

City of Piedmont
COUNCIL AGENDA REPORT

DATE: April 6, 2020

TO: Mayor and Council

FROM: Sara Lillevand, City Administrator

SUBJECT: Receipt of the 2015 and 2019 Housing and Community Development
Department Annual Progress Reports

RECOMMENDATION:

Receive the attached 2015 and 2019 annual progress reports for the implementation of the Piedmont General Plan Housing Element programs and policies.

SUMMARY:

Section 65400 of the California Government Code describes the legal requirements for cities to prepare an annual progress report on the effectiveness of the City's housing policies and programs. The annual progress report can be an assessment tool to assist the City in planning for the next Housing Element Update. Piedmont's current Housing Element is for the term 2015-2023. This report covers both the 2015 and 2019 Housing Element annual progress reports. The annual progress reports are included as attachments A and C. Before 2017, charter cities like Piedmont were not required to present the findings of the annual progress report at a public meeting of the Planning Commission or City Council. On March 19, 2018, City staff presented the findings of the annual progress reports for 2016 and 2017 to the City Council, and on March 18, 2019, City staff presented the findings of the annual progress report for 2018. In 2019, the City of Piedmont finalized building permits for 18 new accessory dwelling units (ADUs), and the City of Piedmont issued new building permits for 10 new ADUs and one new single-family house for a total of 11 new housing units, bringing the total number of permits, issued since 2015, up to 49 permits.

BACKGROUND:

Goals for new housing production are set by the State of California and then allocated to jurisdictions in the San Francisco Bay Area region by the Association of Bay Area Governments (ABAG). The planning period for the Bay Area, or the time frame between the due date for one housing element and the due date for the next housing element, is January 31, 2015 – January 31, 2023. The California Department of Housing and Community Development (HCD) is expected to release the Regional Housing Need Allocation (RHNA) by the end of spring of 2020, starting the planning process for the next Housing Element Update. Under the current schedule set by HCD, updated Housing Elements must be certified by HCD as meeting state law by the fall of 2022.

On July 18, 2013, the ABAG Executive Board adopted the current RHNA. The RHNA assigned to the City of Piedmont was the construction of 60 new housing units for the period of 2015 through 2022, or approximately 7 new units per year. The 60 assigned new housing units were distributed into

the following four categories: 24 very low income units; 14 low income units; 15 moderate income units; and 7 above moderate housing units. The City of Piedmont continues to implement the policies and programs included in the 2015-2023 Housing Element, adopted in 2014, as the policy document guiding the City toward meeting this allocation. Information about the RHNA and housing element law is available on the HCD website at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml>

The City of Piedmont and the cities of Albany, Emeryville, Dublin and Newark, along with the unincorporated portion of Alameda County, constitute the Alameda Urban County for purposes of many housing programs, including receiving funding from the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program. Through Alameda County Housing and Community Development, the City participates in the EveryOne Home program to provide services and housing to homeless individuals and families. The City also pools its resources with other Alameda County jurisdictions to administer fair housing programs and analyze impediments to fair housing.

During the 2016 legislative session, the State of California enacted **AB 2299 (Bloom)** and **SB 1069 (Wieckowski)**, which resulted in Piedmont being prohibited from requiring parking for ADUs. Exceptions to parking requirements normally required for new ADUs had been granted in Piedmont to developers of ADUs that deed restricted the rents to affordable levels. With the passage of AB 2299 and SB 1069, the City's ability to provide housing units that are rent-restricted to low or very-low income tenants was greatly impaired. All ADUs receiving planning entitlements since the beginning of 2017 may be rented at market rates.

During the 2017 legislative session, the State of California enacted into law fifteen (15) new housing and development laws that became known as the 2017 Housing Package. The 2017 Housing Package changed the requirements for annual progress reports, as well as many other local planning and housing requirements. Key laws that impacted the City of Piedmont's housing and zoning programs were **SB 35 (Wiener)** and **AB 879 (Grayson)**. SB 35 and AB 879, added new data requirements for the Housing Element annual progress reports. SB 35 established a streamline process for development applications for projects with affordable housing components and also established time limits and legal remedies if a City does not prepare an annual progress report. The state also enacted **SB 2 (Atkins)** making funding for planning activities available through the SB 2 Planning Grant Program. A useful guide to the 2017 Housing Package is available at the League of California Cities' website at <https://www.cacities.org/Top/News/News-Articles/2017/December/League-Releases-Guide-to-New-Housing-Legislation>

During the 2018 legislative session, the State of California enacted **AB 686 (Santiago)**. There are three primary changes to state law in AB 686. The first is that AB 686 requires cities to show active participation in the development process by "affirmatively furthering fair housing." In the past, cities were expected to remove obstacles to the development of fair housing and to facilitate its development. AB 686 requires the Housing Element to provide programs for cities to actively participate in the development of fair housing. Secondly, AB 686 requires the Housing Element programs to include an assessment of fair housing within the jurisdiction. Lastly, a Housing Element must include an inventory of land available for development and must identify sites that can be developed for housing sufficient to provide for the RHNA for all income levels. According to HCD staff, AB 686 makes sweeping changes to the criteria for the land inventory, including policies that prohibit a city from using sites in its current inventory in a future inventory of available land.

During the 2019 legislative session, the State of California enacted far-reaching changes to ADU law.

