



Santa Clara County
Planning
Collaborative
Meeting

February 10th, 2022

Agenda



- Announcements
- Collaborative Products
- ABAG Wildfire/Housing Work Group
- Discussion: Rezoning to accommodate site inventory shortfall
- AFFH Technical Assistance and Outreach
- BMR/Affordable housing and screening for undocumented residents
- Website Improvements

Announcements



- **New Team Member: Clara Cheeves**
- **New HCD Reviewers**
 - Gianna Marasovich and Dulce Ochoa
- **ABAG Announcements**
- **General**

Santa Clara County Housing Collaborative Work Plan 2022

	Collaborative Products	DRAFT Due Date	Notes/Comments
RHNA 6 Housing Element			
Community Engagement	Let's Talk Housing Meetings re: AFFH + Stakeholder Listening Sessions	4/1/22	Let's Talk Housing Meetings, Web Site and Tools. Ongoing collaboration with EAG.
Needs Assessment	NA	NA	ABAG provided full needs assessment table and analysis to all jurisdictions as a baseline
Review of Previous Housing Element	NA	NA	
Constraints	Survey and analysis of fees and processing times.	2/25/22	Memo and tables suitable for inclusion in government constraints section.
Sites Analysis	Review and comment on sites inventories	Ongoing	Contact peninger@bdplanning.com
Policies and Programs	Recommended best practices from adopte/certified housing elements	3/10/22	Based on ongoing review of HCD comments letters.
AFFH	Technical Assistance and select table and maps	4/1/22	Lawyers' Committee scope of work to be implemented with guidance of steering committee.
Other Activities Advancing Housing Production			
SB 9 Objective Design Standards	Model Objective Design Standards	TBD	ABAG has retained Opticos to provide guidelines
ADU Technical Assistance and Training	ADU Calculator	TBD	

Discussion: Rezoning to Accommodate Sites Inventory Shortfall



- Must identify potential parcels
- Timing: either 1 or 3 years
- CEQA can occur at rezoning
- Requirements
 - Sites for VLI and LI must be zoned by right
 - Every site allow at least 16 units
 - Zoning must be at least 30 DU/A
 - Some limits on mixed use sites (Either not rely heavily on mixed use or require mixed use to have 50% housing)

AFFH Technical Assistance- Lawyer's Committee

- Technical Assistance available now!
- Data tables and maps to follow from Lawyers Committee
- Seeking volunteers for guidance committee

AFFH Outreach: Housing and Racial Equity



- 4 sub-county meetings
- In partnership with EAG members
- Opportunity to hear needs directly from community members on substantive policy and program issues
- 1.5 hr sessions

BMR/Affordable housing & Screening for Undocumented Residents

- Community members have questions around eligibility for BMR/100% affordable projects
 - Yes for BMR
 - 100% Affordable- need to inquire with property owner
- ID requirements can present themselves as barriers
 - Social Security numbers
- PDX FAIR Access in Renting Ordinance
 - Prohibits all property owners from rejecting applications if no social security number is produced or proof lawful presence in the US
 - Lays out alternative forms of ID
 - Tenant and Property Owner education component
 - Outreach to tenants through CBOs
 - Landlord Training

Cities Association Website



- **Citiesassociation.org/planning**
 - Website improvements
- Poll

Product Requests? Questions?



Thank you!

