

Santa Clara County Planning Collaborative

March 13, 2025



Agenda

- MTC-ABAG Announcements
 - Collaborative Announcements
 - Anti-Displacement & Tenant Protections TA
 - Missing Middle Work Group
 - Collaborative ADU Updates
 - ADU Affordability Homeowner Survey Tool
 - New State Laws
 - APRs
- 

MTC-ABAG Announcements

Manuel Ávalos, MTC-ABAG Assistant Housing Program Coordinator



MTC-ABAG Announcements

- **Capitol Program Implementation Grants**

In Fall 2024, MTC announced the release of \$60 million in planning and capital funding to support local implementation of MTC's Transit-Oriented Communities Policy and Capital Implementation Program. Funding recommendations for the Capital Implementation Grants will be presented at the March 14th MTC Planning Committee.

These funds support implementation of the parking management, regional mobility hubs, and transportation electrification charging infrastructure and active transportation (AT) capital design technical assistance (TA) programs.

MTC-ABAG Announcements

- **Plan Bay Area 2050 + Implementation Plan Update**

In March, MTC/ABAG will launch an online survey designed for local jurisdictions, partner agencies and technical stakeholders to recommend concrete actions that MTC and ABAG, in partnership with other organizations, can advance in the next five years. The survey allows you to provide input on strategy topics that you wish to influence while skipping those that are less relevant to you.

In addition to the survey, partners and stakeholders can schedule 30-minute office hours with MTC/ABAG staff to share further insights and help shape the Draft Implementation Plan. The online survey and link to office hours will be open through the end of March and will be made available on the [Plan Bay Area 2050+ Partner Engagement](#) webpage.

MTC-ABAG Announcements

- **OBAG 4 Framework Development**

MTC is shaping the framework for incorporating Transit-Oriented Communities (TOC) Policy compliance in the upcoming fourth cycle of the One Bay Area Grant (OBAG 4) program. MTC staff presented their initial ideas to the MTC Programming and Allocations Committee on **March 12th**.

If your jurisdiction has not already done so, we would also appreciate it if you complete the TOC Policy Compliance Progress Survey, which asks for input on how MTC can continue to support jurisdictions in achieving TOC compliance.

MTC-ABAG Announcements

- **Priority Conservation Area Call for New Nominations**

The **call for new PCA nominations is open through May 2nd, 2025**, offering a chance to integrate local priorities for open space, urban greening and recreation into the regional framework. Newly nominated PCAs will be eligible to apply for the next round of PCA Grants.

ABAG/MTC hosted the 2025 PCA Nomination Cycle Webinar on Tuesday, March 4th at 11am to provide an overview of the PCA nomination process, walk through the submission tool, and answer questions.

The webinar was recorded and posted online. Visit the PCA webpage for nomination details and resources.

Contact Kate Lyons, kylons@bayareametro.gov, with any questions.

MTC-ABAG Announcements

- **Bay Area Housing Finance Authority Strategic Planning & Next Steps**

At the March 12th joint meeting of the ABAG Housing and BAHFA Oversight Committees, staff presented a status update and anticipated next steps to evolve BAHFA into the next phase. The report will include considerations about the timing of a future regional housing revenue measure, and staff will recommend that 2028 (rather than 2026) is likely the next potentially viable opportunity.

The report will also preview the launch of a Strategic Planning process to articulate a vision to sustain BAHFA beyond its current funding runway (roughly through 2026-27).

Staff propose to launch the Strategic Planning process in April and conclude in early 2026. For questions and more information, contact Daniel Saver, dsaver@bayareametro.gov.

MTC-ABAG Announcements

- **Regional Housing Technical Assistance Program**

ADU Affordability Survey – MTC/ABAG staff are working on assumptions regarding accessory dwelling unit (ADU) affordability for the 2025 annual progress report (APR).

For this effort to be as accurate as possible, we are asking jurisdictions to encourage or require homeowners to implement the survey with property owners who apply for an ADU building permit. Guidance for implementation can be found on the ABAG webpage.

