Santa Clara County Planning Collaborative

May 11, 2023



Agenda

- Welcome & Announcements Samantha Dolgoff
- MTC-ABAG Announcements Manuel Ávalos
- MTC-ABAG Technical Assistance Feedback Survey Hannah Diaz
- Laws Mapping Update Samantha Dolgoff
- MTC-ABAG TOC Policy Eli Kaplan
- MTC-ABAG Priority Sites Mike Shorett
- Housing Elements Implementation David Driskell
- ADU Nonprofit Evan Seitz
- ADU Program Update Collaborative Staff

Grand Nexus Study

- Staff met with interested jurisdictions
- Planning RFP scope
- Interested in participating? Email Kristy Wang, wang@planningcollaborative.com
- TA requested at April meeting
 - AB 2295
 - SB 886
 - AB 2011

New Laws TA

- TA requested at April meeting
 - AB 2295 Memo
 - SB 886 Additional Guidance
 - Laws Mapping (AB 2097, AB 2011, SB 6)
 - AB 2011 Products
 - Highlights Document for Council
 - Template PPT to Brief Council
 - Staff Workplan
 - Flow Charts
 - Example Application Checklist

MTC-ABAG Announcements Manuel Ávalos, MTC-ABAG

Regional Housing Technical Assistance Program

- May 31 HE Certification Deadline: If your HE is HCD certified by May 31, you have 3 years to complete rezoning. Jurisdictions that do not receive HCD certification by May 31 must complete rezoning by January 31, 2024.
- AFFH: Working with GARE, MTC-ABAG has published <u>Advancing</u> <u>Racial Equity in Housing, Land and Development: A Toolbox for</u> <u>Racial Equity Practitioners in Government.</u>
- May is <u>Affordable Housing Month</u>: Events and programs across the Bay Area. The Nonprofit Housing Association of Northern California has compiled events here.

Bay Area Housing Finance Authority Business Plan

- BAHFA developing a Business Plan to evaluate large-scale future housing activities, including a potential \$10-20 billion regional housing bond in November 2024. The Business Plan has three components:
- Equity Framework focused on 3Ps and protection of vulnerable communities
- Funding Programs proposing self-sustaining financing programs
- Business Plan combining Equity Framework and Funding Programs
- May 11: BAHFA Oversight Committee and ABAG Housing Committee will review Equity Framework and Funding Programs; materials will be available here.
- Contact Kate Hartley, <u>khartley@bayareametro.gov</u>

RHNA Reform: "California's Housing Future 2040"

- HCD launching "California's Housing Future 2040" process for developing recommendations for RHNA process and methodology. More information available on HCD's website, including a webinar recording and slide deck. HCD released a public feedback survey for stakeholders, 5/12 deadline. Send written comments to CAHousingFuture2040@hcd.ca.gov.
- ABAG webinar on HCD's RHNA reform initiative; the recording and slides are available here. The ABAG Executive Board will discuss the topic at their meeting on May 18, 2023.

Reminder: Plan Bay Area 2050+ Nominations for Priority Development Areas (PDAs)

 Local governments may nominate new PDAs or modify existing PDAs. PDA nomination form can be downloaded here. Deadline to submit a nomination is July 31, 2023.

Technical Assistance Feedback Survey

Hannah Diaz, MTC-ABAG

Laws Mapping Update

Samantha Dolgoff



Mapping Update: Refresher

- Map the spatial components of SB 6, AB 2011, and AB 2097
 - AB 2011 Mixed Income Projects public streets with ROW between 70' and 150'
 - AB 2097 Prohibiting Parking Minimums within half-mile radius of a major transit stop
- AB 2011 100% Affordable Projects and SB 6 Projects (based on zoning)
 - Zones where office, retail or parking are allowed by-right on ≤1/3 of the site
 - Definitions of "principally permitted use varies from AB 2011 and SB 6

