

APPENDIX F

Public Participation in the Housing Element Update

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1 INTRODUCTION

Throughout the development of this Housing Element, the City strived to foster a transparent and participatory process and the result is a plan that is informed and reflects input received at each major phase of the process. This chapter describes the City’s efforts to engage all segments of the community during the preparation of the Housing Element, including the numerous individuals, organizations, and agencies with which the City consulted, and the methods of community outreach.

2 CITIZEN-LED PLANNING

Under the direction of the City Council, staff recruited for and assembled an 11-member General Plan Advisory Committee (GPAC) composed of geographic district, chamber of commerce, and nonprofit representatives selected by lottery and commission and committee members nominated by their body to serve on the GPAC. GPAC members were volunteers from the community tasked with not only promoting participation by their respective constituents, but also to bring the input received into the group’s deliberations. Below is a list of the GPAC members:

General Plan Advisory Committee	
At-Large	Chris Lee (2021 Chair)
Acalanes Valley & Happy Valley	Sarah Blumenfeld Mike Kim (2020-2021)
Burton Valley	Kristine Rasmussen
Reliez Valley	Jim Cervantes (2022 Chair, 2021 Vice Chair)
Downtown	Suzy Kelly
Chamber of Commerce	Matt Pease (2022 Vice Chair)
Nonprofit	Beth Needel, Lafayette Library and Learning Center
Parks, Trails, and Recreation Commission	Carol Singer
Transportation and Circulation Commission	Stella Wotherspoon Dick Craig (2020-2021)
Senior Services Commission	Don Jenkins
Youth Commission	Namratha Kasalanati (2020-2022) Emma Hunt (2022)
Non-Voting Liaisons	
City Council	Teresa Gerring (2022) Susan Candell (2021)
Planning Commission	Anna Radonich

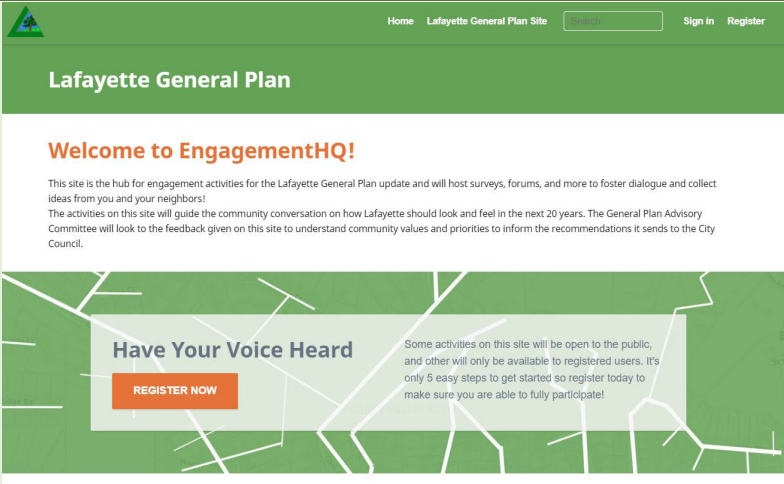
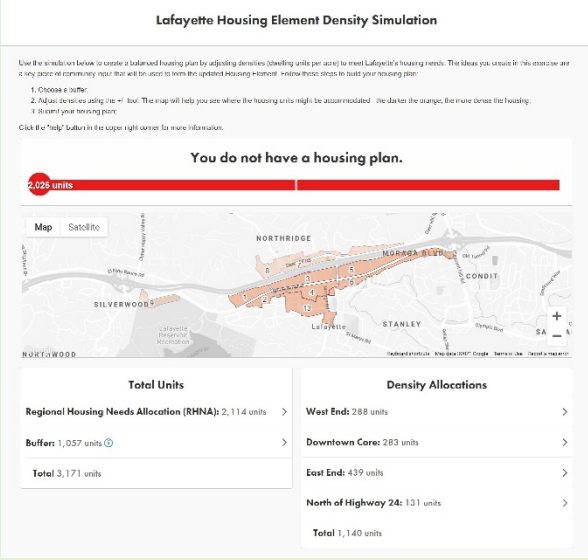
The public review process is key to a successful housing element update in that it helps to identify the housing needs of a community, better understand a community’s concerns, and it educates the public about the State requirements. The City, led by the General Plan Advisory Committee (GPAC), undertook nearly two years of education about the Housing Element requirements, intensive outreach through a