For questions, contact Hannah Diaz, hdiaz@bayareametro.gov.

MTC-ABAG Announcements

- **Regional Housing Technical Assistance Program**

New Technical Assistance: AB 1332 (Pre-Approved ADU Plans) and Updated Summary of 2024 New Laws - MTC/ABAG

have produced new technical assistance, including 1) an overview document and three new checklists to assist staff in the implementation of AB 1332, which requires jurisdictions to create a program to pre-approve ADU plans by January 1, 2025, and 2) an updated 2024 New State Housing Laws Summary with explanation and action items for jurisdiction staff.

SCC Updates

Get the most out of the Collaborative

It's Your Collaborative!

- Peer Support – Email List
- CPC On-Call Support
- Meetings - Request topics, including work you would like to present and get feedback on!
- Working Groups (ADUs, Missing Middle)
- Previous and Ongoing TA
 - Newsletters, Website

How can we make TA easier to access?

How can the website be more useful?



SCC Updates Succession Planning

- Local contributions for post-ABAG funding (2026)
- Tools for talking with leadership
 - Contributions Memo
 - Slide Deck
 - Meet with Collaborative Staff?
- Tracking Sheet

Examples of Past Work
The SCCPC budget is structured in tiers, adjusted proportionally to jurisdiction population.

Tier 1 - Core Activities

- Training, tools, and on-call support for **state law implementation** including info sessions, support from regional experts and legal teams, and templates.
- Support accessing **regional and state funding**, from jurisdiction-specific grants to regionwide shared RFP applications.
- Regular **monthly meetings** for local staff to share resources, access support, receive training, and work together on common projects.
- **In-meeting trainings** on topics such as public engagement conflict resolution, compliance with state ADU law, HCD APR requirements, and objective design standards.
- **On-call assistance responding to local staff needs as they arise**, such as **conversations with housing developers**, cross-jurisdictional working groups, or shared financial studies.

Tier 2 - Technical Assistance: Housing Element Development and Implementation

- Comprehensive **6th Cycle Housing Element** support including county-wide public engagement tools and outreach events, an **equity advisory group**, **AFFH analysis** and legal support, **housing constraints analysis**, and on-call access to experts in land use policy, housing finance, and development.
- **Housing Element implementation** for shared policies and programs based on jurisdiction needs, including missing middle housing, inclusionary zoning, **affordable housing finance**, anti-displacement work (see below) and much more.
- **ADU Tools and Resources: Santa Clara County ADU Website, Guidebook, Plans Gallery, Calculator** including missing middle housing, inclusionary zoning, **affordable housing finance**, anti-displacement work (see below) and much more.
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Santa Clara County Planning Collaborative

The Santa Clara County Planning Collaborative (SCCPC) supports housing and planning staff across all 16 jurisdictions in Santa Clara County (15 cities plus the county). It facilitates cross-jurisdiction learning, collaboration and resource-sharing to save time and money, helping staff respond to local housing needs more efficiently and effectively. Launched in 2019, the Collaborative was initially funded by jurisdiction contributions. For 2022 through 2025 SCCPC received grants through MTC-ABAG, funded by the statewide Regional Early Action Planning (REAP) program. The support amounted to over \$17k/jurisdiction per year.

Jurisdiction Contributions: Funding for 2026 and Beyond
Continuation of SCCPC activities will need to be funded by local contributions, and/or supplemented by a county-wide source. Maintaining the current level of work and support across the 16 jurisdictions requires a **two-year budget of \$530,000** (see breakdown in the table below). We recognize that many jurisdictions face budget shortfalls, and we believe the Collaborative provides significant cost savings on required policy and program implementation. **There is power (and savings) in working together.**

Tier 1 - Core Budget: Required for effective support. Includes baseline programming and resource support, regular collaborative meetings, newsletters, website maintenance, new laws training, workshops, housing developer roundtable, connection to policy experts, facilitated conversations with staff, support for funding opportunities, and on-call staff support.

