

Santa Clara County Planning Collaborative

January 9, 2025



Agenda

- Welcome!
 - MTC-ABAG Announcements
 - Discussion: Objective Design Standards
 - Discussion: Group Homes Programs
 - Collaborative Updates
 - Succession Planning Update
 - 2024 Year in Review, Planning for 2025
 - New State Laws TA
- 

MTC-ABAG Announcements

- **Plan Bay Area 2050+ Final Blueprint:**

Staff presenting final strategies, geographies and project lists this Friday 1/10 at the MTC Planning Committee/ABAG Administration Meeting.

- **Updates to the Annual Progress Report with HCD Staff:**

1/16, 10–11 am. RHTA Program hosting HCD staff for an overview of updates to Annual Progress Report. [Register Here.](#)

ABAG Objective Design Standards

Jean Eisberg, Lexington Planning

Objective Design Standards Survey: <https://forms.gle/pYQKyPhELMy28XF18>



Group Homes Programs

Jerad Ferguson, San José

2022 HCD Group Homes Technical Advisory Memo:

<https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/group-home-technical-advisory-2022.pdf>



SCC Updates Admin & Invites



New Year, New Staff!

- Do you have new housing + planning staff?
- Are we missing anyone from our email list?

Email us to add staff to the calendar invite and google group.
tuning@planningcollaborative.com

SCC Updates Affordable Housing Finance Workshops

**1:1 Office
Hours**

**Slides &
Recordings**

- Review project-specific financing
- Get feedback on RFPs / RFQs
- Evaluate funding opportunities
- Understand new state opportunities

Kevin Zwick, kevinzwickconsulting@gmail.com

- citiesassociation.org/affordable-housing

SCC Updates ADU Program



Congratulations – ADU Galleries Launched!

- Gilroy
- Los Gatos
- Morgan Hill
- Mountain View
- Palo Alto
- Sunnyvale

ADU Galleries in Progress:

- Campbell
- Los Altos
- Los Altos Hills
- Monte Sereno

SCC Updates Anti-Displacement & Tenant Protections TA

- Crafting a Pro-Housing Anti-Displacement Strategy
 - Wednesday, January 15
 - 2 pm – 3:30 pm
 - Online via Zoom
 - **Invite your colleagues!**



- Understanding Displacement Slide Deck
 - Template tool to support community engagement

Who is your best contact for this TA? Fill out spreadsheet.

SCC Updates Nexus Study

- Kicked off in December!
- Currently collecting data on recent development and existing policies
- Meeting 1:1 with participating jxs
- Research and analysis through the Spring and Summer
- Report drafts in Q3, final drafts in Q4
- Questions about the Nexus Study?
Email Kristy (wang@planningcollaborative.com)



SCC Updates

Missing Middle Work Group

- **Five 90-minute virtual work sessions**
 1. Defining the Missing Middle
 2. Middle Housing Market in Santa Clara County
 3. Making Middle Housing Types Happen
 4. Facilitating Middle Income Housing
 5. Talking About Middle Housing
- **On call, one-on-one technical support**



Look for meeting invite! Planning for February launch

Succession Planning & Steering Committee

- Planning for post-ABAG funding
- Local contributions
- Coming Soon: Tools for talking to leadership and Council about Collaborative funding
- Next Meeting: Thursday, 2/13 at 12pm
 - Everyone is welcome to join!



2024 / 2025 REAP 2.0 Budget

\$526,000 over two years

Annual Core Activities: \$160,000

- Admin and Work Planning
- Monthly Meetings
including special topic sessions like:
 - *New laws training*
 - *Developer roundtable*
 - *Conflict resolution training*
- Communications
 - Newsletter
 - Website postings
- In Person Meetings
- On Call Support

Annual Additional TA: \$103,000

Topic-specific assistance and resources.
Examples include:

- Nexus Study (organizing/set-up)
- ADU Plans Website, Gallery & Calculator
- Affordable Housing Finance Training
- Missing Middle Work Group
- Anti-Displacement Outreach and TA



2026 Draft Annual Core Budget: \$160k

Distribution based on previous proportional allocations:

| | |
|------------------|-------------------------------------------------------------------|
| Tier 1: \$6500 | Los Altos Hills, Monte Sereno |
| Tier 2: \$8500 | Campbell, Gilroy, Los Altos, Los Gatos, Morgan Hill, Saratoga |
| Tier 3: \$10,000 | Cupertino, Milpitas, Mountain View, Palo Alto, Santa Clara County |
| Tier 4: \$14,000 | Santa Clara City, Sunnyvale |
| Tier 5: \$18,000 | San José |





Next Steps

- Explore potential county-level funding source
- Create two-page hand-out (SCCPC benefits, cost savings)
- Present to Cities Association Board
- Provide slide deck and support for presentations to City Managers, Councils



2024 Year in Review

2025 Look Ahead





2024 In Review Behind the Scenes

- Nexus Study Prep
- Newsletter & Website
- Steering Committee, Post-REAP Succession Planning

Work Plan Evaluation

- Housing Element Review
- 1:1 Meetings

1:1 Assistance

- Affordable Housing Finance
- TOC Compliance & Grant Support





2024 In Review

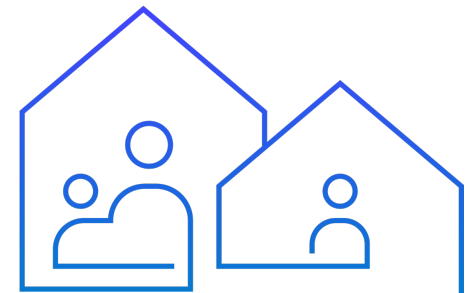
Cross-Jurisdiction/Regional Sharing

Collaborative

- Campbell Affordable Housing Overlay
- San José Local Tenant Preference Policy
- Jurisdiction Discussion Questions

