Santa Clara County Planning Collaborative

September 12, 2024

Agenda

- Welcome!
- Collaborative Updates
- MTC-ABAG Announcements
- Affordable Housing Finance Training
- Anti-Displacement + Tenant & Landlord Support Scope
- Missing Middle Work Group

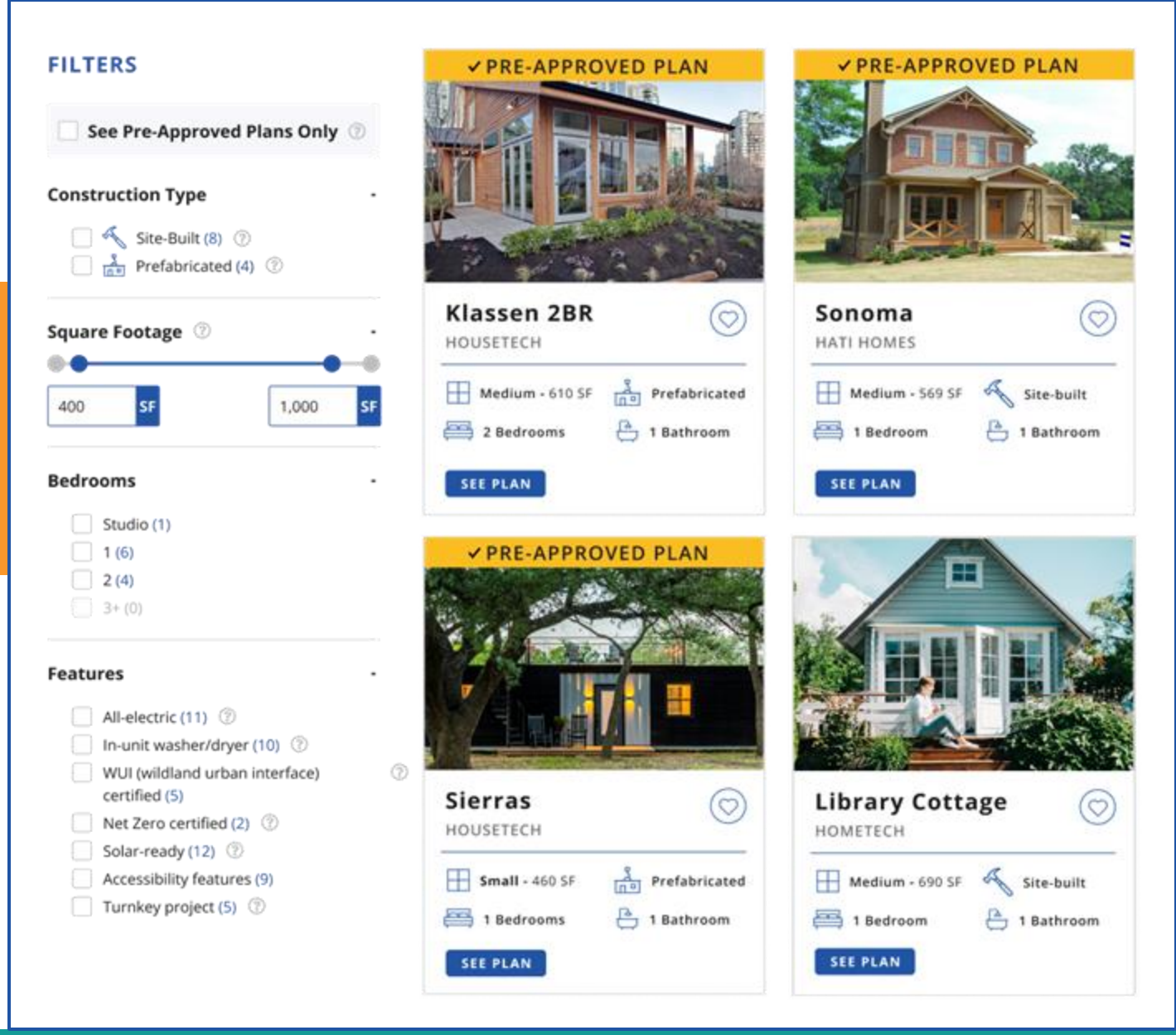
Welcome Discussion

- Introduce yourself!
- What's the biggest thing on your plate the next two weeks?

