

# Santa Clara County Planning Collaborative

January 8, 2026



# Agenda

- Admin Announcements
- MTC-ABAG Announcements
- Collaborative Updates
- Language Access Update
- Morgan Hill: Healthy Neighborhoods
- Gilroy: Blue Skies Initiative
- Discussion: Peer Sharing



# Introductions!

- Name and Jurisdiction
- *Something I resolve to stop doing this year*
- *Something I resolve to keep doing or start doing this year*



## 2026 Collaborative Contributions

- MOUs and invoices are out!
- Let us know if you could use support
- All jurisdictions contributing to Core Activities
- Nine contributing to additional TA – work planning in progress



# 2027 Contributions



## The Plan

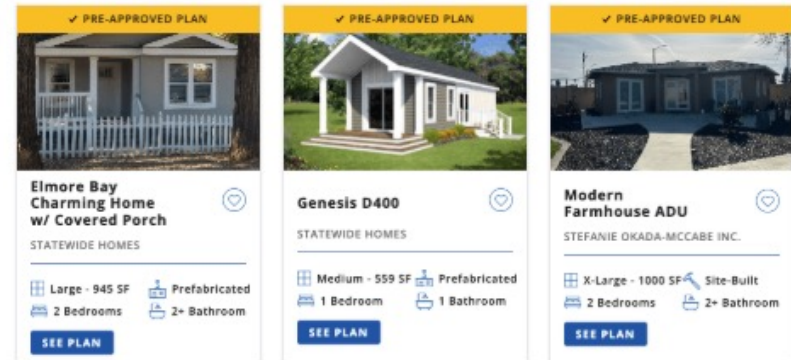
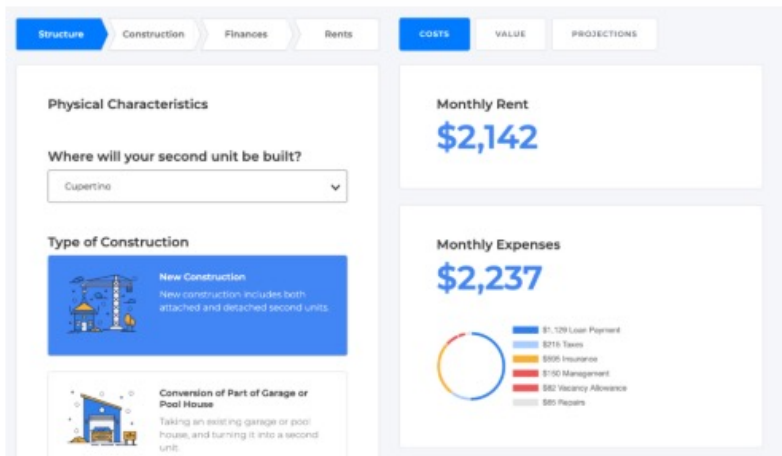
- Transition to fiscal year billing cycle
- Contributions cover subsequent calendar year
- *For example: Your 2026/27 FY contribution will cover SCCPC services from Jan to Dec 2027*

## What That Means for You

- Budget for 2027 calendar year in your 2026-2027 FY budget
- If you already paid for two years, you're covered!
- We can provide invoice as needed (but ideally pay by Jan 2027)
- We'll send reminders – what's the best timing?
- Reach out whenever you have questions or need something!

# ADU Plans Gallery & Calculator

- Plans Gallery first year license cost paid through June 2026
- Calculator license cost paid through June 2026
- Discounted FY26 license costs for both tools
  - Will share cost by jurisdiction for budgeting
  - Invoices will be sent in Spring



## Collaborative Admin

- Add staff to the email list
- Steering Committee – Open to all, volunteer!



# MTC-ABAG Announcements

Manuel Ávalos, MTC-ABAG Assistant Housing Program Coordinator



# Missing Middle Housing Recordings, Slides, Meeting Summaries

Collaborative Missing Middle webpage: <https://citiesassociation.org/missing-middle/>

**Defining Goals for Middle Income Ownership**

**Different ownership models achieve different goals**

	Community land trust	Cooperative
Self-determination	High	Medium
Affordability	High	Medium/High
Lasting affordability	High	High
Wealth building potential	Medium	Medium
Stability/anti-displacement	Medium	High

## Missing Middle Work Group Session 4 – 10.2025

Missing Middle Housing

See below for slides, or click the "Download" button to the left.