AB 68 (Ting) and **AB 881 (Bloom)** require cities to review accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) by a ministerial process with objective standards, rather than discretionary standards, increased the allowable size of ADUs, increased the allowable number of ADUs and JADUs, made certain ADUs exempt from limits to floor area and lot coverage, prohibited cities from requiring owner occupancy of properties with ADUs, and prohibited cities from requiring replacement parking spaces for garage conversions. In January 2020, the City Council amended Piedmont's regulations of ADUs and JADUs to be consistent with state law. The State of California also enacted **SB 330 (Skinner)** which increased the limits on cities to impose discretionary design standards on some applications, reduced the number of allowed public hearings, reduced timelines for approval after environmental review, and other changes. A useful guide to the 2019 laws is available on the League of California Cities' website at <https://www.cacities.org/Resources-Documents/Policy-Advocacy-Section/Legislative-Resources/Legislative-Reports/2019-Legislative-Report>

ANNUAL PROGRESS REPORTS:

This agenda report presents the 2015 and 2019 annual progress reports for the Piedmont Housing Element, prepared by City staff. The 2015 report was not presented to City Council or the Planning Commission before it was filed with California Housing and Community Development (HCD) in the past.

On March 9, 2020, the Planning Commission held a public hearing to receive an overview of the 2015 and 2019 reports and to take public comment. No member of the public addressed the Commission. Commissioners held a general discussion about the RHNA and Housing Element processes and took no action on the item.

2019

Pursuant to Government Code section 65400, the annual progress report for 2019 must be in the form prescribed by HCD and include:

1. The status of the plan and progress in its implementation.
2. The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583, and including a section identifying actions taken by the City towards completion of the programs and status of the City's compliance with the deadlines in its housing element.
3. The number of housing development applications received in the prior year.
4. The number of units included in all development applications in the prior year.
5. The number of units approved and disapproved in the prior year.
6. The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.
7. A listing of sites rezoned to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory required by paragraph (1) of subdivision (c) of Sections 65583 and 65584.09. The listing of sites shall also include any additional sites that may have been required to be identified by Section 65863.
8. The number of net new units of housing, including both rental housing and for-sale housing, that have been issued a completed entitlement, a building permit, or a certificate of occupancy,

thus far in the housing element cycle, and the income category, by area median income category, that each unit of housing satisfies. That production report shall, for each income category described in this subparagraph, distinguish between the number of rental housing units and the number of for-sale units that satisfy each income category. The production report shall include, for each entitlement, building permit, or certificate of occupancy, a unique site identifier which must include the assessor's parcel number, but may include street address, or other identifiers.

9. The number of applications submitted, the location and the total number of developments approved, the total number of building permits issued, and the total number of units by area median income category constructed, pursuant to Section 65913.4 (the streamlined project review process required for certain development projects under SB 35).

In 2019, the City issued building permits for the following 11 new housing units, of which 10 were accessory dwelling units (ADUs):

2019 Housing Building Permits

Address	Number of Units	Affordability
16 Pala Ave	1	ADU, moderate income
1056 Park Ln	1	ADU, moderate income
210 La Salle Ave	1	ADU, above moderate income
124 Sunnyside Ave	1	ADU, above moderate income
10 Crest Rd	1	ADU, moderate income
630 Blair Ave	1	ADU, moderate income
43 Estrella Ave	1	ADU, very low income
348 Olive Ave	1	ADU, low income
26 Ronada Ave	1	SFD, above moderate income
1661 Grand Ave	1	ADU, very low income
776 Kingston Ave	1	ADU, low income

Two of the building permits were issued for studio ADUs at 43 Estrella Avenue and 1661 Grand Avenue, with sizes totaling 225 s.f. and 240 s.f., respectively. Due to their small size, these units are listed as affordable to very low income households. City staff will ask HCD to characterize these units as affordable to households earning less than 50% of the area median income for Alameda County (income of approximately \$49,600 a year in 2019 for a household of two people), although they are not deed restricted to an affordable rent level. These were the City's only very low income new housing units in 2019.

Due to their small size, four units are listed as affordable to households earning moderate incomes or 80% to 120% of the area median income for Alameda County. City staff will ask HCD to characterize these units as moderate income. In 2019, this income was a maximum of approximately \$107,000 a year for a household of two people.

Due to their small size, limited number of bedrooms, and location, two units are listed as affordable to households earning low income, or between 50% to less than 80% of the area median income for Alameda County. City staff will ask HCD to characterize these units as low income. In 2019, this income was approximately \$79,000 a year for a two-person household.

City staff finalized building permits for 18 new housing units in 2019. All of the new housing units completed in 2019 were ADUs.

Lastly, in 2019, the City approved planning entitlements for 19 new housing units. Two of the new housing units were new single-family homes at 67 Glen Alpine Road and 1635 Grand Avenue. Consistent with Housing Element policies, both approved houses included ADUs in the development proposals. Both ADUs and a third ADU for a new home at 89 Maxwellton Road (approved in December 2018) were also approved. The City denied one new house and its ADU at 22 Valant Place and denied another ADU at an existing house at 15 Littlewood Drive. Both developments at 22 Valant Place and 15 Littlewood Drive required variances from zone A regulations. The total number of planning-approved ADUs were 17.

