

Santa Clara County Planning Collaborative Monthly Meeting

DECEMBER 8, 2022



MEETING AGENDA



- Welcome & Announcements– 12:00-12:10
- Partner Announcements – 12:10-12:30
 - ABAG Announcements – Manuel Ávalos
 - ABAG AFFH Resources Update – Eli Kaplan
 - Symbium Plancheck Program – Kate Didech
- 2023 Collaborative Workplan – 12:30-12:50
 - Overview of 2023 Workplan: Core Activities and Options
 - Feedback and Discussion
- HE Updates and Workplan: Group Discussions – 12:50-1:30

GENERAL ANNOUNCEMENTS

- Member Contact List – Sam Dolgoff
- Grand Nexus Study- Vu-Bang Nguyen
- PLHA Funding – Sam Dolgoff
- CBOT – Kristy Wang
- Funding Programs & HE Compliance – Kristy Wang
- 2023 Meetings – Abbie Tuning



MTC-ABAG Announcements

- **Time Running Out to Claim Local Housing Grants:** ABAG allocated funding for all 109 jurisdictions in the Bay Area to support Housing Elements and planning. Local staff should contact MTC-ABAG staff immediately via HousingTA@bayareametro.gov.
- **Webinar: Annual Progress Reports with HCD:** New data requirements on SB 9 and student housing that local jurisdictions must include in APRs, due April 1, 2023. On January 19, 2023 at 10 am, MTC-ABAG will host a webinar with HCD staff to explain the new requirements and changes to the APR form. HCD staff will highlight tools to complete the APR forms.
- **Webinar Recording: New State Laws:** The video, slide presentation, legislation summary, and issue chart from last month's 2022 New Housing Laws webinar are now available online.
- **Call for Projects for Priority Development Area (PDA) and Priority Production Area (PPA) Planning Grants and Technical Assistance.** Watch for an announcement with links to the web-based application form, updated grant program guidelines, and other resources.
 - \$15 million will be available for PDA Planning Grants.
 - \$2 million will be offered through a PPA Pilot Program.
 - **Information Webinar: December 14, 11 am – 12 pm.** Applications open until February 15, 2023; however, local staff must secure political support (via a resolution or in some circumstances a presentation to the Planning Commission) in order to submit an application, so applicants are strongly encouraged to begin the process as soon as possible. If you have questions, please contact Mark Shorett (mshorett@bayareametro.gov) and Ada Chan (achan@bayareametro.gov).
- **Priority Conservation Areas (PCAs) Refresh: Virtual workshop December 8 at 2 pm.** Staff will provide an overview the PCA Refresh effort and describe how PCAs can act as a more effective regional policy tool to advance the environmental strategies in Plan Bay Area 2050. Feedback will inform the development of the vision, goals, and objectives for the PCA planning framework. A survey will be released for stakeholder input. Contact Chirag Rabari (crabari@bayareametro.gov) and Cristina Bejarano (cBejarano@wrtdesign.com).
- **Mobility Hubs, Parking Management and Transportation Electrification:** In December, MTC staff will provide the investment direction for the Mobility Hub (\$33 million) and Parking Management (\$15 million) programs as well as the next steps for defining the Transportation Electrification program to the Joint MTC Planning Committee with the ABAG Administrative Committee. Materials with additional details are available in the agenda packet for the December 9th Joint Committee.
 - Staff anticipate releasing calls for projects for mobility hub planning and/or implementation as well as parking management planning studies.

MTC-ABAG AFFH Resources Update

ELI KAPLAN, MTC-ABAG





AFFH Guidance and Data Tools to Support Housing Element Compliance



AFFH Technical Assistance Products



Segregation Reports and Datasets: Editable Word Document and Excel Workbook that provide required data points and can be tailored by each jurisdiction.



AFFH Policies and Programs Toolkit: Assists jurisdictions with establishing AFFH goals, policies, and actions in the Housing Element.