variety of channels, and public participation to inform the Housing Element. The GPAC used this input to ensure community voices were incorporated not only into the planning process, but also into the policies and programs within the resultant document. As the Committee moved through the update process, GPAC members would regularly update their constituencies about the most current happenings, including reports at Commission and Committee meetings and communications to their neighborhood and other stakeholders.

3 OUTREACH AND ENGAGEMENT

Due to restrictions on gatherings during the COVID-19 pandemic, the City had to pivot to online engagement activities. To that end, the City exercised a range of methods to obtain public participation for the Housing Element Update, as outlined below:

Activity	Outreach
Introductory Meetings	The Planning Commission and City Council were introduced to the 2023-2031 Housing Element update process and review options in August 2020.
General Plan Advisory Committee Recruitment	Postcards advertising for the GPAC lottery were mailed to every household in Lafayette and two online introductory sessions were held to introduce the General Plan and Housing Element update, and answer questions about participation in the Committee. After over a month of recruitment, 90 people applied for the five geographic district representative seats. Staff also presented at public City Commission meetings to seek nominees to serve on the GPAC.
General Plan Update Website	The City created a dedicated website for the General Plan update with several pages covering topics specific to the Housing Element, including information on the Regional Housing Needs Allocation process, environmental review, wildfire management, and more. The website has been updated regularly with information, exhibits, and engagement opportunities throughout the update process to create a centralized location for current information. Meeting materials, recordings, and action agendas are posted to this page for ease of access and tracking of Housing Element update activities. The City also created informational videos to provide a clear information about the Housing Element. As of April 2022, the website was visited 10,400 times with 24,000 page views.
General Plan Update E-mail Address	The City set up a dedicated e-mail address (generalplan@lovelafayette.org) to receive and respond to questions and receive public comments for items related to the Housing Element and General Plan.
Online Engagement	The City created an online hub for engagement which hosted a range of activities for members of the public to provide their ideas and input. Activities included surveys, ideas walls, a forum for discussion, mapping activities, and polls. 1,100 members of the public registered for the engagement platform to participate in the online activities.

Activity	Outreach												
	 <p>The City also developed a custom map-based housing planning activity wherein participants identify regions of the city where the RHNA should be allocated; this online activity was found to be such an effective engagement tool that the Association of Bay Area Governments contracted with the developer to provide licenses to 25 other Bay Area jurisdictions. The City used its variety of social media channels, including Facebook, Instagram, and NextDoor, to spread the word about engagement opportunities and receive/respond to questions from the public.</p>  <table border="1" data-bbox="803 1207 1356 1386"> <thead> <tr> <th>Total Units</th> <th>Density Allocations</th> </tr> </thead> <tbody> <tr> <td>Regional Housing Needs Allocation (RHNA): 2,114 units</td> <td>West End: 288 units</td> </tr> <tr> <td>Buffers: 1,057 units</td> <td>Downtown Core: 283 units</td> </tr> <tr> <td>Total: 3,171 units</td> <td>East End: 439 units</td> </tr> <tr> <td></td> <td>North of Highway 24: 131 units</td> </tr> <tr> <td></td> <td>Total: 1,140 units</td> </tr> </tbody> </table>	Total Units	Density Allocations	Regional Housing Needs Allocation (RHNA): 2,114 units	West End: 288 units	Buffers: 1,057 units	Downtown Core: 283 units	Total: 3,171 units	East End: 439 units		North of Highway 24: 131 units		Total: 1,140 units
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<p>Housing Element 101 Sessions</p>	<p>During February and March 2021, the City and the GPAC kicked off its Housing Element update with intensive public education. The City held six informational sessions to provide an overview of the Housing Element, State requirements, and the timeline and next steps for the Housing Element update process. The events were promoted through the City’s weekly e-newsletter, City social media channels, and printed brochures for the event were mailed to every household in the City. Over 420 members of the public participated in the sessions to learn about the update and ask questions.</p>												

