Santa Clara County Planning Collaborative

June 8, 2023

Agenda

- Welcome & Announcements

- AB 2339 Update

- Napa Sonoma ADU Center

- Work Plan Update, Survey Summary and Housing Element Implementation Support

- ADU Program Update

Collaborative Announcements

- **Prohousing Designation Info Session** – June 26th, 1 - 2 pm

- **AB 2011 / SB 6 Overview**
  - CPC will brief your Council if requested
  - Updated summary and new highlights docs https://abag.ca.gov/technical-assistance/overview-ab-2011-and-sb-6
  - Implementation materials coming soon!
    - Application processing and checklists (AB 2011)
    - AB 2011 staff work plan
    - Model ordinance (SB 6 and AB 2011)
    - Council briefing powerpoint (SB 6 and AB 2011)

AB 2339

Evan Seitz, Community Planning Collaborative

AB 2339 – Updates HE Law re Emergency Shelters

- Zoning designations that allow shelters as a permitted use must allow residential
- Higher Scrutiny for Some Sites
  - For vacant, non-residential sites that allow residential, the sites must be near services serving the unhoused community
  - For nonvacant sites, must provide analysis showing use is likely to discontinue
  - Sites owned by local governments can be included

AB 2339 – Updates HE Law re Emergency Shelters

- Expands definition of emergency shelters to include navigation centers, bridge housing, and respite or recuperative care

AB 2339 – Updates HE Law re Emergency Shelters

- Timing:
  - Housing Element **first drafts** submitted after January 1, 2023
  - **Any drafts** submitted after April 30, 2023

SCC Planning Collaborative - July - Dec 2023 Work Plan DRAFT

Work Plan Area	Products	Due Date	Budget
Collaborative Coordination	Convene and manage the Collaborative	Ongoing	**$39,340**
Collaborative Coordination and Monthly Meetings	Meetings held the second Thursday of each month from 12 to 1:30 pm	Ongoing	$26,910
Weekly Announcements and Website Management	Regular e-mail announcements to the collaborative google group and updates to Collaborative website	Ongoing	$5,330
Cities Association Website Management	Planning Collaborative webpage	Ongoing	$7,100
General Techninal Assistance	Assist cross-jurisdiction collaboration on HE implementation		**$102,660**
Technical Assistance for HE Implementation and Program Collaboration	Develop TA for implementation of Housing Element Programs and Policies (list priority Areas)		$82,260
Ongoing General Technical Assistance + Collaboration Support	Provide technical assistance as needed on various housing topics, housing elements	Ongoing	$20,400
Total Budget			**$142,000**

Survey Response Summary

- Responses from **12 jurisdictions**
  If you didn't get a chance to respond, chime in now!

- **Five categories** of potential technical assistance:
  - ADU Program, Phase 2
  - Rezoning Strategies
  - Making Affordable Housing Happen
  - Focusing on the Most Vulnerable
  - Creating Affordable, Resilient Neighborhoods

Highest Shared Priorities

- **Making Affordable Housing Happen**
  - Help with Funding Sources and Financing Tools
  - Testing Site Feasibility
  - Crafting Development Deals
- **Focusing on the Most Vulnerable**
  - Re-Housing the Unhoused: Emerging and Best Practices
  - Anti-Displacement Strategies and Programs: Best Practices/On-Call Support

Highest Shared Priorities

- **ADU Program, Phase 2**
  - Affordability Policies and Programs
  - Enhanced Tools for Homeowners

- **Rezoning Strategies**
  - Developer Roundtable / Advisory Group
  - Community Engagement Support
  - Support for Testing Site Feasibility (some really want / others don't need)

Near-Term Work Plan (new items)

- **As Part of Upcoming Meetings: Special Focus Sessions**
  - Affordable Housing 301: Funding Sources and Financing Tools
  - Developer Roundtable (non-profit and for-profit)
  - Re-Housing the Unhoused: Emerging and Best Practices
  - Anti-Displacement Policies, Programs and Practices
  - ADU Affordability Policies and Programs

- **Additional Tools / Templates / Policy Guidance**
  - Enhanced ADU Tools for Homeowners
  - Engagement Tools for Talking About Density and Zoning

Near-Term Work Plan (new items)

- **On-Call Support**
  - Testing Site Feasibility / Developer Advisory Group
  - Applying for Pro-Housing Designation

- **For Interested Jurisdictions**
  - Shared Housing Staff
  - ADU Nonprofit

Plus, In-person Meeting of the Collaborative!

