

## City of Piedmont

### Resolution \_\_\_\_\_ Exhibit C: HCD Housing Element Checklist

#### Public Participation

Government Code section 65583, subdivision (c)(8)

Description of Requirement	Page Number
Description of the diligent efforts the jurisdiction made to include all economic segments of the community and/or their representatives in the development and update of the housing element.	E-3 : E-4 14 : 22
Summary of the public input received and a description of how it will be considered and incorporated into the housing element.	E-4 : E-6 E-1 : E-165

#### Review and Revise

Government Code section 65588, subdivision (a)

Description of Requirement	Page Number
<u>Progress in implementation</u> – A description of the actual results or outcomes of the previous element’s goals, objectives, policies, and programs (e.g. what happened).	D-2 : D-30
<u>Effectiveness of the element</u> – For each program, include an analysis comparing the differences between what was projected or planned in the element and what was achieved.	D-2 : D-30
<u>Appropriateness of goals, objectives, policies, and programs</u> –A description of how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element. (e.g. continued, modified, or deleted.)	D-2 : D-30
<u>Special needs populations</u> – Provide a description of how past programs were effective in addressing the housing needs of the special populations. This analysis can be done as part of describing the effectiveness of the program pursuant to (2) if the jurisdiction has multiple programs to specifically address housing needs of special needs populations or if specific programs were not included, provide a summary of the cumulative results of the programs in addressing the housing need terms of units or services by special need group.	D - 2 : D-3 D-21 : D-27
<u>AB 1233 – Shortfall of sites from the 5th cycle planning period</u> – Failure to implement rezoning required due to a shortfall of adequate sites to accommodate	N/A

the 5th cycle planning period RHNA for lower- income households triggers the provisions of Government Code section 65584.09.	
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## **Housing Needs Assessment – Quantification and Analysis of Need**

**Government Code section 65583, subdivision (a)(1)(2) and section 65583.1, subdivision (d)**

<b>Description of Requirement</b>	<b>Page Number</b>
Population (e.g., by age, size, ethnicity, households by tenure) and employment trends	A-4 : A-15
Household characteristics including trends, tenure, overcrowdings and severe overcrowding	A-15 : A-42
Overpayment by income and tenure	A-60 : A-69
Existing housing need for extremely low-income households	A-32 : A-40 A-69
Projected housing needs: Regional Housing Needs Allocation (RHNA) by income group, including projected extremely low-income households	Section II.C, 23 : 24
Housing stock conditions, including housing type, housing costs, vacancy rate	A-43 : A-60
Estimate of the number of units in need of replacement and rehabilitation	A-50 : A-51 F-38

## **Identification and Analysis of the Housing Needs for Special Needs Populations**

**Government Code section 65583, subdivision (a)(7)**

<b>Description of Requirement</b>	<b>Page Number</b>
Elderly	A-25 : A-27
Persons with Disabilities, including Developmental Disabilities	A-29 : A-32
Large Households	A-22 : A-25
Farmworkers (seasonal and permanent)	A-34 : A-35
Female Headed Households	A-27 : A-29
Homeless (seasonal and annual based on the point in time count)	A-35 : A-40
Optional: Other (e.g. students, military) Non-English Speakers	A-41

## **Affirmatively Further Fair Housing - An Assessment of Fair Housing**

**Government Code section 65583, subdivision (c)(10)(A)**

### **Part 1 Outreach**

<b>Description of Requirement</b>	<b>Page Number</b>
Does the element describe and incorporate meaningful engagement that represents all segments of the community into the development of the housing element, including goals and actions?	E-3 : E-165

### **Part 2 Assessment of Fair Housing**

<b>Description of Requirement</b>	<b>Page Number</b>
Does the element include a summary of fair housing enforcement and capacity in the jurisdiction?	F-8 : F-9
The element must include an analysis of these four areas:	
Integration and segregation patterns and trends	F-9 : F-21
Racially or ethnically concentrated areas of poverty	F-21 : F-24
Disparities in access to opportunity	F-25 : F-37
Disproportionate housing needs within the jurisdiction, including displacement risk	F-32 : F-39

Each analysis should include these components:

- ☒ Local: Review and analysis of data at a local level
- ☒ Regional impact: Analysis of local data as it compares on a regional level
- ☒ Trends and patterns: Review of data to identify trends and patterns over time
- ☒ Other relevant factors, including other local data and knowledge
- ☒ Conclusion and findings with a summary of fair housing issues