Mapping Update: Goals and Deliverables

Project goals

- Identify at parcel level, potential locations impacted by new laws
- Provide jurisdictions with a data starting point to interpret laws
- Inform and augment institutional knowledge and city-specific internal resources

Deliverables

- Online map with law-specific layers (for staff access)
- Shapefile/layer package with jx data
- Memo outlining process and data limitations

Mapping Update: Data Collection

CPC developed Google Sheet to collect data for each SC Collaborative jurisdiction

- GIS Contact
- Link or shapefile of latest GIS Zoning data (preferable at the parcel level)
- Location/address of any oil/gas refineries in your jurisdiction
- Indicate whether office, retail or parking is a "principally permitted use"
 - AB 2011: State definition: "means a use that may occupy more than one-third of the square footage of designated use on the site and does not require a conditional use permit
 - SB 6: Not specifically defined, use "common language" definition
 - Note: You do not need to differentiate between the two, just SB 6 has a more nebulous definition
- Review Major Transit Stops List and Add/Remove
 - Use strike through for removal, bold for additions

Mapping Update: Timeframe

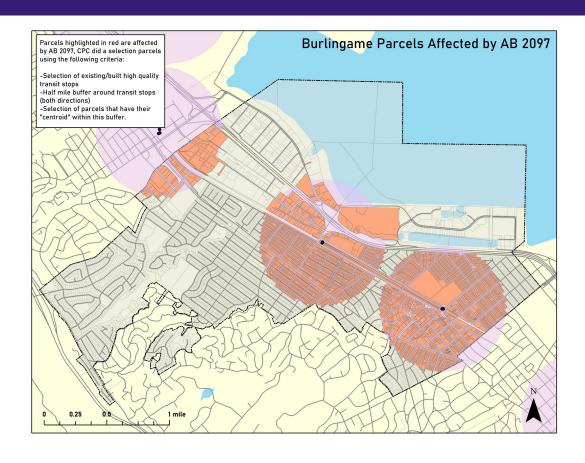
Fill out spreadsheet by May 19th

- Connect GIS contact
- Review zoning districts
- Principally permitted use determinations for SB 2011 and SB 6
- Review of "Major Transit Stops"

Preliminary results by the June 8th Meeting

- Draft layers for each law
- Outline of geoprocessing approach
- Outline of potential limitations (interpretation of the laws, caveats, data availability, etc.)

AB 2097 DRAFT Results – Burlingame



Questions?

Josh Ellsworth, <u>Ellsworth@planningcollaborative.com</u> Sam Dolgoff, <u>Dolgoff@planningcollaborative.com</u>