Segregation Reports provide jurisdiction-level data, visualizations, and automated text explanations

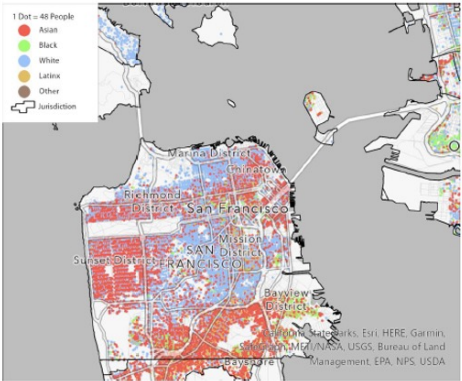


Figure 1: Racial Dot Map of San Francisco (2020)

Universe: Population. Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.
Note: The plot shows the racial distribution at the census block level for City of San Francisco and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

There are many ways to quantitatively measure segregation. Each measure captures a different aspect of the ways in which groups are divided within a community. One way to measure segregation is by using an isolation index:

- The isolation index compares each neighborhood's composition to the jurisdiction's demographics as a whole.
- This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups.
- Isolation indices indicate the potential for contact between different groups. The index can be interpreted as the experience of the average member of that group. For example, if the isolation index is .65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood that is 65% Latinx.

Within City of San Francisco the most isolated racial group is white residents. San Francisco's isolation index of 0.484 for white residents means that the average white resident lives in a neighborhood that is 48.4% white. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in San Francisco for the years 2000, 2010, and 2020 can be found in Table 1 below. Among all racial groups in this jurisdiction, the Black population's isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.

The "Bay Area Average" column in this table provides the average isolation index value across Bay Area jurisdictions for different racial groups in 2020.¹⁰ The data in this column can be used as a comparison to provide context for the levels of segregation experienced by racial groups in this jurisdiction. For example, Table 1 indicates the average isolation index value for white residents across all Bay Area jurisdictions is 0.491, meaning that in the average Bay Area jurisdiction a white resident lives in a neighborhood that is 49.1% white.

Table 1: Racial Isolation Index Values for Segregation within San Francisco

	San Francisco			Bay Area Average
Race	2000	2010	2020	2020
Asian/Pacific Islander	0.427	0.444	0.425	0.245
Black/African American	0.273	0.185	0.143	0.053
Latinx	0.290	0.250	0.223	0.251
White	0.554	0.532	0.484	0.491

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS), U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 2 below shows how racial isolation index values in San Francisco compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of isolation index values among Bay Area jurisdictions. Additionally, the black line within each racial group notes the isolation index value for that group in City of San Francisco, and each dashed red line represents the Bay Area average for the isolation index for that group. Local staff can use this chart to contextualize how segregation levels for racial groups in their jurisdiction compare to other jurisdictions in the region.

¹⁰ This average only includes the 104 jurisdictions that have more than one census tract, which is true for all comparisons of Bay Area jurisdictions' segregation measures in this report. The segregation measures in this report are calculated by comparing the demographics of a jurisdiction's census tracts to the jurisdiction's demographics, and such calculations cannot be made for the five jurisdictions with only one census tract (Brisbane, Calistoga, Portola Valley, Rio Vista, and Yountville).

