional clarification about these points. Particularly, City Council wanted staff to explain:

- Why the proposed four on-street parking spaces on Bonita Avenue were optimal for EV fast charging stations, as opposed to other nearby angled spaces.
- Whether the 1-hour parking limit could be extended to 90 minutes and if the parking spaces would be restricted to EVs only, 24 hours, 7 days a week (24/7).
- How restrictions for the four parking spaces would be enforced and what the Piedmont Police Department's role would be in enforcement.

The staff report from the June 21, 2021 City Council meeting can be found in Attachment 3 and a recording of the meeting is available at:

https://piedmont.granicus.com/MediaPlayer.php?view_id=3&clip_id=2371

To address concerns raised at the June 21 Council meeting, City staff conferred with EBCE staff and modified the EV fast charging station proposal to include four EV-only fast charging stations on Magnolia Avenue with a 90-minute time allotment.

BACKGROUND

Based on 2020 DMV vehicle registration data, there are nearly 900 plug-in EVs registered in Piedmont. Accordingly, EVs account for ~11% of the vehicles registered in Piedmont. Additional charging stations are needed to accelerate progress of the City's Climate Action Plan target of 50% EV adoption by 2030 and may help to encourage further adoption of EVs.

Location for EV Fast Charging Stations

Multiple locations were evaluated over the last 12 months for project development. Throughout the process, City and EBCE staff worked to address various logistical, engineering, and utilization concerns that were raised to identify an optimal site for the installation of charging stations. Angled parking spaces are optimal for EV fast chargers, as the configuration allows charging cords to reach various charging port locations of different vehicle models (e.g., rear passenger side, front driver side). The City's initial examination resulted in the preference of the angled parking spaces on the west side of Bonita Avenue as the location for the chargers. To date, EBCE has expended funds for an engineering contractor to assess the initial technical aspects of the project site (e.g., proximity to PG&E transformers, project layout). EBCE also discussed the Bonita Avenue spaces with their PG&E service planning colleagues, who noted that locating the charging infrastructure at the south end of the block was preferred at this location. However, based on concerns raised at the June 21, 2021 Council meeting as well as proximity to the impending Community Pool construction project, City and EBCE staff explored and other nearby angled spaces for EV fast charging stations.

This exploration resulted in the City and EBCE focusing on EV fast chargers in angled spaces on Magnolia Avenue south of the Exedra (see Attachment 2). This location serves City employees, visitors to City Hall, customers and staff or nearby commercial establishments and houses of worship, residents, and PUSD staff and students at three campuses. Notably, the location also serves visitors to Piedmont Park, the City's most visited park.

To date, EBCE has not expended additional funds for a contractor to assess the Magnolia Avenue site. Upon the Council's approval of this proposal, EBCE will engage with their engineering contractor and PG&E to assess the feasibility of the Magnolia Avenue location. If the site is feasible from a technical perspective, EBCE will expend funds to revise the project drawings, submit a service planning application to PG&E, and revise the project's engineering drawings based on PG&E input. The installation costs and proximity of electrical sources to the proposed charging stations on location on Magnolia Avenue will not be known until PG&E completes their technical assessment of the site. The Magnolia Avenue site will consist of either 4 single-port EV fast chargers (each 75 kilowatts), each serving one parking space, or 2 dual-port EV fast chargers, each serving two parking spaces. An additional parking space is needed to accommodate one space for accessibility to individuals with disabilities.

The identified spaces on Magnolia Avenue are currently restricted to Construction Vehicles Only and are partially occupied by Construction Mobile Structures due to ongoing Piedmont High School construction. These parking spaces were previously Permit A parking spots. EBCE does proposed change in the location of these chargers mitigates noise concerns for residential neighborhoods.

Parking Restrictions, Enforcement and Charging Rates

Following the June 2021 City Council meeting, City and EBCE staff collaborated to address the Council's concerns regarding parking restrictions. Considering the concern that a 1-hour limit would not be adequate time for an individual to park and move their EV, EBCE agreed to increase the allotted time to a 90-minute limit for each EV only parking space. This time limit provides ample time for an EV driver to charge. It also ensures turnover of the publicly accessible fast chargers so that these assets are highly utilized and available to all EV drivers. The EV only parking spaces will not have permit restrictions.

The cost of the electricity used to charge an EV will be borne by the driver and those transactions are managed by EBCE. This rate will be a \$/kilowatt hour (kWh) rate and will be determined by EBCE. The rate will be market competitive and beneficial to EV drivers. Once an EV is fully charged, the charging rate will stop. However, if the EV remains in the EV only parking space longer than 90 minutes, the EV will incur a time-based fee. This fee is applicable 24/7 and requires no special enforcement by PPD.

Based on observations from Piedmont Police Department (PPD) night shift officers, there is very little use of the on-street parking spaces on this portion of Magnolia Avenue during the nighttime hours. Piedmont Police Chief Jeremy Bowers has indicated that should the Council approve the EV only parking spaces, the PPD will enforce the new parking space restrictions consistent with the other restricted parking throughout the City. The PPD's Community Service Officers are the primary parking enforcement mechanism the Department utilizes to enforce varying restricted parking in Piedmont. Police officers will enforce restrictions on a complaint basis when Community Service Officers are not available.

FISCAL IMPACT AND PROJECT SCHEDULE

In January 2021, the Alameda County Transportation Commission approved EBCE's application for \$120,000 in Transportation Fund for Clean Air (TFCA) grant funding to partially pay for the installation of the proposed EV fast chargers in Piedmont. Coupled with the TFCA grant, EBCE will fund the remaining project costs (not to exceed \$186,660) for the Magnolia Avenue site. Given the total project cost for the Magnolia Avenue location is not known at this time, EBCE has indicated that the City will have the option to fund the balance of the project should the cost exceed \$306,660.

