



# Piedmont Measure A-1 Subcommittee Report, Agenda Item #5

PLANNING COMMISSION  
SEPTEMBER 13, 2021



# Ad Hoc Subcommittee on Measure A-1

- In 2016, voters adopted Measure A-1, the Alameda County Affordable Housing Bond, a \$580M property tax revenue bond.
- In 2017, the County Board of Supervisors established implementing guidelines for the use of the funding.
- Some of Measure A-1 Bond funding is specified for new affordable rental housing. Each city in Alameda County is allocated a portion of funding (or “base allocation”) for development of new affordable rental housing.

# Ad Hoc Subcommittee on Measure A-1

- The City of Piedmont is allocated \$2.2M in the form of a low-interest loan (3%) for the construction of affordable rental housing or for site acquisition.

## Measure

# A1

# FACTS

## 2016 Alameda County Affordable Housing Bond



This Measure will raise 580 million dollars for affordable housing across Alameda County. **ALL funds from the proposed bond MUST STAY LOCAL**, dedicated to affordable housing needs in Alameda County ONLY.



**This measure includes independent annual audits** to ensure funds are spent as approved by voters.



**The cost to property owners is projected to be \$12-\$14 per \$100,000 of assessed value** (*not to be confused with market value*). The assessed value of a property is often much lower than its market value. The typical Alameda County homeowner would pay \$48-\$56 per year, or less than \$5 per month to support this critical initiative.

# Ad Hoc Subcommittee on Measure A-1

- On February 1, 2021, the City Council recommended that the Planning Commission establish an Ad Hoc Subcommittee on the Measure A-1 Bond.
- On February 8, 2021, the Planning Commission formed the Ad Hoc Subcommittee on Measure A-1 and nominated Commissioner Duransoy and Commissioner Ramsey to the Subcommittee. Planning & Building Director Kevin Jackson and Senior Planner Pierce Macdonald-Powell served as staff to the Subcommittee.



# Ad Hoc Subcommittee on Measure A-1

## Measure A-1 Timeline:

- Piedmont's application to use Measure A-1 base allocation (\$2.2M) funding must be filed with Alameda County Housing and Community Development by December 31, 2022.
- Funding must be spent within 5 years after an application is approved.
- Piedmont's application must identify the project scope, schedule, and any real estate development partners in order to receive the funding.
- Funding is not competitive, meaning Piedmont's application will not be ranked in comparison to other applications, in order to receive the bond funding.

# Ad Hoc Subcommittee on Measure A-1

- Between February 24, 2021 and July 14, 2021, the Subcommittee met seven times. Meetings included local affordable housing finance and municipal finance experts.
- The Subcommittee gave updates to the Planning Commission on:
  - ❖ June 14, 2021
  - ❖ July 12, 2021
  - ❖ August 9, 2021
- At each Planning Commission meeting, the Commission took public testimony and heard different perspectives on the appropriate use of the Measure A-1 funding.

# Ad Hoc Subcommittee on Measure A-1

- The Subcommittee considered two programs:
  - ❖ Traditional Affordable Housing Development (TAHD)
  - ❖ ADU Low Interest Loan Program