October 9, 2025

PDF · 3.7 MB

[Download](#)

[Watch a recording here.](#)

Work Session 4 / October 9, 2025

### Creating Middle Income Housing

Missing Middle Housing Work Group  
Santa Clara County Planning Collaborative  
21 Elements

21 Elements Santa Clara County Planning Collaborative

# Missing Middle Housing Resource Doc

## Missing Middle Housing Resources for Jurisdiction Staff

Missing Middle Work Group, 2025  
Santa Clara County Planning Collaborative & 21 Elements

All work group slides and resources available here:  
<https://citiesassociation.org/missing-middle/>

### Defining the Middle: Housing Types

Middle housing generally refers to building types that fall somewhere between a single-family home and a 20+ unit apartment building (for sale or for rent). These middle housing types are often "missing" because over time they have been prohibited under local regulations, and because they haven't been able to compete in a changing housing market.

Encouraging middle housing types can be a valuable strategy for jurisdictions because these units often fulfill unmet housing needs, and in some contexts may be more naturally affordable for middle-income households.

Strategies for encouraging missing middle housing types generally fall into zoning strategies and market strategies.

- Zoning Strategies: Updating local regulations to allow and incentivize middle housing types.
- Market Strategies: Working with local developers to improve market conditions for middle housing and streamline pathways for permitting and entitlement.

### Work Group Resources

- Work Group Slide Deck 1: Defining the Missing Middle
  - Slides 4 – 9: Introduction to background, identifying why middle housing is missing and why this is important for jurisdictions to address.
  - Slides 13 – 25: Differentiating between middle housing types and middle-income housing, exploring the current middle housing landscape, identifying key challenges.
- Work Group Slide Deck 2: The Middle Housing Market
  - Slides 6 – 12: Defining middle-income, identifying key challenges.
  - Slides 13 – 28: Understanding the market for middle housing types.

### Other Resources

- Opticos: [Missing Middle Housing Website](#)

1

### Session 5 Meeting Materials

Session 5 of this Work Group explored steps for creating a middle housing strategy, including defining middle housing goals, identifying available strategy levers, getting the process started.

- [Session 5 Meeting Materials available here](#)

### Berkeley Middle Housing Zoning

Over the course of several years the City of Berkeley implemented several housing reforms that allowed for the 2025 passage of their Middle Housing Zoning, which covers most districts in the city.

### Resources

- Work Group Slide Deck 5: Bringing It All Together
  - Slides 17 – 33: Overview of Berkeley's Middle Housing Zoning, including background, summary of zoning changes, and key lessons for jurisdictions.
- City Project Webpage: Middle Housing Zoning
- June 26, 2025 Council Documents

### Boulder Middle-Income Housing Strategy

Boulder's Middle-Income Housing Strategy was adopted in 2016 with the goal of building or preserving 3,500 middle-income homes by 2030, including 2,500 market-rate units and 1,000 deed restricted permanently affordable units.

### Resources

- Work Group Slide Deck 2: The Middle-income Market
  - Slides 29 – 41: Boulder's middle housing goals and program evolution.
- City of Boulder Middle-income Housing Strategy (2016)
- Video on Boulder's modular home factory - a partnership with the Boulder Valley School District to provide job training while producing affordable homeownership opportunities for community members

### San José Moderate-Income Housing Strategy

Adopted in 2025, San José's Moderate-Income Housing Strategy addresses three primary goals: creating process improvements, offering production incentives, and implementing regulatory reforms.

### Resources

- Work Group Slide Deck 5: Bringing It All Together
  - Slides 34 – 37: Overview of San José's Missing Middle Strategy, including project background and key provisions of the strategy.