Regional Technical Assistance Programs: Optional but strongly encouraged. Technical support housing element implementation is planned in partnership with contributing jurisdictions. Scoping may be included in Core/Additional TA with project participating jurisdictions (e.g. Grand Nexus & Feasibility Study).

Tools	Tier 1 Core (Annual)	Tier 1 Core (2-years)	Tier 2 Additional TA (Annual)	All-in Tier 1 & 2 (Annual)	All-in Tier 1 & 2 (2-years)
	\$7,000	\$14,000	\$5,000	\$12,000	\$24,000
	\$8,500	\$17,000	\$7,000	\$15,500	\$31,000
	\$10,000	\$20,000	\$8,500	\$18,500	\$37,000
	\$11,500	\$23,000	\$10,000	\$21,500	\$43,000
	\$13,000	\$26,000	\$11,500	\$24,500	\$49,000
	\$14,500	\$29,000	\$13,000	\$27,500	\$55,000
	\$16,000	\$32,000	\$14,500	\$30,500	\$61,000
	\$17,500	\$35,000	\$16,000	\$33,500	\$67,000
	\$19,000	\$38,000	\$17,500	\$36,500	\$73,000
	\$20,500	\$41,000	\$19,000	\$39,500	\$79,000
	\$22,000	\$44,000	\$20,500	\$42,500	\$85,000
	\$23,500	\$47,000	\$22,000	\$45,500	\$91,000
	\$25,000	\$50,000	\$23,500	\$48,500	\$97,000
	\$26,500	\$53,000	\$25,000	\$51,500	\$103,000
	\$28,000	\$56,000	\$26,500	\$54,500	\$109,000
	\$29,500	\$59,000	\$28,000	\$57,500	\$115,000
	\$31,000	\$62,000	\$29,500	\$60,500	\$121,000
	\$32,500	\$65,000	\$31,000	\$63,500	\$127,000
	\$34,000	\$68,000	\$32,500	\$66,500	\$133,000
	\$35,500	\$71,000	\$34,000	\$69,500	\$139,000
	\$37,000	\$74,000	\$35,500	\$72,500	\$145,000
	\$38,500	\$77,000	\$37,000	\$75,500	\$151,000
	\$40,000	\$80,000	\$38,500	\$78,500	\$157,000
	\$41,500	\$83,000	\$40,000	\$81,500	\$163,000
	\$43,000	\$86,000	\$41,500	\$84,500	\$169,000
	\$44,500	\$89,000	\$43,000	\$87,500	\$175,000
	\$46,000	\$92,000	\$44,500	\$90,500	\$181,000
	\$47,500	\$95,000	\$46,000	\$93,500	\$187,000
	\$49,000	\$98,000	\$47,500	\$96,500	\$193,000
	\$50,500	\$101,000	\$49,000	\$99,500	\$199,000
	\$52,000	\$104,000	\$50,500	\$102,500	\$205,000
	\$53,500	\$107,000	\$52,000	\$105,500	\$211,000
	\$55,000	\$110,000	\$53,500	\$108,500	\$217,000
	\$56,500	\$113,000	\$55,000	\$111,500	\$223,000
	\$58,000	\$116,000	\$56,500	\$114,500	\$229,000
	\$59,500	\$119,000	\$58,000	\$117,500	\$235,000
	\$61,000	\$122,000	\$59,500	\$120,500	\$241,000
	\$62,500	\$125,000	\$61,000	\$123,500	\$247,000
	\$64,000	\$128,000	\$62,500	\$126,500	\$253,000
	\$65,500	\$131,000	\$64,000	\$129,500	\$259,000
	\$67,000	\$134,000	\$65,500	\$132,500	\$265,000
	\$68,500	\$137,000	\$67,000	\$135,500	\$271,000
	\$70,000	\$140,000	\$68,500	\$138,500	\$277,000
	\$71,500	\$143,000	\$70,000	\$141,500	\$283,000
	\$73,000	\$146,000	\$71,500	\$144,500	\$289,000