# Ad Hoc Subcommittee on Measure A-1

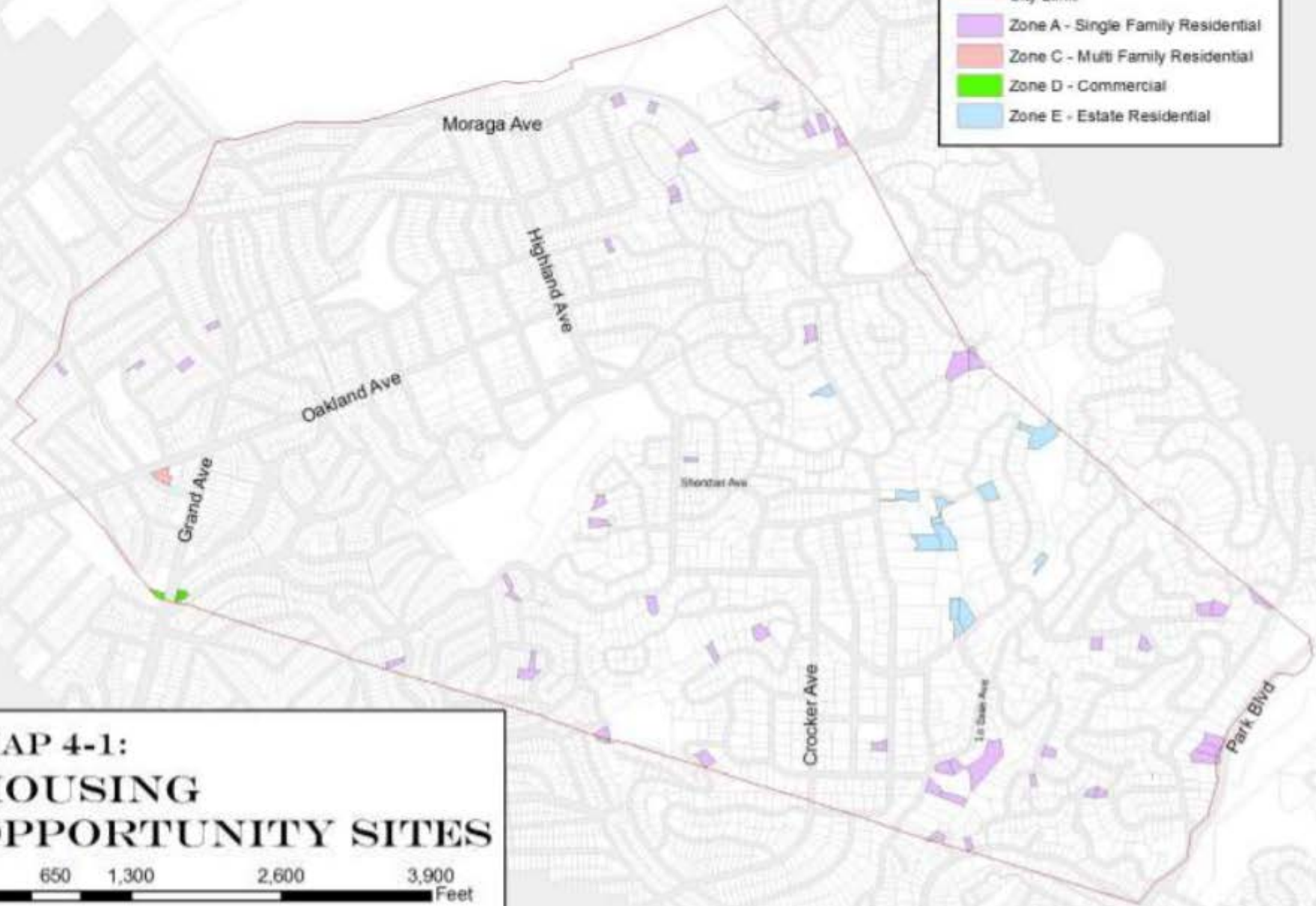
## Traditional Affordable Housing Development (TAHD)

- ❖ Leverage regional, state and federal funding sources
  - ❖ 40 affordable housing units on ½ to 1 acre
  - ❖ Affordable for 55 years
  - ❖ Help satisfy possible new Housing Element goals
- No site is identified in the current 2015 Housing Element.
  - Only 3.8% of Piedmont is parkland.
  - Zoning and General Plan amendments are required.
  - Land use changes require careful environmental review.