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB						
1	Jurisdiction	County	Racial Group Data																															
2			Asian/Pacific Islander Population (2020)	Percent Asian/Pacific Islander (2020)	Asian/Pacific Islander Population (2010)	Percent Asian/Pacific Islander (2010)	Asian/Pacific Islander Population (2000)	Percent Asian/Pacific Islander (2000)	Black Population (2020)	Percent Black (2020)	Black Population (2010)	Percent Black (2010)	Black Population (2000)	Percent Black (2000)	Latino Population (2020)	Percent Latino (2020)	Latino Population (2010)	Percent Latino (2010)	Latino Population (2000)	Percent Latino (2000)	White Population (2020)	Percent White (2020)	White Population (2010)	Percent White (2010)	White Population (2000)	Percent White (2000)	Other/Multiple Races Population (2020)	Percent Other/Multiple Races (2020)						
3																																		
82	Los Altos	Santa Clara	11182	35.4	6851	23.6	4252	15.4	177	0.6	137	0.5	127	0.5	1538	4.9	1132	3.9	822	3	16630	52.6	19642	67.8	21656	78.2	2098	6						
83	Los Altos Hills	Santa Clara	2880	33.9	2116	26.7	1660	21	22	0.3	37	0.5	42	0.5	334	3.9	213	2.7	170	2.2	4738	55.8	5239	66.1	5795	73.3	515	6						
84	Los Gatos	Santa Clara	6129	18.3	3220	10.9	2160	7.6	298	0.9	254	0.9	217	0.8	3017	9	2120	7.2	1491	5.2	21890	65.3	22657	77	23821	83.3	2195	6						
85	Milpitas	Santa Clara	57579	71.7	41624	62.3	32281	51.5	1577	2	1836	2.7	2187	3.5	10586	13.2	11240	16.8	10417	16.6	7795	9.7	9751	14.6	14917	23.8	2736	3						
86	Monte Sereno	Santa Clara	679	19.5	462	13.8	427	12.3	24	0.7	14	0.4	6	0.2	230	6.6	162	4.8	125	3.6	2310	66.4	2578	77.2	2828	81.2	236	6						
87	Morgan Hill	Santa Clara	6699	14.7	3819	10.1	1966	5.9	917	2	667	1.8	537	1.6	15044	33.1	12863	34	9229	27.5	19999	44	19073	50.3	20583	61.3	2824	6						
88	Mountain View	Santa Clara	28975	35.2	19436	26.2	14513	20.5	1155	1.4	1468	2	1674	2.4	14206	17.2	16071	21.7	12911	18.3	33008	40.1	34052	46	39029	55.2	5032	6						
89	Palo Alto	Santa Clara	24392	35.6	17539	27.2	10056	17.2	1170	1.7	1131	1.8	1166	2	5091	7.4	3974	6.2	2722	4.6	33243	48.5	39052	60.6	42682	72.8	4676	6						
90	San Jose	Santa Clara	390453	38.5	303514	32.1	238378	26.6	27422	2.7	27508	2.9	29495	3.3	316266	31.2	313636	33.2	269989	30.2	236095	23.3	271382	28.7	322534	36	43004	4						
91	Santa Clara	Santa Clara	60068	47.1	44135	37.9	29791	29.1	2713	2.1	2929	2.5	2237	2.2	22550	17.7	22589	19.4	16364	16	35930	28.1	42026	36.1	49392	48.3	6386	6						
92	Saratoga	Santa Clara	16867	54.3	12354	41.3	8664	29	98	0.3	91	0.3	110	0.4	1125	3.6	1034	3.5	936	3.1	11538	37.2	15431	51.6	19434	65.1	1423	4						
93	Sunnyvale	Santa Clara	77991	50.1	57606	41.1	42296	32.1	2134	1.4	2533	1.8	2790	2.1	25372	16.3	26517	18.9	20390	15.5	43281	27.8	48323	34.5	61221	46.5	7027	4						
94	Unincorporated Santa Clara	Santa Clara	16262	17.9	12475	13.9	10907	10.9	1885	2.1	1586	1.8	2021	2	27594	30.4	30085	33.4	28444	28.4	39541	43.5	42417	47.2	55274	55.1	5548	6						