# Anti-Displacement & Tenant Protections





# Updated Anti-Displacement Staff Website

- Step-by-Step Strategy Guide
- Policy & Program Toolkit
- Resource Library

[staff.letstalkhousing.org](http://staff.letstalkhousing.org)

The screenshot shows the homepage of the Let's Talk Housing website. At the top left is the logo, which includes a house icon and the text "Let's Talk Housing STRATEGIES FOR THRIVING IN PLACE". To the right of the logo is a navigation menu with "About & Contact" and a search bar with the placeholder text "Enter Search Keywords" and a green "Search" button. Below the navigation menu is a dark green horizontal bar with white text for the main navigation items: "Displacement 101", "Building a Strategy", "Policy & Program Toolkit", "Displacement Data", and "Resources Library". The main content area features a large hero section with the text "Let's Talk Housing Resources, solutions, and support for your anti-displacement strategy" over a background image of a city. Below this is a smaller section with the tagline "Building communities where people can stay and thrive" and a similar search bar. On the right side of the page, there are three smaller images: a family of four in a living room, a modern apartment building, and three people sitting at an outdoor table.



# Displacement Risk Model

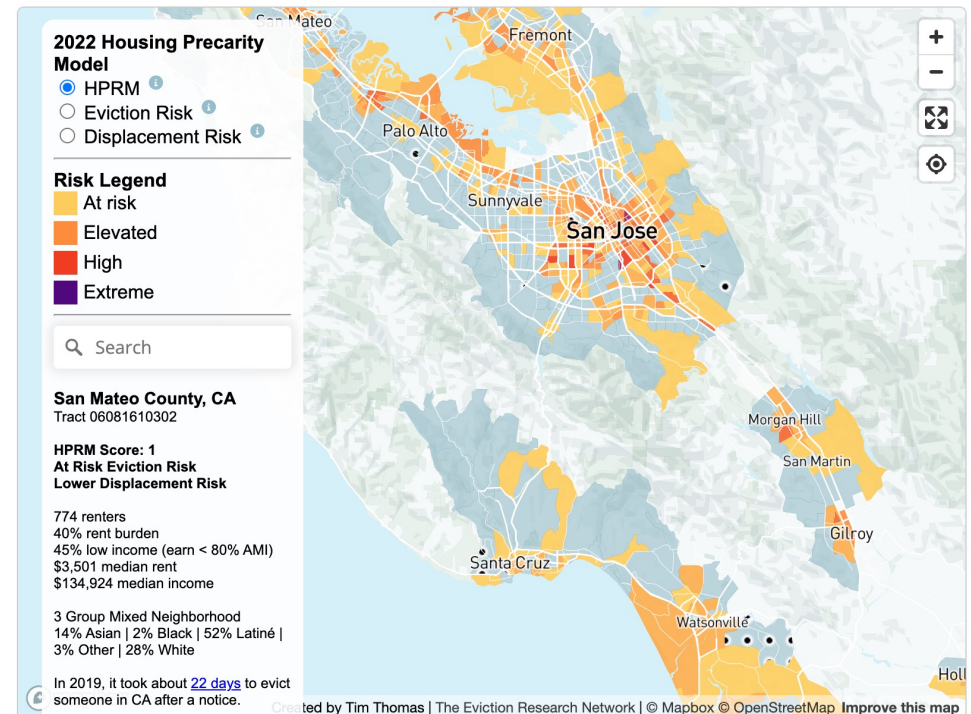
Assesses risk by census tract

- Overall displacement risk
- Eviction Risk
- Economic Displacement Risk
- Demographic data

[evictionresearch.net/hprm/bay/](https://evictionresearch.net/hprm/bay/)

(\*and available on the LTH Website)

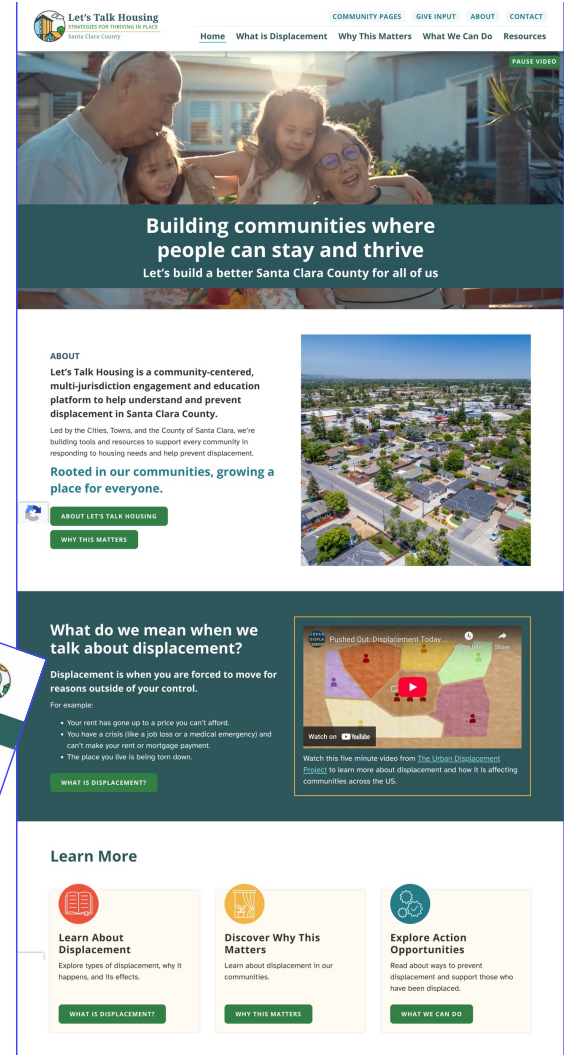
## Bay Area Housing Precarity Risk Model