ADU Plans Gallery

Deadline to Sign Up: Nov. 1 2024

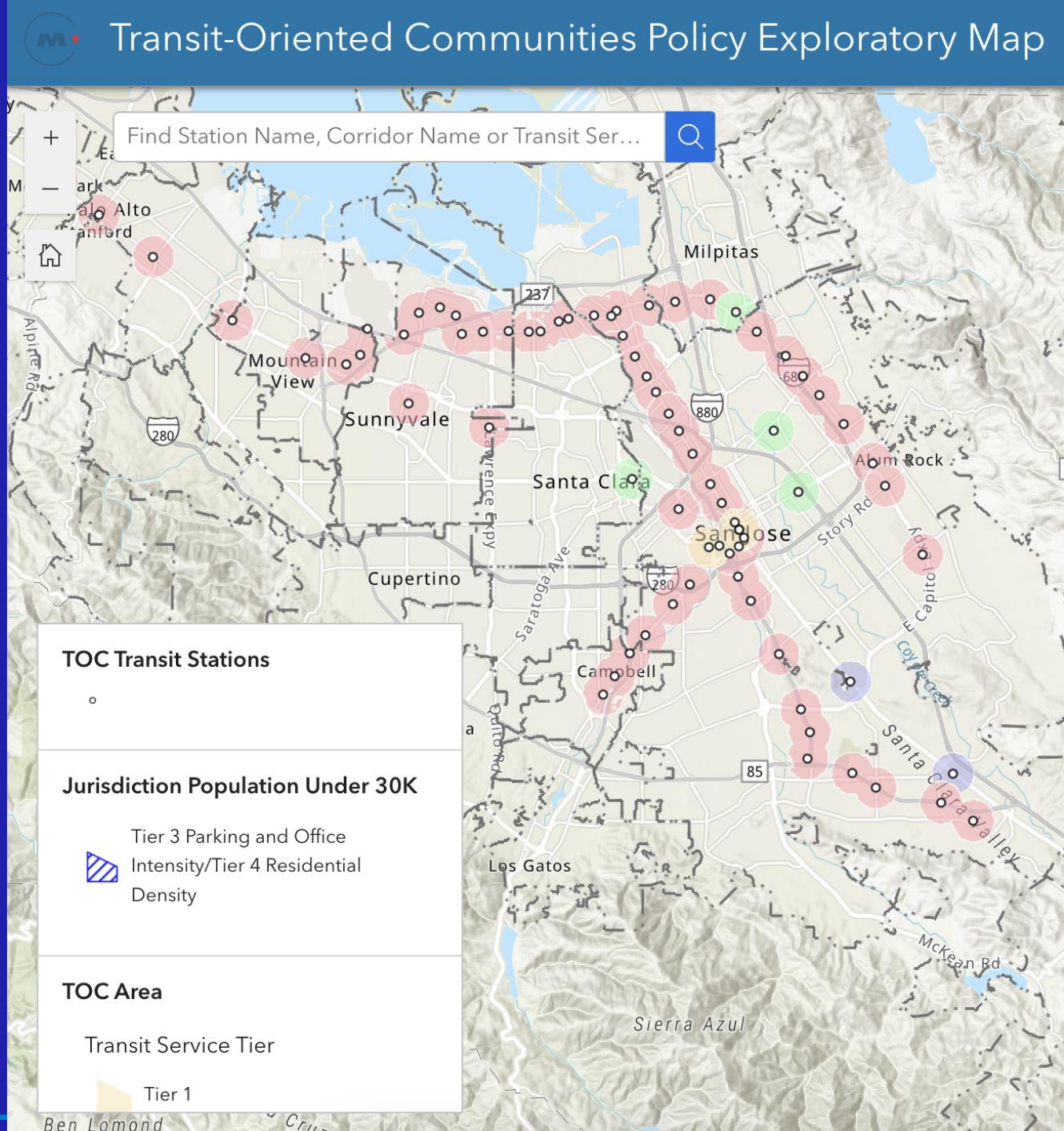
- Easy AB 1332 compliance
- Paid for by Collaborative through end of 2025