Discussion

ADU Program Update

Building Department Contacts

- Building staff will need to select plans to be included

- Google sheet contact form

- Collaborative staff will manage outreach

Please fill out this spreadsheet with contact information for Building Department staff who will review any Pre-Reviewed ADU Plans for 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
1. 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				

- **Key Programs**
  - **Technical Assistance for Homeowners**
  - **Technical Assistance for Jurisdictions**
  - **Standard Plans Program**

Napa Sonoma **ADU**

Napa Sonoma ADU Resources

- ADU calculator
- Local ADU rules
- Address Lookup Tool
- ADU Workbook
- Stories & floor plans
- Webinars
- Vendor registry
- Newsletter & social media
- Feasibility Consults

Napa Sonoma ADU

But first: What are ADU Feasibility Consults?

#1
Questionnaire

2
Prescreening

#3
Hour-long Virtual meeting

#4
ADU Feasibility Report

Sign up on our website:
napasonomaadu.org/consultations

Napa Sonoma **ADU**

Technical Assistance for Jurisdictions

- Updates on ADU rules
- Housing Element Assistance
- Domain Expert on ADUs
- Homeowner Education
- ADU Accelerator Program

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SPOTLIGHT 2

Standard Plans Program

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Napa Sonoma ADU
ADU PLANS GALLERY

BACK TO NAPA-SONOMA ADU CENTER

WELCOME TO THE

Napa Sonoma ADU Standard Plans Program

✓ Find a design you like that works for your property.

✓ Connect with an ADU designer, architect, or prefab company.

✓ Save time and money.

This webpage is hosted by the nonprofit **Napa Sonoma ADU Center**, working in collaboration with jurisdictions across Napa and

FAQ

What is Napa Sonoma ADU? What does it mean to be "pre-reviewed"? Which jurisdictions are participating? See answers to these and more frequently asked

Napa Sonoma ADU

Napa Sonoma ADU Center: Impact

- Over 450 Consultations Completed
- Over 650 Inquiries Answered
- 29 Webinars
- 8 Days of Events with over 900 Attendees
- Standard Plans: 68 Plans Emailed, 20 Designer Contacts