2015

The 2015 annual progress report is being presented so reporting for the current Housing Element is complete. In 2015, the applicable annual progress report requirements required identification of the number of building permits for housing units issued in the City of Piedmont and the City’s progress toward meeting the Housing Element goals and programs. In 2015, the City issued building permits for these 12 new housing units:

2015 Housing Building Permits

Address	Number of Units	Affordability
408 Linda	7	Above-moderate income
1835 Trestle Glen	1	ADU, moderate income
213 Hillside Ave	1	ADU, low income
275 Sea View Ave	1	ADU, moderate income
327 Jerome Ave	1	ADU, rent-restricted very low
331 Howard Ave	1	ADU, low income

One of the building permits was issued in 2015 for an ADU at 327 Jerome Avenue which was granted an exception to development regulations and was required to record a deed restriction to limit rent for a period of 10 years. The requirement made the rent affordable to a household earning less than 50% of the area median income for Alameda County (income of approximately \$32,500 a year for a household of one person). This was the City’s only very low income unit in 2015 and its only deed restriction.

Due to their small size, two units are listed in the 2015 table as affordable to households earning moderate incomes, between 80% to 120% of the area median income for Alameda County. City staff will ask HCD to characterize these units as moderate income, although they are not deed restricted. This income level was a maximum of approximately \$89,000 a year for a household of two people.

Due to their small size, limited number of bedrooms, and locations (attached to the residence or in a basement) two units are listed in the 2015 table as affordable to households earning low incomes, or between 50% to less than 80% of the area median income for Alameda County. City staff will ask HCD to characterize these units as low income. This income level was approximately \$59,000 a year for a household of two people.

Rental Surveys

City staff prepared surveys of local rents in 2015 and 2019 based on similar floor area and amenities to substantiate the expected rents for the moderate, low, and very low ADUs in the 2015 and 2019 annual progress reports. HCD accepted the City’s survey for the 2018 annual report, filed last year.

Conclusion

The 2015 and 2019 annual progress reports will show that the City of Piedmont is close to meeting the annual rate of construction of new housing units anticipated by the RHNA, having issued building permits for the construction of approximately 49 new units out of an allocation of 60 new units by the end of 2022.

However, with the passage of recent state legislation, it will be challenging for the City of Piedmont to show that sufficient low and very low income housing is being produced under the 2015-2023 Housing Element's programs and policies. This may mean that the preparation of the next Housing Element will require innovative approaches to developing new housing.

Also, with changes to state regulations and the California housing crisis, the RHNA for the City of Piedmont and the region is expected to triple. The next Housing Element may be required to affirmatively plan for the development of approximately 180 new housing units on new sites not considered in the 2015-2023 Housing Element.

The next RHNA-assigned housing unit numbers, as well as guidance from HCD about the new state laws and the next Housing Element cycle, are expected later this year. This guidance is expected to be in the form of general legal requirements for cities and not design standards.

In preparation for the next housing element, City staff members are discussing the changes to housing law with staff in other jurisdictions and seeking grant funding for a housing consultant to work with City staff. Grant funding is available through two statewide programs, SB 2 and LEAP, as well as the County of Alameda Measure A1 program.

The County of Alameda Measure A1 program has made approximately \$2.2 million available for the construction of affordable housing in Piedmont. City staff members have been in discussions with County staff, as well as Habitat for Humanity about the development of programs to use Measure A1 funds in Piedmont, primarily to create new incentives for rent-restricted ADUs.

Unlike Measure A1, statewide grants such as SB 2 and LEAP are available to cities to support planning efforts to accelerate the production of affordable housing. The planning projects funded by the SB 2 grant (\$160,000), approved by the City Council last summer, will help the City prepare for the next Housing Element and support the development of programs to use the Measure A1 funding, discussed above.

Lastly, the state has made funding available for planning projects to accelerate housing production through the Local Early Action Planning (LEAP) grant program. Much like the SB 2 planning grants, LEAP, funded through the state's 2019-2020 Budget Act, provides one-time grant funding to cities and counties to update their planning documents and implement process improvements that will facilitate housing production and help local governments prepare for their 6th RHNA cycle. The deadline for grant applications is July 1, 2020 (unless extended). The City of Piedmont is eligible for a maximum grant award of \$65,000.

By: Pierce Macdonald-Powell, Senior Planner

ATTACHMENTS:

Attachment A	Pages 8-11	Annual Progress Report 2015
Attachment B	Page 12	2015 Rental Survey
Attachment C	Pages 13-28	Annual Progress Report 2019
Attachment D	Pages 29-30	2019 Rental Survey

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction Piedmont
Reporting Period 1/1/2015 - 12/31/2015

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
408 Linda Ave	SFA	O				7	7	7	none	none	
1835 Trestle Glen	ADU	R			1		1	1	none	none	697 sf 2-bed SUP
213 Hillside Ave	ADU	R		1			1	1	none	none	503 sf 1-bed SUP
275 Sea View Ave	ADU	R			1		1	1	none	none	693 sf 1-bed SUP
327 Jerome Ave	ADU	R	1				1	1	none	yes	rent-restrict studio SUP
331 Howard Ave	ADU	R		1			1	1	none	none	516 sf 1-bed SUP
(9) Total of Moderate and Above Moderate from Table A3 ▶					0	0	0				
(10) Total by income Table A/A3 ▶ ▶			1	2	2	7	12	12			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction Piedmont
Reporting Period 1/1/2015 - 12/31/2015