Email Sam dolgoff@planningcollaborative.com

TOC Assistance

- Get help preparing for grant application
- 1 on 1 Assistance
- Email Samantha Dolgoff (dolgoff@planningcollaborative.com)
- ABAG also offering assistance
  - Email Manuel Ávalos (mavalos@bayareametro.gov)



October In-Person Meeting

- Thursday, October 10, 2024
- 2 Hours: 12 pm – 2 pm
- San José City Hall
- Regular meeting (short) + "Dealing with an Angry Public" training (hands on and fun)
- Free Lunch!

MTC-ABAG Announcements

Manuel Ávalos, MTC-ABAG

Affordable Housing Finance 101 for City and County staff

Santa Clara County Community Planning Collaborative

Sep 12, 2024

KEVIN ZWICK CONSULTING

Introduction and Series Overview

Comprehensive three-part series on affordable housing finance tailored for SCCPC members

- Practical knowledge and advanced strategies for financing affordable housing developments
- Applied learning to support affordable housing in Santa Clara County.

Three Sessions

- **Session 1 (Oct 2024)**: Affordable Housing Finance 101 – basics for newcomers (90 mins)
- **Session 2 (Nov 2024)**: Advanced Topics – innovative financing tools (90 mins)
- **Session 3 (Dec 2024)**: Real-World Examples & Q&A (60 mins)

Plus office hours!

Key Session Details

Session 1

Affordable Housing Finance 101

- **Development Timeline Overview:** Predevelopment, Acquisition, Construction, and Permanent stages
- **Key Funding Sources:** LIHTC, HUD, Housing Trust Funds, and others
- **City Support Mechanisms:** Financial and land contributions
- **Developer's Perspective:** Challenges and funding considerations

Session 2

Advanced Topics in Affordable Housing Finance

- **Innovative Financing:** Social impact bonds, community land trusts
- **Sustainability:** Financing green affordable housing projects
- **Local Strategies:** Tailored financing for Santa Clara County

Key Session Details

Session 3

Real-World Case Studies & Q&A

- **Successful Projects:** Insights from real-world affordable housing projects
- **Q&A:** Open discussion for addressing challenges and questions

Office Hours Available

- **One on One sessions** available October - December
- Go in depth for city-specific issues or challenges, such as:
  - Review a specific project financing
  - Get feedback on a RFP or RFQ
  - Get ideas for city specific funding sources
  - Understand how new state opportunities or legislation might affect your city's housing goals

Questions?

Contact info:

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408-335-3124

Work Scope:
Anti-Displacement, Tenant & Landlord Support

Background

- Housing Element Commitments
- Partnership with 21 Elements
- Policy Roundtable on 8.14
- Goals:
  - Products & support for local staff
  - Develop, adopt and implement anti-displacement measures
  - Meet Housing Element commitments

Scope Structure

1. Defining Displacement

Sets the foundation for education with a framework, shared vocabulary, key messages, and core data.

2. Understanding & Documenting Displacement in Your Community

Evaluating displacement risks, quantitative and qualitative data, outreach and engagement.

3. Policies & Programs Toolkit

Guidance for anti-displacement strategies and specific actions, policies and programs.

1. Defining Displacement

- Understanding Displacement Website
- Outreach Toolkit
- Anti-Displacement Framework
- Understanding Displacement Webinar

2. Understanding & Documenting Displacement

- Urban Displacement Project - data update and map
- Survey Tool
- Focus Group Guide
- Countywide Outreach & Engagement

3. Policies & Programs Toolkit

- Tools for implementation, pending local staff input
- Templates, policy memos, slide decks
- Overview webinar, working groups, on-call assistance
- Could include tools for:
  - Legal Protections
  - Legal Assistance
  - Financial Support
  - Community Ownership
  - Displaced Tenants Assistance

We need your input!

- What looks helpful?
- What's missing?
- What's your timeline?

Initial Landscape Scan

Missing Middle Work Group

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
- October 2024 through February 2025

Next Meeting:

Thursday, October 10
12 noon - 1:30 pm