Santa Clara County Planning Collaborative

May 8, 2025

Agenda

Short Meeting – Done at 1pm

- MTC-ABAG Announcements
- Collaborative Announcements
- Faith + Planning (SB 4 YIGBY)
- Open Discussion: Housing Element Implementation, etc.

MTC-ABAG Announcements

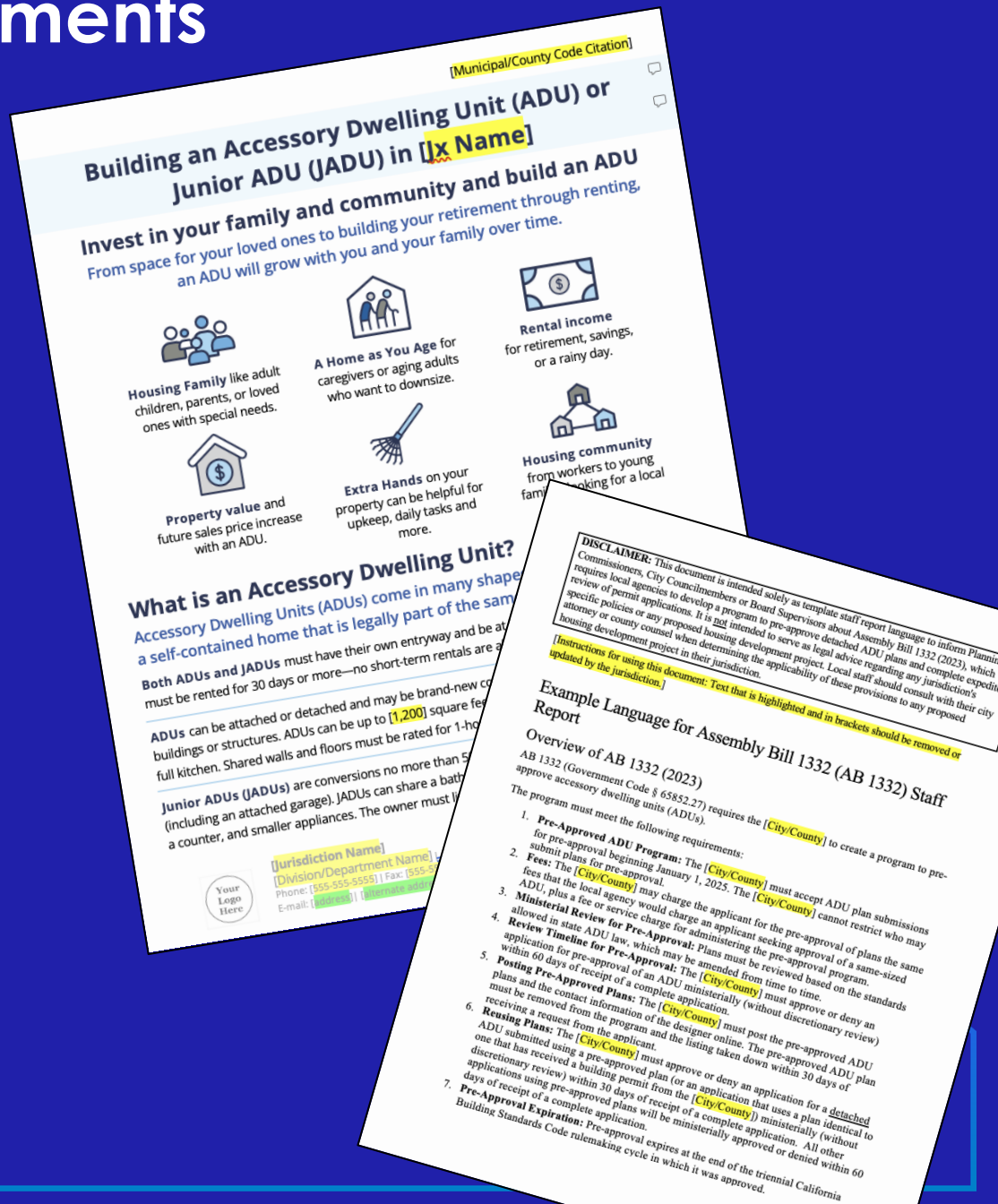
Manuel Ávalos, MTC-ABAG Assistant Housing Program Coordinator

Collaborative Announcements

- Grand Nexus + Feasibility Study Update
- May 5th Developer Forum Key Takeaways

Collaborative Announcements
ADU Program

- April 28 Workshop – Link to slides in the chat
- Included information on
  - New tools
  - Publicity & outreach assistance
  - Options for further collaboration
- See recent email for links to all resources
- Quotes for PR? Planning Director or Elected Official


[Municipal/County Code Citation]

Building an Accessory Dwelling Unit (ADU) or Junior ADU (JADU) in [Jx Name]

Invest in your family and community and build an ADU

From space for your loved ones to building your retirement through renting, an ADU will grow with you and your family over time.

Housing Family like adult children, parents, or loved ones with special needs.

A Home as You Age for caregivers or aging adults who want to downsize.