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction Piedmont
Reporting Period 1/1/2015 - 12/31/2015

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction Piedmont
Reporting Period 1/1/2015 - 12/31/2015

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted		1									1	-1
	Non-deed restricted												
Low	Deed Restricted												-2
	Non-deed restricted		2									2	
Moderate	Deed Restricted												-2
	Non-deed restricted		2									2	
Above Moderate			7									7	-7
Total RHNA by COG. Enter allocation number:			12									12	-12
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ATTACHMENT B – 2015 Rental Survey

The City of Piedmont surveyed the average rent and average unit size for Piedmont and the surrounding Oakland area. Real estate websites, providing information and services for people seeking rental housing in a publicly accessible format, were used to find average rental rates and other characteristics of local rental housing. Rental information for Oakland is readily available and Oakland was found to be a larger sample and more reflective of the trends in the local rental market.

Historically, the age and small number of Piedmont rental units and the lack of amenities, such as the shared gyms, parking garages, or roof-top gardens in many large Oakland rental housing developments, have been factors in the lower Piedmont rents compared to Oakland rents.

2015 rents for the City of Piedmont are not available from the online sources or City records. According to a Citywide Rental Survey report completed for the surrounding City of Oakland in 2015 prepared by the Oakland Housing and Community Development (Akanksha Chopra), the average rent of studio, 1-bedroom, and 2-bedroom apartments for 2015 was \$2,118.

Based on Piedmont's average unit size of 755 s.f., the rent as a factor of unit size is \$2.80 per square foot. Staff estimates this to be a conservative estimate as, historically, the units in Oakland are larger than Piedmont rental units (which are primarily ADUs) and Oakland has historically commanded higher rents for studio and 1-bedroom units.

2015 Average Rent	Average Apartment Size	Rent Per Square Footage	Rent (300 s.f.)	Rent (400 s.f.)	Rent (500 s.f.)	Rent (600 s.f.)	Rent (669 s.f.)	Rent (800 s.f.)
\$2,118	755	\$2.80	\$840	\$1,120	\$1,400	\$1,680	\$1,873	\$2,240

According to HUD, the allowable rents in 2015 for low income category units in Alameda County is between \$1,300 per month (studio); \$1,486 per month (one-bedroom); and \$1,673 (two bedrooms).

The allowable rents for a very low income category units of one bedroom or studio in Alameda County are a maximum of \$813 (studio) and \$929 (one-bedroom unit).

According to HUD, the allowable rents in 2015 for moderate income category units are a maximum of \$1,951 (studio); \$2,230 (one bedroom); and \$2,509 (two bedrooms).

Conclusion

In 2015, two small accessory dwelling units, 400 s.f. or smaller, were issued building permits in Piedmont and these would likely have rents affordable to residents earning low income wages. Two accessory dwelling units that were issued building permits in Piedmont would likely have rents affordable to moderate income residents. Seven new townhouse condominiums that were issued building permits are above moderate income and owner-occupied housing. One new housing unit that was issued a building a permit in 2015 in Piedmont would qualify as very low income (50% or less of area median income) and this unit was approved with a deed restriction limiting rent to very low income levels for a period of 10 years.

Please Start Here

General Information	
Jurisdiction Name	Piedmont
Reporting Calendar Year	2019
Contact Information	
First Name	Pierce
Last Name	Macdonald-Powell
Title	Senior Planner
Email	pmacdonad@piedmont.ca.gov
Phone	5104203063
Mailing Address	
Street Address	120 Vista Avenue
City	Piedmont
Zipcode	94611