### **Part 3 Sites Inventory**

<b>Description of Requirement</b>	<b>Page Number</b>
Did the element identify and evaluate (e.g., maps) the number of units, location and assumed affordability of identified sites throughout the community (i.e., lower, moderate, and above moderate income RHNA) relative to all components of the assessment of fair housing?	B-29 : B34
Did the element analyze and conclude whether the identified sites improve or exacerbate conditions for each of the fair housing areas (integration and segregation, racially and ethnically concentrated areas of poverty, areas of opportunity, disproportionate housing needs including displacement)?	F-43 : F-53

### **Part 4 Identification of Contributing Factors**

<b>Description of Requirement</b>	<b>Page Number</b>
Did the element identify, evaluate, and prioritize the contributing factors to fair housing issues?	F-53 : F-55

### **Part 5 Goals and Actions Page**

<b>Description of Requirement</b>	<b>Page Number</b>
Did the element identify, goals and actions based on the identified and prioritized contributing factors?	F-53 : F-55
Do goals and actions address mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for preservation and revitalization, displacement protection and other program areas?	F-53 : F-55

Programs must include the following components:

- ☒ Actions must be significant, meaningful, and sufficient to overcome identified patterns of segregation and affirmatively further fair housing.
- ☒ Metrics and milestones for evaluating progress on programs/actions and fair housing results.

## **Affordable Housing Units At-Risk of Conversion to Market Rate**

**Government Code section 65583, subdivision (a)(9)**

<b>Description of Requirement</b>	<b>Page Number</b>
Provide an inventory of units at-risk of conversion from affordable to market-rate rents within 10 years of the beginning of the planning period. The inventory must list each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use, and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each year.	A-69
Provide an estimate and comparison of replacement costs vs. preservation costs	N/A
Identify qualified entities to acquire and manage affordable housing	N/A
Identify potential funding sources to preserve affordable housing	N/A

## **Analysis of Actual and Potential Governmental Constraints**

**Government Code section, 65583, subdivisions (a)(5), (a)(4), (c)(1), and section 65583.2, subdivision (c)**

<b>Description of Requirement</b>	<b>Page Number</b>
Land use controls (e.g. parking, lot coverage, heights, unit size requirements, open space requirements, Accessory Dwelling Unit (ADU) requirements, floor area ratios, growth controls (e.g., caps on units or population or voter approval requirements, conformance with the requirements of SB 330), inclusionary requirements, consistency with State Density Bonus Law and Housing Accountability Act, and consistency with zoning and development standard website publication and transparency requirements pursuant to Gov. Code § 65940.1 subd. (a)(1)(B)).	C-4 : C-20
Local processing and permit procedures (e.g., typical processing times, permit types/requirements by housing type and zone, decision making criteria/findings, design/site/architectural review process and findings, description of standards [objective/subjective], planned development process). Element should also describe whether the jurisdiction has a process to accommodate SB 35 streamline applications and by-right applications for permanent supportive housing and navigation centers.	C-21 : C-28

Building codes and their enforcement (e.g., current application of the California Building Code, any local amendments, and local code enforcement process and programs)	C-20 : C-21
On and Off-Site improvement requirements (e.g., street widths, curbing requirements)	C-28 : C-30
Fees and other exactions (e.g., list all fees regardless of entity collecting the fee, analyze all planning and impact fees for both single family and multifamily development, provided typical totals and proration to total development costs per square foot, and consistency with fee website publication and transparency requirements pursuant to Gov. Code § 65940.1 subd. (a)(1)(A)).	C-25 : C-28
Housing for persons with disabilities (e.g. definition of family, concentrating/siting requirements for group homes, reasonable accommodation procedures, application of building codes and ADA requirements, zoning for group homes and community care facilities)	C-16 : C-18
Analysis of locally-adopted ordinances that directly impact the cost and supply of housing (e.g. inclusionary ordinance, short-term rental ordinance)	C-19 : C-20

## **An Analysis of Potential and Actual Nongovernmental Constraints**

**Government Code section, 65583, subdivision (a)(6)**

<b>Description of Requirement</b>	<b>Page Number</b>
Availability of financing	C-32 : C-33
Price of land	C-32
Cost of Construction	C-32
Requests to develop housing below identified densities in the sites inventory and analysis	B-6 : B-8 C-6 : C-9
Typical timeframes between approval for a housing development project and application for building permits	C-21 : C-24

☒ Does the analysis demonstrate the jurisdiction's action(s) to mitigate nongovernmental constraints that create a gap between planning for housing to accommodate all income levels and the construction of housing to accommodate all income levels?