	\$74,500	\$149,000	\$73,000	\$147,500	\$295,000
	\$76,000	\$152,000	\$74,500	\$150,500	\$301,000
	\$77,500	\$155,000	\$76,000	\$153,500	\$307,000
	\$79,000	\$158,000	\$77,500	\$156,500	\$313,000
	\$80,500	\$161,000	\$79,000	\$159,500	\$319,000
	\$82,000	\$164,000	\$80,500	\$162,500	\$325,000
	\$83,500	\$167,000	\$82,000	\$165,500	\$331,000
	\$85,000	\$170,000	\$83,500	\$168,500	\$337,000
	\$86,500	\$173,000	\$85,000	\$171,500	\$343,000
	\$88,000	\$176,000	\$86,500	\$174,500	\$349,000
	\$89,500	\$179,000	\$88,000	\$177,500	\$355,000
	\$91,000	\$182,000	\$89,500	\$180,500	\$361,000
	\$92,500	\$185,000	\$91,000	\$183,500	\$367,000
	\$94,000	\$188,000	\$92,500	\$186,500	\$373,000
	\$95,500	\$191,000	\$94,000	\$189,500	\$379,000
	\$97,000	\$194,000	\$95,500	\$192,500	\$385,000
	\$98,500	\$197,000	\$97,000	\$195,500	\$391,000
	\$100,000	\$200,000	\$98,500	\$198,500	\$397,000
	\$101,500	\$203,000	\$100,000	\$201,500	\$403,000
	\$103,000	\$206,000	\$101,500	\$204,500	\$409,000
	\$104,500	\$209,000	\$103,000	\$207,500	\$415,000
	\$106,000	\$212,000	\$104,500	\$210,500	\$421,000
	\$107,500	\$215,000	\$106,000	\$213,500	\$427,000
	\$109,000	\$218,000	\$107,500	\$216,500	\$433,000
	\$110,500	\$221,000	\$109,000	\$219,500	\$439,000
	\$112,000	\$224,000	\$110,500	\$222,500	\$445,000
	\$113,500	\$227,000	\$112,000	\$225,500	\$451,000
	\$115,000	\$230,000	\$113,500	\$228,500	\$457,000
	\$116,500	\$233,000	\$115,000	\$231,500	\$463,000
	\$118,000	\$236,000	\$116,500	\$234,500	\$469,000
	\$119,500	\$239,000	\$118,000	\$237,500	\$475,000
	\$121,000	\$242,000	\$119,500	\$240,500	\$481,000
	\$122,500	\$245,000	\$121,000	\$243,500	\$487,000
	\$124,000	\$248,000	\$122,500	\$246,500	\$493,000
	\$125,500	\$251,000	\$124,000	\$249,500	\$499,000
	\$127,000	\$254,000	\$125,500	\$252,500	\$505,000
	\$128,500	\$257,000	\$127,000	\$255,500	\$511,000
	\$130,000	\$260,000	\$128,500	\$258,500	\$517,000
	\$131,500	\$263,000	\$130,000	\$261,500	\$523,000
	\$133,000	\$266,000	\$131,500	\$264,500	\$529,000
	\$134,500	\$269,000	\$133,000	\$267,500	\$535,000
	\$136,000	\$272,000	\$134,500	\$270,500	\$541,000
	\$137,500	\$275,000	\$136,000	\$273,500	\$547,000
	\$139,000	\$278,000	\$137,500	\$276,500	\$553,000
	\$140,500	\$281,000	\$139,000	\$279,500	\$559,000
	\$142,000	\$284,000	\$140,500	\$282,500	\$565,000
	\$143,500	\$287,000	\$142,000	\$285,500	\$571,000
	\$145,000	\$290,000	\$143,500	\$288,500	\$577,000
	\$146,500	\$293,000	\$145,000	\$291,500	\$583,000
	\$148,000	\$296,000	\$146,500	\$294,500	\$589,000