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

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Jurisdiction	Piedmont	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes ⁺
Summary Row: Start Data Entry Below								0	2	0	6	0	6	12	26	22	3	0	
050-4745-018-00	050-4745-018-00	210 La Salle Ave	210 La Salle Ave	ADUP #19-0020	ADU	R	1/16/2019							1	1	1	0	No	795 sf attached
050-4523-071-00	050-4523-071-00	90 Ramona Ave	90 Ramona Ave	ADUP #19-0021	ADU	R	1/18/2019				1				1	0	0	No	basement ADU
050-4636-029-00	050-4636-029-00	1346 Grand Ave	1346 Grand Ave	ADUP #19-0050	ADU	R	2/26/2019							1	1	1	0	No	800 sf detached 2-bed
051-4809-019-00	051-4809-019-00	22 Valant Pl	22 Valant Pl DENIED	DRP NH #19-0062	SFD	O	3/8/2019							1	1	0	1	No	Single-Family denied
051-4809-019-00	051-4809-019-00	22 Valant Pl	22 Valant Pl ADU DENIED	ADUP #19-0064	ADU	R	3/11/2019					1			1	0	1	No	ADU denied with SF house
050-4547-025-01	050-4547-025-01	1635 Grand Ave	1635 Grand Ave	DRP NH #19-0058	SFD	O	3/8/2019							1	1	1	0	No	Single-Family approved
050-4547-025-01	050-4547-025-01	1635 Grand Ave	1635 Grand Ave ADU	ADUP #19-0059	ADU	R	3/8/2019							1	1	1	0	No	ADU approved in new SF
050-4528-003-00	050-4528-003-00	43 Estrella	43 Estrella	ADUP #19-0094	ADU	R	4/9/2019		1						1	1	0	No	225 sf detached ADU
050-4553-01-400	050-4553-01-400	124 Sunnyside Ave	124 Sunnyside Ave	ADUP #19-0089	ADU	R	4/10/2019							1	1	1	0	No	780 sf basement 1-bed
050-4807-014-01	050-4807-014-01	10 Crest Rd	10 Crest Rd	ADUP #19-0100	ADU	R	4/12/2019						1		1	1	0	No	620 sf studio attached
050-4691-002-00	050-4691-002-00	246 Sheridan Ave	246 Sheridan Ave	ADUP #19-0178	ADU	R	7/2/2019				1				1	1	0	No	489 sf basement ADU
050-4579-041-00	050-4579-041-00	89 Maxwellton Rd	89 Maxwellton Rd ADU	ADUP #19-0196	ADU	R	7/12/2019							1	1	1	0	No	799 sf detached ADU
050-4608-008-00	050-4608-008-00	358 Scenic Ave	358 Scenic Ave	ADUP #19-0181	ADU	R	7/3/2019							1	1	1	0	No	794 sf attached basement
050-4549-015-00	050-4549-015-00	139 Lake Ave	139 Lake Ave	ADUP #19-0203	ADU	R	7/18/2019				1				1	1	0	No	478 sf basement ADU
050-4612-023-00	050-4612-023-00	630 Blair Ave	630 Blair Ave	ADUP#19-0201	ADU	R	7/17/2019						1		1	1	0	No	670 sf (e) footprint, view lot
050-4731-018-00	050-4731-018-00	223 Lafayette Ave	223 Lafayette Ave	ADUP #19-0231	ADU	R	8/13/2019							1	1	1	0	No	783 sf attached
050-0928-007-00	050-0928-007-00	778 Kingston Ave	778 Kingston Ave	ADUP #19-0225	ADU	R	8/7/2019							1	1	1	0	No	793 sf 1-bed w/deck
050-4713-036-00	050-4713-036-00	15 Littlewood Rd	15 Littlewood Rd DENIED	ADUP #19-0256	ADU	R	9/13/2019						1		1	0	1	No	Required setback variance
050-4557-026-00	050-4557-026-00	348 Olive Ave	348 Olive Ave	ADUP #19-0266	ADU	R	9/24/2019				1				1	1	0	No	566 sf basement unit
050-4698-001-01	050-4698-001-01	601 Mountain Ave	601 Mountain Ave	ADUP #19-0297	ADU	R	10/22/2019				1				1	1	0	No	428 sf attached unit
050-4628-001-01	050-4628-001-01	1530 Oakland Ave	1530 Oakland Ave	ADUP #19-0303	ADU	R	10/25/2019		1						1	1	0	No	200 sf studio basement
050-4734-011-00	050-4734-011-00	55 Crocker Ave	55 Crocker Ave	ADUP #19-0336	ADU	R	11/25/2019						1		1	1	0	No	615 sf attached unit
050-4701-004-00	050-4701-004-00	14 Dormidera Ave	14 Dormidera	ADUP #19-0329	ADU	R	11/13/2019				1				1	1	0	No	327 sf detached unit
050-4636-029-00	050-4636-029-00	1346 Grand Ave	1346 Grand Ave	ADUP #19-0355	ADU	R	12/12/2019							1	1	1	0	No	800 sf 2-bed detached
050-4802-023-06	050-4802-023-06	67 Glen Alpine Rd	67 Glen Alpine Rd ADU	ADUP #18-0330	ADU	R	4/10/2019						1		1	1	0	No	800 sf 2-bed attached
050-4802-023-06	050-4802-023-06	67 Glen Alpine Rd	67 Glen Alpine Rd	DRP NH #19-0097	SFD	O	4/10/2019							1	1	1	0	No	Single-Family approved
															0	0	0		

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	24	1	2	1							6	18
	Non-Deed Restricted					2							
Low	Deed Restricted	14										10	4
	Non-Deed Restricted		2		2	4	2						
Moderate	Deed Restricted	15										11	4
	Non-Deed Restricted		2		3	2	4						
Above Moderate		7	7	3	1	8	3					22	
Total RHNA		60											
Total Units			12	5	7	14	11					49	26

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

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Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 4H: Health and Safety Code 17021.5 Compliance	Amend the Municipal Code to ensure compliance with the employee housing provisions of California Health and Safety Code 17021.5	2016	City complies with State Law.
Program 5.A: Shared Housing Publicity and Media Initiative	Increase awareness of Piedmont's newly modified shared housing regulations, and encourage single seniors and other small households in the City to participate in the program	2016	The City continues to inform residents of the regulations for renting rooms.
Program 5.B: Shared Housing Matching Services	Consider participating in ECHO Housing's shared housing program as a way to improve housing opportunities for lower income seniors and extremely low income households	2016	The City refers residents to ECHO's services when requested or the opportunity is brought to our attention.
Program 5. C: Allowances for Temporary Home Improvements	Allow Planning and Building Code exceptions for certain temporary home improvements which help Piedmont seniors remain in their homes as their physical capabilities change	On-going	City Code Division 17.76 allows for reasonable accommodation to provide individuals with disabilities accommodation in regulations and procedures.