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	<div data-bbox="526 254 792 296" style="border: 1px solid black; padding: 5px;"> <p>How do I get involved?</p> <p>The Housing Element is an opportunity to define Lafayette's values and establish a vision for the future and you are a critical part in creating that vision! There are many ways to get involved, including attending public meetings, talking to your neighbors, completing online surveys, and writing in your ideas. Because this is a big undertaking, it requires many steps to get to a final document that reflects the community's interests.</p> <p>1. Study up! You wouldn't take a test without studying, right? This is where we lay the groundwork and get information to inform decisions down the road.</p> <p>2. Collaborate! You will have opportunities to talk with your neighbors and connect about your ideas. Check the General Plan website for updates on a community workshop the week of March 22nd.</p> <p>3. Speak Up! You need to give your two cents to make sure the Housing Element includes everyone's perspective for a strong plan that translates values to actions. Much of this will be through EngagementHQ, the hub for community input.</p> <p>The General Plan website is regularly updated with meeting information and project updates. Visit PlanLafayette.org to find activities, information on housing, materials from past meetings, and details on future meetings.</p> </div> <div data-bbox="800 254 1066 296" style="border: 1px solid black; padding: 5px;"> <p>Log on to Housing Element 101</p> <p>Join live, remote sessions throughout February and March to meet your General Plan Advisory Committee (GPAC) representative and learn about the Housing Element update process.</p> <p>During this session, you will receive an overview of what a Housing Element is and does, background on why it needs to be updated, and how it affects your community.</p> </div> <div data-bbox="816 468 1052 737"> <p>Visit PlanLafayette.org for a high-resolution version of this map.</p> </div> <div data-bbox="526 768 1060 877"> <p>Lafayette Housing Element Community Engagement Timeline January - July 2021</p> <table border="1"> <tr> <td>Public Information on Meeting Dates and Potential Solutions</td> <td>Public Input and Feedback</td> <td>City and County Review of Public Input and Potential Solutions</td> <td>Final Recommendation Process</td> </tr> <tr> <td>JAN</td> <td>FEB</td> <td>MAR</td> <td>JULY</td> </tr> </table> </div> <div data-bbox="1076 243 1354 894" style="border: 2px solid black; padding: 10px;"> <p>Housing Element 101 Meeting Information</p> <p>All sessions will be held over Zoom Webinar. Visit www.PlanLafayette.org to register and receive log in information.</p> <p>Registration is Required</p> <p>Write in questions ahead of time to generalplan@lovelafayette.org</p> <p>Burton Valley Thursday, February 18th at 6PM</p> <p>Downtown Thursday, February 25th at 6PM</p> <p>Special Session for Community Organizations Wednesday, March 3rd at 6PM</p> <p>Special Session for Youth Thursday, March 4th at 6PM</p> <p>Acalanes Valley & Happy Valley Thursday, March 11th at 6PM</p> <p>Reliez Valley Thursday, March 18th at 6PM</p> </div>	Public Information on Meeting Dates and Potential Solutions	Public Input and Feedback	City and County Review of Public Input and Potential Solutions	Final Recommendation Process	JAN	FEB	MAR	JULY
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<p>Outreach to Hard-to-Reach Populations</p>	<p>The City conducted targeted outreach to hard-to-reach populations, such as renters, seniors, and populations who have little to no proficiency in English.</p> <ul style="list-style-type: none"> - Apartment dwellers: The City sent seven mailings to every household in Lafayette, including apartment units. This effort was made to expand the reach from just property owners to also include every resident. - Seniors: The Senior Services Committee as well as contacts at senior housing complexes received updates regarding the Housing Element update. The City made Zoom trainings available to ensure the senior population could participate in online engagement activities. - Non-English speakers: Several printed materials were translated to three different languages and live interpretation services were made available to participate in workshops. 								
<p>Stakeholder E-mail List</p>	<p>The City developed a stakeholder list of over 1,300 individuals and organizations to build awareness of the Housing Element Update among community members. The stakeholder list was comprised of community members who participated in workshops, subscribed to General Plan notifications, school newsletters, homeowners associations, City Commissions and Committee members, and architects and developers working in Lafayette.</p>								
<p>City E-Notifications</p>	<p>The City set up a special e-notification option for the General Plan Update wherein subscribers would be notified when items relating to the Housing Element and General Plan were going to be discussed at a meeting. Notifications would include meeting date and time, log on information, and links to meeting materials.</p>								