**Legend**

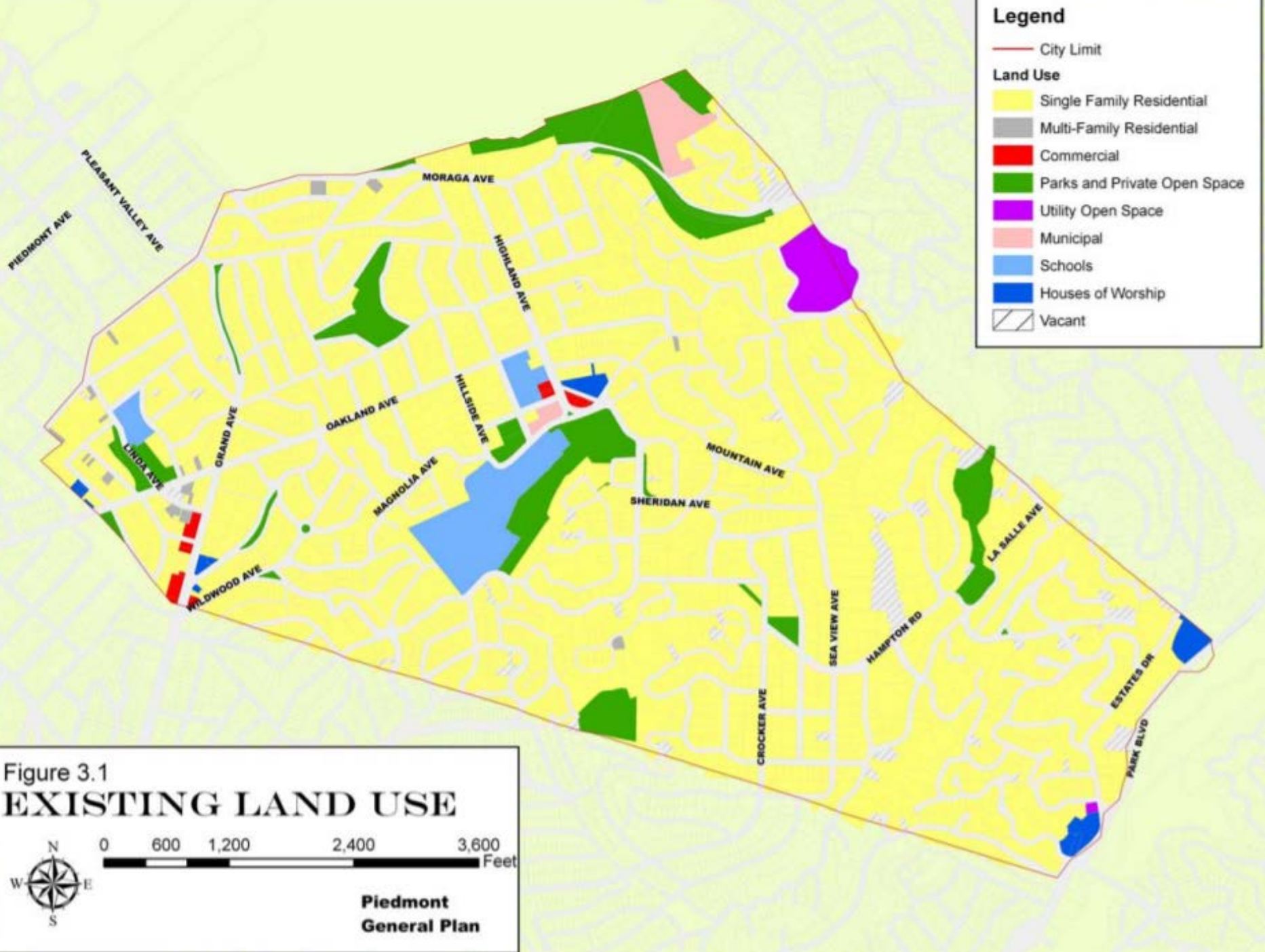
-  City Limit
-  Zone A - Single Family Residential
-  Zone C - Multi Family Residential
-  Zone D - Commercial
-  Zone E - Estate Residential



**MAP 4-1:  
HOUSING  
OPPORTUNITY SITES**

0 650 1,300 2,600 3,900 Feet

**City of Piedmont**  
**2015-2023 Housing Element** Includes committed projects





**Goal 3: Public, Institutional, and Open Space Lands**  
Manage public and institutional land in a way that meets the educational, civic, and recreational needs of Piedmont residents, while preserving the city's open spaces and natural resources.