## Zoning for a Variety of Housing Types

**Government Code section, 65583, subdivisions (a)(4), (c)(1), and subdivision 65583.2 subdivision (c)**

Provide an analysis of zoning and availability of sites for a variety of housing types including the following:

Description of Requirement	Page Number
Multifamily Rental Housing	C-11
Housing for Agricultural Employees (permanent and seasonal) (compliance with Health and Safety Code sections 17021.5, 17021.6, and 17021.8)	C-14
Emergency Shelters (including compliance with new development/parking standards pursuant to AB 139/Gov. Code § 65583 subd. (a)(4)(A))	C-11 : C-13
Low Barrier Navigation Centers	C-11 : C-13
Transitional Housing	C-13 : C-14
Supportive Housing (including compliance with AB 2162, statutes of 2019)	C-13 : C-14
Single-Room Occupancy Units	C-14 : C-15
Manufactured homes, including compliance with Gov. Code § 65852.3	C-15
Mobile Home Parks	C-15
Accessory Dwelling Units	C-10 : C-11

## Site Inventory and Analysis

**Government Code, section 65583, subdivision (a)(3), section 65583.1, subdivision**

### Site Inventory

Description of Requirement	Page Number
<i>Sites Inventory Form Listing:</i> Parcel listing by parcel number, size, general plan and zoning, existing uses on non-vacant sites, realistic capacity, level of affordability by income group, publicly owned sites (optional).	B-29 : B-34

<i>Prior Identified Sites:</i> Address whether sites are adequate to accommodate lower income needs based on identification in the prior planning period for non-vacant sites or two or more for vacant sites.	B-11 B-27 : B-34
Map of Sites	B-28

☐ Did the jurisdiction use the sites inventory form adopted by HCD? \*

(\*City staff has confirmed with LWC staff that the Housing Element Sites Inventory will be transcribed onto HCD adopted forms prior to submittal to HCD for certification.)

### **Site Inventory Analysis and Methodology**

<b>Description of Requirement</b>	<b>Page Number</b>
<i>RHNA Progress:</i> List the number of pending, approved or permitted units by income group based on actual or anticipated sales prices and rents since the beginning of the projection period	A-49 D-2 : D-3
<i>Environmental Constraints:</i> Address any known environmental or other constraints, conditions or circumstances, including mitigation measures, that impede development in the planning period	C-35 : C-36
<i>Appropriate density:</i> Identification of zoning to accommodate RHNA for lower-income households: <ul style="list-style-type: none"> <li>• Identify zones meeting the “default” density (Gov. Code § 65583.2 subd.(c)(3)(B)) or;</li> <li>• Identify and analyze zones with densities less than the “deemed appropriate”(default) density that are appropriate to accommodate lower RHNA.</li> </ul>	B-9

<b>Description of Requirement</b>	<b>Page Number</b>
<i>Capacity:</i> Describe the methodology used in quantifying the number of units that can be accommodated on each APN: <ul style="list-style-type: none"> <li>• If development is required to meet a minimum density, identify the minimum density, or;</li> <li>• Describe the methodology used to determine realistic capacity accounting for land use controls and site improvement requirements, typical density trends for projects of similar affordability, and current or planned infrastructure.</li> <li>• For sites with zones allowing non-residential uses, demonstrate the likelihood of residential development</li> </ul>	B-8 : B-11
<i>Infrastructure:</i> Existing or planned infrastructure to accommodate the regional housing need, including water, sewer and dry utilities	C-36 : C-38



<i>Small and large sites:</i> Sites identified to accommodate lower RHNA that are less than one-half acre or larger than 10 acres require analysis to establish they are adequate to accommodate the development of affordable units.	B-21 : B-22 B-24 : B-26
<i>Affirmatively Furthering Fair Housing:</i> Identified sites throughout the community that affirmatively furthers fair housing (see page 5 of checklist)	F-43 : F-53
<i>Nonvacant Sites Analysis:</i> For nonvacant sites, demonstrate the potential and likelihood of additional development within the planning period based on extent to which existing uses may constitute an impediment to additional residential development, past experience with converting existing uses to higher density residential development, current market demand for the existing use, any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites	B-9 B-11 : B-22
If nonvacant sites accommodate 50 percent or more of the lower-income RHNA, demonstrate the existing use is not an impediment to additional development and will likely discontinue in the planning period, including adopted findings based on substantial evidence.	B-11 : B-22
Nonvacant sites that include residential units (either existing or demolished) that are/were occupied by, or subject to, affordability agreements for lower-income households within 5 years are subject to a housing replacement program. (Gov. Code § 65583.2 subd. (g)(3))	N/A
Compliance with zoning for sites accommodating the moderate and above moderate income pursuant to AB 725 (2020)	B-16

