



Santa Clara County
Planning
Collaborative
Meeting

August 11, 2022

Agenda



- Welcome & General Announcements, 12:00-12:10
- ABAG/MTC Announcements – Manuel Ávalos, 12:10-12:20
- RHTA Resources – Leah Zippert, 12:20-12:35
- Late Adoption Memo – 12:35-12:45
- HCD Comment Case Studies – Sam Dolgoff, 12:45-12:55
- HCD Comment Assistance – Paul Peninger 12:55-1:30

General Announcements



- Introducing
 - Samantha Dolgoff, BD Planning
 - Vaishali Sirkay, Cities Association
- EAG Review Update
- Newsletter Format Change – Resources Document
- AFFH Tech Policy Assistance, Root Policy & Lawyers Committee
- Next Farmworker Housing Working Group:
 - Tuesday, September 6, 4pm-5pm via Zoom
- ADU Calculator Prototype: santacounty.aducalculator.org
 - Jurisdiction staff have received log-in information.
 - Make updates to jurisdiction-level data at any time.
 - Contact Kristy Wang with questions: wang@bdplanning.com

ABAG/MTC Announcements

MANUEL ÁVALOS, ABAG-MTC



Regional Housing Technical Assistance Resources

LEAH ZIPPERT, ABAG-MTC



Late Adoption Memo



- July Technical Memo from ABAG
 - citiesassociation.org/documents/late-adoption/

Responding to HCD Comment Calls & Letters

August 11, 2022

Responding to HCD Comments

- **Case studies**
 - Lessons learned from Southern California and Sacramento cities
- **ABAG Webinar**
 - Sept. 27 – Join us!
- **CBOT**
 - Comment BOT coming soon



Lesson 1: Start Early!

Delays can happen

- Due to delays in receiving the final RNHA numbers, Irvine worked with their reviewer even before submitting a first draft.

Keep working during HCD review

- Advice from Westlake Village: Keep moving forward on policies and programs, especially rezoning, while HCD is reviewing.

Consider a programmatic approach

- Citrus Heights had plans and programs in place prior to submitting that they used as evidence that they could meet their RHNA.

Lesson 2: Don't Just Resubmit

Keep in close contact during review

- All three cities use informal reviews to ensure they were on the right track to address HCD comments.

Ask for examples

- Irvine asked for example language from other jurisdictions that they could use to address HCD comments.

Talk informally with your reviewer

- Talk about proposed changes to ensure you are responding adequately to concerns before resubmitting.

Lesson 3: Show Your Work

Take copious notes

- Pay close attention to comment calls with HCD so you don't miss anything.

Provide data and documentation

- Have evidence to document that existing programs, policies and zoning are resulting in projects.

Over-explain

- Justify your data and documentation with evidence and explain your conclusions.

Lesson 4: AFFH Takeaways

Create new AFFH policies

- Existing AFFH-related policies likely won't meet AFFH goals. Develop new policies to supersede existing AFFH-related policies.

Include demographic data

- If you don't have AFFH communities, share data that shows this. If you have wealthy, well-represented minority communities that you feel don't need additional outreach, show evidence of this. Note that you still may have to do more outreach than you think is necessary.

Leverage our AFFH Technical Assistance!

Questions / Comments

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HCD COMMENT ASSISTANCE

- Strategies for Responding to Comments
- Best Practices/Resources
- CBOT
- San Francisco Letter

Small Group Questions



- What's your timeline?
- When will you need assistance?
- What types of assistance?
 - Outreach
 - Responding to Comments on Sites/AFFH
 - Public Presentations to City Councils/Commissions
 - Other?

Product Requests? Questions?



**Next Meeting:
September 8, 2022
12:00 – 1:30**