Napa Sonoma ADU

Thank you!
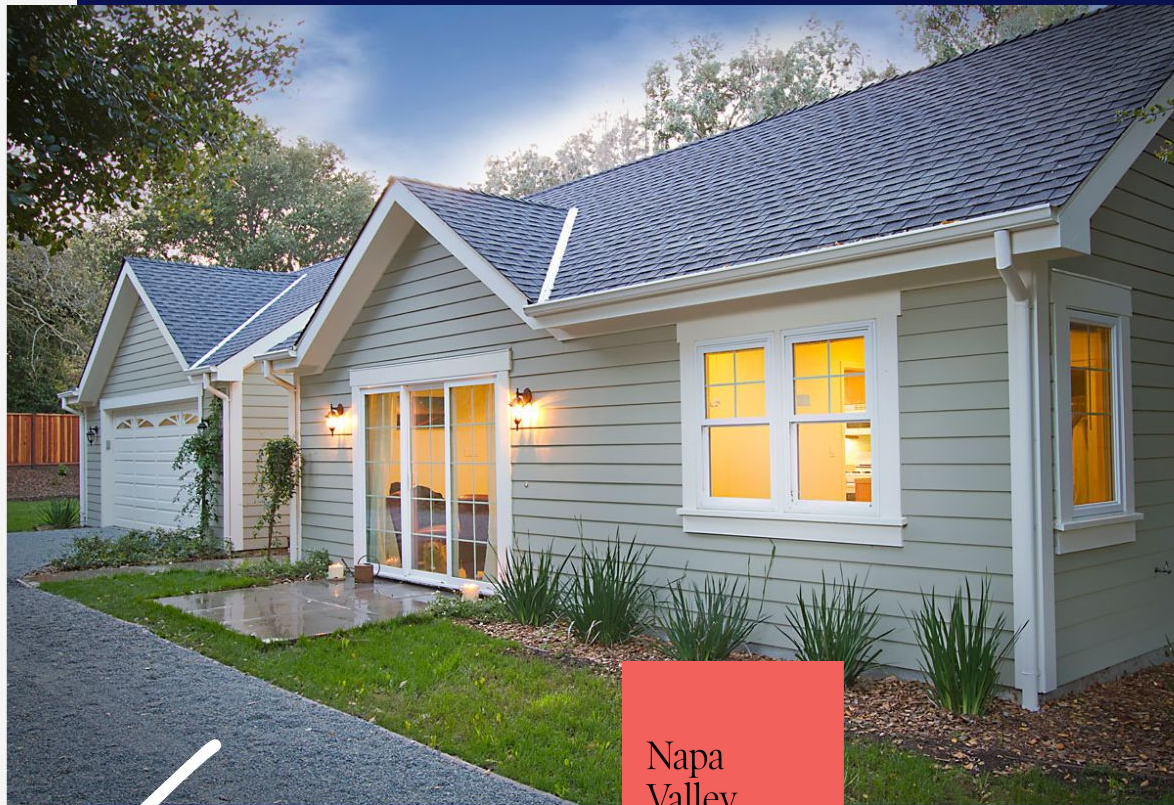
Napa Valley Community FOUNDATION

Napa Sonoma ADU

Homeowners we've helped

Napa Sonoma ADU

Ash & Debbie's ADU to move into

"[The ADU consult] was super helpful, to talk through our ADU plans and have a sounding board...the ADU Report was really detailed and reading through it gave us a checklist of things we could go through to 'cross our t's and dot our i's,' which helped the ADU permit process go smoothly & quickly."

- Ash, Entrepreneur & Sonoma County Homeowner

Napa Sonoma ADU

Kyle's ADU for his family

"Napa Sonoma ADU is a fantastic resource and ANY homeowner, period, should take a look at it."

– Kyle, Winemaker & City of Napa Homeowner (pictured with Renée, Napa Sonoma ADU Director)

Napa Sonoma **ADU**

Mike & Ginny's ADU for their daughter Rosemary

"I went to the Napa Sonoma ADU website and I was impressed. I'm STILL impressed…We scheduled the Feasibility Consult and within a week a great guy came out."