### **Alternative Methods to Accommodate the RHNA: Optional**

<b>Description of Requirement</b>	<b>Page Number</b>
Accessory Dwelling Units: Analyze the number and affordability level of ADU units projected to be built within the planning period, including resources and incentives and other relevant factors such as potential constraints, and the likelihood of availability for rent	B-3 : B-5
Existing Residential Units: number and affordability level of units rehabilitated, converted or preserved that meet the provisions of alternative adequate sites. In addition, this includes units in a motel, hotel, or hostel that are converted to residential units and made available to persons experiencing homelessness as part of a COVID-19 response and acquisition of mobile home park. If using this option, the adequate site alternative checklist must be provided.	B-5
Other: Jurisdictions are encouraged to consult with HCD regarding other alternative methods options including new manufactured housing park hook-ups, floating	B-24 : B-26

homes/live aboard berths, conversion of military housing, adaptive reuse of commercial uses, or other housing opportunities unique to the community to ensure their adequacy to accommodate RHNA.	
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## Other Miscellaneous Requirements

Description of Requirement	Page Number
Description of the means by which consistency with the general plan will be achieved and maintained. (Gov. Code § 65583 subd. (c)(8))	22 49 : 50
Description of construction, demolition, and conversion of housing for lower- and moderate-income households within the Coastal Zone (if applicable). (Gov. Code § 65588 subds. (c) and (d))	N/A
Description of opportunities for energy conservation in residential development. (Gov. Code § 65583 subd. (a)(8))	82 - 85
Description of consistency with water and sewer priority requirements pursuant to SB 1087 (Gov. Code § 65589.7)	22
Other elements of the general plan triggered by housing element adoption: <ul style="list-style-type: none"> <li>•Disadvantaged Communities (Gov. Code § 65302.10)</li> <li>•Flood Hazard and Management (Gov. Code § 65302 subds. (d)(3) and(g)(2)(B))</li> <li>•Fire Hazard (Gov. Code § 65302 and 65302.5)</li> <li>•Environmental Justice (Gov. Code § 65302 subd. (h))</li> <li>•Climate Adaptation</li> </ul>	N/A

## Schedule of Actions/Programs

### Government Code, section 65583, subdivisions (c)(1 – 7), and (10)

Description of Requirement	Program numbers	Page Number
<i>Program(s) to provide adequate sites (large/small sites, incentives for mixed use/nonvacant sites, publicly owned sites, annexation, etc)</i>	1.A – 1.S	39 : 51
If required: Program to accommodate a shortfall of adequate sites to accommodate the lower RHNA. This program must meet	1.R	50

the specific criteria identified in Gov. Code § 65583.2 subd. (h)and (i).		
If required: Program to accommodate an unaccommodated need from the previous planning period pursuant to Gov code § 65584.09	N/A	N/A
If required: Program when vacant/nonvacant sites to accommodate lower RHNA have been identified in multiple housing elements, if needed. (Gov. Code § 65583.2 subd. (c))	N/A	N/A
If required: Program to provide replacement units when occupied by, or deed restricted to lower-income households within the last 5 years, if needed. (Gov. Code § 65583.2 subd. (g)(3))	N/A	N/A
<i>Program(s) to assist in the development of housing to accommodate extremely-low, very-low, low or moderate-income households, including special needs populations</i>	3.E, 3.F 4.G, 4.V 5.A, 5.B, 5.C, 5.F, 5.G 5.H, 5.I, 5.J 5.K 5.L	57 : 58 58 : 59 64 : 66 73 74 74 : 75, 75 : 76 77 : 78 78 79 : 80 80 81 82 82
<i>Program to address governmental and nongovernmental constraints to the maintenance, improvement, and development of housing</i>	4-A : 4-V	61 : 73
<i>Program(s) to conserve and improve the condition of the existing affordable housing stock</i>	2.A-2.D	52 : 54

<b>Description of Requirement</b>	<b>Program numbers</b>	<b>Page Number</b>
<i>Program(s) to promote and affirmative further fair housing opportunities</i>	See attached.	F-54 : F-55
<i>Program(s) to preserve units at-risk of conversion from affordable to market-rate rents</i>	2.D, 3.F	54, 58
<i>Program(s) to incentivize and promote the creation of accessory dwelling units that can be offered at an affordable rent</i>	3.A-3.H	55 : 60

☒ Do programs specify specific clear commitment, meaningful actions, that will have beneficial impact within the planning period?

