Santa Clara County Planning Collaborative

March 14, 2024



Agenda

- Welcome
- MTC-ABAG Announcements Manuel Ávalos
- MTC-ABAG RHTA Evaluation Survey Hannah Diaz
- Collaborative Updates
- ADU Plans Gallery & AB 1332 Bowen Close
- Round Robin (What's been going on?) Everyone!
- ADU Resource Center Evan Seitz
- Collaborative Funding & Governance David Driskell

MTC-ABAG Announcements Manuel Ávalos, MTC-ABAG

- \$10-20 Billion Regional Housing Bond for November 2024 Election
- Priority Conservation Area Refresh
- Sea Level Rise Project List Update
- Regional Housing Technical Assistance Program
 - Inclusionary Zoning Technical Assistance
 - RHTA Evaluation Survey
- Transportation Electrification Initiatives Update

RHTA Evaluation Survey

Hannah Diaz, MTC-ABAG

Collaborative Updates

Make sure your key folks are on the list!

 New team members? Send email info to tuning@planningcollaborative.com to join the mailing list

New zoom link for monthly meetings!

• See email





2023 Housing Laws Summary

For laws effective Jan 2024: Action Items / Impacts to Your Job / Good to Know

- Processing Requirements
- CEQA
- Density Bonus
- ADUs
- Parking
- and more!



Collaborative Updates

APR Webinar

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- 2023 APRs are due April 1
- Webinar recording and slides on ABAG site summarizing key changes from 2022 APR



ADU Affordability Survey Tool Is Coming Soon!

- Optional online tool to collect ADU rent data from applicants.
- ABAG will report data by jurisdiction, sub-region and region

Collaborative Updates

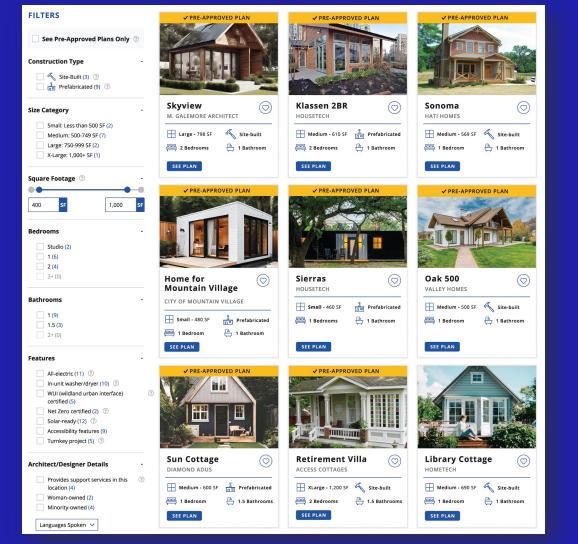
Objective Design Standards Guidebook

- Will be available in April
- Webinar scheduled for April 25 – keep an eye out for email with registration link!

Grand Nexus & Feasibility Study

- Consultant hired!
- New Rezoning Tools in development
 - Density and Design: tools for community engagement
 - Rezoning Best Practices: tools for staff

ADU Plans Gallery



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- Every JX in Santa Clara County can set up a Plans Gallery
- Display pre-approved, certified prefab, and other ADU plans available for free or a low cost
- Homeowners browse and filter their local gallery of plans and contact the designer

ADU Plans Gallery Next Steps

CURRENTLY: CPC setting up accounts for all JXs. We'll confirm mailing address and main contact.

NEXT: Each JX will log into their account and fill out their profile – logo, homeowner contacts, etc. Same as calculator login.

THEN: Each JX can set up their gallery:

- Begin adding pre-approved plans
- Select prefab and pre-designed plans (if desired)



AB1332 – Pre-Approved Plans Law

New pre-approved plans law, effective Jan. 1, 2025 Aims to reduce time and cost to build ADUs

Requires every JX to:

- Review ADU plans for pre-approval
- List pre-approved plans online with designer contact info
 - Can include plans pre-approved elsewhere, your own plans
- Review applications using pre-approved plans in 30 days
 - Ministerial review
 - Applies to plans identical to previously approved plans



What have you been up to? What's keeping you awake at night? How can the SCC Planning Collaborative help?



Collaborative Funding & Governance

REAP 2.0 funding

- 25% of initial amount approved (\$131,500)
- Hoping the rest will be approved (\$394,500) but no guarantee (could be less; could be nothing)
- All activities must align with REAP 2.0 goals set by state (Infill, VMT, and AFFH)

Collaborative Funding & Governance

Desire to Revisit Jurisdiction Contributions?

• Is how the SCCPC got started.

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- Allows for more flexibility in priority activities.
- Provides greater stability when state/regional funding ends.
- \$500k divided by 16 jurisdictions = \$31,250 each
- Initial contributions (\$160k) took tiered pricing approach
 - \$6500/year to \$18,000/year (with most at \$8,500 or \$10k)

Collaborative Funding & Governance

Draft Proposal

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- Reconvene the SCCPC Executive Committee
 - Adam Marcus, Cindy McCormick, Jennifer Armer, Piu Ghosh, Rob Eastwood
 - Others who would like to join?
- Meet one-on-one with jurisdiction teams
- Develop draft proposal for group consideration



In-Person Meeting in June?

- Regular meeting plus lunch
- Any jurisdiction host volunteers?



Next Meeting: Thursday, April 11 12 noon - 1:30 pm