Link to Google Document for Jx Data Request

Link to Overview of Geospatial Components of Laws

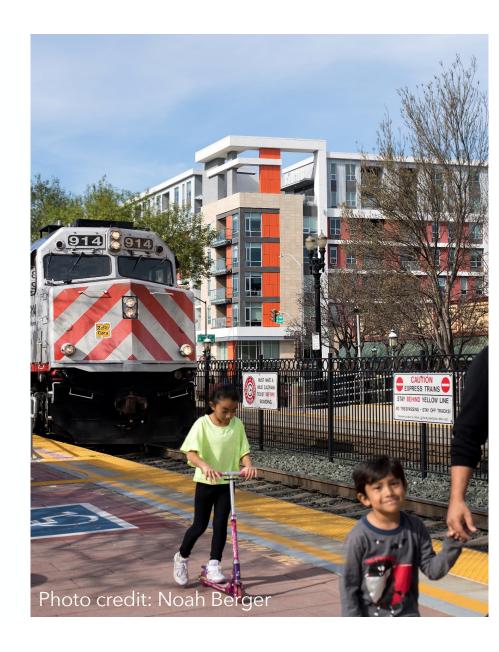


MTC Transit-Oriented Communities Policy: Draft Housing Policy Guidance

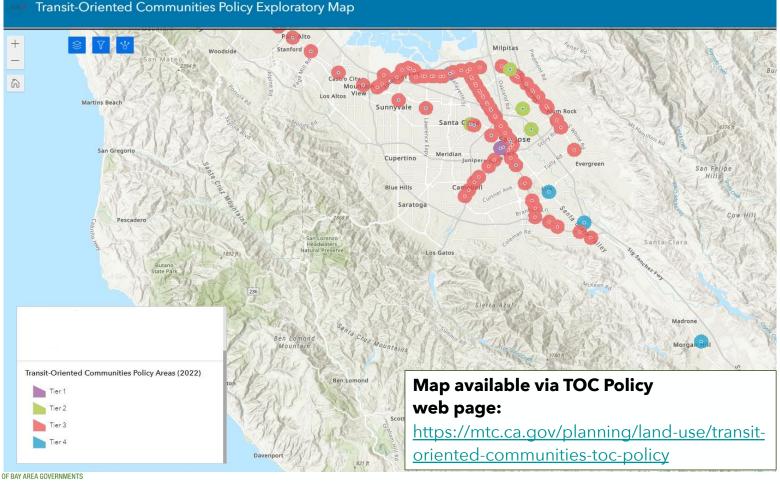
SCC Planning Collaborative May 11, 2023







TOC Policy - Background Transit-Oriented Communities Policy Exploratory Map









Overview of TOC Policy Administrative Guidance

- Administrative guidance provides information on submittal process and documentation requirements to verify TOC Policy compliance.
- Updated draft released on May 3rd contains guidance specific to affordable housing and commercial stabilization requirements:
 - Descriptions of policy options.
 - Minimum standards a jurisdiction's policy must meet for compliance.
 - Additional documentation requirements.





Affordable Housing Production Policy Options

Jurisdictions must have adopted at least **two** of the following by the compliance deadline:

- Inclusionary Zoning
- Affordable Housing Funding
- Affordable Housing Overlay Zones
- Public Land for Affordable Housing

- Ministerial Approval
- Public/Community Land Trusts
- Development Certainty and Streamlined Entitlement Process





Affordable Housing Preservation Policy Options

Jurisdictions must have adopted at least **two** of the following by the compliance deadline:

- Funding to Preserve Unsubsidized Affordable Housing
- Tenant/Community Opportunity to Purchase
- Single-Room Occupancy (SRO)
 Preservation
- Condominium Conversion
 Restrictions
- Public/Community Land Trusts

- Funding to Support Preservation
 Capacity
- Mobile Home Preservation
- Preventing Displacement from Substandard Conditions and Associated Code Enforcement Activities





Tenant Protections/Anti-Displacement Policy Options

Jurisdictions must have adopted at least **two** of the following by the compliance deadline:

- "Just Cause" Eviction
- No Net Loss and Right to Return to Demolished Homes
- Legal Assistance for Tenants
- Foreclosure Assistance
- Rental Assistance Program
- Rent Stabilization

- Preventing Displacement from Substandard Conditions and Associated Code Enforcement **Activities**
- Tenant Relocation Assistance
- Mobile Home Rent Stabilization
- Fair Housing Enforcement
- Tenant Anti-Harassment **Protections**







Commercial Stabilization Policy Options

Jurisdictions must have adopted at least **one** of the following by the compliance deadline:

- Small Business and Non-Profit
 Overlay Zone
- Small Business and Non-ProfitPreference Policy
- Small Business and Non-Profit
 Financial Assistance Program
- Small Business Advocate Office