– Mike, Retired contractor & City of Santa Rosa homeowner
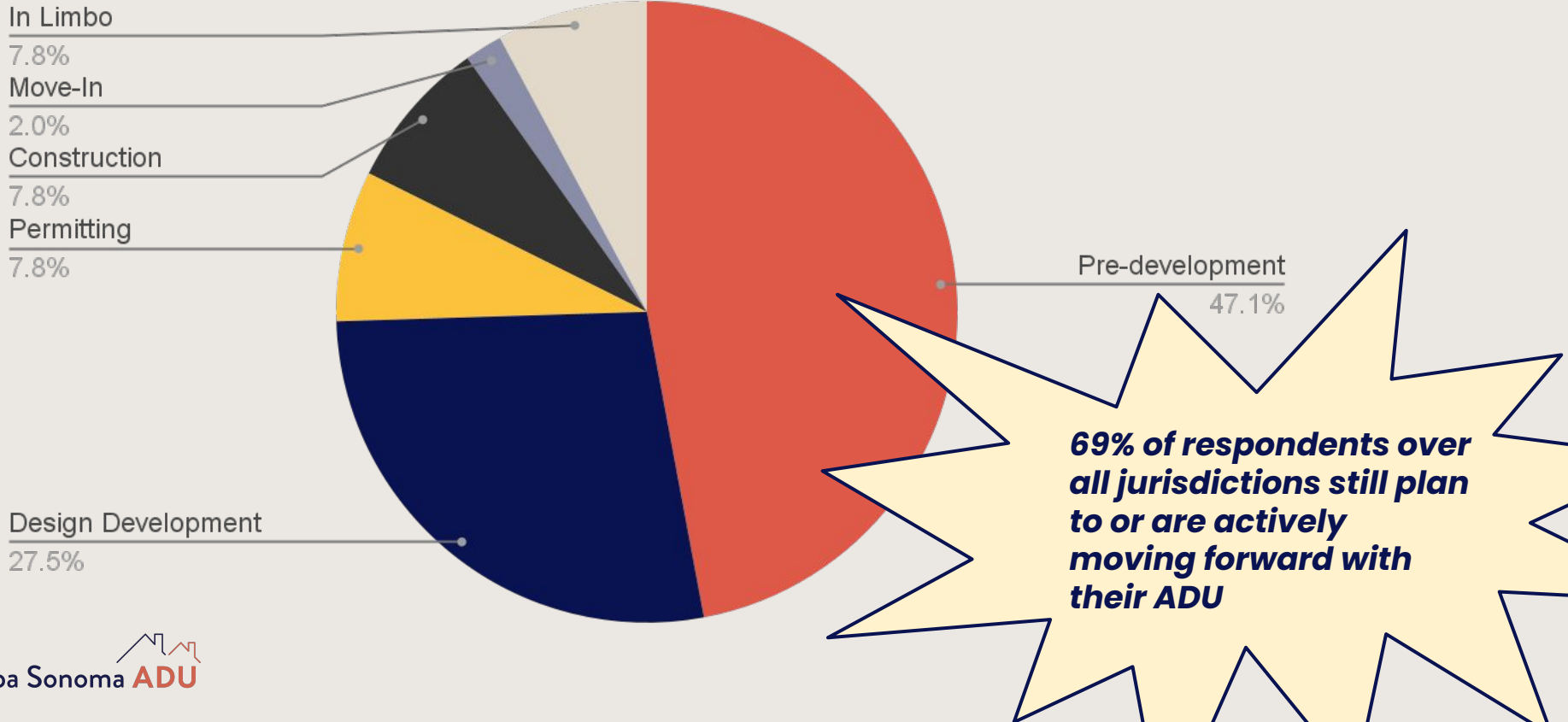
Napa Sonoma ADU

Reasons homeowners wanted to build an ADU

All homeowners who sign up for a Feasibility Consult are asked their reasons for wanting to build – they may answer with multiple reasons. These responses are 206 households' responses to that question with each individual response captured.

Housing for a family member	**112**
Rental income	**107**
Planning for retirement	**77**
Increased resale value for downsizing/moving into the ADU	**47**
Helping out the community	**44**
Housing an in-home caregiver	**34**
Housing for someone with special needs	**19**
Help with chores or to watch over things when you are away	**14**
Housing domestic help	**10**

Napa Sonoma ADU

Stage of Project

All Jurisdictions - 51 of 74 respondents are moving forward with their project

In Limbo
7.8%

Move-In
2.0%

Construction
7.8%

Permitting
7.8%

Pre-development
47.1%

Design Development
27.5%

69% of respondents over all jurisdictions still plan to or are actively moving forward with their ADU

