Santa Clara County Planning Collaborative

November 14, 2024

Agenda

- Welcome!
- MTC-ABAG Announcements
- TOC Grant Support
- Jan 1st Deadline – AB 1332, Pre-Approved ADU Plans
- Collaborative TA & Schedule
  - Missing Middle
  - Anti-Displacement & Tenant Support TA
  - Affordable Housing Finance Workshops
- Steering Committee, Succession Planning

MTC-ABAG Announcements

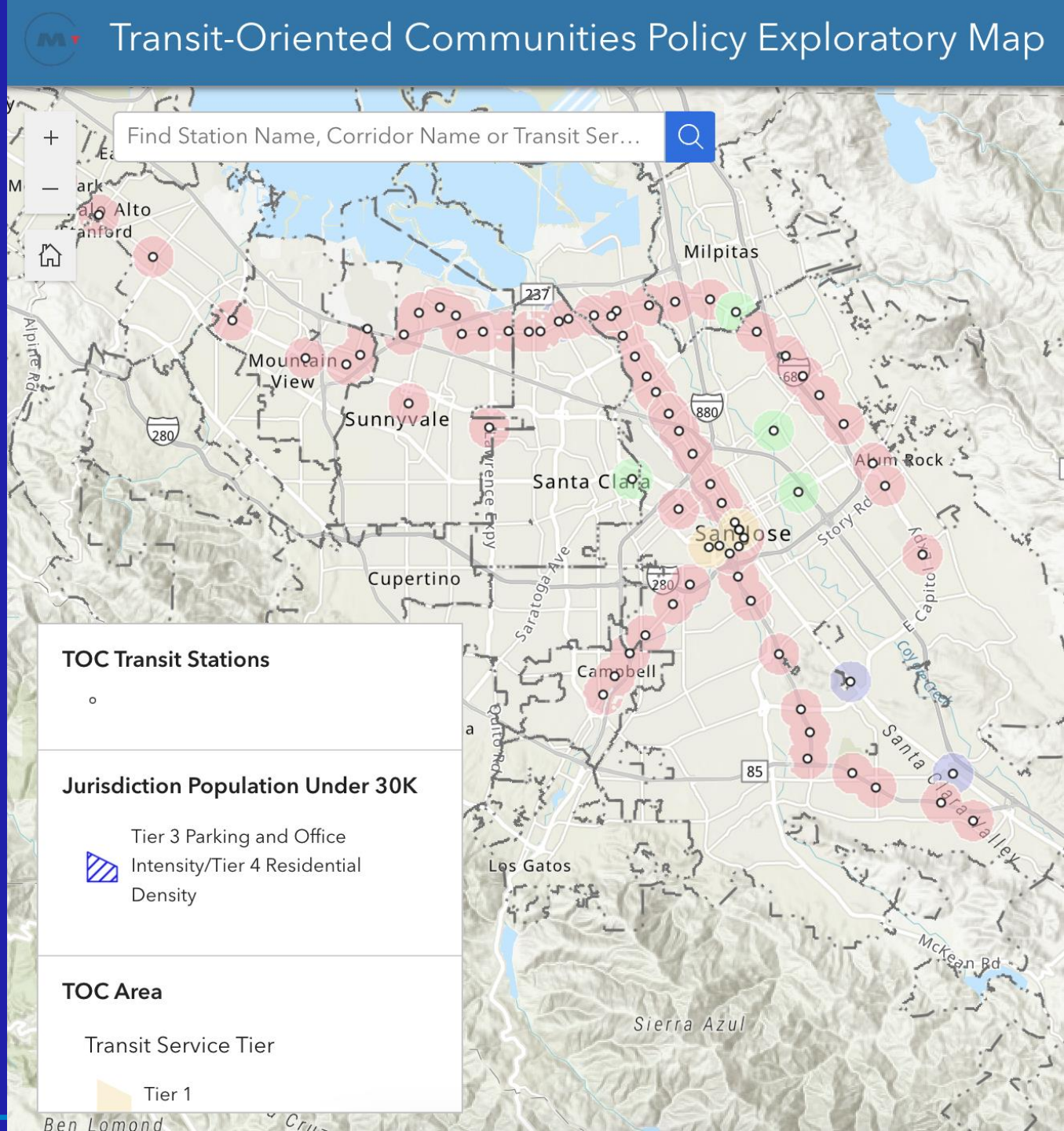
Manuel Ávalos, MTC-ABAG

Upcoming Deadlines

- TOC Grant Application
  November 22, 4 pm
- Pro-Housing Incentive Program Funding Application Deadline
  December 31
- ADU Plans Gallery – AB 1332
  Contact us ASAP!
  Law goes into effect Jan 1st