95	Benicia	Solano	3258	12	2997	11.1	1986	7.4	1327	4.9	1427	5.3	1253	4.7	4008	14.8	3248	12	2424	9	16121	59.4	17835	66.1	19853	73.9	2417	6						
96	Dixon	Solano	716	3.8	685	3.7	476	3	550	2.9	498	2.7	292	1.8	8302	43.7	7426	40.5	5414	33.6	8227	43.3	9038	49.3	9318	57.9	1193	6						
97	Fairfield	Solano	23122	19.3	16314	15.5	10277	10.7	17216	14.4	15979	15.2	14097	14.7	36723	30.6	28789	27.3	18050	18.8	33265	27.7	37091	35.2	47094	49	9555	6						
98	Rio Vista	Solano	636	6.4	373	5.1	67	1.5	807	8.1	359	4.9	47	1	1602	16	914	12.4	522	11.4	6394	63.9	5465	74.3	3781	82.7	566	5						
99	Suisun City	Solano	6094	20.6	5543	19.7	4515	17.3	5395	18.3	5512	19.6	4904	18.8	8585	29.1	6753	24	4652	17.8	6854	23.2	8218	29.2	10091	38.6	2590	6						
100	Unincorporated Solano	Solano	1032	5.3	999	5.3	669	3.5	924	4.7	905	4.8	1112	5.8	5698	29.2	4940	26.2	4098	21.2	10486	53.8	11224	59.6	12581	65.1	1352	6						
101	Vacaville	Solano	9463	9.2	5814	6.3	3580	4	9386	9.2	9187	9.9	8691	9.8	27402	26.8	21121	22.9	15847	17.9	47338	46.2	50811	55	56031	63.2	8797	6						
102	Vallejo	Solano	30407	24.1	29545	25.5	27829	23.8	24446	19.4	24876	21.5	27201	23.3	35835	28.4	26165	22.6	18591	15.9	26440	21	28946	25	35533	30.4	8962	7						
103	Cloverdale	Sonoma	105	1.2	101	1.2	59	0.9	58	0.6	33	0.4	9	0.1	3470	38.6	2824	32.8	1823	26.7	4834	53.7	5386	62.5	4692	68.7	529	5						
104	Cotati	Sonoma	312	4.1	296	4.1	231	3.6	103	1.4	116	1.6	148	2.3	1720	22.7	1255	17.3	810	12.5	4866	64.2	5266	72.5	4962	76.7	583	7						
105	Healdsburg	Sonoma	176	1.6	122	1.1	67	0.6	51	0.4	43	0.4	35	0.3	3925	34.6	3820	33.9	3090	28.8	6635	58.5	7038	62.5	7265	67.8	553	4						
106	Petaluma	Sonoma	2957	4.9	2669	4.6	2089	3.8	778	1.3	719	1.2	581	1.1	13606	22.8	12453	21.5	7985	14.6	38538	64.5	40226	69.4	41996	77	3897	6						
107	Rohnert Park	Sonoma	2915	6.6	2246	5.5	2320	5.5	933	2.1	708	1.7	799	1.9	13131	29.6	9068	22.1	5731	13.6	24213	54.5	27141	66.2	31266	74	3198	7						
108	Santa Rosa	Sonoma	11631	6.5	9271	5.5	5542	3.8	3802	2.1	3660	2.2	3023	2	61082	34.3	47970	28.6	28318	19.2	90527	50.8	100126	59.7	104581	70.9	11085	6						
109	Sebastopol	Sonoma	197	2.6	134	1.8	116	1.5	62	0.8	68	0.9	50	0.6	1080	14.4	885	12	720	9.3	5615	74.7	6041	81.9	6635	85.3	567	7						
110	Sonoma	Sonoma	339	3.2	318	3	154	1.7	66	0.6	48	0.5	31	0.3	2072	19.3	1634	15.3	625	6.8	7763	72.3	8430	79.2	8141	89.2	499	4						
111	Unincorporated Sonoma	Sonoma	4518	3.4	3231	2.2	2705	1.8	1054	0.8	1183	0.8	1290	0.9	32454	24.2	32010	22	25045	16.6	87922	65.6	104119	71.7	116159	77.1	8098	6						
112	Windsor	Sonoma	797	3	823	3.1	503	2.2	218	0.8	191	0.7	150	0.7	8898	33.8	8511	31.8	5364	23.6	14879	56.5	16254	60.6	15989	70.3	1552	5						
113	Bay Area	Region	2193534	28.2	1686875	23.6	1278515	18.8	435009	5.6	460178	6.4	497205	7.3	1891985	24.4	1681800	23.5	1315175	19.4	2783589	35.8	3032903	42.4	3392204	50	461523	5						
	README	TOC	Jurisdiction Demographic Data		Segregation (Tract Data)				Segregation (Block Group Data)				SOURCES																					