Napa Sonoma ADU

Extrapolating what 69% could mean:
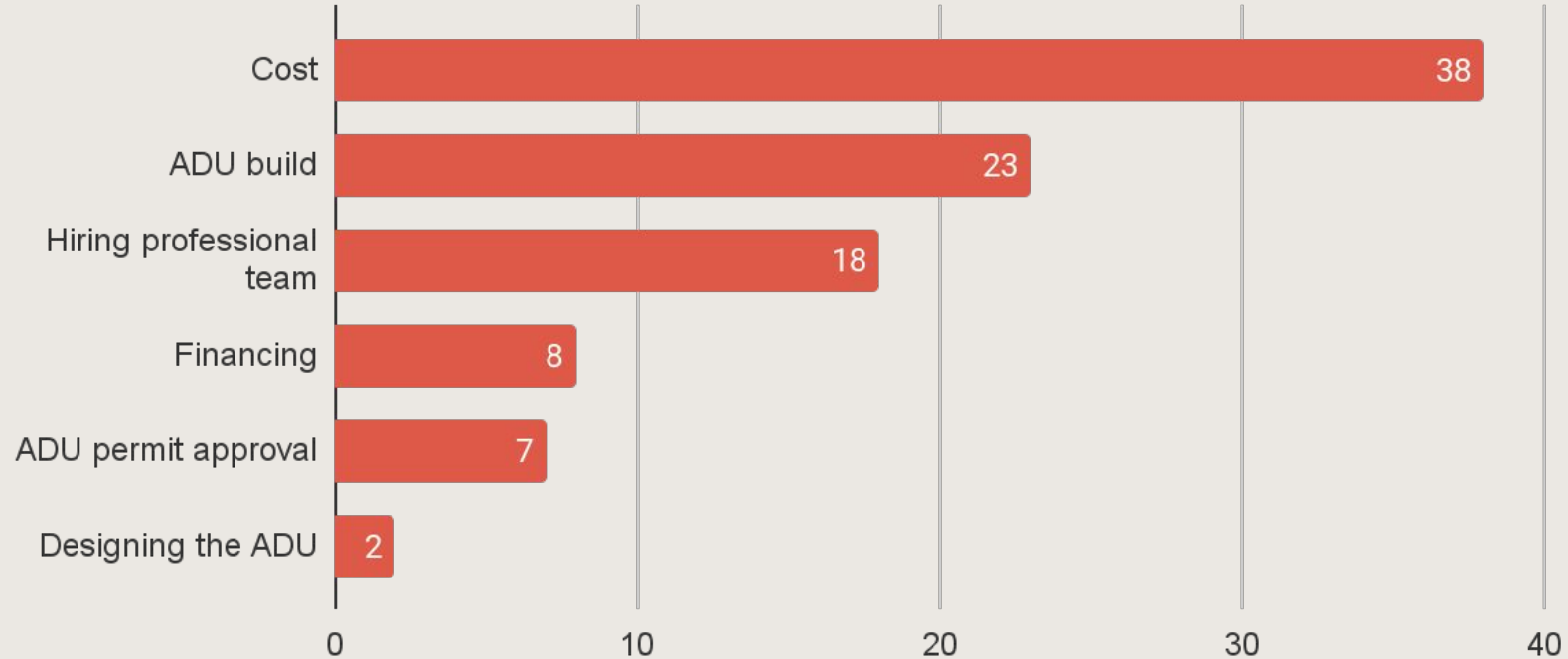# ~141 ADUs on track in just 20 months of pilot

In the first 20 months of the pilot Feasibility Consultation program, 204 reports have been provided to homeowners in Napa and Sonoma counties.

Extrapolating from the survey responses we have received, if 69% of all consultations are moving forward, that indicates that 141 ADUs will be built by homeowners assisted by the program in the first 20 months of the pilot.

For context, in 2020 just 258 ADU permits were issued and 158 ADUs were built across all 16 jurisdictions in Napa & Sonoma Counties.

Napa Sonoma ADU

Homeowners Told Us the Biggest Obstacle to their ADU Project

74 Homeowners responded and if they included multiple items, they are all included below

Obstacle	Count
Cost	38
ADU build	23
Hiring professional team	18
Financing	8
ADU permit approval	7
Designing the ADU	2