	\$149,500	\$299,000	\$148,000	\$297,500	\$595,000
	\$151,000	\$302,000	\$149,500	\$300,500	\$601,000
	\$152,500	\$305,000	\$151,000	\$303,500	\$607,000
	\$154,000	\$308,000	\$152,500	\$306,500	\$613,000
	\$155,500	\$311,000	\$154,000	\$309,500	\$619,000
	\$157,000	\$314,000	\$155,500	\$312,500	\$625,000
	\$158,500	\$317,000	\$157,000	\$315,500	\$631,000
	\$160,000	\$320,000	\$158,500	\$318,500	\$637,000
	\$161,500	\$323,000	\$160,000	\$321,500	\$643,000
	\$163,000	\$326,000	\$161,500	\$324,500	\$649,000
	\$164,500	\$329,000	\$163,000	\$327,500	\$655,000
	\$166,000	\$332,000	\$164,500	\$330,500	\$661,000
	\$167,500	\$335,000	\$166,000	\$333,500	\$667,000
	\$169,000	\$338,000	\$167,500	\$336,500	\$673,000
	\$170,500	\$341,000	\$169,000	\$339,500	\$679,000
	\$172,000	\$344,000	\$170,500	\$342,500	\$685,000
	\$173,500	\$347,000	\$172,000	\$345,500	\$691,000
	\$175,000	\$350,000	\$173,500	\$348,500	\$697,000
	\$176,500	\$353,000	\$175,000	\$351,500	\$703,000
	\$178,000	\$356,000	\$176,500	\$354,500	\$709,000
	\$179,500	\$359,000	\$178,000	\$357,500	\$715,000
	\$181,000	\$362,000	\$179,500	\$360,500	\$721,000
	\$182,500	\$365,000	\$181,000	\$363,500	\$727,000
	\$184,000	\$368,000	\$182,500	\$366,500	\$733,000
	\$185,500	\$371,000	\$184,000	\$369,500	\$739,000
	\$187,000	\$374,000	\$185,500	\$372,500	\$745,000
	\$188,500	\$377,000	\$187,000	\$375,500	\$751,000
	\$190,000	\$380,000	\$188,500	\$378,500	\$757,000
	\$191,500	\$383,000	\$190,000	\$381,500	\$763,000
	\$193,000	\$386,000	\$191,500	\$384,500	\$769,000
	\$194,500	\$389,000	\$193,000	\$387,500	\$775,000
	\$196,000	\$392,000	\$194,500	\$390,500	\$781,000
	\$197,500	\$395,000	\$196,000	\$393,500	\$787,000
	\$199,000	\$398,000	\$197,500	\$396,500	\$793,000
	\$200,500	\$401,000	\$199,000	\$399,500	\$799,000
	\$202,000	\$404,000	\$200,500	\$402,500	\$805,000
	\$203,500	\$407,000	\$202,000	\$405,500	\$811,000
	\$205,000	\$410,000	\$203,500	\$408,500	\$817,000
	\$206,500	\$413,000	\$205,000	\$411,500	\$823,000
	\$208,000	\$416,000	\$206,500	\$414,500	\$829,000
	\$209,500	\$419,000	\$208,000	\$417,500	\$835,000
	\$211,000	\$422,000	\$209,500	\$420,500	\$841,000
	\$212,500	\$425,000	\$211,000	\$423,500	\$847,000
	\$214,000	\$428,000	\$212,500	\$426,500	\$853,000
	\$215,500	\$431,000	\$214,000	\$429,500	\$859,000
	\$217,000	\$434,000	\$215,500	\$432,500	\$865,000
	\$218,500	\$437,000	\$217,000	\$435,500	\$871,000
	\$220,000	\$440,000	\$218,500	\$438,500	\$877,000
	\$221,500	\$443,000	\$220,000	\$441,500	\$883,000
	\$223,000	\$446,000	\$221,500	\$444,500	\$889,000
	\$224,500				



