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# Santa Clara County Planning Collaborative

## Regular Monthly Meeting Agenda + Notes

February 9, 2023

12:00pm - 1:30pm, via Zoom

Slide Deck: [citiesassociation.org/documents/2-23-meeting/](https://citiesassociation.org/documents/2-23-meeting/)

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- **Collaborative Announcements** - Sam Dolgoff ([dolgoff@planningcollaborative.com](mailto:dolgoff@planningcollaborative.com))
  - **Regional Objective Design & Development Standards:** Goal is to create a framework that can be adopted locally. Forming a Technical Advisory Committee to provide guidance and troubleshoot the program, with 6 meetings over the course of the year. If you're interested in participating contact David Driskell ([driskell@planningcollaborative.com](mailto:driskell@planningcollaborative.com)).
  - **Newsletter and Resources Archive Update**
    - How many of you use the newsletter and resources?
      - Most attendees responded that they regularly read the newsletter and resources.
  - **Where to find CBOT and PBOT**
    - Under general HE resources: [citiesassociation.org/overview-other-resources/](https://citiesassociation.org/overview-other-resources/)
    - CBOT: [citiesassociation.org/documents/housing-element-comment-bot-c-bot/](https://citiesassociation.org/documents/housing-element-comment-bot-c-bot/)
    - PBOT: [citiesassociation.org/documents/pbot/](https://citiesassociation.org/documents/pbot/)
- **AB 2011 Map Questions** - Sam Dolgoff ([dolgoff@planningcollaborative.com](mailto:dolgoff@planningcollaborative.com))
  - AB 2011 goes into effect July 1. Residential development on commercial sites.
  - Collaborative staff gave an overview of technical assistance options, especially for maps outlining areas that will be impacted by the legislation. Collaborative members gave feedback on how maps would be used and what data would be most helpful.
  - Member feedback is that these maps would be helpful, especially for council review and development guidelines.
  - If members are interested in offering/reviewing data, please contact Sam Dolgoff ([dolgoff@planningcollaborative.com](mailto:dolgoff@planningcollaborative.com)).
- **HESS Public Beta Review** - Josh Croff ([jcroff@bayareametro.gov](mailto:jcroff@bayareametro.gov))
  - See Slides 7-15
  - MTC-ABAG staff gave an overview of a new public version of the HESS tool. This public version comes at the request of a variety of local and regional stakeholders, and will act as a one stop shop to review 6th Cycle Housing Elements.
  - Will include AFFH maps, including a regional view option.
  - Will not include draft certification work that has not been approved by HCD.

- Kickoff and scoping started in September 2022, beta release planned for later in February 2023, hoping to release the final version in April 2023.
- Will not include previously mapped housing sites, only currently adopted sites.
- Cities request the option to edit and update data on an ongoing basis.
- MTC-ABAG is looking for feedback on the current version and suggestions for this public version. Please reach out to Josh Croff ([jcroff@bayareametro.gov](mailto:jcroff@bayareametro.gov)).
- **Grand Nexus Study** - Kristy Wang ([wang@planningcollaborative.com](mailto:wang@planningcollaborative.com))
  - See Slides 16-18
  - Collaborative staff gave an overview of options for a Grand Nexus Study and shared a survey for feedback.
- **HCD Comments & Strategies** - David Driskell ([driskell@planningcollaborative.com](mailto:driskell@planningcollaborative.com))
  - See Slides 19-24
  - **Primary focus of comments:**
    - Local data and knowledge
    - Connecting community input with needs analysis
    - Housing sites and realistic capacity
    - ADUs
    - Constraints analysis
    - Integrating state law
    - Clear, actionable policies with timelines
  - **AFFH & Housing Needs**
    - Integrate community input
    - Interview service providers, school district staff
    - Collaborative staff can offer support with additional outreach and draft language.
  - **Sites Inventory**
    - Include realistic capacity methodology
  - **Resources**
    - C-bot ([c-bot.info](http://c-bot.info))
    - Root Policy and Lawyers' Committee are on-call for AFFH support
    - For ADUs, be sure to reference the Collaborative's work plan and products (Workbook, Calculator, "Can I Build" Tool, Plans Gallery)
    - Interest in a summary of recent development activity?
  - Collaborative members discussed ongoing progress and outstanding needs for assistance.
- **ADU Program Update** - Sam Dolgoff ([dolgoff@planningcollaborative.com](mailto:dolgoff@planningcollaborative.com)) and Bowen Close ([close@planningcollaborative.com](mailto:close@planningcollaborative.com))
  - See Slides 25-33
  - Collaborative staff provided a general update on preparation for launching the development phase of Santa Clara ADU, including an overview of approved tools and a reminder of outstanding action items for jurisdiction staff.
  - Members who would like to join the project Advisory Committee should contact Sam Dolgoff ([dolgoff@communityplanningcollaborative.com](mailto:dolgoff@communityplanningcollaborative.com))
- **ADU Resource Center** - Evan Seitz ([seitz@planningcollaborative.com](mailto:seitz@planningcollaborative.com))

- See Slide 34-40
- 21 Elements (San Mateo County Collaborative) staff are exploring options for a regional ADU resource center and hope to partner with the Santa Clara County Collaborative.
- Staff gave an overview challenges identified through Napa and Sonoma's ADU program. These are best addressed by:
  - **Resource Center, managed by a nonprofit:**
    - Dedicated ADU Center staff to handle homeowner outreach and reduce burden on city planning and building staff.
    - Ongoing resource and outreach development.
    - Provide site-specific ADU feasibility reports advise city housing programs based on on the ground local knowledge.
    - Build relationships with building professionals and provide informal referrals
    - Backend maintenance for new resources, such as ADU resource website, updates based on latest state law and local ordinances.
  - **Affordability Programs**
    - Forgivable loans in exchange for renting affordably
    - Support for tenants
    - Advancing AFFH
    - Attractive to charitable foundations, new funding opportunities
- Collaborative member questions:
  - How effective has Napa Sonoma's ADU Plans Gallery been?
    - Program is too new to have holistic data, but Santa Clara's Plans Gallery will be restructured to address concerns of community utility, increased flexibility and alignment with local standards.