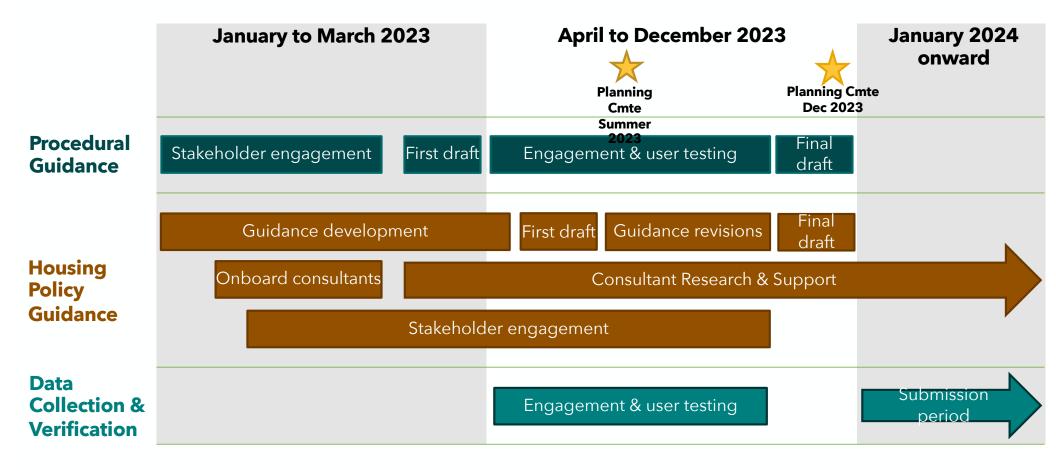
Feedback Process for Draft Affordable Housing and Commercial Stabilization Policy Guidance

- Send comments to <u>TOCPolicy@bayareametro.gov</u> by May 22, 2023.
- Questions to consider:
 - Do you have concerns or suggested improvements related to the proposed requirements for having compliant affordable housing and commercial stabilization policies?
 - Does the draft guidance provide the information you need to submit documentation demonstrating compliance with TOC Policy requirements?
 - Do you have other questions, concerns, or suggestions about how MTC goes about implementing the TOC Policy?





Proposed Schedule for TOC Implementation





Thank you!

TOC Policy Web Page:

https://mtc.ca.gov/planning/land-use/transit-oriented-communities-toc-policy

Revised Draft Administrative Guidance - May 2023

See Appendix B for Housing and Commercial Stabilization Policy Requirements

MTC/ABAG Staff Contacts:

tocpolicy@bayareametro.gov

Gillian Adams
Principal Planner
gadams@bayareametro.gov

Eli Kaplan Regional Planner

ekaplan@bayareametro.gov



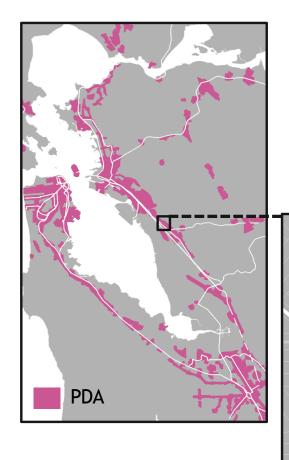
Priority Sites & Priority Development Areas (PDAs)

2023 Application Window

Mark Shorett, Regional Planning Program May 11, 2023







Plan Bay Area Blueprint

- Geographies
- Strategies

PDA

Funding Programs & Incentives

Context: PDAs & Priority Sites

Priority Development Areas

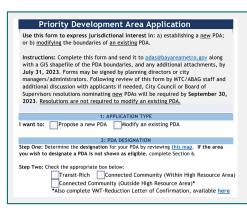
- Specific Plan
- Policies, Zoning, EIR
- Capital Projects



Priority Sites

- Predevelopment
- Horizontal Infrastructure
- Connection to permanent finance

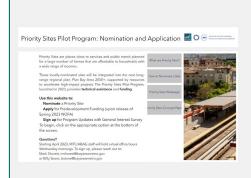
2023 Nomination Windows



PDA Nominations: April 1-July 31, 2023

- Modify boundaries
- Establish a new PDA

Apply here



Priority Sites Nominations: April 1-September 31, 2023

- Establish Priority Sites
- Identify TA needs
- Predevelopment funding forthcoming

Apply here

Priority Sites Eligibility Criteria



Applicant

- Local Government, or
- Developer of entitled project



Location

Plan Bay Area 2050 Growth Geography, or

 Transit Priority Area (includes areas covered by MTC's Transit Oriented Communities Policy)