Anti-Displacement & Tenant Protections TA

- Join our Advisory Committee!
- Quick Guide for Staff: Developing a Strategy
- Understanding Displacement Slide Template

Who's your best contact for this TA?

Check the roster and email us to join.

Missing Middle Work Group

- **Five 90-minute virtual work sessions**

1. 4/10: What Is “the Missing Middle?”
2. 6/12: Middle Housing Market in Santa Clara County
3. 8/14: Making Middle Housing Types Happen
4. 10/9: Facilitating Middle Income Housing
5. 12/11: Talking About the Missing Middle

- **Staff Resources & Templates**

- **On call, one-on-one technical support**

- Calendar invites will be sent to everyone.
Resource links will be sent to those signed up.

Sign Up Link in Chat



Missing Middle Work Group

Sign Up Link in Chat

- **Session 1: What Is “the Missing Middle”?**
 - **Thursday April 10, 12 pm – 1:30 pm**
 - What do we mean by “middle housing”? And “middle income” households?
 - Why is middle housing missing?
 - What types of housing can middle income households afford?
 - Local goals and actions for middle housing.
 - What support do you need to achieve your goals?



ADU Program

Congratulations –
ADU Galleries Launched!

- Campbell
- Gilroy
- Los Altos Hills
- Los Gatos
- Monte Sereno
- Morgan Hill
- Mountain View
- Palo Alto
- Saratoga
- Sunnyvale
- *In Progress:* Los Altos

FILTERS

See Pre-Approved Plans Only ?

Construction Type

- Site-Built (8) ?
 Prefabricated (4) ?

Square Footage ?



Bedrooms

- Studio (1)
 1 (6)
 2 (4)
 3+ (0)

Features

- All-electric (11) ?
 In-unit washer/dryer (10) ?
 WUI (wildland urban interface) certified (5) ?
 Net Zero certified (2) ?
 Solar-ready (12) ?
 Accessibility features (9)
 Turnkey project (5) ?

✓ PRE-APPROVED PLAN

Klassen 2BR
HOUSETECH

Medium - 610 SF Prefabricated
2 Bedrooms 1 Bathroom

SEE PLAN

✓ PRE-APPROVED PLAN

Sonoma
HATI HOMES

Medium - 569 SF Site-built
1 Bedroom 1 Bathroom

SEE PLAN

✓ PRE-APPROVED PLAN

Sierras
HOUSETECH

Small - 460 SF Prefabricated
1 Bedrooms 1 Bathroom

SEE PLAN

Library Cottage
HOMETECH

Medium - 690 SF Site-built
1 Bedroom 1 Bathroom

SEE PLAN

ADU Program

- Updated Gallery Page on www.aduscc.org
- Getting the word out / PR opportunity

Scheduling an ADU Working Group meeting.

Do we have the best ADU contact for your city?









GET STARTED > LEARN THE RULES > BUDGET > DESIGN > PERMIT > BUILD > RENT

Pre-Approved Plans

FIND YOUR DREAM ADU DESIGN

Save time and money by choosing an existing set of plans and connecting directly with the architect, designer, or company. Plus, some locations have already reviewed plans for building code compliance, saving you even more time in the permitting process!

PLEASE NOTE: All existing ADU designs – even pre-approved plans – require planning for your property and other permit applications. You most likely need to hire a professional to complete this work. Not all designs work on all properties, so ask a professional before purchasing or using a design.