Activity	Outreach
<p>Online Community Workshops</p>	<p>In April and May 2021, the City and GPAC held four public workshops to help identify community priorities surrounding housing and involve members of the public in the planning process. The workshops were promoted through postcards mailed to every household in Lafayette and provided to downtown businesses, online notifications in the City’s weekly newsletter, e-mails to the stakeholder list, and posts on the City’s social media channels. A total of 577 people registered for the workshops and 385 people attended the sessions; peak attendance for a single session was 118 participants. Input from these sessions were documented and both provided to the GPAC and posted online for review by the public.</p> <p>The workshops covered the following topics:</p> <ol style="list-style-type: none"> 1. Cultivating Connection: What are community priorities surrounding housing? Participants created a foundation of mutual understanding by discussing not only their experiences with housing in Lafayette, but also their priorities for future housing. 2. Identifying the Issues: Based on the priorities identified, what are the problems we are trying to solve? Participants created problem statements for the GPAC, Planning Commission, and City Council to consider in the update process. 3. Solution Generation: Participants used a custom online simulation tool to distribute the Regional Housing Needs allocation across the City and identify where added density should go. 4. Site Identification: What specific sites would be appropriate for new housing development? Participants were provided a worksheet and research resources to identify potential

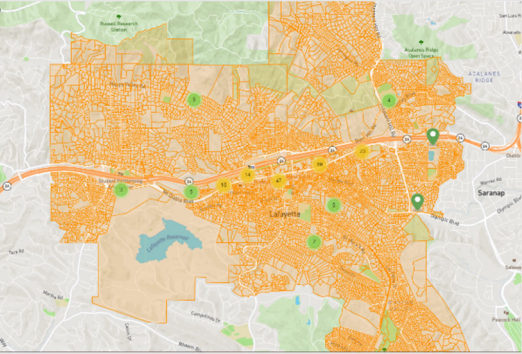
SAVE THE DATE



You've studied up and learned about the Housing Element through the Housing Element 101 information sessions and now it's time for us to hear from you! The General Plan Advisory Committee invites you to participate in a series of community workshops where you'll collaborate with your neighbors to develop solutions to meet the city's housing needs and state requirements.

HOUSING ELEMENT COMMUNITY WORKSHOPS

- Cultivating Connection | April 22 at 7PM**
Join your neighbors to start the conversation on shared values around housing and understand the breadth of personal experiences within Lafayette.
- Identifying the Issues | April 29 at 7PM**
Participants will frame the scope and causes of challenges facing the city to lay the groundwork for creating solutions.
- Solution Generation | May 6 at 7PM**
Develop an understanding of density and housing types and begin to identify possible locations for where housing might best be located.
- Site Identification | May 13 at 7PM**
A deep dive into possible solutions, in this workshop community members will work together to identify "opportunity sites", which are potential specific locations that could or should accommodate new housing units.

Visit the "Get Involved" page on PlanLafayette.org for more information!