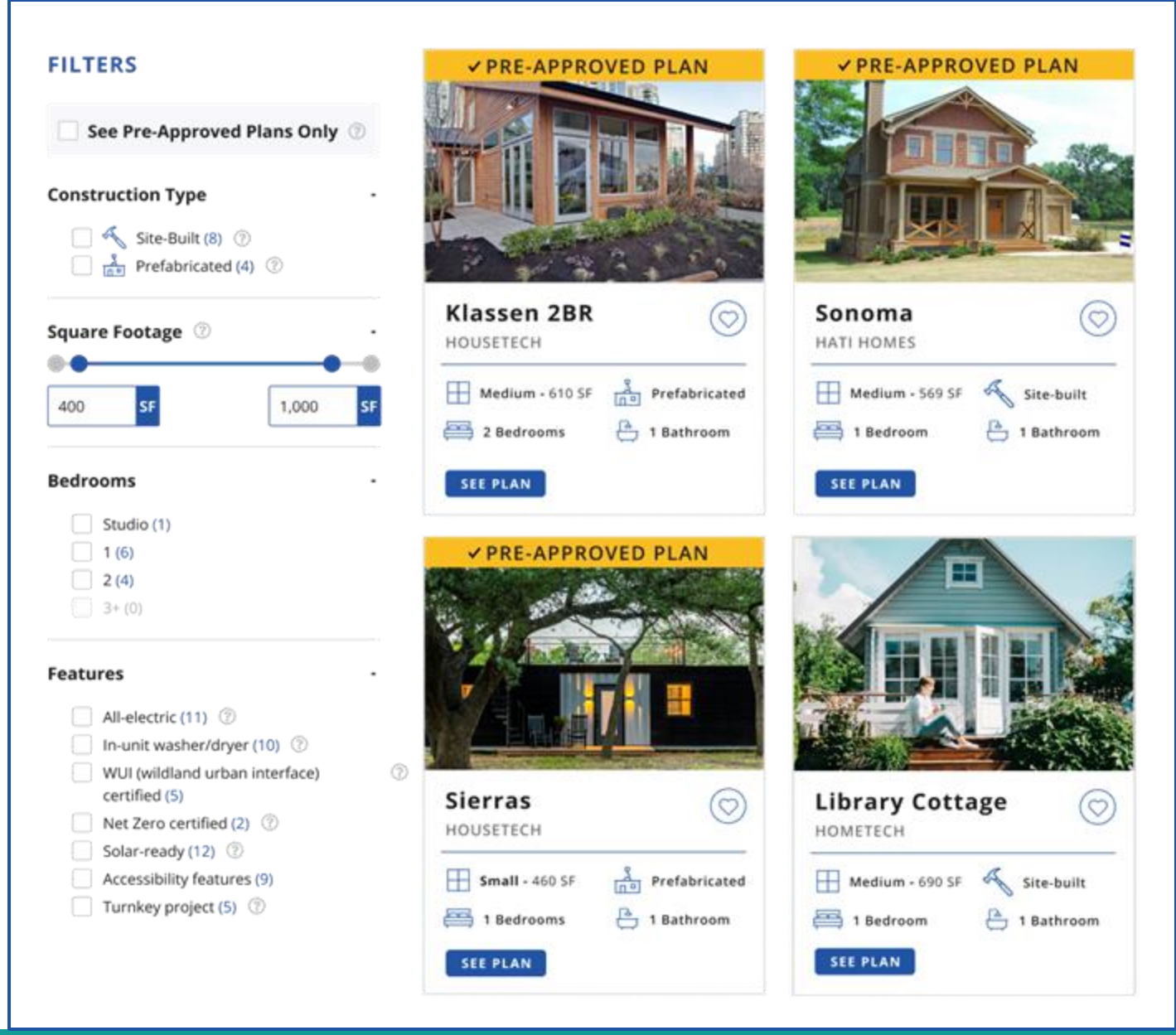
TOC Grant Assistance

- 1 on 1 Assistance - Email Samantha Dolgoff (dolgoff@planningcollaborative.com)
- ABAG Assistance - Email Manuel Ávalos (mavalos@bayareametro.gov)
- ABAG Resources
- 21E Resources



AB 1332 & ADU Plans Gallery

- Effective Jan 1st – must be able to accept applications for preapproval
- ADU Plans Gallery – Let us know ASAP if you're still interested!