Affordability

 Commitment to maximize share of affordable units, exceeding local inclusionary requirement*

*Funding and technical assistance will prioritize projects on eligible sites with highest levels of affordability, supported by measures to address displacement risk





Continued on Next Slide

Priority Sites Eligibility Criteria

Continued from Previous Slide



Regionall	y
Significar	ıt

At least 500 homes

Site
Type &
Capacity

Community Anchor

 At least 100 homes, <u>or</u> at least 25% of jurisdiction's very low- or low-income RHNA

and

At least 10,000 square feet of community facilities

Public Sites Portfolio

 Two or more publicly-owned sites to be developed in concert with total capacity for at least 200 homes

Priority Sites: Site Type Examples

Maps and images are for illustrative purposes only

Regionally Significant

a. County airport planned for closure

b. Aging shopping center





Community Anchor

Site planned for cultural center and 120 affordable homes



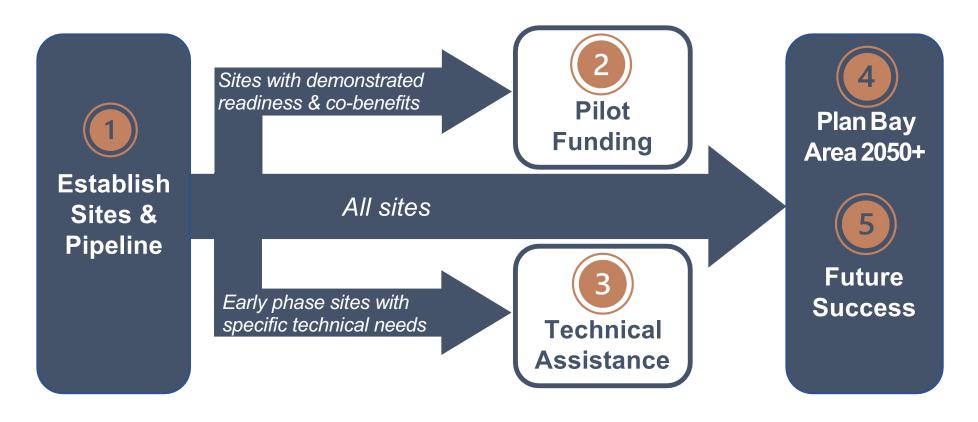
Public Sites Portfolio

Downtown parking lots identified in Housing Element



Photo Locations (from top to bottom): Stapleton Airport, Denver; African American Cultural Center, San Jose; Lot 12, Mountain V 6e w

How the Priority Sites Program will work



2023 Nomination Window

PDA Nominations: April 1-July 31, 2023

- Modify boundaries
- Establish a new PDA

Apply here

Priority Sites Nominations: April 1-September 31, 2023

- Establish Priority Sites
- Identify TA needs
- Predevelopment funding forthcoming

Apply here



Thank You

Staff Contact
Mark Shorett, <u>mshorett@bayareametro.gov</u>

Supporting Housing Element Implementation Work Program Options

David Driskell



Prioritizing Work Plan Options

- Focus on greatest need
 - # of interested jurisdictions
 - level of support needed / urgency
- Leverage value of the Collaborative and regional efforts
- Differentiate assistance that benefits everyone from targeted assistance for a subset of folks
 - General trainings, info sessions and tools
 - Opt-in working groups around key topics
 - Option for more intensive support at additional cost

Draft Options

ADU Program – Phase 2

- Updating ADU Ordinances
 model ordinance; evaluation of current ordinances; on-call
 assistance
- Incentivizing ADUs
 best practice guide; financing programs and options; ADU
 affordability policies + programs; etc.
- Additional and Enhanced Tools and Resources
 homeowner education portal; enhanced plans gallery; outreach
 program; ADU development checklist and process guide
- Creating a Shared ADU Nonprofit