Program 5. D: Assistance to Nonprofit Developers	Provide assistance to non-profit entities interested in developing housing for low and moderate income Piedmont residents, including the elderly and others with special needs	On-going	The City has not yet had any requests from non-profit developers but is ready to provide assistance when applicable.
Program 5. E: Accommodations for Disabled persons	Provide access to printed and web-based information which describe the procedures for making a Piedmont home "barrier free"	2015	The City has not yet had any requests for this information but is willing to provide resources when needed
Program 5. F: Housing Support for Families in Crisis	Support public and non-profit agencies in Alameda County which provide food and shelter for families in crisis.	On-going	Piedmont continues to provide financial assistance to Alameda County to fund countywide programs. The City stays apprised of homelessness issues, works with homeless service providers, and will offer referrals for any Piedmont resident faced with the risk of homelessness.
Program 5. G: EveryOne Home	Participate in the Alameda County EveryOne Home Program, a Countywide planning effort to increase housing opportunities for extremely low income and disabled persons and strengthen the services the County provides to the homeless	On-going	A count of sheltered and un-sheltered homelessness individuals was conducted in January 2017. Piedmont City planning staff participated in the survey of un-sheltered homeless individuals. The city of Piedmont contributes a pro-rata share of the funds used for operation and administration of the program.
Program 3.B: Affordable Second Unit public Information Campaign	Initiate a public information and education campaign about second units, including definitions, regulations for their use, opportunities for their construction, and the various incentives offered by the City to create rent-restricted units. The campaign should add a "human interest dimension by focusing on the stories of actual second unit owners and tenants in Piedmont	2015	The City continues to provide on accessory dwelling units (previously called second unit permits) to the public. Information about accessory dwelling units, including a FAQ section has been added to the City Website.

<p>Program 3C: Monitoring Affordable Second Unit Opportunities</p>	<p>Monitor the supply of unintended second units, illegal or suspected second units, and vacant second units. A confidential data base listing the addresses of such units shall be maintained for administrative purposes. Recognize the potential for such properties to help meet the City's affordable housing needs, and take proactive steps to realize this potential in the coming years</p>	<p>On-going</p>	<p>The City implements this program on an on-going basis, and continues to review all planning and building proposals to determine the presence of "unintended" units on Piedmont properties. Staff talks to property owners about registering these as accessory dwelling units, so that they are rentable, rather than keeping them as only personal or guest quarters.</p>
<p>Program 3D: Monitoring Additional Second Unit Development Opportunities</p>	<p>Monitor potential opportunities for second units within new homes and on existing homes located on larger lots that are conducive to second unit creation</p>	<p>On-going</p>	<p>On-going, the City promotes the creation of accessory dwelling units at the counter when we recognize an opportunity. Piedmont's floor area limits for new residences are relaxed when the construction of a new residence includes a new accessory dwelling unit or when required by state law.</p>
<p>3E. Incentives for Renewal of Expiring Rent Restrictions</p>	<p>Develop incentives for the owners of rent-restricted second units to renew the affordability restrictions for their units upon expiration of the 10-year deed restriction.</p>	<p>2017</p>	<p>The City will need to address expiring incentives in 2018. This is much more difficult with changes to Government Code Section 65852.2 as a result of AB2299 and SB1069.</p>
<p>Program 4.A: Media Strategy</p>	<p>Prepare printed brochures and web-based materials which inform residents about the planning and building processes in Piedmont</p>	<p>On-going</p>	<p>City regularly updates and improves its paper handouts and website to describe current requirements and respond to "FAQs"</p>
<p>Program 4.B: Home Improvement Seminars</p>	<p>Conduct city-sponsored meetings, programs, and seminars which inform residents on home improvement and maintenance practices in Piedmont</p>	<p>On-going</p>	<p>No Seminars have been held since 2010 due to lack of funding and staff resources.</p>
<p>Program 4.C: Building Code Updates and Ongoing Enforcement</p>	<p>Continue to implement the California Building Code of regulations, as locally amended. Update or amend the codes as state requirements change, and as conditions in Piedmont warrant</p>	<p>On-going</p>	<p>This action is implemented on an ongoing basis and continues to be relevant.</p>

Program 4. D: Fee Review	Review all planning an building fees to be sure that they cover required costs but are not more than is necessary to provide the required City services	On-going	Planning Department fees were addressed, increased, and went into effect July 1, 2018.
Program 4. F: Capital Improvement Plan Updates	Annually update the Capital Improvements Plan to ensure that municipal systems are kept in good condition	On-going	The City has a CIP committee that advises on priority projects.
Program 5.I: Second Units for Extremely Low Income	Maintain an inventory of second units that are available at rents that are affordable to extremely low income households. Explore ways to expand this inventory and encourage the development of additional extremely low income second units through the City's affordable second unit program and other means.	On-going	The City's Accessory Dwelling Unit (ADU) ordinance is consistent with state laws that took effect in 2017-2019. The City will need to address new incentives in 2020. This is more difficult with changes to Government Code Section 65852.2 as a result of AB2299 and SB1069. The City can no longer use exceptions to the parking requirements for accessory dwelling units as incentives for rent restrictions. The City continues to use exceptions to the floor area limits for ADUs (800 sf to 1,050 sf.) as an incentive for rent restrictions (affordable to households earning low and very low incomes).
Program 5.J: Housing for Extremely low Income Families	Develop incentives to meet the needs of Piedmont's extremely low income households potentially including modified development standards for new multi-family buildings that include units for extremely low income families	2016	The City will need to address new incentives in 2020. This is more difficult with changes to Government Code Section 65852.2 as a result of AB2299 and SB1069.
Program 5.K: Developmentally Disabled Residents	Coordinate with the Regional Center for the East Bay, the East Bay Housing Consortium, and other organizations to better respond to the housing needs of developmentally disabled Piedmont residents and ensure that sufficient resources exist within and around the community too meet these needs.	On-going	On-going
Program 6.A: Title 24	Continue to enforce Title 24 requirements for energy conservation	On-going	Standard practice