**Policies and Actions**

**Policy 3.1: Civic Facilities**

Provide attractive and safe civic facilities that foster and enrich public life. The City will promote the use of schools and other community facilities as gathering places that deliver a variety of services to Piedmont residents.

**Policy 3.2: Need for Public Land**

Retain a sufficient supply of public land to support all essential local government activities, including schools, parks, municipal maintenance facilities, utilities, cultural facilities, police and fire stations, and administrative offices. In the event public land becomes available for another purpose, first priority shall be placed on uses that benefit Piedmont residents.

**Policy 3.3: Joint Use of School District and City Facilities**

Achieve full utilization of existing and future school facilities and public buildings to the mutual benefit of the City of Piedmont and the Piedmont Unified School District.

**Policy 3.4: Planning and Public Facilities**

Fully consider the potential impacts of local planning decisions on City and School District properties and facilities.

**Policy 3.5: Protection of Open Space**

Protect environmentally sensitive open space in Piedmont from development to the greatest extent feasible. Recognize open space as an important aesthetic and ecological resource in the city, and a defining element of Piedmont's character.

# Land Use Element Page 3-23

## **Policy 3.7: Religious Uses**

Recognize the important contribution of religious facilities and parochial schools to Piedmont while ensuring that any adverse effects of operation or expansion are mitigated.

## **Policy 3.8: Donation of Property**

Review any proposed donation of private property to the City to ensure that a net community benefit will result, and to ensure that an undue burden will not be placed on adjacent property owners or the City.

- *Action 3.A: Seismic Retrofit of Schools*

*Actively coordinate with the Piedmont Unified School District on the reconstruction of school sites under Measure E (2006). Recognize the opportunity for new facilities which benefit all Piedmont residents.*

- *Action 3.B: Park and Open Space Zone*

*Consider creation of a new zoning district (Zone F) for Piedmont's parks and public open spaces. The development standards and use restrictions in this zone would emphasize park and resource conservation activities rather than public facilities or residential uses.*

*See the Parks, Recreation, and Open Space Element for additional policies on parks.*

## **Goal 4: Special Sites**

**Maximize potential benefits to Piedmont residents on key opportunity sites.**

### **Policies and Actions**

#### **Policy 4.1: Civic Center**

Encourage land uses, activities, design changes, circulation changes, and capital improvements which transform the Piedmont Civic Center into a more cohesive pedestrian-oriented gathering place. The intent of this policy is not to commercialize or expand the Civic Center, but rather to enhance existing uses and create new places for social interaction.

#### **Policy 4.2: Piedmont Reservoir**

Retain the EBMUD Piedmont Reservoir as open space, consistent with previous General Plans for Piedmont.

#### **Policy 4.3: Moraga Canyon**

Retain open space and recreation as the primary uses in Moraga Canyon, including Blair Park, Coaches Field, and the Mountain View Cemetery Association property.

#### **Policy 4.4: Availability of Services**

Ensure that infrastructure and community facilities are adequate to handle any new development before approval is granted.

#### **Policy 4.5: Environmental Review**

Ensure that any land use changes on special sites in Piedmont (as defined by this Plan) are accompanied by appropriate and comprehensive environmental review. All land use changes shall occur through an open and transparent public process.