Unless project costs exceed \$306,660, EBCE will assume responsibility for the full cost of installing, maintaining and operating the EV fast chargers on Magnolia Avenue for a term no less than ten years. If the cost estimate were to exceed \$306,660 for the Magnolia Avenue site, EBCE has the option to terminate the agreement or the City can fund the cost difference for EBCE to proceed with the project scope described above.

Per EBCE's TCFA grant agreement, construction must start by April 30, 2022 and the EV fast chargers must be operational by July 1, 2022.

CEQA

The project to install publicly accessible EV fast charging stations is categorically exempt under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303, Class 3 (d), New Construction or Conversion of Small Structures because the project consists of the installation of a limited number of small facilities or as new small structures, and the project is consistent with General Plan policies and programs. The CEQA determination has been reviewed and approved by the City Attorney.

CONCLUSION AND NEXT STEPS

Should the Council agree to approve the agreement with EBCE and the parking restrictions, EBCE will submit applications for encroachment and excavation permits for the installation of the EV fast chargers at Magnolia Avenue. If project cost is determined to exceed EBCE's threshold of feasibility, the City Administrator will proceed with the project up to her Purchasing Policy limit of \$75,000. Beyond \$75,000, staff will return to Council to seek authorization for additional funding to cover the project cost difference. Should the Council elect not to cover the additional funding to cover the delta, the project will be terminated by EBCE.

ATTACHMENTS

	<u>Pages</u>	
1	5-13	Contract Agreement for EV Charging Stations with EBCE
2	14	Proposed EV Charging Station Location on Magnolia Avenue
3	15-28	June 21, 2021 City Council EV Charging Stations Staff Report

By:

Daniel Gonzales, Director of Public Works
Alyssa Dykman, Sustainability Program Manager

City of Piedmont
COUNCIL AGENDA REPORT

DATE: May 4, 2022

TO: Park Commissioners

FROM: Nancy Kent, Parks and Project Manager

SUBJECT: Consideration of an Agreement with Davey Resource Group (DRG) to provide professional services for a Tree Inventory and Management Software

RECOMMENDATION

Make a Recommendation to City Council to Approve an Agreement with Davey Resource Group to provide professional services to perform a tree inventory and provide software to manage our urban forest.

BACKGROUND

Knowledge of the number, type and condition of trees that comprise the City's urban forest is an essential component to managing those trees and ensuring that it remains healthy and vibrant. In 1998, the City hired a consulting arborist to survey existing street trees and create a tree inventory that included tree species, the location of trees based on street address, tree diameter, height and general tree condition. The inventory was not supported with a software program and the data has not been updated since it was created. This inventory would be the first attempt to inventory the City's urban forest in 24 years.

DISCUSSION

The Park Commission discussed their support for an updated tree inventory at their February 5, 2020 meeting and Council approved funding to perform an inventory as part of the fiscal year 2021-22 budget. Moving the inventory forward, in December 2021, the City prepared a RFP soliciting professional services for a Tree Inventory and Data Integration and Analysis which included accompanying management software. The City received four proposals from West Coast Arborists, Bartlett Tree /HortScience, Arbor Pro and Davey Resource Group.

The scope of work outlines a comprehensive tree inventory for the City of Piedmont for publicly owned trees in the right of way and on public property. The number of trees will not exceed 8,000.

The scope includes the performance of a complete computerized inventory. The inventory will locate, identify, and assess the health of each public tree and provide maintenance data in a spreadsheet and electronic formats. The inventory will be performed using GPS equipment or other GIS compatible data collection.

The inventory will collect general characteristics of the trees including location, GPS coordinates, species, height, size, the condition of the trees, recommendations for maintenance, and risk assessment. The inventory will also note the condition of the sidewalk damage from tree roots and document the presence of overhead utilities at the tree site.

The four proposals were reviewed by a committee consisting of Director of Public Works, Daniel Gonzales; Public Works Supervisor and certified arborist, Nick Millosovich; Parks and Project Manager, Nancy Kent; Landscape Architect and former Park Commissioner, Jim Horner; Former Public Works Supervisor and certified arborist, Dave Frankel; and landscape architect, Alexis Milar. The committee reviewed the proposals individually and met via zoom in March and April to discuss the proposals. They also participated in a demonstration of the management software for three of the firms.

The review committee strongly agreed that the Davey Resource Group (DRG) presented the most comprehensive proposal for the tree inventory collection, and that their proprietary TreeKeeper software will support the City's current and future needs for urban forest management. Tree Keeper software is cloud based and designed to manage, update, and share data. Several of the key features that will be important for Public Works are the software ability to link with an Asset Management work order system that the City is anticipating securing in the future. This software will be accessible by multiple users concurrently, in separate locations, and the program allows the City to set up a public interface so our residents and consultants can access relevant tree information.

Another product of the DRG proposed will be a report using i-Tree Eco software to create an expansive snapshot of Piedmont's public tree inventory. The report will provide information on species composition and diversity, current conditions, risk potential, environmental benefits and management needs for the urban forest.

The proposed resource analysis will provide the City with information on the environmental benefits of our urban forest and the key role it plays supporting the City's Climate Action Plan goals. The report will include total carbon stored and the net carbon sequestered by City trees annually, the benefits of trees on building energy use, and the compensatory value of the trees and as well as their value for air pollution removal.

The proposal and detailed description of the tasks are contained in the DRG proposal are available upon request.

By: Daniel Gonzales, Public Works Director
Nancy Kent, Parks & Projects Manager