Segregation Dataset with demographic data and segregation index calculations



Technical Assistance
for Local Planning
HOUSING



Association of Bay Area Governments

AFFH Policies and Programs Toolkit provides 15 strategies across fair housing issue areas

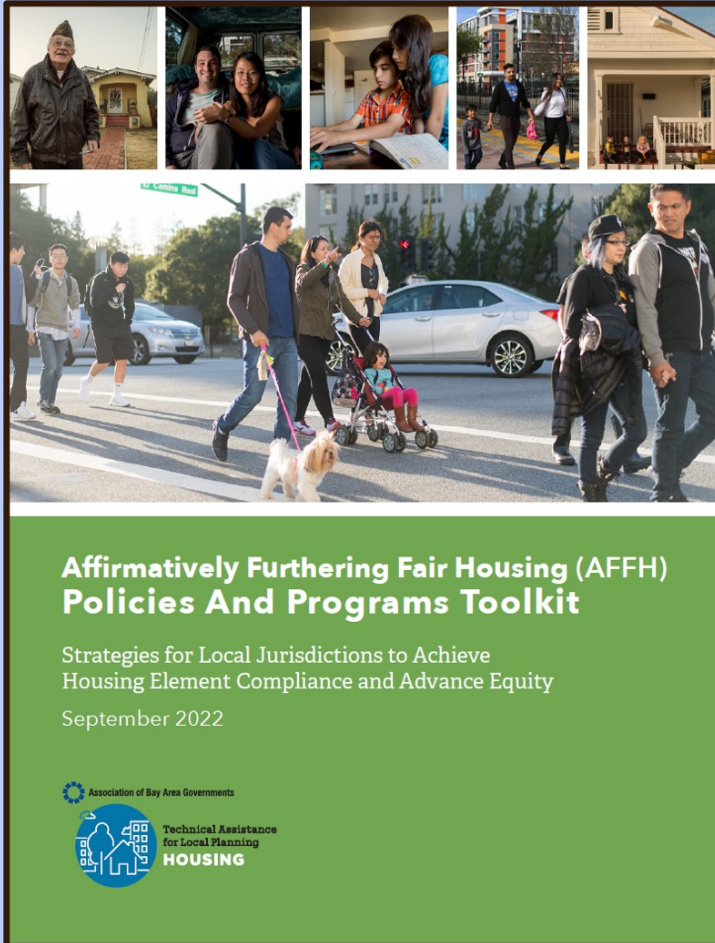


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Each strategy contains:

- Description
- Key policy issues to consider
- Examples of implementing the strategy in a Housing Element
- Resources for adoption and implementation

Strategy 5: Just Cause and Rent Stabilization Ordinances

Just Cause ordinances prohibit landlords from ending a tenancy or evicting a tenant without a specific reason. Often, eligible reasons (such as nonpayment of rent or failure to comply with a lease) are named in the ordinance, and all other non-named reasons are prohibited. Rent Stabilization ordinances are regulations that limit the rate at which property owners can increase rents over a period of time, typically by establishing an annual cap on rent increases (e.g., no more than 4%) or by tying rent increases to an indicator of inflation such as the Consumer Price Index.

In 2019, the California legislature passed [AB 1482](#) – a Tenant Protections Act employing both strategies. Though many landlords throughout the state are now subject to this law, jurisdictions can still reinforce and strengthen state tenant protections by further limiting the causes for evictions, further reducing the maximum allowable rent increases, or expanding the types of housing covered by these protections. [Plan Bay Area 2050](#)'s housing strategies, for example, call for further strengthening renter protections beyond state law by limiting annual rent increases to the rate of inflation (as opposed to the inflation + 5% rule in state law). Additionally, the protections offered by AB 1482 are set to expire after 2029 – within the current Housing Element cycle planning period – and jurisdictions could choose to further extend these protections or make them permanent.

See [the discussion of affordable housing as a fair housing strategy](#) earlier in this document for more information on the connections between protected classes and housing stability.

