
Santa Clara County Planning Collaborative

Regular Monthly Meeting Agenda + Notes

October 12, 2023

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

Slide Deck: <https://citiesassociation.org/documents/10-2023-meeting/>

- **MTC ABAG Announcements** - Manuel Ávalos (mavalos@bayareametro.gov)
 - **Plan Bay Area 2050+ Remaining Round 1 Engagement Opportunities:** MTC-ABAG is engaging jurisdictions and stakeholders in outreach on [Plan Bay Area 2050+](#), the long-range regional plan slated for adoption in 2025. A [webinar and Q&A](#) will be held on Thursday, October 19, from 1-3 pm. The webinar will focus on the core planning and technical assumptions that will inform development of the plan. Office Hours provide opportunities to meet with MTC/ABAG staff to discuss priority topics related to the Plan Bay Area 2050+ Draft Blueprint phase over October. Registrations can be made via the [Plan Bay Area 2050+ Partner Engagement webpage](#). Written comments can be emailed to info@planbayarea.org.
 - **Bay Area Housing Finance Authority's 2024 Regional Housing Bond**
 - **Policy Priorities for 2024 Regional Housing Bond:** BAHFA is pursuing [a potential \\$10-20 billion regional general obligation bond for housing on the 2024 ballot](#). On October 11, the BAHFA Oversight and ABAG Housing Committees will provide direction to staff about policy decisions for the 2024 regional housing bond ([materials available here](#)).
 - **BAHFA Business Plan:** On October 11 the BAHFA Oversight and ABAG Housing Committees are requested to recommend adoption of [the BAHFA Business Plan Equity Framework and Funding Programs](#) – the first two components of the three-part Business Plan. The full and final Business Plan is slated for adoption in early 2024.
 - **More Information:** Sign up for the BAHFA mailing list [here](#). Contact Kate Hartley (khartley@bayareametro.gov), BAHFA Director, with questions.
 - **Transit Oriented Communities (TOC) Policy Update**
 - **Proposed Amendment to the TOC Policy:** At the October 13 joint meeting of the MTC Planning Committee and ABAG Administrative Committee, staff will present a proposed amendment to TOC Policy Resolution to clarify transit extension projects, and present a preliminary approach to compliance with the TOC Policy for jurisdictions. [The materials are available via this link](#).
 - **Public Hearing on MTC's Application to New HUD PRO Housing Grant:** MTC and BAHFA intends to submit an application to [HUD's new PRO Housing Grant Program](#). The application will seek funding to support the Priority Sites Program, including regionwide technical assistance and project-level support. MTC has

partnered with BART and VTA to seek capital funding for one project in each agency's transit-oriented development portfolio.

- **Grant Opportunity: Transit Station Public Charging Program:** MTC's Climate Team invites Bay Area transit agencies or local governments in partnership with transit agencies to apply to the Transit Station Public Charging Program – a new grant opportunity to purchase and install publicly accessible charging stations for electric vehicles and/or electric mobility devices (bikes, scooters, assistive mobility devices, etc.) at transit stations. Applications are due Wednesday, October 18, 2023. For more information or to apply, visit the [grant website](#). Contact James Choe: jchoe@bayareametro.gov.
- **Regional Housing Technical Assistance Program:**
 - **2023 Housing Legislation Webinar:** Join MTC-ABAG's Regional Housing Technical Assistance Program and SANDAG, for a webinar on November 30 from 10-11:30 am to review new state laws. Goldfarb & Lipman LLP will discuss significant legislation and what it means for jurisdictions. More information and registration [is available via this link](#).
- **[AB 2339 Housing Element Analysis Memo](#)** - AB 2339 requires additional analysis related to emergency housing for Bay Area jurisdictions that 1) submit drafts of Housing Elements to HCD after April 1, 2023, or 2) did not submit a first draft to HCD until after January 31, 2023. This memo provides a framework for how to conduct that analysis. HCD will not certify a Housing Element subject to AB 2339 unless a satisfactory analysis is included.
- **Civcity Community Workshops** - Humphrey Obuobi (humphrey@civcity.org)
 - Civcity is a national nonprofit that works with communities to design workshops, meetings, and outreach events for civic engagement, with a focus on community building.
 - Civcity has been awarded a grant to provide free services to Bay Area cities. See the attached document (final page) for more details.
- **November in Person Meeting** - David Driskell (driskell@planningcollaborative.com)
 - The Santa Clara County Planning Collaborative will meet in person for the November monthly meeting. The meeting will be held in San Jose, and will include a site visit to a local housing partnership project.
- **Housing Developer Roundtable**
 - In response to technical assistance requests from jurisdiction members Collaborative staff facilitated a roundtable discussion with regional housing developers on new state laws, market trends, and how cities can incentivize the types of housing they need most.
 - Members of the 21 Elements Collaborative also attended, and staff from both Collaboratives participated in the conversation.
 - For a summary report and recording see <https://citiesassociation.org/documents/developer-roundtable-10-2023/>