# Design & Preservation Element Page 8-15

## Native American Resources

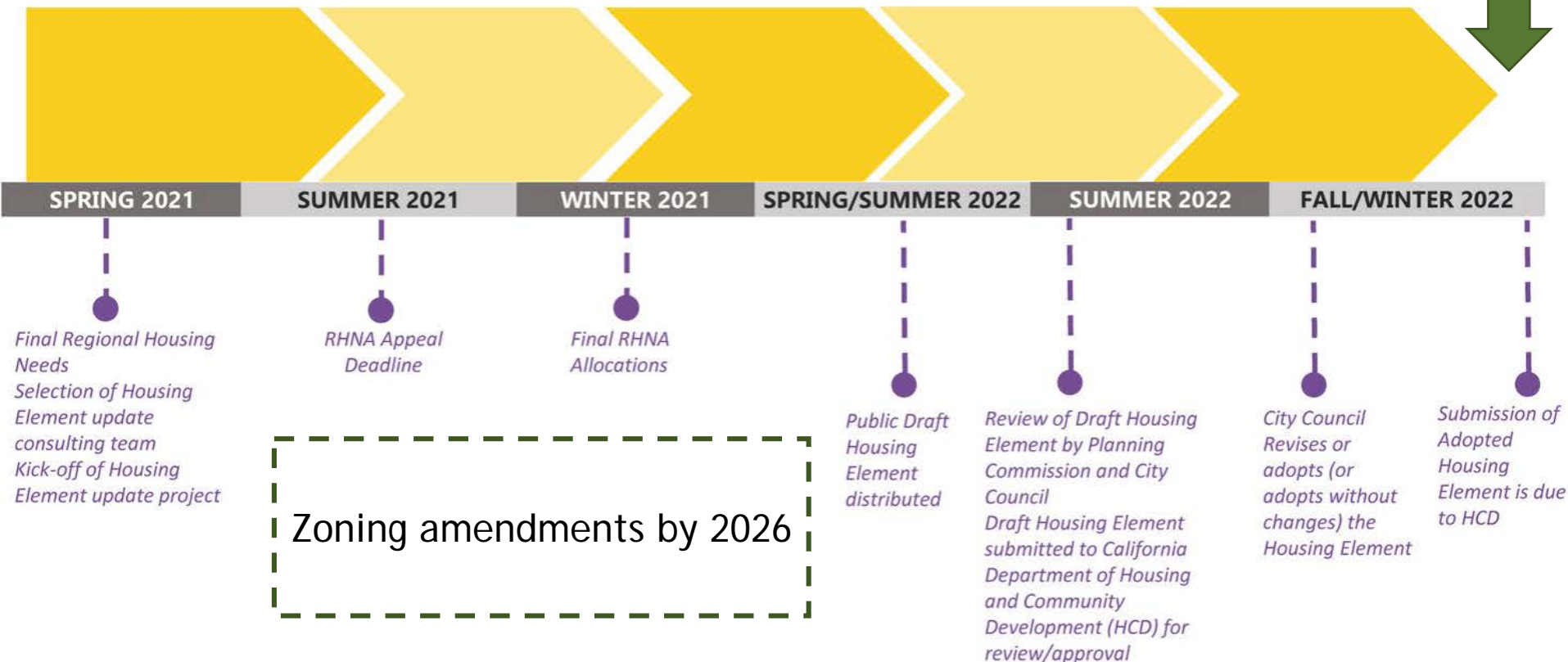
Native Americans inhabited the East Bay Plain for hundreds of years before European settlers arrived. The area around Piedmont was populated by the Ohlone (also known as the Muwekma or Costanoan) Tribe. Evidence of their presence includes shell mounds along the Bay, and arrowheads, tools, skeletons, and ornaments occasionally unearthed in settlement sites. Most Ohlone settlements were located along the shoreline and on creeks. The settlements nearest to Piedmont were along Temescal Creek in North Oakland and along Trestle Glen near Lake Merritt.

As part of the General Plan Update, the city consulted with Native American tribes and the California Native American Heritage Commission to determine the extent of pre-settlement resources in Piedmont. Although no places of special significance are documented, it is still possible that artifacts exist. The most likely locations would probably be in open space areas such as Piedmont Park (site of historic mineral springs), Moraga Canyon, and Indian Gulch.