# Engagement Materials

- Public Education Website
- Public Info Handouts





## Survey Results

- Online survey to assess resident priorities, experiences with existing programs
- Survey closed November 30th
- Results dashboards shared with jurisdictions that received more than 20 responses

### Community Survey on Housing and Displacement

WE WANT TO HEAR FROM YOU!

Share your thoughts about housing, displacement, and our community by **November 30, 2025**



Take the survey:



[bit.ly/SMC-Displacement](https://bit.ly/SMC-Displacement)

**Let's Talk Housing** helps people in each of our communities learn more about housing and get involved in shaping local housing policies and programs. Learn more at [www.sanmateo.letstalkhousing.org](http://www.sanmateo.letstalkhousing.org)





# What's coming up

## Outreach

- Community Meeting Materials
- Focus Groups Questions

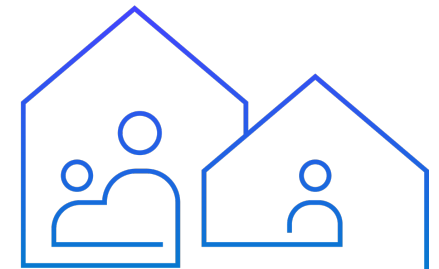
## Data

- Data Guide
- Data PPT Template

➤ New resources will be published to the Staff Website as they are finalized

## Working Group

- Let us know if you want to continue meeting with peers in 2026!



# Language Access TA Update

Noemi Gonzalez-Rocha, A Simple Translation



# Morgan Hill: Healthy Neighborhoods for All

Adam Paszkowski, Principal Planner Morgan Hill





# Healthy Neighborhoods for All

SCC Planning Collaborative  
January 8, 2026



# Why are we doing this?

## Senate Bill 1000 (Environmental Justice)

- Required upon the adoption/revision of 2 or more elements concurrently
- Address pollution and other hazards disproportionately impacting low-income communities and communities of color
- Identify “disadvantaged communities”
- Must address 8 different topics:
  - Reduce pollution exposure
  - Promote public facilities
  - Promote food access
  - Promote safe and sanitary homes
  - Promote physical activity
  - Reduce unique or compounded health risks
  - Promote civic engagement
  - Prioritize the needs of “disadvantaged communities”

# Resources

## State of California Department of Justice (Office of the Attorney General)

- SB 1000 Best Practices
- Example Policies
- Tools and Resources
- Attorney General's Comment Letters and Enforcement Actions
  
- <https://oag.ca.gov/environment/sb1000>

# Healthy Neighborhoods for All

## What is Healthy Neighborhoods for All?

- A **plan** to ensure **everyone** has the right to **clean air, water, and a healthy environment**
- No group of people should have more pollution risk than others
- **Communities** should **have a say** in making their neighborhoods better
- This plan will be part of the future for Morgan Hill (2035 General Plan)

