Santa Clara County Planning Collaborative
Regular Monthly Meeting Agenda + Notes

October 13, 2022
12:00pm - 1:30pm, via Zoom
Slide Deck: citiesassociation.org/documents/10-22-meeting

- **Collaborative Announcements** - Paul Peninger (peninger@bdplanning.com)
  - **Call for Equity Advisory Group Presentations:** The Collaborative is hoping to hold one more EAG Housing Element presentation session. Interested cities should reach out to Abbie Tuning (tuning@bdplanning.com).
  - **HE Office Hours:** Collaborative staff and Root Policy Research will host open office hours to help jurisdictions with AFFH analysis and programs. The first session will be held via Zoom on Thursday, October 27, 2-3pm and focus on lessons learned Mountain View and Sunnyvale HCD AFFH comments. These working sessions are open to all jurisdiction staff on a drop in basis, but those planning to attend should email Samantha Dolgoff (dolgoff@bdplanning.com) with questions.
  - **The SB9 Survey is still available here**. Filling out the survey will help collaborative staff identify any need for new tools and resources.
  - **Housing Element Library:** Collaborative staff will collect HE drafts and comment letters to share on the collaborative website.
- **MTC-ABAG Announcements** - Manuel Ávalos (mavalos@bayareametro.gov)
  - **Bay Area Housing Element Status Report:** MTC-ABAG is tracking submissions of Bay Area draft Housing Elements and HCD comments. Downloadable copies of the submitted draft Housing Elements and HCD comment letters can be accessed via this link.
  - **Tips on "How to Address HCD Comments for Certification":** MTC-ABAG hosted a webinar with local planners from Southern California and Sacramento to discuss responding to HCD comments and Housing Elements certification. A recording of the webinar is available online, along with the slide presentations. Additionally, MTC-ABAG has completed brief (1-2 page) case studies, including practical tips that are available on the ABAG website.
  - **Transit Oriented Communities (TOC) Policy Adopted:** The Commission approved MTC Resolution No. 4530, the Transit-Oriented Communities Policy, at their meeting on September 28th. The meeting materials are available here, including the full text of the resolution. Staff are now developing guidelines that will provide specific information on what documentation jurisdictions will need to provide to demonstrate compliance with the TOC Policy. The guidelines will be finalized in early 2023. Please contact Kara Vuicich (kvuicich@bayareametro.gov) with any questions.

- ○ **Sea Level Rise Adaptation Funding and Investment Framework:** In September, kickoff meetings were held to introduce the Framework to local staff – [recordings are available on the MTC website](). Starting in October MTC-ABAG and BCDC will host office hours with jurisdiction staff to review local adaptation projects to ensure they are accurately accounted for in the Framework. Staff will be concluding their initial review of local adaptation projects by October 21st. Contact Rachael Hartofelis ([rhartofelis@bayareametro.gov]()) to request an office hour time or to join the Framework mailing list.
  - ○ **SB 743 VMT Policy Adoption Technical Assistance Program:** As part of the [SB743 Policy Adoption Technical Assistance program](), the modules explaining VMT screens, thresholds and mitigations are now complete with all materials, including presentations and recordings saved on the MTC-ABAG Technical Assistance Portal [here]().
- ● **LISC Faith and Housing Program** - Tia Hicks ([thicks@lisc.org]())
  - ○ **See Slides Here.** (Start at Slide 5)
  - ○ Program goal is "to equip faith-based and community-based organizations to make informed decisions about their property and if they decide to do so, form a partnership with an experienced developer that results in new affordable housing development."
  - ○ LISC provides monthly cohort training on how to build affordable housing in partnership with an experienced developer, technical assistance, and grant resources.
  - ○ Jurisdiction staff are encouraged to **share application materials** with any local faith based community organizations that might be interested in building affordable housing.
  - ○ Jurisdiction Questions:
    - ■ San Jose is working on an ordinance that would streamline affordable development for faith based organizations, assuming this increases interest, how does LISC prioritize resource allocation?
      - ● Program is open to any group that has the people, land, and resource capacity. Focus has been areas where LISC already has strong community partnerships, but the organization is open to considering broader reach and reevaluating outreach based on local policy implications.
      - ● LISC would also be open to working more directly with jurisdictions on outreach.
    - ■ If there is enough jurisdiction interest, collaborative staff can facilitate exploring a new partnership program.
    - ■ What would timing and availability look like for future cohort cycles?
      - ● Cohort cycles are on a roughly 18 month cycle, future cycles will be dependent on funding and local jurisdiction interest in providing resources and support.
- ● **Lessons from New HCD Comment Letters** - Paul Peninger ([peninger@bdplanning.com]())