Civity Housing Project Description

July, 2023

Background

The housing crisis in California has been characterized by skyrocketing prices, a severe shortage of housing affordable for many households, and widespread homelessness. High demand driven by population growth and limited supply due to restrictive land-use regulations have led to exorbitant rents and home prices, making homeownership increasingly unattainable for many residents. The crisis has particularly affected middle- and low-income residents, exacerbating social and economic disparities throughout the state.

Cities and counties across the state have recently submitted their Housing Elements, eight-year plans for how their local governments will build more housing to meet the needs of their constituents, especially those who are most vulnerable. These plans typically propose zoning reforms to allow for higher or denser housing, include commitments to support new developments in different parts of the jurisdiction, and identify potential roadblocks.

Historically, housing projects have been blocked time and time again at the local level. Although the need for more housing is recognized across the state, the prospect of change can be uncomfortable for many people involved. Some housed neighbors may fear change in their community or believe that the people who will move in will be dangerous or otherwise tarnish the quality of their neighborhoods. Most people have not had the chance to get to know the people who might move in next door or around the corner.

Scope

Civity engages local communities through workshops, events, and conversations that give residents the opportunity to build meaningful relationships, lifting up a variety of stories and backgrounds in the process. **This approach can enable collaborative solution-making, as people who see each other as equal, whole members of the same community are more likely to work well together and make decisions that meet the needs and interests of everyone.**

There are two major components to our work:

1. **Relationship-building Community Conversations:** We will host relationship-building conversations with residents representing a broad range of housing experiences, with the goal of building empathy and community ties. These conversations will offer “A Different Way to Talk About Housing” – and will invite participants to share their own stories about their own housing experiences. The conversations will be held in publicly-accessible spaces, starting in San Francisco Peninsula cities (e.g., libraries, community centers, etc.), ideally in partnership with local planning departments and community-based organizations. The Civity team has 10+ years of experience honing this approach; a [recent study](#) from Stanford University proved that our “storytelling intervention” is highly effective at **increasing social trust and decreasing social distance**, two key components of a community’s ability to solve problems collaboratively. Note that these conversations are *not* to discuss solutions to the housing crisis; instead, this is what we call the “conversation before the conversation,” and should be supplemented by more generative discussions on policy solutions.
2. **Personalizing the Narrative on Housing:** We will create positive media narratives, to be disseminated to a wider audience than can attend the in-person conversations, that provide a similar experience of sharing different housing stories. These media narratives will take several forms. We will record brief interviews with people with different housing experiences talking through their experiences, opinions, and feelings about housing. In addition, we will interview people about their experiences with the community conversations, and, if participants are willing, record story-sharing between people. We are also considering recording interviews with (or conversations between) high-profile people in the community. We will work with local partners to distribute these “Civity Housing Stories” in online and physical spaces to reach residents across the socioeconomic spectrum. These personalized “Civity Housing Stories” will complement overarching narratives about expanded housing options in California.

Products

1. Advisory Group
2. Housing-Specific Civity Workshop: “A Different Way to Talk About Housing”

3. Identification of Potential Local Sponsors/Hosts for Workshops
4. Piloting of Workshops Starting on the San Francisco Peninsula
5. "Civity Housing Stories" - Short Videos of Personal Stories of Diverse Housing Experiences and Perspectives