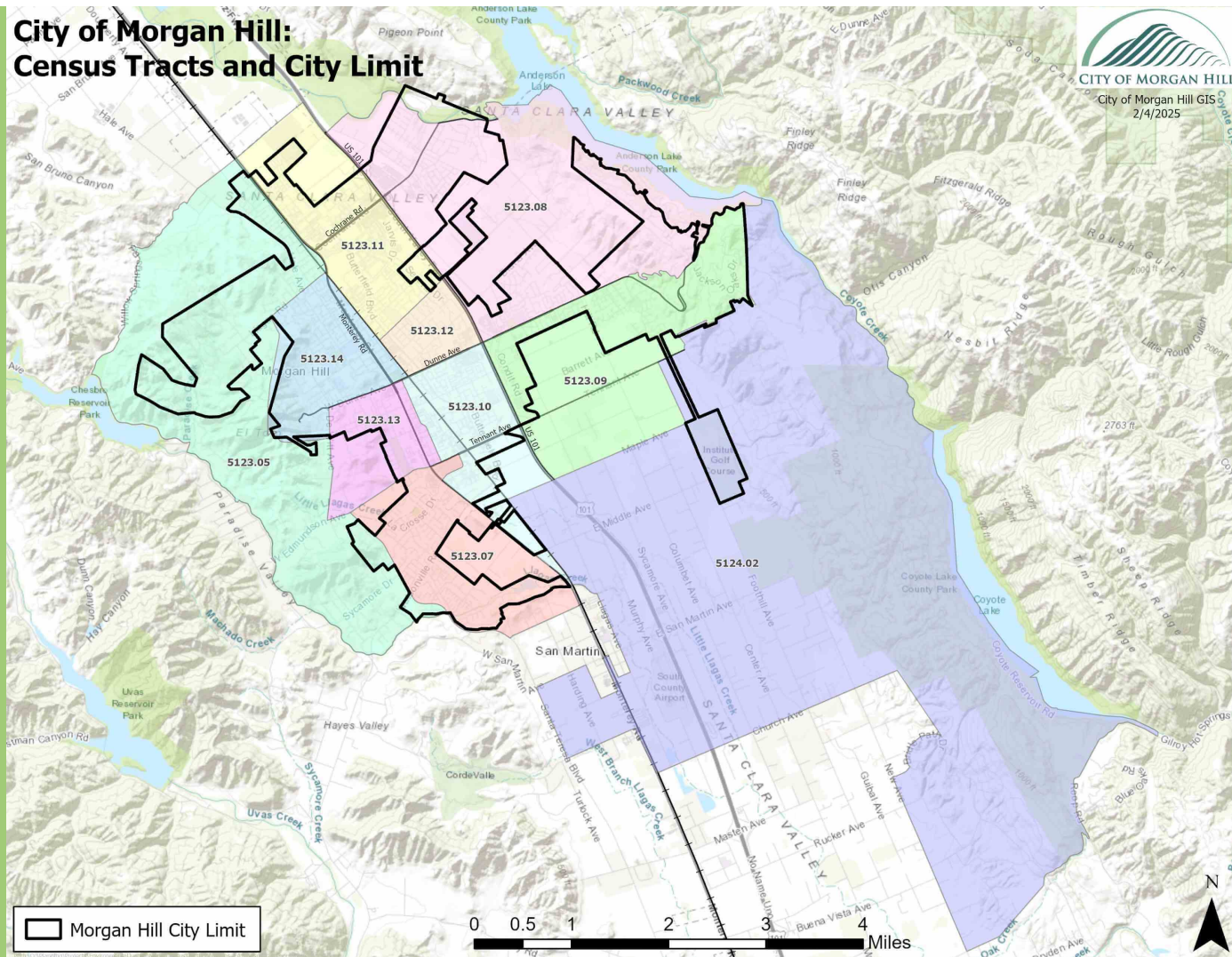


# HEALTHY Neighborhoods For All

Background Review Report  
March 2025



# City of Morgan Hill: Census Tracts and City Limit



□ Morgan Hill City Limit

0 0.5 1 2 3 4 Miles

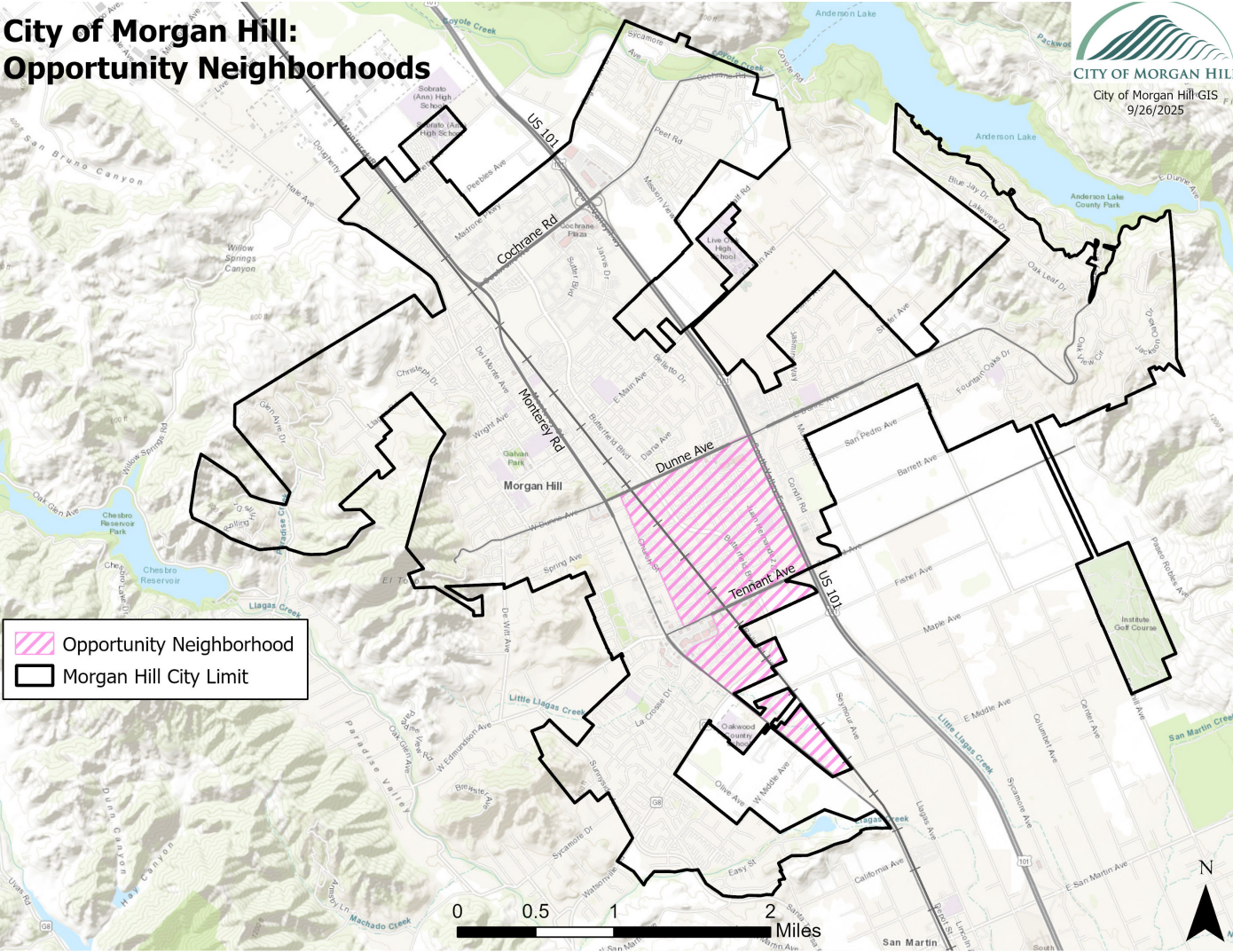
# Opportunity Neighborhoods

## Indicators by Census Tract



Indicators by Census Tract	5123.05	5123.07	5123.08	5123.09	5123.10	5123.11	5123.12	5123.13	5123.14	5124.02
Low Income					X			X	X	
Income Inequality					X	X				X
Mostly Hispanic					X			X	X	
Low Child Opportunity Levels					X	X		X	X	X
Low Education Attainment					X	X		X	X	X
Lower Life Expectancy					X	X			X	
Lead Risk								X	X	X
Asthma		X			X		X	X		
Diabetes		X			X					X
Stroke		X			X					X
Heart Disease		X		X	X					X
Obesity		X			X			X	X	X
Teeth Lost		X			X			X	X	
Population who Smokes		X			X			X	X	X
Poor Health					X			X	X	X
Lack of Health Insurance					X			X	X	X
Low Health Visits					X			X	X	
Diesel Particulate Matter					X	X	X			
Traffic Density			X	X		X	X			
Groundwater Threats					X					
Impaired Water Bodies	X									X
Hazardous Waste Facilities					X	X				
Cleanup & Solid Waste Sites					X	X				X
Pesticide Use			X	X		X				X
Lack of Parks/Facilities	X		X	X	X					
Unhealthy Food Options					X	X		X	X	
Food Stamp Assistance					X			X		X
Housing Cost Burden					X					
Substandard Housing					X	X		X	X	
Barriers to Engagement					X			X	X	X
Lack of Digital Access					X				X	
Flood Zones		X			X			X	X	
Fire Hazard	X		X	X						
Lack of Tree Canopy					X	X				
<b>TOTAL INDICATORS</b>	<b>3</b>	<b>8</b>	<b>4</b>	<b>5</b>	<b>29</b>	<b>12</b>	<b>3</b>	<b>17</b>	<b>17</b>	<b>16</b>