Draft Options

Rezoning Strategies

- Zoning for Affordability
 leveraging and building upon the regional work group; on-call assistance; support for community education
- Visualizing Density slide deck; leveraging regional tools; visual simulations
- Support for Feasibility Testing if you zone it, will they come?
- Developer Roundtable and/or Advisory Group

Draft Options

Making Affordable Housing Happen

- Funding Sources and Financing Tools best practice guide; training; on-call assistance
- Combining Regulatory Tools with Investment feasibility analyses of model sites; affordable housing developer roundtable and/or advisory group
- Crafting Development Deals / Managing Partnerships training; on-call assistance
- Creating Shared Equity Housing + Social Housing
 case studies; best practice guide; community land trust models
- Shared Housing Staff

Draft Options

Focusing on the Most Vulnerable

- Anti-Displacement Strategies and Programs
 tenant supports and protections; mitigating impact of
 redevelopment; preserving unsubsidized affordable housing
- Re-housing the Unhoused transitional housing; tiny home villages; modular and manufactured housing; shared housing programs
- Safe Parking Programs
 best practice guide; model ordinance; enforcement guidance
- Helping Tenants become Owners shared equity rental models; opportunity to purchase programs; homebuyer assistance programs

Draft Options

Creating Affordable, Resilient Neighborhoods

- The Transportation / Housing Nexus leading edge practices for integrating mobility solutions with affordable housing; Transit-Oriented Communities working group; leveraging funding streams and pursuing grants; etc.
- Housing and Energy
 best practices for energy-efficient housing (reach codes, passive house design); creating energy districts in redevelopment; incentivizing efficiency investments in rental housing
- District Scale Planning and Action crafting specific plans that integrate housing, transportation, sustainability and resilience goals; eco-district models

Thoughts? Feedback?

- What most excites you and best meets your needs in the coming 6 to 12 months?
- What best leverages the value of the collaborative?
- What's missing or doesn't seem worth exploring more?

Look for:

- Work Program Priorities Memo if you missed the last meeting, we would love your input!
- Survey on Work Program Options

ADU Nonprofit Update

Evan Seitz

RECAP: Accelerator for ADU Production

- Serves homeowners and jurisdictions
- Provides tools and education to move homeowners through ADU production process
- Focus on ADU affordability and equity
- Staffed
- Funded by jurisdictions

Progress Update & Next Steps

- Talking to existing housing non-profits
- Talking to Napa Sonoma ADU Center
- Hiring fundraising consultant
- Talk to jurisdictions about their ADU goals

Timeline

- NOW: Talking to Jurisdictions
- Informational meeting for jurisdictions in July/August
- Funding commitments for FY24/25
- Launch next summer

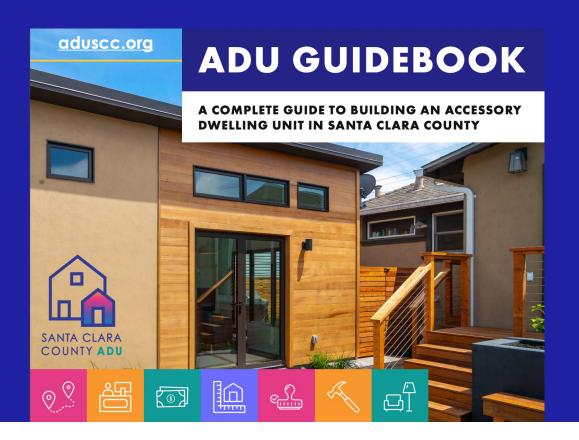
Evan Seitz, <u>seitz@planningcollaborative.com</u>
Josh Abrams, <u>abrams@planningcollaborative.com</u>

ADU Program Update



Draft Guidebook

- Let us know if you have feedback on:
 - Design
 - Content







This guide was created as a resource to help residents of Santa Clara County through the entire process of building an accessory dwelling unit (ADU)—also known as second units, granny flats, backyard cottages, in-law units, or basement/

These pages include a step-by-step approach to your ADU project (from ADU 101 to move-in) and provide links to helpful resources and tools along the way.