Protected classes are more vulnerable to rent hikes and evictions, which contribute to patterns of displacement, housing insecurity, and tenant harassment – fair housing issues classified as disproportionate housing needs. Just Cause ordinances protect renters from unreasonable evictions, foreclosure-related evictions, or other arbitrary and discriminatory actions which lead to displacement. Rent Stabilization ordinances also protect renters against displacement from arbitrary or significant rent hikes.²² These ordinances contribute to affirmatively furthering fair housing, as they shield protected classes and other vulnerable populations from disproportionate housing burdens, arbitrary discrimination, loss of housing, and displacement. These policies are also crucial for enabling effective enforcement of other tenant protections such as habitability requirements, as tenants who request legally required repairs and services from landlords are more likely to face the threat of lease terminations or unsustainable rent increases if a jurisdiction lacks Just Cause and Rent Stabilization policies.

Policy Features and Issues to Consider

- **Racial disparities in housing tenure:** [ABAG's Housing Need Data Packets](#) indicate that BIPOC residents represent a disproportionate percentage of low-income households, renters, overcrowded households, and/or housing cost-burdened people in nearly every Bay Area jurisdiction. Accordingly, Just Cause and Rent Stabilization policies can be a critical fair housing tool in many communities across the region.
- **Outreach, education, and enforcement:** policies to protect low-income tenants from involuntary displacement can be strengthened by anticipating and proactively addressing potential gaps, such as monitoring and enforcement around "no-fault" evictions (such as owner move-in and Ellis Act evictions), requiring meaningful relocation assistance payments to tenants displaced by no-fault

²² Chapple, K. et. al. (2022). [Housing Market Interventions and Residential Mobility in the San Francisco Bay Area](#). Federal Reserve Bank of San Francisco.

evictions or habitability issues, and mandatory noticing and culturally competent outreach to tenants about their legal rights.

- **The relationship between housing type and fair housing impacts:** consider what types of housing are largely or disproportionately occupied by protected class tenants (e.g., mobile homes, small rental properties such as duplexes and triplexes, etc.) and include those types of units in local ordinances.
- **State law framework (Costa-Hawkins Act):** local rent stabilization ordinances must adhere to the framework established in state law by the Costa-Hawkins Rental Housing Act. This law establishes certain parameters for the policy features of local ordinances, such as prohibiting rent stabilization on single-family homes, preventing rent stabilization's application to buildings constructed after 1995, and allowing landlords to reset rents to market rate after a tenant leaves their unit (known as "vacancy decontrol"). Local ordinances retain significant room for policy flexibility to respond to local circumstances but must meet Costa-Hawkins's minimum requirements.

Implementing this AFFH Strategy as Housing Element Policies and Programs

This AFFH strategy could be included in a Housing Element update as specific policies, programs, and/or actions related to adopting or amending just cause or rent stabilization ordinances. Below is an example of a relevant policy from the County of Los Angeles's most recent Housing Element update:

- The [County of Los Angeles 2021-2029 Housing Element](#) includes the following program for rent stabilization protections for tenants and mobile home park residents:

Program 45 Rent Stabilization and Mobile Home Rent Stabilization Ordinances: "The Department of Consumer and Business Affairs (DCBA) enforces the County's Rent Stabilization and Mobile Home Rent Stabilization ordinances, which became effective in 2020... At the direction of the Board, these ordinances will be strengthened along with the County's capacity to address gaps in tenant protections for non-rent-stabilized units, enforcement of anti-harassment provisions, relocation assistance, and other emerging issues, including opportunities to further support R/ECAP communities and other communities at risk of displacement."

Additional Resources

- [This guidance](#) authored by the Bay Area Housing Element Advocacy Working Group discusses how local jurisdictions can advance tenant protections through the Housing Element process.
- Tenants Together has assembled a [rent control toolkit](#) and [interactive map and database](#) of tenant protections in California cities, including summaries for each city that include Just Cause, Rent Control, and Rent Board information.
- [Emeryville's Just Cause Eviction Ordinance](#) and [Mountain View's Community Stabilization and Fair Rent Act](#) are model ordinances. The Mountain View policy demonstrates the strength of a combined Rent Stabilization and Just Cause Ordinance.