 <p>Elmore Bay Charming Home w/ Covered Porch STATESIDE HOMES</p> <p>Large - 945 SF 2 Bedrooms 2+ Bathroom</p> <p>SEE PLAN</p>	 <p>Genesis D400 STATESIDE HOMES</p> <p>Medium - 559 SF Prefabricated 1 Bedroom 1 Bathroom</p> <p>SEE PLAN</p>	 <p>Modern Farmhouse ADU STEFANIE OKADA-MCCABE, INC.</p> <p>Large - 1000 SF Site Built 2 Bedrooms 2+ Bathroom</p> <p>SEE PLAN</p>
 <p>Pocket 288, "The Studio" PREFAB INNOVATIONS, INC.</p> <p>Small - 288 SF Studio 1 Bathroom</p> <p>SEE PLAN</p>	 <p>Pocket 576, "The OG" PREFAB INNOVATIONS, INC.</p> <p>Medium - 576 SF Prefabricated 2 Bedrooms 1 Bathroom</p> <p>SEE PLAN</p>	 <p>Pocket 735, "The Aspen" PREFAB INNOVATIONS, INC.</p> <p>Medium - 735 SF Prefabricated 2 Bedrooms 1 Bathroom</p> <p>SEE PLAN</p>

VISIT YOUR LOCAL ADU PLANS GALLERY (IF AVAILABLE)

Many Santa Clara County locations are launching online galleries listing their pre-approved designs. Click on the logos below for currently launched galleries or use this [statewide gallery search page](#).



ASK LOCAL STAFF

LOCAL RULES & CONTACTS

As of January 1, 2025, all local governments in California are required to accept ADU plans for pre-approval and keep a list of locally pre-approved plans online so homeowners can get in touch with the designers to purchase or use the plans.

Use our [Local Rules & Contact page](#) to find contact information for your local staff and ask about locally pre-approved plans.

The City of San José offers a selection of pre-approved ADU plans for faster, lower-cost permitting. You will need to contract with a pre-approved vendor and prepare a property-specific site. [Learn more here.](#)

The City of Cupertino also offers pre-approved plans for detached ADUs to speed up permitting. You will need to contract with one of the approved vendors and final approval is still subject to site concerns. [View available plans here.](#)

ADU Affordability Homeowner Survey

Josh Ellsworth, Community Planning Collaborative



State Housing Laws



AB 1332 Resources

- Overview and Implementation Checklist
- Pre-Approval Application Checklist
- Site-Specific Application Checklist

Info Sessions 1 and 2 Recordings & Slides



DISCLAIMER: This document is intended solely as a technical overview of Assembly Bill 1332 (AB 1332) Preapproved Plans (enacted in 2023). It is not intended to serve as legal advice regarding any jurisdiction's specific policies or any proposed project. Local staff should consult with their city attorney or county counsel before taking any action to implement these changes.

AB 1332 Pre-Approved Accessory Dwelling Units

Overview of Requirements

AB 1332 (Government Code 65852.27) went into effect on January 1, 2025, and requires every jurisdiction in California to give architects, designers or other potential applicants the option to have Accessory Dwelling Unit (ADU) plans reviewed, pre-approved for use and listed online. Pre-approved plans may be used on any site where an ADU would be permitted assuming the site-specific standards are met. Pre-approval of plans expires at the end of the three-year state building code cycle. It is important to note that AB 1332 does not require jurisdictions to own plans nor make drawings available for free. Rather, jurisdictions must have a process to review plans for pre-approval when requested by an applicant.

Note: With proper approval from plan owners, when applicable, jurisdictions *may* also choose to include plans that they have 1) produced themselves or purchased, 2) previously approved and 3) pre-approved by other jurisdictions within the state, but this is not required.

Question: What if no one submits plans for pre-approval in my jurisdiction?

Answer: You are done. Jurisdictions are in compliance as long as they develop a program to accept applications for pre-approval and post pre-approved plans online. If you do not receive any applications for pre-approval, you do not have to post any plans.

Question: Who may apply for pre-approval? Are only architects or designers allowed to submit plans?

Answer: It is no different than any application for an ADU. Anyone may submit a plan for pre-approval, as long as they own the copyright. Most often it will be an architect or designer, but jurisdictions cannot restrict who submits plans.



AB 2097: Parking Minimums

- Prohibits local governments from imposing minimum parking requirements on developments 1/2 mile from major transit stops.
- New HCD Technical Advisory
- Questions? Use HCD's Housing Accountability Portal

SECTION 2. KEY PROVISIONS OF AB 2097

The applicable statutory citations that define the provisions of AB 2097 can be found in the following sections of the Government and Public Resources Codes.