Rental income for retirement, savings, or a rainy day.

Property value and future sales price increase with an ADU.

Extra Hands on your property can be helpful for upkeep, daily tasks and more.

Housing community from workers to young fam… looking for a local

What is an Accessory Dwelling Unit?

Accessory Dwelling Units (ADUs) come in many shape… a self-contained home that is legally part of the sam…

Both ADUs and JADUs must have their own entryway and be at… must be rented for 30 days or more—no short-term rentals are a…

ADUs can be attached or detached and may be brand-new co… buildings or structures. ADUs can be up to [1,200] square fe… full kitchen. Shared walls and floors must be rated for 1-ho…

Junior ADUs (JADUs) are conversions no more than 5… (including an attached garage). JADUs can share a bath… a counter, and smaller appliances. The owner must l…

[Jurisdiction Name]
[Division/Department Name] …
Phone: [555-555-5555] | Fax: [555-5…
E-mail: [address] | [alternate addr…

Your Logo Here

DISCLAIMER: This document is intended solely as template staff report language to inform Planning Commissioners, City Councilmembers or Board Supervisors about Assembly Bill 1332 (2023), which requires local agencies to develop a program to pre-approve detached ADU plans and complete expedited review of permit applications. It is not intended to serve as legal advice regarding any jurisdiction's specific policies or any proposed housing development project. Local staff should consult with their city attorney or county counsel when determining the applicability of these provisions to any proposed housing development project in their jurisdiction.

[Instructions for using this document: Text that is highlighted and in brackets should be removed or updated by the jurisdiction.]

Example Language for Assembly Bill 1332 (AB 1332) Staff Report

Overview of AB 1332 (2023)

AB 1332 (Government Code § 65852.27) requires the [City/County] to create a program to pre-approve accessory dwelling units (ADUs).

The program must meet the following requirements:

1. **Pre-Approved ADU Program:** The [City/County] must accept ADU plan submissions for pre-approval beginning January 1, 2025. The [City/County] cannot restrict who may submit plans for pre-approval.
2. **Fees:** The [City/County] may charge the applicant for the pre-approval of plans the same fees that the local agency would charge an applicant seeking approval of a same-sized ADU, plus a fee or service charge for administering the pre-approval program.
3. **Ministerial Review for Pre-Approval:** Plans must be reviewed based on the standards allowed in state ADU law, which may be amended from time to time.
4. **Review Timeline for Pre-Approval:** The [City/County] must approve or deny an application for pre-approval of an ADU ministerially (without discretionary review) within 60 days of receipt of a complete application.
5. **Posting Pre-Approved Plans:** The [City/County] must post the pre-approved ADU plans and the contact information of the designer online. The pre-approved ADU plan must be removed from the program and the listing taken down within 30 days of receiving a request from the applicant.
6. **Reusing Plans:** The [City/County] must approve or deny an application for a detached ADU submitted using a pre-approved plan (or an application that uses a plan identical to one that has received a building permit from the [City/County]) ministerially (without discretionary review) within 30 days of receipt of a complete application. All other applications using pre-approved plans will be ministerially approved or denied within 60 days of receipt of a complete application.
7. **Pre-Approval Expiration:** Pre-approval expires at the end of the triennial California Building Standards Code rulemaking cycle in which it was approved.

Collaborative Announcements

Missing Middle Work Group

Sign Up Link in Chat

- **Five 90-minute virtual work sessions**
  1. ~~4/10: What Is "the Missing Middle?"~~ ⟵ Link to slides in the chat.
  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**