A wide-angle photograph of a city street in San Francisco. On the left is a large, multi-story building with a tan and brown facade. A sign for 'TOGO'S GREAT SANDWICHES' is visible on the ground floor. Bare trees line the sidewalk, and a blue-painted crosswalk is in the foreground. Pedestrians are walking across the street, and cars are visible in the background. Vertical banners for the 'CINEQUEST FILM FESTIVAL III' are hanging from poles along the street. Traffic lights are visible at the intersection.

Thank You.

For more information,
contact ekaplan@bayareametro.gov

Symbium Plancheck Pilot

KATE DIDECH, SYMBIUM





Symbium Plancheck Pilot

Apply for a free Plancheck license by December 16th at 5pm

Symbium is dedicated to helping homeowners and planners deal with the regulatory aspects of residential construction.

Common Challenges

Need to streamline residential plan checks

Time-consuming to train new planners

Repetitive feasibility conversations

Planner shopping

Customers expect to find answers to questions online

Difficult to implement online tools in the past

Symbium Plancheck

A platform for streamlining residential site plan review.

The screenshot displays the Symbium Plancheck web application interface. At the top, there is a navigation bar with links: "Back to Dashboard", "Viewing current version", "Property", "Application", "Scope", and "Review". A user profile icon with the letter "K" is on the right. The main content area is titled "Chapter 17.32 - RESIDENTIAL DISTRICTS, ALLOWED USES, AND DEVELOPMENT STANDARDS". On the left, a sidebar shows the project name "1846 Van Ness St", zoning "R-1", and lot area "6,657 sqft". Below this, a "Project Review Summary" section shows a progress bar and a table of items: 7 of 61 Compliant, 3 of 61 Not Compliant, and 51 of 61 For Review. The main content area lists two items: "Accessory Dwelling Units" (Section 17.32.030, Permitted by right, Compliant) and "Parcel Coverage, max" (Section 17.32.040(A) and Section 17.42.040(A), 45 %, Not Compliant). The "Parcel Coverage, max" item includes a detailed description: "All accessory buildings and structures shall be included in the maximum parcel coverage calculation. Parcel coverage may be increased to 50% if two R-1 lots of 5,000 sqft or less are consolidated."

1 Comlaw® analysis

Instantly surface applicable planning regulations and forms based on the project scope and location. Automatically generate comment letters.

2 Online portal for constituents

Empower constituents to get answers quickly, in the comfort of their own home, and outside of normal business hours, saving staff time.

3 Minimal staff time required

Symbium's team of planners does the work. City staff is asked only to clear up ambiguities and test the initial configuration.

Next Steps

To be considered for a free Planceck license, complete [this short, online questionnaire](#) by December 16 at 5 pm.

More information on the pilot can be found on [ABAG's website](#).

Contact Kate Didech at kate@symbium.com with any questions.

2023 Work Plan



2023 DRAFT WORKPLAN & BUDGET

- We need your feedback!
- Steering Committee Review
Dec 20
- Room to adjust to changing
needs and priorities as well
as potential new funding





2023 Budget: Collaboration and HE Assistance

Total REAP Grant Funding	\$300,000
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Collaborative Coordination & Monthly Meetings	\$67,680
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Resources, Weekly Announcements, & Web Management	\$17,420
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Cities Association Web Support and Coordination	\$15,000
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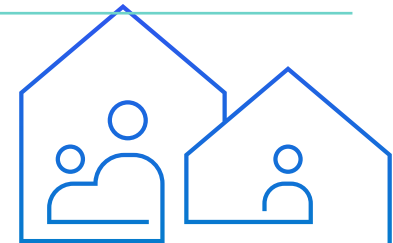
Ongoing TA & Collaboration Support	\$32,640
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AFFH-Specific Technical Assistance	\$25,000
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HCD Comment Responses	\$11,700
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Coordination and HE Assistance Total	\$169,440
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REAP Grant Remainder for Other Collaborative Programming	\$130,560
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Housing Elements Assistance & Implementation