	AB 2097	Statute
1	A public agency shall not impose or enforce any minimum automobile parking requirement on eligible residential, commercial, or other development projects located within one-half mile of public transit.	Gov. Code, § 65863.2, subd. (a)
2	"Public transit" means a "major transit stop" as defined in Public Resources Code section 21155.	Gov. Code, § 65863.2, subd. (e)(5)
3	"Major transit stop" is defined in Public Resources Code section 21064.3. A project shall be considered to be within one-half mile of a major transit stop if all parcels within the project have no more than 25 percent of their area farther than one-half mile from the stop and if not more than 10 percent of the residential units, or 100 units, whichever is less, in the project are farther than one-half mile from the stop. Major transit stops that are included in the applicable regional transportation plan also qualify.	Pub. Res. Code, § 21155, subd. (b)
4	"Major transit stop" means a site containing any of the following: (a) Existing rail or bus rapid transit station. (b) Ferry terminal served by either a bus or rail transit service. (c) Intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods.	Pub. Res. Code, § 21064.3
5	(a) "Bus rapid transit" means a public mass transit service provided by a public agency or by a public private partnership that includes all the following features: (1) Full-time dedicated bus lanes or operation in a separate right-of-way dedicated for public transportation with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. (2) Transit signal priority. (3) All-door boarding. (4) Fare collection system that promotes efficiency. (5) Defined stations. (b) "Bus rapid transit station" means a clearly defined bus station served by a bus rapid transit.	Pub. Res. Code, § 21060.2
6	The "applicable regional transportation plan" is prepared by a metropolitan planning organization (MPO) as part of the organization's sustainable communities strategy. There are 18 MPOs throughout the state of California.	Pub. Res. Code, § 21155, subd. (a)



SB 450: SB 9 Changes

- **Overview: Amends SB 9, prohibits objective standards and enforces a 60-day review period.**
- SB 9 applications approved or denied within 60 days after receiving completed application, otherwise “deemed approved.”
- Projects with demolition of 25% of existing exterior structural walls eligible for SB 9 ministerial review.
- No objective standards for SB 9 projects that don’t apply uniformly to development in underlying zone.
- Objective standards can apply to urban lot splits only for design or improvements of parcel.



SB 937: Mitigation Fee Act

- Residential impact fee deferral.
- Prohibits requiring payment of impact fees or charges until
 - Date of final inspection, OR
 - Date certificate of occupancy is issued
 - Whichever occurs first
 - Excludes utility service fees
- No interest on deferred fees.
- Extend housing entitlements issued prior to Jan. 1, 2024 and set to expire on or before Dec. 31, 2025 by 24 months



SB 937: Mitigation Fee Act

- Applies to “Designated Residential Development Projects”
 - 100% affordable housing projects - SB 423 (Wiener, 2023)
 - AB 2011 (Wicks, 2022)
 - Density Bonus Law
 - SB 4 (Wiener, 2023)
 - SB 2 (Atkins, 2017)
 - Projects 10 units or less
- Model contract from Oxnard.

What are the challenges of collecting fees at CoO?

How is your jurisdiction approaching this?



Housing Laws Past, Present, Future

- MTC-ABAG 2024 Housing Laws TA
 - Webinar
 - Summary
 - Checklist (Coming soon!)

Turner Center Webinar: California Housing Policy 2025: Key Legislative Trends and What to Expect



*and don't forget 2023 Laws

APRs

- HCD Survey – after submitting APR
- How are APRs going?
- *Don't need to resubmit old APRs!*



Housing California Conference 2025

Highlights from Attendees

2026 SCC Delegation?



Next Meeting: *Missing Middle Work Group*

Thursday, April 10
12 noon - 1:00 pm

Next SCC Collaborative General Meeting:

Thursday, May 8
12 noon - 1:30 pm