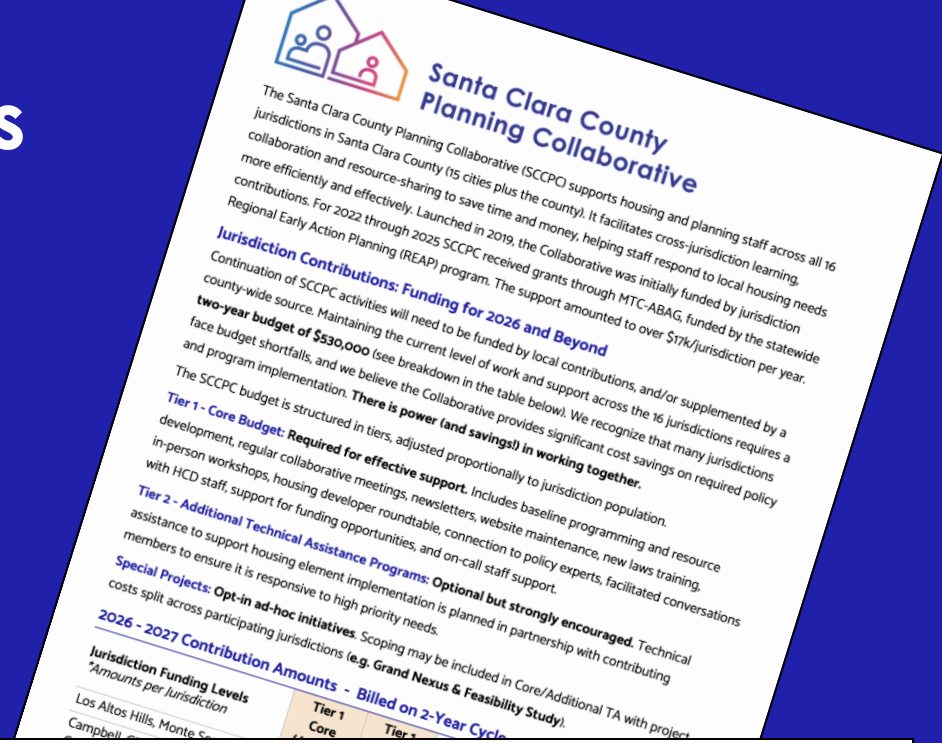
Collaborative Announcements

Anti-Displacement & Tenant Protections

- New tools are ready! See email from Avery
  - Staff Website
  - Resource Database
  - Public–Facing Websites
  - Bilingual outreach slide decks
- Upcoming Work
  - Documenting Displacement: Data Training
  - Keeping People in Place: Avoiding Evictions, Preserving Affordability
  - Helping People Who Have Been Displaced
  - Continued collaboration: Office Hours or conversations at 21E/SCC

Collaborative Announcements
Succession Planning

- Local contributions for post-ABAG funding (2026)
- Tools for talking with leadership
- Update Contributions Tracking Sheet
- Cities Association Board Meeting Tonight, 7pm



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 $171k/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.**

The SCCPC budget is structured in tiers, adjusted proportionally to jurisdiction population.

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

Tier 2 - Additional Technical Assistance Programs: Optional but strongly encouraged. Technical assistance to support housing element implementation is planned in partnership with contributing members to ensure it is responsive to high priority needs.

Special Projects: Opt-in ad-hoc initiatives. Scoping may be included in Core/Additional TA with project costs split across participating jurisdictions (**e.g. Grand Nexus & Feasibility Study**).

2026 - 2027 Contribution Amounts - Billed on 2-Year Cycle

Jurisdiction Funding Levels *Amounts per Jurisdiction	Tier 1 Core	Tier 1
Los Altos Hills, Monte		
Campbell		

Member Return on Investment

Average estimates from existing Collaborative projects for shared Housing Element implementation.

SCCPC Projects	Approximate Cost: Solo Jurisdiction	Approximate Total Cost: 16 Solo Jurisdictions	SCCPC Total Project Cost	SCCPC Member Cost	Jurisdiction Savings
ADU Website, Guidebook, Plans Gallery, Calculator	$40,000	$640,000	$90,000	$5,625	**$34,375**
Affordable Housing Finance Training + Support	$8,000	$128,000	$10,000	$625	**$7,375**
Anti-Displacement Outreach + Policy Support	$25,000 - $70,000	$400,00 - $1,120,000	$100,000	$6,250	**$18,750 - $63,750**
Grand Nexus & Feasibility Study *7 cities, varied scopes*	$75,000 - $140,000	$525,000 - $980,000	$350,000	$40,000 - $90,000	**$35,000 - $50,000**

Technical Assistance for Local Planning

HOUSING

YIGBY Outreach and Convenings

Penny Nixon

Avery Harmon

May 8, 2025

Opportunities and Obstacles

- 47k+ acres of developable land, 50% in prime locations
- Challenges in implementation
- Internal barriers for faith communities
- External barriers to development
- Limited Progress: few SB4 applications submitted

Best Practices and Support Programs

1. **Tailored Education:** LISC and DCG Strategies offer specialized training programs for Northern California faith communities

1. **Innovative Financing:** Housing Accelerator Fund and Church Building and Loan are examples of developing new financial products

1. **Strategic Partnerships:** Collaborations with experienced developers and housing organizations prove successful. When denominational bodies are committed there is a significance difference.

Key Deliverables/Activities/Products

- Outreach
  - Judicatories - religious governing bodies
  - Jurisdictions
  - Religious institutions
- Gather existing resources
- Host 3 convenings (East, North, South Bay)
- Package material/learnings from convenings
- Summarize future opportunities

Thoughts?

- Does this sound useful?
- What do we need to know to compliment your work?
- What are the opportunities?
- What should we be careful of?

How Can We Work Together?

- ABAG can help to facilitate outreach/meetings with faith-based institutions
- Jurisdictions provide suggestions for congregations to reach out to
- Suggest content for the convenings
- Attend the South Bay convening!

ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

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Lessons from the Field: 5 Years of Faith and Housing

- LISC Bay Area, May 27th @ 2:00 PM - 3:30 PM
- Virtual panel discussing lessons learned from the LISC Faith and Housing cohort
- Penny will be speaking about an affordable housing development she's been working on in San Mateo County

ASSOCIATION OF BAY AREA GOVERNMENTS
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Thank You.

Open Discussion

- What top of mind?
- How is Housing Element Implementation going?
- Other emerging issues, challenges, opportunities

Next Meeting: Missing Middle Work Group

Thursday, June 12
12 noon - 1:30 pm

Next SCC Collaborative General Meeting:

Thursday, July 10
12 noon - 1:30 pm