Addressing HCD Comments

- Reviewing Comments
- Assisting with Responses
- Analysis of Common Comments
- Ongoing AFFH Assistance

Programs & Policies: Collaborative Implementation

Programs with wide interest/value: e.g., AFFH Support, ADU Program

Projects with targeted value: e.g., Nexus Study, Farmworker Housing

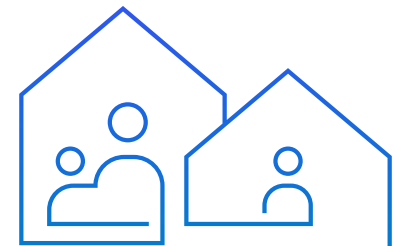
- *What other policies and programs are you most interested in collaborating on?*
- *What kind of TA would be helpful? (best practices, case studies, working groups, etc.)*





2023 Budget: Collaborative Priorities

- **\$130k remaining** to support implementation-related activities.
- **Highest Priority - ADU Program Development**
 - Budget could range from \$80k for foundational tools (Website, Guidebook, 'Can I Build?' Tool) up to \$325k for The Full Enchilada
 - High interest in ADU plans gallery and pre-reviewed plans program (\$75k to develop; requires jurisdiction staff time, too)
- **Other Priorities?**
 - EAG engagement, Farmworker Housing, Grand Nexus Study, and more
- **Considerations**
 - REAP 2.0 funds anticipated in 2023 (not clear \$ amount)
 - Potential jurisdiction contributions
 - Potential collaboration with San Mateo County



ADU Program Options

Package Option		Estimated Budget
Option A:	Foundational Products Only	\$73,955
Option B:	Foundational Products + Plans Gallery and Program	\$148,705
Option C:	Option B plus Additional Tools and Outreach	\$227,765
Option D:	All In	\$323,705

ADU Program Options

Program Option		Est. Budget
Foundational ADU Products	Essential guidance to help homeowners through the ADU process, including Website, Guidebook, and Can I Build Tool.	\$73,955
	<i>Shared ADU Website</i>	\$21,800
	<i>ADU Guidebook (digital and print)</i>	\$43,550
	<i>Can I Build? Homeowner Tool</i>	\$8,605
ADU Plans Gallery + Pre-Reviewed Plans Program	Develop a website to view/search ready-made plans, including pre-reviewed plans	\$74,750
	<i>Plans Gallery</i>	\$23,000
	<i>Pre-reviewed Plans Program (requires jurisdiction staff work)</i>	\$51,750

ADU Program Options

Program Option		Est. Budget
Additional Program Tools / Resources	Additional public facing products for homeowners and builders.	\$37,450
	<i>Homeowner Education Portal</i>	<i>\$25,700</i>
	<i>Spotlight Stories (1-2 video stories of local ADU projects)</i>	<i>\$11,750</i>
Program Outreach and Promotion	Get the word out to homeowners and builders and encourage use of the tools and program.	\$41,610
	<i>Outreach Plan</i>	<i>\$10,800</i>
	<i>Promotional Materials</i>	<i>\$8,410</i>
	<i>Conduct Outreach</i>	<i>\$22,400</i>
Policy + Program Guidance and Support	ADU Affordability, Amnesty + Process Improvements	\$95,940
	<i>Amnesty Policies and Programs</i>	<i>\$20,700</i>
	<i>Incentives and Finance Strategy (Affordability)</i>	<i>\$24,840</i>
	<i>ADU Development Checklist & Graphic</i>	<i>\$50,400</i>

2023 Work Plan Feedback

General Questions and Clarifications

Initial Feedback on Priorities / Program Options



Small Group Discussions

2023 Work Plan Feedback

Feedback on core activities and ADU program options?

Other top-level priorities?

Where to focus REAP funds vs. seek other funds / buy-in?

Comment Letters & HE Certification

Where are you in the process?

What's your plan and timeline for adoption?

What are you getting hung up on?

What can we do to assist you in the process?

Santa Clara County Planning Collaborative Monthly Meeting

DECEMBER 8, 2022