# Measure A-1 and Housing Element Timelines

Measure A-1 timeline does not permit completion of CEQA, 2023 Housing Element, and required Zoning amendments.



# Ad Hoc Subcommittee on Measure A-1

## ADU Low-Interest Loan Program (ADULP)

- ❖ Approximately 100+ Piedmont residents are low-income
  - ❖ Available to low and moderate income property owners
  - ❖ 4% interest rate, maximum \$150K loan
  - ❖ Loans repaid in 5 years or when property transfers
  - ❖ 11 affordable VLI housing units, restricted for 15 years
  - ❖ Consistent with Zoning and General Plan policies
  - ❖ Sites available throughout Piedmont
- Requires temporary waiver of implementing guidelines.
  - New pilot program for income-restricted ADUs in Alameda Co.

# Alameda County Income Limits - 2021

Limits for loan eligibility and occupant income are highlighted.

Income Category	% of Area Median Income	Household Size				
		1	2	3	4	5
<b>Extremely Low</b>	<b>30%</b>	\$28,800	\$32,900	\$37,000	\$41,100	\$44,400
<b>Very Low</b>	<b>50%</b>	\$47,950	\$54,800	\$61,650	\$68,500	\$74,000
<b>Low</b>	<b>80%</b>	\$76,750	\$87,700	\$98,650	\$109,600	\$118,400
<b>Median*</b>	<b>100%</b>	\$87,900	100,500	113,050	\$125,600	\$135,650
<b>Moderate</b>	<b>120%</b>	105,500	120,550	135,650	150,700	\$162,750

occupants

loans

# Ad Hoc Subcommittee on Measure A-1

## Comparison

	General Plan Amendment Required?	Zoning Ordinance Amendment?	Time Frame to Implement	Cost per Housing Unit	Affordability Restriction	Consistent with County Guidelines	On-going Operational Subsidy?
<b>1. TAHD</b>	Yes	Yes	5 years	\$700,000+ (40 apartments)	55 years	Yes	Yes
<b>2. ADULP</b>	No	No	Immediate	\$150,000 (11 ADUs and JADUs)	15 years	TBD	No

# Ad Hoc Subcommittee on Measure A-1

Recommend that the City Council direct staff to apply to Alameda County to use Piedmont's Measure A-1 allocation to:

- 1) Establish a City of Piedmont affordable housing fund;
- 2) Launch, as the first program of Piedmont's affordable housing fund, a low-interest loan program for the construction of rent-restricted Accessory Dwelling Units - ADUs and Junior ADUs; and
- 3) Preserve \$2.2M in funding in the form of a low-interest loan for an affordable housing development of up to 40 housing units on ½ to 1 acre of land.

# Board of Supervisors Guidelines

## Eligible projects

**G. Project Size:** While it is anticipated that most projects will be multi-family projects of 5 or more units, scattered site single-family homes, accessory dwelling units (ADUs), properties zoned as commercial or industrial which will be legally converted to residential, small houses and shared housing may also be eligible, provided they are financially feasible, they meet all the Measure A1 Rental Housing Development Fund requirements, and they do not place an undue burden on the County to monitor for compliance.



# We want to hear from you!

Please send comments and questions to

Senior Planner Pierce Macdonald-Powell at:

[Piedmontishome@piedmont.ca.gov](mailto:Piedmontishome@piedmont.ca.gov)



# Public Comment

- According to the Piedmont Housing Element, adopted in 2015, the Bay Area's population is rapidly aging with 25% of the population expected to be 65 or older by 2035.
- In 2013, the Census indicated that 81% of Piedmont households with incomes of \$35,000 or less were headed by seniors (78 out of 96 households).
- In 2019, the U.S. Census Bureau's American Community Survey (ACS) estimates that 2.4% of the Piedmont population lived in poverty (267 people) and 2.3% of the population under the age of 65 had a disability.