Activity	Outreach
	<p>opportunity sites to accommodate the RHNA units. Community members identified potential sites for new housing.</p>
<p>In-Person Workshops</p>	<p>In June 2021 and January 2022, the City held in-person workshops to replicate the online workshops. Participants were able to undertake the same activities to learn about the Housing Element update and provide their input. These in-person sessions were held for the public at the library as well as special sessions for youth involvement held at Acalanes High School.</p>   <p>The City also held Fair Housing workshops which were publicized in multiple languages and interpretation services were made available to participants. The sessions were advertised in English, Spanish, and Chinese and interpretation was offered in any language needed, though participation in non-English channels was limited. In total, approximately 1,000 individuals attended these workshops. The workshops were promoted through postcards mailed to every household in Lafayette and provided to downtown businesses, tabling at the Taste of Lafayette event, online notifications in the City’s weekly newsletter, e-mails to the stakeholder list, and posts on the City’s social media channels.</p>

Activity	Outreach
<p>Fair Housing Sessions</p>	<p>Community members were invited to participate in two fair housing workshops in March 2022. Information on the sessions was provided in English, Spanish, and Chinese and mailed to every household in the City and posted through the City’s online channels. To ensure the sessions were accessible to those with varying work, family, or school schedules, one session was held on a weeknight and the other session was held on a weekend morning. Live interpretation services were also offered via the mailings and promotional materials to ensure all parties interested in attending could participate in the language they are most comfortable using.</p> <div data-bbox="841 470 1365 835" data-label="Image"> </div> <p>In total, eighteen individuals joined the sessions and included people who did not currently live in Lafayette. Attendees learned about fair housing requirements and violations, how to report a violation, and had the opportunity to share their experiences to better inform how the City may remove barriers to housing in Lafayette.</p>
<p>Weekly Roundup E-Newsletter</p>	<p>Current information about the Housing Element Update is included regularly in the Newsletter. This has a large email distribution, and it is posted every week as the first item on the City’s homepage.</p>
<p>Community-Based Organizations</p>	<p>Dozens of community and special needs organizations were also invited to attend public hearings and provide feedback on the City’s process and draft documents.</p>
<p>GPAC Meetings</p>	<p>In addition to the many public workshops, the GPAC held 30 public meetings to collaborate on the drafting the document. Members of the public were welcome to attend and participated providing their input to the Committee for consideration during deliberations.</p>
<p>Planning Commission Review</p>	<p>Throughout the update process, the GPAC liaison provided updates to the full Commission on GPAC activities. The Planning Commission reviewed sections of the draft Housing Element in a public setting over the course of seven meetings in early 2022. During its review, the Commission considered the GPAC’s recommendations on the Housing Element components and received additional public input into the document.</p>

Activity	Outreach
City Council Review	Staff regularly updated the Council on GPAC activities. The Council received regular updates on GPAC activities and the Housing Element process between early 2020 and spring of 2022. The City Council provided feedback on the draft Housing Element at public meetings on May 9 and May 23.
Commissions & Committees	The Planning Commission and City Council liaisons and City Commission representatives reported back to their respective commissions and Council on a regular basis. Commissions provided input on the GPAC's process and deliberations.

4 KEY TAKEAWAYS

The feedback received from this public outreach influenced the drafting of the Housing Element as GPAC members, Planning Commissioners, and City Councilmembers incorporated community feedback at every stage of the update process.

- Housing is personal: People often have differing views on housing because it is a very personal issue tied to feelings of safety, belonging, and identity. Often the comments reflected people's current housing situation. Several people shared meaningful stories of themselves, or their loved ones being priced out of their communities and struggling to remain in Lafayette.
- Preservation of Lafayette's character: Lafayette residents cherish the small-town community and semi-rural ambience of their community. To the maximum extent consistent with Lafayette's housing obligations under state law, the community desires to both promote and enhance those cherished characteristics.
- The price of housing is a major concern: Community members voiced concerns about the high cost to rent or buy a home today, either for themselves, friends, or family. It is an issue that touches a lot of lives. There was significant concern raised that service workers, teachers, first responders, and small business owners were being priced out of Lafayette.
- Affordable housing is a concern: Participants felt that more needed to be done to promote affordable housing.
- Other common themes: Preservation of open space, school and infrastructure capacity, wildfire risk, the interconnected nature of land-use and transportation decisions, and diversity.