Region

- Marin County Anti-Displacement Outreach
- Rezoning Resources
- Objective Design Standards
- ADU Homeowner Survey Tool
- TOC Assistance





2024 In Review

Trainings and TA Programs

Trainings

- New Housing Laws
- Affordable Housing Finance
- AB 1332 Pre-Approved ADUs
- Public Meetings, Dealing with Angry Public
- Transit-Oriented Communities Policy

TA Programs

- ADU Plans Gallery, AB 1332 Compliance
- Launched Anti-Displacement & Tenant Protections Program
- Prep for Missing Middle Work Group



- What was the most helpful TA in 2024?
 - What TA should continue/repeat?
- What TA do you wish had been available?
- What TA do you wish you had right now?





2025 Planning What's up next?

Major Programs: Tools, Templates, Work Groups & Trainings

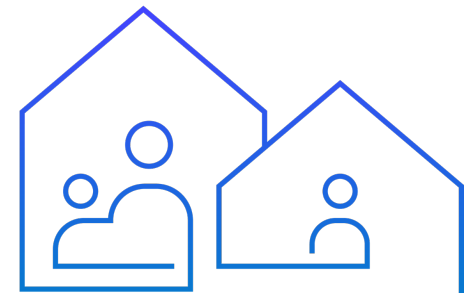
- Anti-Displacement & Tenant Protections
- Missing Middle Housing Work Group

Workshops & Panels

- Developer Roundtable
- Developer Tour – Council of Infill Builders
- In-Person Meeting

Jurisdiction Sharing

Additional TBD



New Housing Laws Overview

Sam Dolgoff, CPC



Builder's Remedy Updates (AB 1893)

- Defines a Builder's Remedy project and adopts special protections for those projects
- Updates the definition of a Builder's Remedy project (affordability, density adjacent use)
- Updates which development standards may be applied
- **Keep in mind:**
 - Density bonus can be used
 - "No net loss" applies in some instances
 - Projects "deemed complete" before 1/1/25 may use new provisions if they meet new the definition

7th Cycle Housing Elements (SB 3093)

- **Impact:** Housing Elements will take longer to prepare due to new substantive and procedural requirements
- Less time to complete rezonings
- New analysis required (extremely low and acutely low-income housing needs; historic designations' impact on ability to meet RHNA)
- AFFH assessment must be completed before 1st draft of revised Housing Element is available for public comment

Annual Progress Reports (AB 2667, AB 3093, AB 2580)

- **Keep in mind:** Applies to April APRs
- Requires reporting on:
 - Housing within each opportunity area
 - Progress in meeting RHNA for 6th cycle and earlier
 - Historic designations
- **APR Webinar** on 1/16 ([register here](#))

ADUs (SB 1211, AB 2533)

- **To do:** Update your ADU ordinance, provide permitting checklists for unpermitted ADUs/JADUs
- Up to 8 detached ADUs allowed on an existing multifamily property
- Adds definition of “livable space”
- Prohibits requiring the replacement of “uncovered parking spaces”
- Limits reasons to deny permits to legalize previously unpermitted ADUs + JADUs

Amendments to SB 9 (SB 450)

- New deadlines for ministerial consideration and approval/denial
- Removes prohibition on demolishing more than 25% of existing exterior structural walls
- Limits which objective standards may be applied
- Allows application of objective standards to urban lot splits only for design or improvement of parcel
- **More information:** [SB 9 guidance issued by HCD in September 2024](#)

Streamlined and By-Right Approvals

- **AB 3122: Amendments to SB 35**, e.g., if an application is resubmitted to address previous comments, the planning department has only 30 days to provide written notice of any remaining conflicts with objective standards
- **AB 2243: Amendments to both AB 2011 (2022) and SB 6 (2022)**, which allow for residential development in zones where parking, retail, or commercial are a principally permitted use
- **SB 1123: Amendments to SB 684** small lot subdivisions provisions

Density Bonus (AB 2694, AB 3116)

- **To do:** Density bonus ordinance may need to be updated
- Residential care facilities for the elderly may qualify
- Substantially changes requirements for student housing developments

Fees

- **SB 937:** Impact fees for most housing must be collected at occupancy, not with building permit
- **AB 2430:** Density bonus monitoring fee
- **AB 2663:** Inclusionary housing in-lieu fees
- **AB 1820:** Fee estimates
- **AB 3177, AB 2553:** Traffic mitigation fees

Other Bills

- **AB 1893:** Expands list of HAA violations and reduces affordability requirements
- **SB 1037:** Allows additional penalties if the AG or HCD enforce Housing Element compliance or law requiring ministerial approval
- **AB 2904:** Extends notice period for zoning amendments
- **SB 1395:** Expands certain CEQA exemptions (relating to homeless shelters and low barrier navigation centers)
- **AB 2199:** Extends the existing CEQA exemption for multi-family residential and mixed-use housing projects on infill sites in unincorporated areas

ABAG Resources

For more information about the new laws:

[2024 Housing Legislation Summary](#)

[2024 New Housing Laws Webinar](#)

[Register for 1/16/25 webinar on updates to the APR with HCD](#)

What other resources would be helpful?

Next Meeting: Succession Planning

Thursday, February 13
12 noon - 1:00 pm

Next SCC Collaborative General Meeting:

Thursday, March 13
12 noon - 1:30 pm