Program 6.B: Green Housing	Explore ways to encourage and incentivize greener residential construction.	On-going	The City follows the California Green Building Code. Building Permits for residential solar energy systems are expedited with a flat fee. City participates in Energy Upgrade California and PACE programs.
Program 6.C: Renewable Energy Funding Assistance	Participate in Energy Upgrade California or equivalent programs which assist homeowners with renewable energy and energy efficiency improvements on their property.	On-going	City continues to participate in Energy Upgrade California and PACE programs. Building Permits for residential solar energy systems are expedited with a flat fee.
Program 6.D: Financial Assistance	Promote the use of programs which reduce residential energy costs.	On-going	City promotes energy reduction programs as a part of the Climate Action Plan. Building Permits for residential solar energy systems are expedited with a flat fee. City participates in Energy Upgrade California and PACE programs.
Program 7.A: Public Information	Provide printed information on fair housing laws at city Hall and web based information on the City's website.	On-going	On-going program
Program 7.B: Fair Housing Referrals	Continue the City's referral arrangement with ECHO Housing on fair housing issues and discrimination complaints.	On-going	On-going program
Program 1.A Vacant Land Inventory	Prepare a regular update of the City's vacant land inventory, indicating the status and availability of each site in Table 4-2 for potential development.	2015, ongoing maintenance	2015, ongoing maintenance
Program 1.B: Redevelopment of the former PG&E Site	Support the redevelopment of the former PG&E site on Linda Avenue with housing developed at the maximum density permitted by zoning.	On-going	Permit Issued in 2015 to construct 7 new townhomes. Construction completed 2018.
Program 1. C: Market-Rate Second Units	Maintain zoning regulations that support the Development of market rate second units in Piedmont neighborhoods.	On-going	The City continues to promote market rate units as well as affordable units.

Program 1.D: Data on Second Unit Rents	Use sources such as business tax records, reviews of locally advertised rentals, and direct surveys to track the rents being charged for local second units, and gather other relevant data on second unit occupancy and use.	2016	Annual mailers are sent to rent-restricted units to track units being rented and the amount charged for rent.
Program 1.E: Allowances for Housing in the Commercial Zone	Work with the owners of properties in Zone "D" to facilitate proposals for mixed use development, including new mixed use projects on underutilized commercial sites and the addition of residential units to existing commercial structures.	On-going	In 2017, the City Council adopted Zoning Code amendments for the commercial zone on Grand Avenue and Highland Avenue. Changes clarified existing standards, removed conflicting standards, and relaxed lot coverage, parking, and other standards. Staff will work on updating the City's Design Guidelines to further facilitate multi-family/mixed use development in Zone D in 2018.
Program 2.C Use of Original Materials and Construction Methods	Maintain Planning and Building standards which allow the use of original materials and construction methods in home remodeling	On-going	Because of the California Green Building Code and City's Construction and Demolition regulations, property owners are incentivized to reuse or up-cycle materials in order to meet diversion requirements.
Program 2.A: CDBG Funding	Apply for Community Development Block Grant (CDBG) funds for housing maintenance and production on an annual basis, and establish a process for informing the public that such funds are available. If and when such funds are received, a priority should be placed on their use to assist households with incomes less than 30 percent of area median income.	On-going	These grants are administered and advertised by Alameda County HCD.
Program 2.B: Preservation of Small Homes	Maintain zoning and design review regulations that protect the existing supply of small (less than 1,800 square feet) homes in Piedmont. Explore other incentives to protect small homes, including design awards for exemplary small home improvement projects.	On-going	The City continues to promote Municipal Code section 17.02.010.B which explicitly indicates its intent to preserve the supply of small homes of small (less than 1,800 square feet) homes in Piedmont.