- ○ Mountain View and Sunnyvale HCD Comment Letters
  - ■ Mountain View city staff discuss process of meeting with HCD on comments, encourage other cities to push for more than one meeting with HCD throughout the review process.
- ○ AFFH Priorities
  - ■ Disproportionate housing needs and displacement risk, and site inventory.
    - ● HCD is looking for more neighborhood level analysis of housing needs and displacement risk, not just city-wide analysis.
  - ■ Goal, Priorities, Metrics, Actions, and Milestones
    - ● Focus on sub-areas of the city, compare housing supply, affordability, and other AFFH priorities between neighborhoods.
      - ○ Discuss Racially Concentrated Areas of Affluence
    - ● Information on local knowledge, both quantitative and qualitative
      - ○ Interviews with key city staff and local community based organizations working on AFFH related issues.
    - ● Contextualize the city within the larger region.
      - ○ Discuss Racially Concentrated Areas of Affluence
      - ○ Even if there are not economically or racially segregated areas within the city, provide information on how the city compares to neighboring jurisdictions.
    - ● Evaluate individual sites from both a neighborhood and regional perspective.
      - ○ Specifically discuss how your city's proposal for low-income RHNA relates to areas of opportunity and existing socioeconomic patterns within the jurisdiction, and the region at large.
      - ○ Example: All of Mountain View's proposed sites are in high resource and highest resource areas, staff analyzed census tracts for non-white population, low-income population, and average education level to assess access to opportunity. Staff then assessed existing capacity by site and found that all proposed sites were within census tracts that were relatively balanced in terms of population metrics. The city made no significant site changes, but HCD still approved based on the fact that site selection was supported by neighborhood level data. HCD instead pushed for an assessment of how programs can support AFFH.
      - ○ **HCD comments on site inventory can be addressed with program changes, rather than site inventory changes.**
- ○ Sites and Constraints
  - ■ Progress in Meeting RHNA/Planned Units

- Include information on how affordability was determined, methodology on financing sources and covenant restrictions. Goal is to ensure that units counted towards RHNA are in the planning pipeline. Be able to clearly document that affordability levels will be provided as they are described.
        - Non-Vacant Sites
            - Provide additional analysis that shows these sites are potentially developable during the planning period.
            - Demonstrate specific information like needed infrastructure improvements or existing occupancy.
            - Where possible, include comments from property owners on development plans.
        - Fees and Permit Processing Times
            - [See data resources on SCCPC website.](#)
- **Zoning for Affordability Workgroup Planning** - Rick Jacobus (rick@streetleveladvisors.com)
    - [Starting at Slide 29](#)
    - Exploring creating a working group for jurisdictions using policy to encourage affordable housing.
    - Fill out this survey on support needs: https://forms.gle/Xv17H2HvfCQjX4Ne8
    - Cities are facing challenges in policy implementation and addressing how policies intersect when implemented.
    - Workgroup will meet approximately four to five times to assist interested cities.
    - Cities need help with implementing state laws
    - Contact Rick and fill out the survey to participate.
- **Small Group Discussion: Collaborative Successes and Improvements**
    - **Survey on Successes and Improvements**
    Group 1:
        - Successes:
            - Getting to know peers
                - Open communication channels
                - professional , technical and emotional support
                - Support in the Housing Element process knowing others are having the same experience
                - Ability to talk through and get feedback on urgent issues
                - Surveys help to see what others are doing and get a high-level overview of what is happening across the county
            - Technical support on how to get through the Housing Element process
            - Let's Talk Housing county-wide outreach support to kick off the Housing Element process
        - Improvements:
            - Additional technical assistance and support
                - ADU loan programs

- - - ○ Assistance on responding to specific HCD comments
      - ○ Learn more about the HE reviewers and process
  - ● Timing of county-wide efforts like Let's Talk Housing so that all jurisdictions can benefit

Group 2:
- ■ Kristen Clements
  - ● Challenge: ADU financing strategies
  - ● checklist on statutory requirements
  - ● how to help low-income and very low-income people through strategy
  - ● wealth building strategy and housing strategy
  - ● Would be helpful to have summaries of new legislation
- ■ Jennifer Carman
  - ● Would be helpful to have a planner on every legislation team for the future so they know what they're doing
  - ● Has slides from APA conference on legislative update- will forward slides to send out to collaborative

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Upcoming Meetings

Santa Clara County Planning Collaborative Monthly Meeting
Launching ADU Collaboration Program!
Thursday, November 10, 12pm - 1:30pm

Join via Zoom:
https://us06web.zoom.us/j/85022416148?pwd=MERJMU1RMHA1OFRBRk1NWk4yTzg1QT09
Meeting ID: 850 2241 6148   Passcode: 408408