Number of Homeowners Indicating Running into Each Obstacle

Napa Sonoma ADU

Impact eval: Part 2

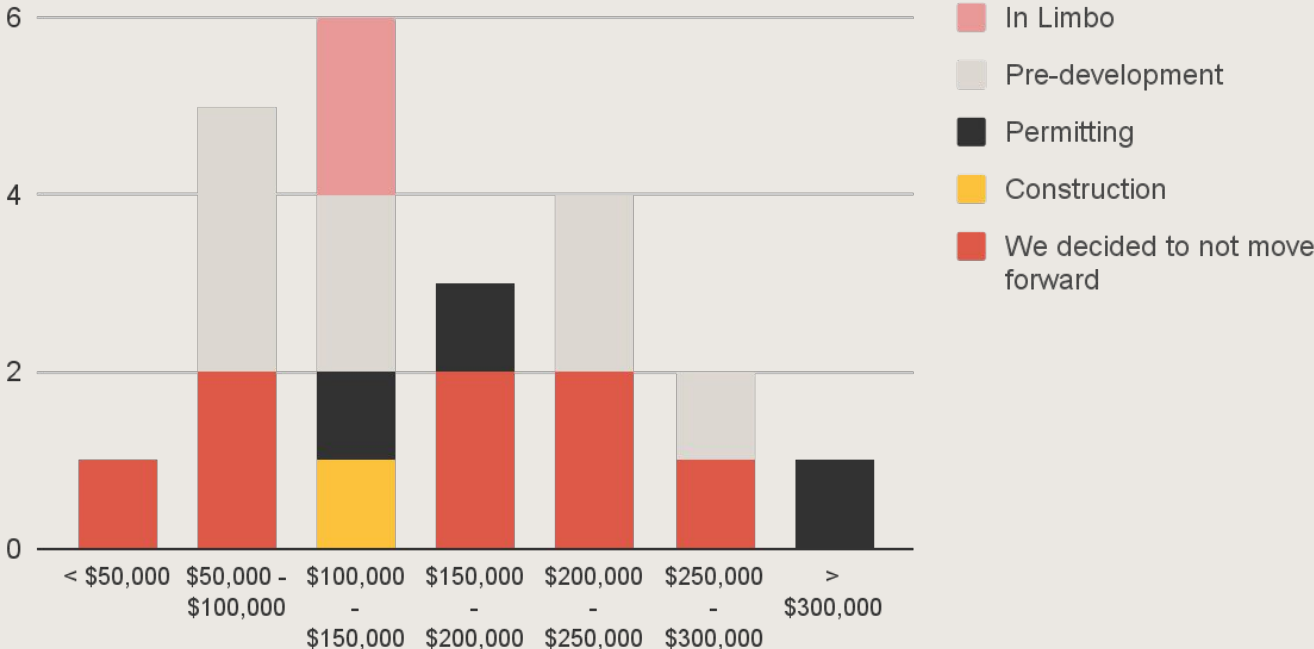**Demographics of homeowners we've helped**

Napa Sonoma ADU

Take-aways: Income level & ADUs

- **+$300K:** Homeowners with income over $300,000 all report moving forward with their projects.

- **$100-150K:** Homeowners reporting income of $100,000 - $150,000 make up the greatest number of respondents and 67% are moving forward.

- **$50-100K:** Of homeowners in the $50,000-$100,000 income bracket, 82% are moving forward.