<p>Program 4. G: Monitoring the Effects of the City Charter</p>	<p>Piedmont's rent restricted second unit program has been successful in accommodating and achieving the City's share of the regional housing need, including producing housing for very low income households. However, the Charter requires a citywide vote for zoning map changes, which constrains the development of a variety of housing types, particularly high-density multi-family housing. To address this constraint, the City has allowed multi-family density housing in the commercial zone and created new incentives for multi-family uses. This program supplements these two programs by monitoring and annually evaluating and reporting on the effects of the City Charter on: (a) the cost and supply housing and (b) the effectiveness of City strategies to mitigate related impacts. Based on the outcome of the evaluation, the City will adopt strategies to address and mitigate identified constraints.</p>	<p>Annually</p>	<p>On-going maintenance</p>
<p>Program 1.F: Facilitating Multi-Family Development</p>	<p>Continue to develop and implement incentives to facilitate multi-family development on land zoned for multi-family or commercial uses in Piedmont. The City will also implement recent CEQA exemptions for infill projects so that environmental review costs are reduced for multifamily development.</p>	<p>On-going</p>	<p>No proposed multi-family projects in 2019. The City hopes to incorporate guidelines for multi-family and mixed-use projects when Design when Design Guidelines are updated in 2020.</p>

Program 5.H: Faith Community Participation	Work with the local faith community to serve residents in need within Piedmont and the greater East Bay, and to identify potential partners for meeting local extremely low income housing needs.	On-going	implemented on an on-going basis. Local houses of worship continue to provide volunteer-run services (food drives, etc.) for lower income persons.
Program 2. D Condominium Conversions	Maintain the existing requirement that the removal of any multi-family rental apartment must be matched by the creation of a new rental apartment elsewhere in the city	On-going	Included in our Municipal Code (19.630 C) Have not yet had any requests from property owners to go through this process
Program 2.E: Update of Design Guidelines	Update the 1988 City of Piedmont Resident Design Guidelines, consistent with Action 28.E of the Piedmont General Plan. The update process should include public input, which should be facilitated by one or more Planning Commission study sessions	2015-2016	Comprehensive updates to the Design Guidelines occurred in 2019.
Program 3.A: Second Unit Ordinance Assessment and Revisions	Within three years of Housing Element adoption, complete an assessment of Piedmont's Second Unit regulations, with a focus on the incentives that are being used to promote rent-restricted units and the steps that can be taken to increase second unit production and occupancy rates.	2017	The Second Unit Ordinance was amended and re-written as a new Accessory Dwelling Unit (ADU) Ordinance in 2017 and again in 2019-2020. The ADU Ordinance is consistent with State law.

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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

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Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

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Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	4
Above Moderate		3
Total Units		11

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	26
Number of Proposed Units in All Applications Received:	26
Total Housing Units Approved:	22
Total Housing Units Disapproved:	3

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

ATTACHMENT D – 2019 Rental Survey

The City of Piedmont surveyed the average rent and average unit size for Piedmont and the surrounding Oakland area. Real estate websites, providing information and services for people seeking rental housing in a publicly accessible format, were used to find average rental rates and other characteristics of local rental housing. Rental information for Oakland is readily available and Oakland was found to be a larger sample and more reflective of the trends in the local rental market.

Average rents in Piedmont in 2019 total \$2,769 per month, an increase of over 30% compared to the previous year, when the average rent was approximately \$2,057 (*RentCafe.com*). Rents increased significantly in March 2019. This rent is still less than that reported for the surrounding City of Oakland (\$2,935, for an average 792 s.f. unit). Average rental unit size in Piedmont in 2019 was 755 s.f.

According to the same source, 19% of the rental units in Piedmont are rented at rates between \$1,501 and \$2,000 per month, and 80% of rental units rent for greater than \$2,000. In Oakland, 83% of units are rented at a rate greater than \$2,000. The age and small number of Piedmont rental units and the lack of amenities, such as the shared gyms, parking garages, or roof-top gardens in many large rental housing developments, could suggest why the average Piedmont rent was slightly less than Oakland's in 2019.

RentCafe.com reports the average rent in Piedmont in 2019 as \$2,853 and the average unit size as 755 s.f.

RentJungle.com reports that average rent in Piedmont for a one-bedroom apartment was \$2,341 in 2019. In Oakland in 2019 it was \$2,571, up from \$2,482 for a one-bedroom apartment in 2018. This source does not provide average unit size.

RentHop.com reports that rents for one-bedroom units in Central Oakland in 2019 averaged \$2,406. This source does not provide information for Piedmont or average unit size.

2019 Piedmont Average Rents Per Square Footage

2019 Average Rent	Average Apartment Size	Rent Per Square Footage	Rent (225 s.f.)	Rent (400 s.f.)	Rent (500 s.f.)	Rent (600 s.f.)	Rent (669 s.f.)	Rent (753 s.f.)
\$2,769	755	\$3.67	\$826	\$1,468	\$1,835	\$2,202	\$2,455	\$2,764

According to HUD, the allowable rents in 2019 for low income category units in Alameda County is between \$1,725 per month (studio); \$1,971 per month (one-bedroom); and \$2,218 (two bedrooms).

The allowable rents for a very low income category units of one bedroom or studio in Alameda County is between \$1,085 (studio) and \$1,240 (one-bedroom unit).

According to HUD, the allowable rents for moderate income category units is between \$2,151 (studio); \$2,457 (one bedroom); and \$2,765 (two bedrooms).

Conclusion

In 2019, two small accessory dwelling units, 500 s.f. or smaller, in Piedmont that were issued building permits would likely have rents affordable to residents earning low income wages. Four accessory dwelling units in Piedmont would likely have rents affordable to moderate income residents. One new house and two new accessory dwelling units that were issued building permits in 2019 are above moderate income housing. Two new ADUs that were issued building permits would qualify as very low income (less than 50% of area median income). All new single-family and townhome residences are in the above moderate income category.