

# Santa Clara County Planning Collaborative

December 14, 2023



# Agenda

- Welcome
  - MTC-ABAG Announcements – Manuel Ávalos
  - Collaborative Updates, Housing Elements Status Updates, 2023 Laws Update, and ADU Updates
  - REAP 2.0 / Planning for 2024
    - Regional TA Topics for REAP 2.0
    - Affordable Housing Finance Training
  - 2023 Reflections + 2024 Priorities
  - New Calendar Invite
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# MTC-ABAG Announcements Manuel Ávalos, MTC-ABAG

- [Transit Oriented Communities \(TOC\) Policy Update](#)
- [Priority Conservation Area \(PCA\) Grant Program](#)
- [Funding Opportunity: Call for Letters of Interest for Priority Sites](#)
- [Next Generation Bay Area Freeway Study: Engagement Opportunity](#)
- [Vehicle Miles Traveled \(VMT\) Reduction Planning Guidance](#)
- [Transportation Electrification \(TE\) Initiatives: Notice of Upcoming RFQ](#)
- [Bay Area Electric Vehicle \(EV\) Coordinating Council: Charging Infrastructure Planning Discussion](#)
- [Regional Housing Technical Assistance Program](#)
  - [Planning Collaboratives](#)
  - [Webinar: Changes to the APR Form with HCD](#)



# Collaborative Updates

- REAP 2.0 funding for the SCCPC has been approved!
  - ~\$500k for two years
  - Contracting steps are underway
- Cities Association is becoming a Joint Powers Authority
  - SCCPC will continue to serve all jurisdictions
- Grand Nexus Study
  - 4 proposals received, interviews being scheduled
  - Residential and/or commercial nexus and feasibility studies for Gilroy, Los Altos Hills, Los Gatos, Mountain View, Santa Clara (city), Saratoga and Sunnyvale.





# Housing Element Status Updates

- Seven are certified, adopted and in compliance!
- Four have drafts under review by HCD:
  - Cupertino
  - San Jose
  - Santa Clara County
  - Sunnyvale
- Five have adopted drafts but not yet found in compliance by HCD:
  - Los Gatos
  - Monte Sereno
  - Palo Alto
  - City of Santa Clara
  - Saratoga





# 2023 Laws Update

- Summary available on [ABAG's website](#).
- Highlights key action items, impacts to your job, and things that are “good to know.”
- Organizes laws into key categories, including:
  - Processing requirements
  - CEQA
  - Density Bonus
  - ADU
  - Parking
  - Financial Issues
  - Surplus Land Act
  - And more!





# 2023 Laws Initial Takeaways

- SB 35 - New public informational hearing required
- Small Subdivisions - Consider adopting implementing ordinance (7/1/2024)
- Replacement Housing - Ensure non-residential development provide replacement housing
- Density Bonus Law - Update density bonus ordinance/administration documents to reflect changes
- Parking - Consider a shared parking ordinance
- Mitigation Fee Act - Update templates
- New by-right process:
  - Faith and higher education institutions
  - Streamlined approval process for adaptive reuse to affordable housing

## CEQA

- New affordable housing CEQA exemption
- Be prepared for new CEQA demands when processing HAA proposals

## ADUs

- Begin preparing for ADU preapproval program (1/1/2025)
- Consider allowing ADU condo-ization





# 2023 Laws Priorities for Future TA

- Small Lot Subdivision
- Affordable Housing on Faith-based & Higher Ed Land
- CEQA Changes
- Density Bonus
- ADUs Pre-approved Plans and Condos
- Shared Parking
- Others?







# ADU Affordability Survey Tool

- Developed by ABAG RHTA with verbal approval from HCD
- Collects data from homeowners re: ADU use and rents
- Online survey tool will launch in January 2024
- Info Sessions:
  - Thursday, Dec 14 (today!) @ 3:30 pm
  - Tuesday, Jan 16 @ 2:00 pm
- More details on the [ABAG website](#)





# ADU Resource Center

## Purpose / Guiding Principles

- Support jurisdiction ADU goals + increase ADU production.
- Implement commitments from Housing Elements.
- Meet AFFH goals (lower cost housing in high opportunity areas)
- Relieve jurisdiction staff of time-consuming questions from homeowners.
- Provide robust support to homeowners (not just in permitting process)





# ADU Resource Center

## Services / Resources

- ADU feasibility assessments
- ADU hotline
- Jurisdiction-specific in-person events
- High quality educational materials and resources
- ADU affordability programs
- Pre-reviewed plans coordination + resources





# ADU Resource Center

- Napa Sonoma ADU Center expanding to Marin and Solano.
- San Mateo County jurisdictions moving toward creating an ADU nonprofit.
- Tiered support from jurisdictions (~\$25k - \$40k per year)
- Applying for other funds, plus potential community foundation support.





# ADU Resource Center

- *Is there interest in working to expand the San Mateo County ADU Center to serve Santa Clara County, too?*





# REAP 2.0: Regional TA Topics

- ADU assistance
- Regional working groups:
  - Equity and anti-displacement
  - ELI and Permanent Supportive Housing
- New Housing Laws TA
- Analysis / guidance for developing different land types
- Recorded regional TA on development basics
- Recorded webinar trainings for local officials





# Affordable Housing Finance

- Understanding how affordable housing gets financed (at different levels of AMI).
- The role of tax credits and local funding.
- Location, location, location (what makes a site viable or nonviable).
- The affordable housing development process (what's "baked in" before a project goes public).
- Case study to show how financing can impact a specific project.





# Affordable Housing Finance

- *Key questions or issues you are facing that the training can help address?*





# 2023 Reflections / 2024 Priorities

- What are you most proud of from this past year?
- What got in the way of achieving your goals?
- Looking to 2024, what is the number one thing you want to get done?
- How can this group help you achieve that?



# 2024 Calendar Invites

- Calendar invite
- Same time – 2<sup>nd</sup> Thursdays 12pm - 1:30pm
- “SCC Planning Collaborative - 2024 Meetings”
- Didn't get it? Want to add new staff?
  - Email Abbie - [tuning@planningcollaborative.com](mailto:tuning@planningcollaborative.com)
- Quarterly in-person?



Next Meeting:

**Thursday, January 11**  
**12 noon - 1:30 pm**

*Affordable Housing Finance Training  
and more!*