SCC ADU Online

Our ADU website at adusco.org includes this Guidebook, plus tools and exercises to guide you through the ADU process.

GUIDEBOOK adusco.org/guidebook

EXERCISES adusco.org/guidebook

ADU RULES SUMMARIES adusco.org/rules

GLOSSARY adusco.org/glossary ADU CALCULATOR adusco.org/calculator

PROCESS AT-A-GLANCE adusco.org/process





A project of the Santa Clara County Planning Collaborative, in partnership with the cities of Santa Clara County, the County of Santa Clara, and the Cities Association of Santa Clara County.

FIND CITY AND COUNTY CONTACT INFORMATION IN THE DIRECTORY, FINAL PAGE

COVER PHOTO: SOURCE; PHOTO ABOVE: SOURCE

THE ADU PROCESS

? HOW LONG DOES IT TAKE?

Project Timing

Building an ADU is an investment of time as well as money. Most projects take one to two years to complete, with interior conversions being the fastest.

Stages of the process include:

• PLANNING 1-3 months Getting Started, Learning the Rules, Budgeting DESIGN 1-6 months • PERMITTING

 CONSTRUCTION 6-12 months

ADU PROCESS

The following page is a general overview of all you can expect as you build your ADU. Many homeowners find that their project does not follow a straight line, so don't be surprised if steps happen in a different order. That is normal!

Visit our ADU website for tools and resources associated with each step of the process.

PROJECT TIMELINE





1-6 mos.



1-6 mos.

1-6 months

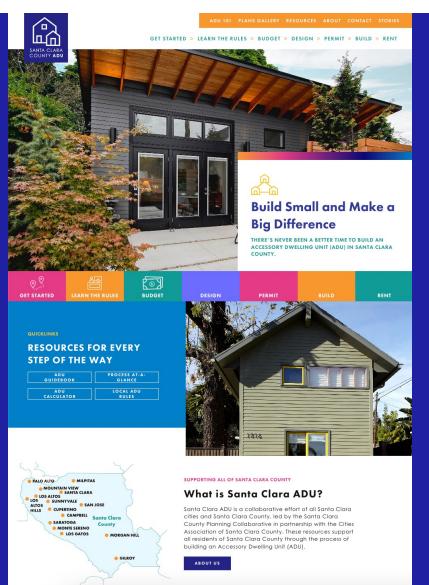


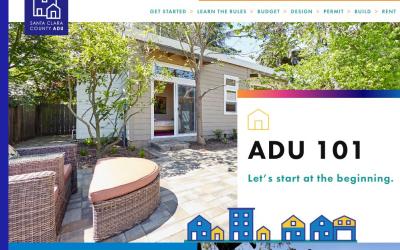
6-12 mos.



ADU 101 5

Draft Website





What is an ADU?

Accessory dwelling units (ADUs) come in many shapes and sizes but are always a self-contained home that is smaller than the main house and legally part of the same property.

They must have a kitchen, bathroom, and place to sleep, and can range from small efficiency studios to 1,000-square-foot homes with multiple betrooms. A01s are also offen called granny flats, backyard cottages, in-law units, or converted garage or basement apartments.



HOW LONG DOES IT TAKE?

ADU Project Timeline

Building an ADU is an investment of time as well as money. Most projects take one to two years to complete, with interior conversions being the fastest.



Types of ADUs

There are many different



DETACHED

New freestanding structure separate from the main home, like



ATTACHE

New structure (may include some converted space) sharing at least

What is an ADU Plans Gallery?

