



# Regional Early Action Planning (REAP) Grant for Santa Clara County Planning Collaborative

January 13, 2022



# Overview

- Regional Early Action Planning (REAP) Grant Agreement
- Work Plan 2022
- New State Housing Laws (SB 9 & AB 215)
- Questions and Comments

# REAP



\$615K to support planning activities that:

- (1) Accelerate housing production, or
- (2) Facilitate compliance in implementing the sixth cycle of the RHNA.

Funds will only be used for planning activities and will not be used to support RHNA appeals or the development of specific housing projects.

# Planning Collaborative Goals



- I. Support Excellent Local Planning and Housing Policy
- II. Save Jurisdictions Time and Resources
- III. Respect Local Autonomy

# 2022 Workplan

- Affirmatively Furthering Fair Housing (AFFH)
- Sites Inventory and Analysis
- Policies and Programs
- Compliance with New Housing Laws
- Other?

# New State Laws – Support and Technical Assistance

SB 9 – Ministerial approval of qualifying “duplex” units and urban lot splits

AB 215 – Adds a 30-day public comment period w/ 10-day response time for the draft Element prior to submission to HCD + 30 more days for HCD to review

# Potential Impacts

- Impacts likely to be modest and gradual in most communities
- According to an analysis by UC Berkeley's Turner Center:

*SB 9's primary impact will be to unlock incrementally more units on parcels that are already financially feasible under existing law, typically through the simple subdivision of an existing structure. Relatively few new single-family parcels are expected to become financially feasible for added units as a direct consequence of this bill.*



**TURNER CENTER** OF HOUSING INNOVATION  
UC BERKELEY

A TURNER CENTER REPORT - JULY 2021


## Will Allowing Duplexes and Lot Splits on Parcels Zoned for Single-Family Create New Homes?

Assessing the Viability of New Housing Supply Under California's Senate Bill 9

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# Potential Impacts: Santa Clara County

Appendix Table 1. County-Level Results (Continued)



County Name	Existing SFR Lots	SFR Lots Eligible for SB 9	Additional Lots with 1+ Unit Capacity Under SB 9	SB 9 Net Change in Market-Feasible Units*	SB 9 Net Units Per Eligible Lot
Sacramento	369,605	360,485	5,006	40,500	0.11
San Benito	12,747	9,940	740	2,500	0.25
San Bernardino	492,806	385,243	7,848	56,500	0.15
San Diego	554,502	398,386	9,015	54,500	0.14
San Francisco	94,400	93,514	486	8,500	0.09
San Joaquin	164,796	147,577	2,159	14,000	0.09
San Luis Obispo	75,016	53,068	1,229	8,500	0.16
San Mateo	151,508	134,531	3,112	17,000	0.13
Santa Barbara	91,540	75,399	1,506	10,000	0.13
<b>Santa Clara</b>	<b>331,232</b>	<b>319,319</b>	<b>8,527</b>	<b>40,000</b>	<b>0.13</b>
Santa Cruz	54,817	43,522	1,422	8,000	0.18
Shasta	55,366	25,997	402	3,500	0.13
Solano	110,592	105,962	684	8,500	0.08
Sonoma	124,610	103,452	2,688	16,500	0.16
Stanislaus	123,922	116,754	1,542	9,500	0.08
Sutter	24,707	19,357	1,111	4,000	0.21
Tehama	18,504	7,903	35	500	0.06
Tulare	104,235	86,679	1,096	6,000	0.07
Tuolumne	25,386	995	1	100	0.10
Ventura	184,033	135,836	1,604	14,500	0.11
Yolo	43,761	40,940	550	4,500	0.11
Yuba	16,743	13,064	2,016	4,500	0.34
<b>Statewide Total</b>	<b>7,470,342</b>	<b>6,182,678</b>	<b>111,746</b>	<b>714,100</b>	<b>0.12</b>

+Note: Parcels that could have feasibly built ADUs or JADUs in a pre-SB 9 scenario are not included in the "New Market-Feasible Lots Under SB 9" category in this table, even if our analysis found that under SB 9, they could now feasibly build three or four units. As a result, per lot averages of new feasible units will yield results higher than four units per lot.

\*Note: Market-feasible new units are rounded



# Potential Impacts: Santa Clara County

## Terner Center SB 9 Model Results,: Jurisdictions with greater than 5,000 single family parcels

Name	Total single-family parcels	SB 9-eligible parcels	Parcels where SB9 would increase the number of market-feasible units (rounded to nearest 100)	Parcels where SB9 changes feasible outcome from no new units to 1+ new units (rounded to nearest 100)	Total market-feasible new units if SB9 were enacted per (rounded to nearest 100)	SB9 Units Eligible Lot
Campbell	7,600	7,600	400	200	700	0.09
Cupertino	11,700	11,600	700	400	1,300	0.12
Gilroy	11,700	11,600	700	100	1,100	0.09
Los Altos	9,100	9,100	1,500	1,200	3,500	0.38
Los Gatos	7,300	5,200	500	200	900	0.18
Milpitas	12,500	12,500	700	100	900	0.08
Morgan Hill	9,800	8,300	700	300	1,400	0.17
Mountain View	9,100	9,100	700	300	1,100	0.12
Palo Alto	14,800	14,200	1,000	400	1,700	0.12
San Jose	168,600	168,100	10,300	2,500	15,900	0.09
Santa Clara	18,100	18,000	700	300	1,100	0.06
Saratoga	9,600	7,900	1,100	700	2,600	0.33
Sunnyvale	21,000	21,000	900	400	1,400	0.07
Unincorporated Santa Clara	16,400	11,500	1,300	800	3,300	0.29
<b>TOTAL</b>	<b>327,300</b>	<b>315,700</b>	<b>21,200</b>	<b>7,900</b>	<b>36,900</b>	<b>0.12</b>

Source: Terner Center, 2021.

# KEY ACTIONS & DECISIONS



- Ordinance
- Objective Design Standards
- Application forms and checklists
- Deed restriction for short-term rentals
- Form of owner occupancy affidavit
- Owner occupancy requirement for two-unit developments (with no urban lot split)
- Verification of rental occupancy in prior 3 years
- Historic districts

**Questions / Comments**

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