# City of Morgan Hill: Opportunity Neighborhoods



# HEALTHY Neighborhoods For All

Outreach and Engagement Summary  
August 2025



# Summary of Engagement

	# of events		# of people engaged
	6	Pop-Up Events	176
	23	Community Events	577
	27	Visioning Workshops	749
	3	¡Morgan Hill Prospera!	27



59 events reaching a total of 1,529 community members



# Healthy Neighborhoods For All Element

Adopted December 3, 2025



# Healthy Neighborhoods for All Element

- **GOAL HN-1** Equitable access to decision making, safe and welcoming civic spaces, and the resources necessary to live in healthy, connected, and empowered communities regardless of race, national origin, income, or neighborhood.
- **GOAL HN-2** Pollution reduction in Opportunity Neighborhoods with no segment of the community disproportionately burdened by environmental conditions.
- **GOAL HN-3** Geographically accessible, safe, inclusive, and active public spaces for all residents.
- **GOAL HN-4** Equitable access to fresh, healthy, and affordable food within a short, safe distance from home.
- **GOAL HN-5** Safe, affordable, and stable housing for people to thrive in their communities regardless of race, national origin, income, or neighborhood.
- **GOAL HN-6** Equitable access to physical activity, recreation, and wellness opportunities for all residents, especially within Opportunity Neighborhoods.
- **GOAL HN-7** Safe, well-maintained, and accessible public spaces, facilities, and infrastructure that support active lifestyles and community well-being.

LET'S CELEBRATE  
HEALTHY NEIGHBORHOODS FOR ALL

# Posada Navideña

FOOD . RAFFLES . LIVE MUSIC (CORAZON MEXICANO)

**SATURDAY** | **20** | **DECEMBER**  
5:00 PM - 8:00 PM | FREE EVENT

COMMUNITY & CULTURAL CENTER  
17000 MONTEREY RD,  
MORGAN HILL, CA 95037

QUESTIONS: JAXMIN.SCHEALS@GMAIL.COM  
SENDYRAMIREZ.SCHEALS@GMAIL.COM



**EL CHIVO Y SU  
NUEVA SOCIEDAD U.S.A.**



**CORAZON MEXICANO**



**CITY OF MORGAN HILL**  
MORGAN HILL TOGETHER



**South County  
H.E.A.L.S.**



**SCYTF  
SOUTH COUNTY  
YOUTH TAKE VOICE  
Our Community  
THRIVES!**



**SYLVIA  
ARENAS**



**Questions?**



# Gilroy: Blue Skies Initiative

Valerie Negrete, Senior Planner, Gilroy





# CLIMATE ACTION PLAN & VTA REDUCTION PROGRAM (CALTRANS GRANT)

January 8, 2026

Valerie Negrete, City of Gilroy





## OVERVIEW

- CAP/VMT Reduction Benefits and Goals
- Project branding
- Community Outreach
- Next Steps

# CAP/VMT REDUCTION BENEFITS AND GOALS

- Climate Action Plan (CAP) and VMT Reduction Program awarded by Caltrans with the goal to:
  - Reduce VMT and GHG emissions from new development (energy efficiency and air quality).
  - Improve transportation solutions to disadvantaged communities (EV charging stations, free transit passes ).
  - Streamline the production of needed housing and economic development;
  - Provide more sustainable framework for future development.