340 SF (SMALL)

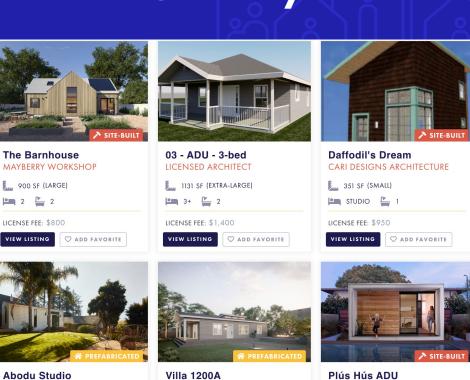
STUDIO La 1

VIEW LISTING

LICENSE FEE: \$0 See listing details

O ADD FAVORITE

- View and compare and a variety of ADU plans
- Homeowners connect directly to designers to license/customize plans
- Cities select what plans to display and can add notes, pre-review any or add additional plan sets
- Lower cost to license existing plan (sometimes available for free)
- More options = more utilization



1200 SF (EXTRA-LARGE)

LICENSE FEE: \$0 See listing details

O ADD FAVORITE

3+ 🖺 2

VIEW LISTING

MINARC

320 SF (SMALL)

STUDIO 🖺 1

LICENSE FEE: \$8,000

ADD FAVORITE

English

VIEW LISTING

Sourcing Plans

- Existing publicly-owned plans
 - Funded by LEAP, REAP or general funds and preapproved by other jurisdictions across the state
- Vendor-owned plans
 - Pre-reviewed by cities like San Jose and Cupertino
- Federal or state preapproved prefab plans



Why a Plans Gallery?

	Pre-Approved Plans	Plans Gallery		
Costs	Moderate to expensive: architect, staff time, 3 rd party reviewer	More affordable: using existing plans across cities, saves staff time, web designer; only needs annual/bi-annual maintenance		
Time	Lengthier process + architect, staff, 3 rd party reviewer time	Quicker process + staff time for initial onboard and if pre-reviewing or adding any sets		
Liability	Jurisdiction or add to contract	Architect and homeowner (sign liability to use plans or when connecting to architect)		
Updates	Jurisdiction or in contract for > costs	Architect		
Efficacy	Not being used by homeowners across state due to lack of options	Creates marketplace with lots of options and cost transparency, something for everyone		
Other Benefits	Offer to public for no cost	Pre-approved city plans can be offered for no cost, keeps cities out of it by connecting homeowners to architects		
Potential Issues	"Pre-approved" a challenge	Newer concept that is still developing		

City Features

Everything is opt-in!

- Backend jurisdiction portal
 - Planning + Building staff select which plans that come up during a city search
 - Add notes on requirements to specific plans or overall
 - Pre-review or pre-approve plans at any time
 - Add new plans in the future



Building Department Contacts

Please fill out this spreadsheet with contact information for Building Department staff who will review any Pre-Reviewed ADU Plans for

- Building staff will need to select plans to be included
- Google sheet contact form
- Collaborative staff will manage outreach

the shared ADU Plans Gallery.				
Contact Collaborative Staff with questions: Samantha Dolgoff, dolgoff@planningcollaborative.com				
For more information about Santa Clara County ADU visit https://www.letstalkhousingscc.org/adu				
	Campbell	Cupertino	Gilroy	Los Altos
Does your jurisdiction already have pre-reviewed/approved ADU plans? (yes/no)				
2. Please fill out the contact information fields below:				
a Building Dept				
General Phone				
General Email				
b. Building Director/Chief Official (or Assistant)				
Name				
Title				
Email				
Phone				
c. Other Building Contact				
Name				
Title				
Email				
Phone				
City Manager				
Name				
Title				
Email				
Phone				

Plans Gallery Questions?



We need your info!

- <u>Jurisdiction Info Spreadsheet</u>
 - Planning Dept Public Questions Contact Info
 - GIS Zoning Land Use Data
 - Jurisdiction Logos
 - Email <u>Tuning@planningcollaborative.com</u>





ADU Spotlight Stories

- Thank you for helping with outreach!
- 2 Participants selected
- Updates to come!



Next Meeting:

Thursday, June 8 12pm-1:30pm