Napa Sonoma ADU
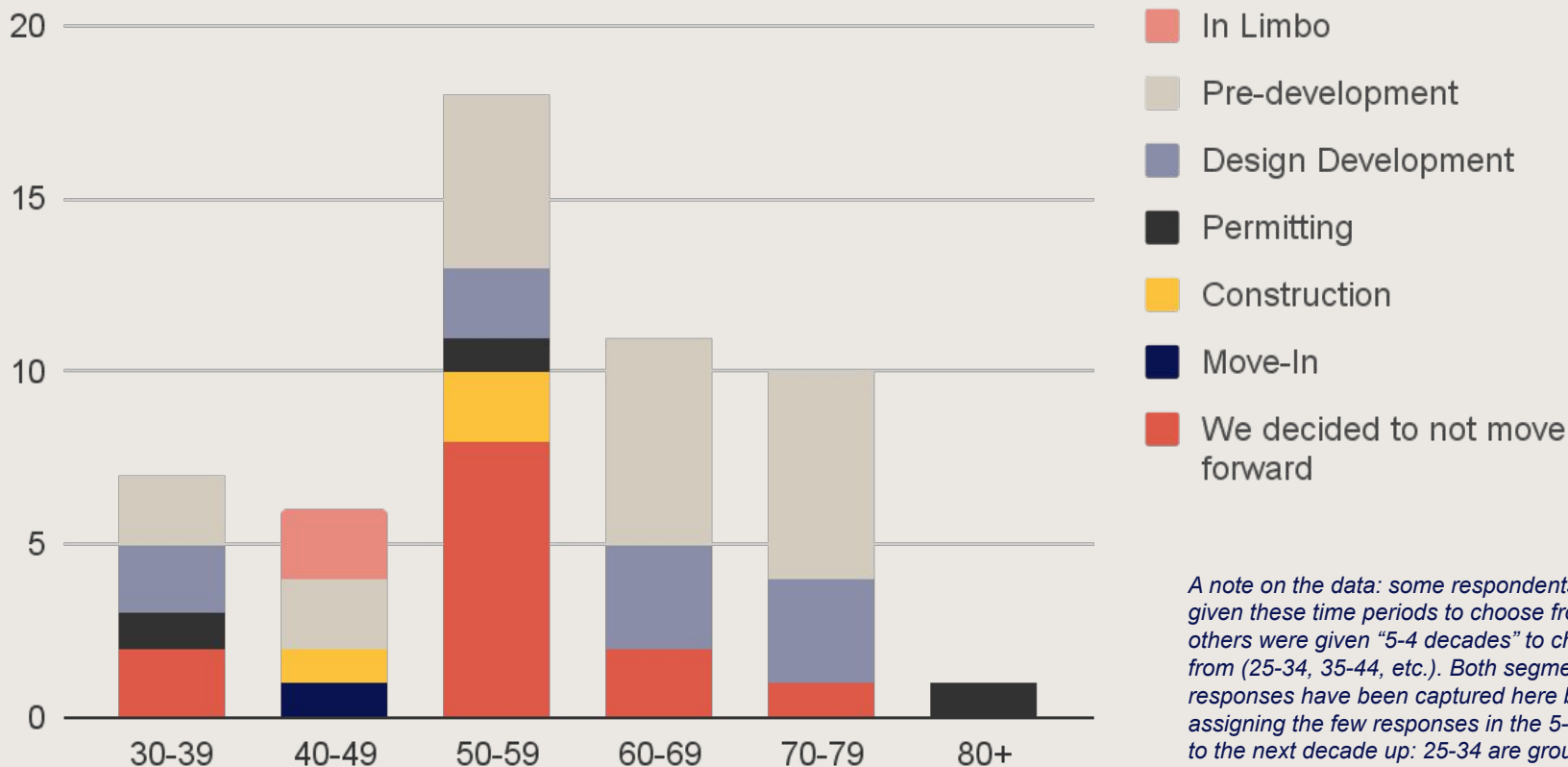
Snapshot: Income level & ADUs in Napa County

Stage of Project Broken Down by Self-Reported Income Level

22 Survey Responses from Napa County

Legend:
- In Limbo
- Pre-development
- Permitting
- Construction
- We decided to not move forward

Napa Sonoma ADU

Stage of Project Broken down by Self-Reported Age

From 53 survey responses from all jurisdictions

Napa Sonoma ADU

Legend:
- In Limbo
- Pre-development
- Design Development
- Permitting
- Construction
- Move-In
- We decided to not move forward

A note on the data: some respondents were given these time periods to choose from, others were given "5-4 decades" to choose from (25-34, 35-44, etc.). Both segments of responses have been captured here but assigning the few responses in the 5-4 format to the next decade up: 25-34 are grouped with 30-39 and 45-55 are grouped with 50-59, and so on.

X-axis: 30-39, 40-49, 50-59, 60-69, 70-79, 80+

Y-axis: 0, 5, 10, 15, 20

Next Meeting:

Thursday, July 13
12pm-1:30pm