# GILROY'S CLIMATE PRIMARY HAZARDS



## Wildfire and Smoke Impacts

More frequent and intense fires and smoke impacts



## Extreme Heat

More triple digit days



## Flooding

More frequent and intense precipitation leading to flooding

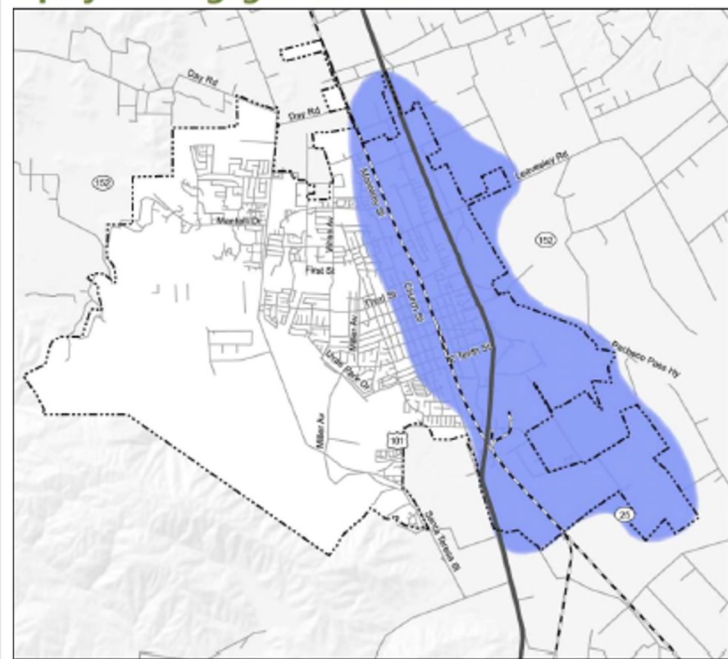


## Drought and Water Supply

Longer and more variable dry periods

# DISADVANTAGED COMMUNITIES

## Equity and Engagement District



- CalEnviroScreen 4.0
  - Environmental scores based on access to housing, transportation, education, economic opportunity, and social conditions.
  - Three census tracts qualify.
- California Tax Credit Allocation Committee (TCAC)
  - Looks at disparities in access to opportunity areas (economic indicators, employment etc.)
  - Areas bisected by Hwy 101 had lower scores due to their proximity to freeway pollutants, pesticides, hazardous waste, solid waste, and impaired water which were the highest scoring pollutants in the area, likely contributed to large agricultural operations.
- Healthy Places Index (Public Health Alliance of So. Cal)  
Social factors
  - Index for social conditions related to health outcomes statewide by census tracts.
  - One census tract with less healthy conditions than 50-70 percent of all census tracts statewide.

# BRANDING

1



**GILROY**  
**BLUE SKIES**  
INITIATIVE

2



**GILROY**  
**BLUE SKIES**  
INITIATIVE

3



**GILROY**  
**BLUE SKIES**  
INITIATIVE



## VMT/GHG Program Slogan Ideas

1. Gilroy Greenhouse Gas Reduction Plan
2. Gilroy "Path to Climate Resilience"
3. Gilroy Azul: Blue Skies Initiative
4. "Green in Gilroy"
5. "Go Green in Gilroy"
6. "Go Green, Gilroy!"
7. FutureReady Gilroy
8. The Gilroy Clean Future Plan
9. Gilroy Forward
10. Forward Together Gilroy
11. GreenShift Gilroy
12. Resilient Gilroy
13. Living Well Gilroy
14. Gilroy Thrives
15. Gilroy Blueprint for Tomorrow
16. Low Impact, High Future Gilroy
17. Gilroy Vision Plan
18. Gilroy Goes Verde
19. VMT, VMT, please don't charge me!!!

# COMMUNITY ENGAGEMENT

- Greenlining Institute’s Making Equity Real in Mobility, including best practices for meaningfully engaging and empowering communities at all stages of project development and deployment.
  - Mobility Equity Analysis
  - Mobility Needs Assessment (survey)
- Composed of representatives with technical expertise and sector-specific knowledge.
- Meet four times during the project planning (January–April 2026).
- Provide feedback across key areas (e.g., building, energy, transportation, waste management, air quality and workforce).
- Ensures actions and strategies can be successfully implemented.
- Share project updates and upcoming opportunities your networks.



# PROJECT SCHEDULE





**QUESTIONS?**

**THANK YOU**





## Open Roundtable

- What's most helpful or interesting to hear about?
- What are you working on that you can share out with peers?
- Are there projects in other cities you want to hear more about?