5 COMMUNITY INPUT IN THE HOUSING PLAN

The extensive outreach and community engagement conducted over the past year played a significant role in the development of the goals, policies, and programs within the 2023-2031 Housing Element. Feedback and insights from tenants, lower-income residents, property owners and developers helped to highlight new policy opportunities and ways to strengthen and improve existing policies. And the overarching challenge of housing affordability and availability was heard during most every meeting and conversation. In addition, themes such as investing in improving infrastructure, maintaining commercial space downtown and quality design, and improving access to affordable housing options helped inform policies in the Housing Element as well as the General Plan Update, which is being prepared concurrently. The following is a summary list of topics and the associated policy(s) that were added or improved as a result of that community and stakeholder feedback.

- **Policy H-1.2** Evaluate and establish funding for new infrastructure.
- **Policy H-2.2** Support mixed-use development.
- **Policy H-6.1** Facilitate and support the production of new affordable housing units.
- **Policy H-9.1** Encourage quality design.

A number of organizations and individuals provided extensive comment and recommendations for consideration in the Housing Element. The City often heard from residents about the need to avoid planning higher-density housing in the City's Very High Fire Hazard Severity Zones, as well as in areas where concerns were raised about potential extended evacuation times. In response, the Housing Element does not include sites in its inventories in places such as the Glen, Happy Valley, and along Deer Hill. Comments also received by the Chamber of Commerce requested limiting areas of the Downtown for increased densities to help protect existing businesses from being lost.

Two organizations – Inclusive Lafayette and East Bay for Everyone – provided written comments and testimony regarding concerns that the BART station lots, because they are not currently in the BART Transit—Oriented Development (TOD) workplan in the near term, should not be included in the inventory of opportunity sites because they are unlikely to be developed during the eight-year planning cycle. In addition, many residents expressed concern that the lots, which are also in a VHFHSZ, should not be included in the inventory.

Although the City has been – and will continue to be – active in engaging BART in the eventual development of those sites, the station parking lots are now no longer included in the inventory, because the time it takes to complete all of the initiatives required to move up in the workplan will be substantial. With a projected reevaluation of its workplan in early 2023, the City cannot meet the deadlines to be considered.

Other comments from Inclusive Lafayette and East Bay for Everyone included, but are not limited to, the following:

- Programs should have firm commitments for the completion of each item with discrete deadlines. The City's revised Housing Element includes greater specificity for each item in the implementation plan.

- **The City should consider current height limits as constraints to housing.** The Housing Element Implementation Plan (Appendix G) includes several actions to address potential constraints on the development of housing, including Program 8.2.a, review of development standards, including specific targets and deadlines.
- **The City should reduce parking minimums.** The City's Program 6.1.d calls for the revision of the City's parking standards in conformance with AB 2097, which prohibits a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project that is located within 1/2 mile of public transit.
- **The City should encourage higher density throughout the Downtown.** The revised Housing Elements includes increased densities throughout the Downtown, now that the BART sites are no longer included in the inventory. Please see the revised inventory of opportunity sites.
- **The City should distribute multifamily housing throughout Lafayette, not just in the Downtown, to meet the goals of Affirmatively Furthering Fair Housing.** The City must consider a variety of factors when locating potential multifamily housing, especially that which is affordable. Of considerable concern is the fact that 46% of Lafayette is in a Very High Fire Hazard Severity Zone. Increased density in these locations would not only impact traffic and therefore evacuation times, there are fewer services available to lower income households in these areas, including transit, groceries, and other services. To further complicate the matter, the State Attorney General has recently released guidance to consider when locating new developments in wildfire-prone areas. Based on these and other factors – including the analysis that demonstrates proposed affordable developments will not exacerbate poverty conditions in the Downtown – the City has chosen not to locate substantial numbers of new housing outside of the Downtown.
- **The City should commit to generating local funding for affordable housing.** The City includes several programs that will potentially address funding needs for affordable housing, including 1.1.a, 1.2.b, 7.1.b, and 7.2.a.