Email Sam dolgoff@planningcollaborative.com

Talk to us ASAP about the ADU Plans Gallery!

Your jurisdiction can still be covered under 2023 Collaborative budget

We're working with:

- Campbell
- Gilroy
- Los Altos
- Los Altos Hills
- Mountain View
- Morgan Hill
- Monte Sereno
- Palo Alto
- Sunnyvale

Waiting to hear from:

- Cupertino
- Los Gatos
- Milpitas
- Saratoga
- Santa Clara
- Santa Clara County
- San Jose

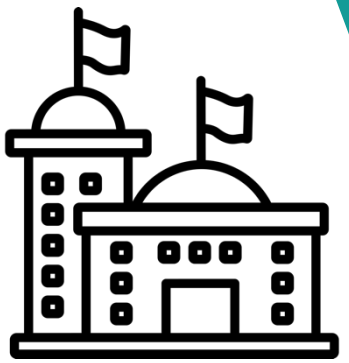
Recap:
AB 1332 State Law Requirements Pre-Approved ADU Plans

January 1st, 2025 Implementation Deadline

AB 1332: Pre-approved Plans

No, not this!

Jurisdiction: “Let’s hire an architect to make some plans that we can give out for free.”



Yes, this!

Designer: “I’ve got some really cool plans that I want you to take a look at now, so I can reuse them with other clients. I get that you will have to look at site specific things, like Title 24, when I reuse them.”

AB 1332: Overview

Part 1: Plan Pre-approval

- Designer submits plan
- City reviews within 60 days (not site-specific)
- City posts basic info online
- Pre-approval expires at end of code cycle

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Part 2: Site-specific Permitting

- Applicant submits for permits
- City reviews in 30 days (pre-approved base plan plus site-specific requirements (e.g. zoning, T24, historic, hazards, etc.)
- Base plan must be identical

You can choose to add pre-approved plans from other jurisdictions

AB 1332 Questions?

AB 1332: ABAG Info Sessions

Session 1:

Legislation & Implementation 101

- Recording & Slide Deck on Website

Session 2:

Lessons from Existing Programs

- Recording & Slide Deck Coming Soon

Session 3:

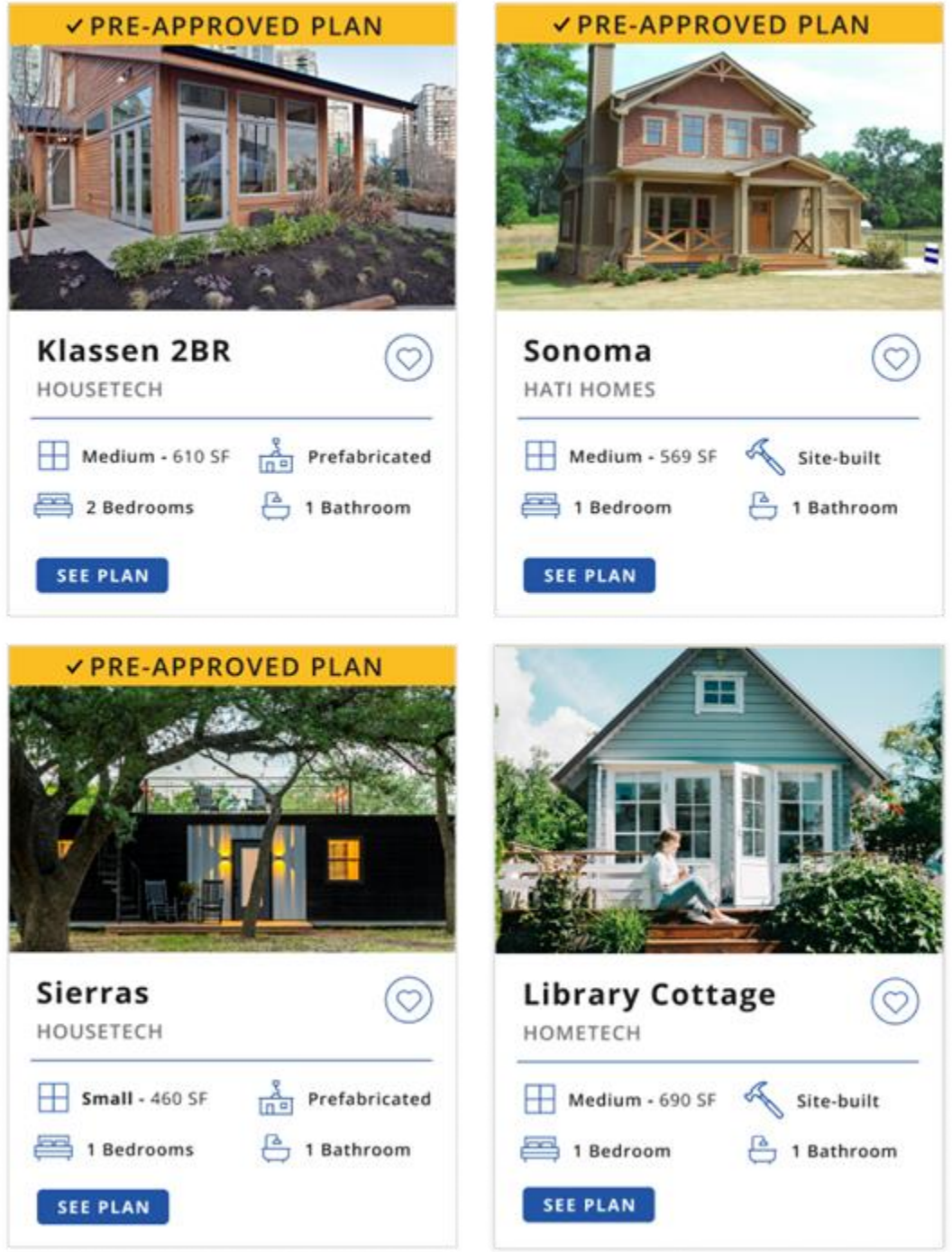
Implementation Assistance & Office Hours

