**Agenda**

**Planning Collaborative Call**

**6/25/2020**

**10:00 am – 11:30 am**

1. **Welcome, Review Agenda and Announcements 10 minutes**
2. **2020 Housing Laws – What Is Happening In Sacramento 15 minutes**
	* 1. Presentation
		2. Discussion
		3. Products
3. **RHNA/RHND Methodology Update and Discussion 20 minutes**
	* 1. RHND update
		2. Methodology committee update
		3. Products
			1. Update staff report
			2. Standalone ½ page on RHND
		4. Collaboration on preferred methodology
4. **RHNA 6 collaboration plans 15 minutes**
	* 1. What would be helpful
		2. What we are thinking
5. **REAP/LEAP grant 5 minutes**
	* 1. Update about REAP
		2. City plans for LEAP
			1. Deadline, HCD contact Hillary Prasad and possibility of extension
6. **SCAPPO and Collaborative Roles 10 minutes**
7. **Next Steps and Logistics 10 minutes**
	* 1. Website
		2. Product requests
		3. AFFH
		4. Next call

**Notes**

**State Laws**

* SB 902 (Wiener) is a “Mini SB 50”
* SB 902: Zone up to ten homes per parcels in transit, job, urban areas as defined by:
	+ Transit-rich area means a parcel within one-half mile of a major transit stop or a parcel on a high-quality bus corridor.
	+ Jobs-rich area means an area that is high opportunity and either is jobs rich or would enable shorter commute distances (defined by HCD and OPR)
	+ An urban infill site means legal parcel or parcels located wholly within the boundaries of an urbanized area or urban cluster (defined by Census Bureau) and zoned/General Plan designation for residential use or residential mixed-use development (at least two-thirds of the square footage of the development designated for residential use).
* SB 1120: Duplexes & Lot Splits
	+ Doesn’t apply to HOA
	+ Several cities do not like the subdivision provision because they wants the fabric to keep
	+ This will “kick up some dust”
* SB1385: Legalizing Housing in Commercial Zones
	+ Commercial (not "Industrial") so that is bette
	+ Curious if they considered housing proximity to jobs
	+ Displacement of mom and pop businesses
	+ Completely changes basic zoning throughout California
* SB 902: Faster Rezoning for up to 10 homes per lot
	+ Gives power to cities to rezone, don’t have to if don’t want to
	+ Statutory or categorical exemption – if its environmental then you can’t use the exemption

**RHNA**

* Do eligible PDAs play into this? If Housing Methodology Committee uses Plan Bay Area then PDAs will play into this. If you create a PDA, will use assumptions from PDA. If you didn’t create one, but have lots of sites eligible, they assume you did.
* To the extent Plan Bay Area is involved it was not clear about the eligibility of PDAs, if we knew before when we adopted PDAs, we could have had more. We might have selected PDAs differently.
* San Jose is sending its own letter, doesn’t mean they can’t sign on the collaborative letter. Letter will be focused on - while we expect a large number, relatively speaking we shouldn’t get as much because we have a jobs/housing imbalance - bedroom community with 60% of our residents commuting north for work.
* **Josh - second call to figure out joint letter.**
	+ We can participant and don’t have to sign at the end, only SCAPO members that want to sign.
	+ Intent not to appeal each other’s numbers

**Cities Hiring Consultants**

* Campbell - will be hiring consultant
* Cupertino - will hire consultants and will be looking at sites for housing elements (not sure about hiring consultants for sites). shortly be applying for the LEAP grant funding
* Gilroy - hiring consultants, apply for LEAP for site inventory
* Los Altos - hiring consultants and sites (internal)
* Los Altos Hills- just hired consultant
* Los Gatos - hiring consultant (early next year), increasing densities
* Milpitas - updating General Plan and Specific Plans, likely hiring consultant for sites inventory and plan
* Monte Sereno - hiring consultants.
* Morgan Hill - In house plan for now, might hire consultants for technical aspects. Starting immediately on site inventory. Will have to substantially rezone. Public engagement consultant maybe
* Mountain View - hiring consultant, multi family zoning district for increase in density (form based code) and blend in with housing element
* Palo Alto - hiring housing planner and looking for consultant for this effort (applying for LEAP grant)
* San Jose - do a lot of work in house. COnsultant for site selection/analysis. Starting process for new zoning districts to align with General Plan. Rezoning next year.
* Santa Clara County - in house typically. Foundational work on farmworker housing and stanford, but no plan for consultant. SB2 grant to ID parcels, including parcels in county-owned properties in cities
* Saratoga - Hiring consultant - LEAP grant to help. Have not started. Will be looking at Site Inventory
* Sunnyvale - hiring consultant (LEAP funds) early next year. No rezoning for Housing Elements, currently updating all specific plans now which will hopefully cover RHNA.

**Consultants - Next Steps**

* Propensity consultant in San Mateo County - that sounds interesting. BD would bring everyone in who wants to participate and work directly with consultant hired. Will be city specific and cities will be able to speak directly with consultants. We all can agree with a list of assumptions beforehand, but together we would get cost savings participating regionally.
* Hillary (HCD)
	+ Countywide contact): hillary.prasad@hcd.ca.gov
	+ July 1 2020 due (January 2021 extension for LEAP grants is unknown)
	+ WIll have a map that shows who applies for LEAP, similar to SB2 map
	+ Retroactive reimbursement up until the date the NOFA was released (Late January)
	+ Turnaround on first response from cities - will be assigned to reviewer, then reach out to cities and will let them know if they have questions. Hillary will most likely be the reviewer.
	+ Will be reviewed in the order it is submitted
	+ Similar process as SB2 process.
	+ Over the counter, adjustments can be done after the fact.

Next Steps

* SCAPO/PC collaboration: Website, google group
* AFFH presentation
* Sending out doodle for discussion on joint letter