☒ Do programs identify timing, objectives (quantified where appropriate), and responsible parties, if appropriate for implementation?

## Quantified Objectives

**Government Code, section 65583, subdivisions (b)**

Description of Requirement	Page Number
Estimate the number of units likely to be constructed, rehabilitated and conserved or preserved by income level, including extremely low-income, during the planning period	87

## HCD Checklist Supplement: Housing Replacement Program

**Gov. Code 65915(c)(3) and Gov. Code 65583.2(g)(3)**

Description of Requirement	Page Number
Non-vacant sites that include residential units, either existing or demolished, that are/were occupied by, or subject to affordability agreements, for lower income households within 5 years preceding the beginning of the planning period are subject to a housing replacement program consistent with the requirements listed in Gov. Code 65915(c)(3) and Gov. Code 65583.2(g)(3)	N/A

Program(s) to promote and affirmative further fair housing opportunities:

Table F-12: Meaningful Actions

Contributing Factor	AFFH Strategy	Housing Implementation Programs
Land use and zoning laws	Modify land use and zoning laws to be less restrictive	1.D Allow Religious Institution Affiliated Housing Development in Zone A 1.F Increase Allowances for Housing in Zone B 1.G Facilitating Multi-Family Development in Zone C 1.H Increase Allowances for Housing in Zone D 1.I Lot Mergers to Facilitate Housing in Zone D 1.Q Density Bonus Ordinance <a href="#">1.S ADU Compliance</a> 2.C Use of Original Materials and Construction Methods 4.G Monitoring the Effects of the City Charter 4.H. Modify Charter Regarding Zoning Amendments 4.L Allow Parking Reductions for Multi-Family, Mixed-Use, and Affordable Projects 4.M Facilitate Multi-Family and Residential Mixed-Use Projects by Right Subject to Objective Standards 4.N Allow Transitional and Supportive Housing by Right in Zones that Allow Residential Uses 4.O Allow Low Barrier Navigation Centers by Right in Zones that Allow Residential Uses 4.P Residential Care Facilities 4.Q Parking Reductions for Persons with Disabilities, Seniors , and Other Housing Types 4.R Permit Streamlining <a href="#">4.U Amend Conditional Use Permit Findings</a> <a href="#">4.V Emergency Shelters as an Accessory Use</a>
Availability of affordable units in a range of sizes	New Housing Choices and Affordability in Areas of Opportunity	1.B Market Rate Accessory Dwelling Units 1.E Require ADUs for New Single-Family Residence Construction 2.A CDBG Funding 2.B Preservation of Small Homes 3.C Monitoring Affordable Accessory Dwelling Unit Missed Opportunities 3.D Monitoring Additional Accessory Dwelling Unit Development Opportunities 3.E Affordable Housing Fund 3.F Incentives for Rent-Restricted ADUs 4.J Small Lot Housing Study 4.K Small Lot Affordable Housing Study 4.S Prioritize Sewer Hookups for Residential Development for Lower-Income Housing 5.A Shared Housing Publicity and Media Initiative 5.B Shared Housing Matching Services 5.H Housing for Extremely Low-Income Individuals and Households 5.I Housing for Extremely Low-Income Families
Location and type of affordable housing	Provide Choice of Different Affordable Housing Types	1.J SB9 Facilitation Amendments 1.L Specific Plan 1.M Manufactured and Mobile Homes 1.R Lower-Income Sites Modifications to Address Shortfall 2.D Condominium Conversions 3.B Increase Number of Legal Accessory Dwelling Units

Table F-12: Meaningful Actions

Contributing Factor	AFFH Strategy	Housing Implementation Programs
		3.G Inclusionary Housing
Community opposition	Provide Information Regarding Affordable Housing to Educate Community	1.C Public Engagement for Accessory Dwelling Units 3.A Affordable Accessory Dwelling Unit Public Information Campaign 4.A Media Strategy 5.A Shared Housing Publicity and Media Initiative 5.G Faith Community Participation 7.A Public Information 7.C Housing Equity