

For Immediate Release
May 28, 2020

Contact: Pierce Macdonald Powell
(510) 420-3050

Housing Programs Request for Qualifications

In response to recent State of California housing legislation, the City of Piedmont is inviting statements of qualifications from experienced planning and design consultants (or consultant teams) to develop new housing programs, including:

1. Objective design standards for mixed-use and multi-family residential projects
2. Prototype plans and incentives for rent-restricted accessory dwelling units
3. Programs to affirmatively further fair housing
4. Associated public outreach and environmental review

“California has had a housing crisis for many years, and the state is taking drastic steps to increase housing supply. City officials understand that it is important to be proactive in response to new state laws,” explained City Administrator Sara Lillevand. “The consultant or consultants chosen through this RFQ will help the City be proactive and find solutions to the crisis that are appropriate to Piedmont.”

The City of Piedmont invites responses by the deadline of Monday, June 22, 2020 at 5:00PM and encourages the participation of all persons regardless of race, color, national origin, sex, religion, familial status, or disability. Upon evaluation of the statements of qualifications, the highest rated firm or firms may be invited to negotiate a final agreement, which will be submitted to the City Council for its consideration.

The request for qualification and associated materials are posted to the City website at https://piedmont.ca.gov/government/city_news_notifications/housing_programs_request_for_qualifications

As part of the 2017 Legislative Housing Package, Senate Bill 35 requires that local jurisdictions provide a streamlined ministerial approval process for multi-family residential developments that meet specific eligibility requirements. Eligible developments must include a specified level of affordability, be on an infill site, comply with existing residential and mixed-use general plan or zoning provisions, and comply with other requirements such as locational and demolition restrictions. Government Code requirements for the City’s inventory of available land have also changed.

Since the 1990s, the City has found that the most effective local housing program is to actively encourage the production of accessory dwelling units (ADUs). And in addition to the 2017 Legislative Housing Package, there have been numerous bills in recent years which focus on promoting the development of ADUs. The City would like to further encourage ADUs through additional local efforts. ADUs, as provided in the Piedmont Municipal Code, are currently allowed in all zoning districts. It is the City’s intent to utilize the SB 2 Planning Grants Program (“Program”) funds and other grant programs for new housing programs to increase housing production.