- Scheduling in Progress

Round Robin

How's implementation going?

Is anyone planning to use pre-approved plans from other jurisdictions?



Collaborative TA & Schedule

Affordable Housing Finance	Session 2: Thursday, November 21, 12pm – 1:30pm Session 3: Thursday, December 12, 2pm – 3:30pm
Steering Committee/ ABAG Succession Planning	Every other month Next Meeting: Thursday, December 12, 12pm – 1pm
Regular Collaborative Meetings	Every other month Next Meeting: Thursday, January 9, 12pm – 1:30pm
Anti-Displacement & Tenant/Landlord Resources	Training on Crafting an Anti-Displacement Strategy: Wednesday, January 15, 2pm – 3pm

Technical Assistance: Anti-Displacement, Tenant & Landlord Support

TA Kick Off: Anti-Displacement & Tenant Resources

- TA Kick Off Call 11/12 – recording and slides available
- Scope and Timeline 1-Pager
- Couldn't make the TA Kick Off? Send us your feedback, schedule a call
- New Staff Tool for Review: Understanding Displacement Slide Deck

Anti-Displacement TA Advisory Committee

- Set priorities
- Provide guidance & recommendations
- Product review
- December - first meeting

Volunteers?

Partner Org Recommendations?

Affordable Housing Finance Workshops

- Session 1 recordings and slides available
- **Session 2 Next Week!**
  - **21E**: Mon. Nov. 18
    10 am – 11:30 am
  - **SCCPC**: Thurs. Nov. 21
    12 pm – 1:30 pm
- Office Hours with Kevin

AFFORDABLE HOUSING FINANCE WORKSHOPS
OVERVIEW OF TRAINING SERIES

Session 1:
Affordable Housing Finance 101

- Development Timeline Overview
- Key Funding Sources
- City Support Mechanisms
- Developer Perspectives

Session 2:
Advanced Topics
in Affordable Housing Finance

- Innovative Financing
- Advancing Sustainability
- Local Strategies from Our Area

Session 3:
Real-World Case Studies /
Open Q&A

- Examples of Recent Projects
- Questions & Answers on Topics of Interest

Steering Committee
ABAG Succession Planning

- ABAG funding runs through end of 2025
- ABAG contract requires “succession planning” for collaboratives
- Steering Committee meeting every other month
  - Everyone is welcome!
- Proposed local contributions
- Opportunities for grant funding, countywide sources?

Next SCC Collaborative General Meeting:

Thursday, January 9
12 noon - 1:30 pm