Santa Clara County Planning Collaborative

November 13, 2025

Last 2025 full Collaborative meeting!

Agenda

- Meeting Schedule
- Jx Contributions + Tier 2 TA Update
- MTC-ABAG Announcements
- State Law Updates
- Upcoming Anti-Displacement TA
- Year in Review
- What's Coming Up
- Group Discussion
- Planning Peer Sharing

Jx Contributions

- Update the tracker!
- Draft MOU has been shared with city managers
- Cities Association to discuss fiscal sponsorship + invoicing this evening
- We'll share info tools (reach out if you need anything else!)

Jurisdiction	Best Contact for Local Contributions	Contribution Status	Contribution Level
Cupertino	Piu and Nicky	We'll be contributing	Core + TA Programs
Gilroy	Sharon	We'll be contributing	Core + TA Programs
Los Altos Hills	Jay	We'll be contributing	Core + TA Programs
Palo Alto	Jennifer Armer	We'll be contributing	Core + TA Programs
Sunnyvale	Ryan Dyson	We'll be contributing	Core + TA Programs
Mountain View	Eric and Mathew	We'll be contributing	Core + TA Programs
Campbell	Rob	We'll be contributing	Core Budget Only
Los Altos	Monica	We'll be contributing	Core Budget Only
Los Gatos	Joel	We'll be contributing	Core Budget Only
Morgan Hill	Adam and John	We'll be contributing	Core Budget Only
San José	Kristen and Jerad	We'll be contributing	Core Budget Only
Santa Clara City	Adam Marcus	We'll be contributing	Core Budget Only
Saratoga	Cindy	We'll be contributing	Core Budget Only
Milpitas	Jay and Lillian	Need approval from leadership	Core Budget Only
Monte Sereno	Diana	Need approval from leadership	Core Budget Only
Santa Clara County	Leza	Need approval from leadership	Core Budget Only

Contributions + Work Planning

- Steering Committee
  - Open to Everyone
  - Provides guidance on core work plan priorities
  - Before end of Nov., invite to go out soon
- Additional Work Plan Priorities (Tier 2)
  - For jurisdictions contributing to additional TA budget
  - Early December, scheduling poll to go out soon

2026 Work Planning

Tier 1 - Core Activities

- State Law Updates
- Support for Regional Tools
- Monthly Meetings
- In-Meeting Trainings
- Regular Newsletter
- Website Maintenance
- On-Call Assistance

Tier 2 – Additional Technical Assistance

Current Options – $46k Budget

- Early 7th Cycle Housing Element Prep
- Continued Anti-Displacement Work
- BMR Working Group
- ADU Affordability Tools
- Shared Staffing

Jxs contributing to *additional* TA

- Cupertino
- Gilroy
- Los Altos Hills
- Mountain View
- Palo Alto
- Sunnyvale

MTC-ABAG Announcements

Manuel Ávalos, MTC-ABAG Assistant Housing Program Coordinator

State Law Updates

Kate Didech, Community Planning Collaborative

2025 New State Housing Laws

- **Brief preview** of ABAG's 2025 New State Housing Law webinar
- **Themes of this session**
  - SB 79
  - AB 507
  - Updates to existing laws
- **Effective dates**
  - Most laws go into effect on 1/1/2026
  - Exceptions:
    - SB 158 and AB 253 are effective now
    - SB 79 and AB 507 are effective 7/1/2026
    - APR updates effective for 2027 APRs

SB 79: Transit-Oriented Housing Development

- Makes transit-oriented housing development an *allowed use* on residential, mixed-use, and commercial sites within ½-mile of qualifying transit stops
- Applies state minimum height, density & residential FAR standards by distance and transit tier
- Applicable in Alameda, San Francisco, San Mateo, and Santa Clara counties
- No new ministerial process. Standard local review still applies (or SB 35/SB 423 if eligible)
- Effective July 1, 2026 (unincorporated areas deferred to 7th RHNA cycle)

SB 79 Eligibility

- **Housing Development Project:** Must qualify as a "housing development project" under the HAA – no portion may include hotels or other transient lodging
- **5 or More Units:** Project must contain ≥ 5 housing units
- **Zoning:** Site must be zoned residential, mixed-use, or commercial
- **Minimum Density:** Must meet the greater of 30 du/ac or the local minimum
- **Average Unit Size:** Average unit ≤ 1,750 sq ft net habitable
- **Affordable Housing (11 + units):** At least 7% ELI, 10% VLI, or 13% LI — local inclusionary law prevails if stricter
- **Safety & Hazards:** Must comply with airport compatibility plans and state fire-safety codes
- **Satisfy demolition and anti-displacement requirements**
- **Labor Standards:** Projects > 85 ft must meet prevailing-wage + skilled-and-trained workforce rules

SB 79 TOD Standards

Location	Tier 1 Stop (heavy rail transit or very high frequency commuter rail)	Tier 2 Stop (light rail transit, high-frequency commuter rail, or bus rapid transit)
Adjacent to TOD stop (within 200 feet of a pedestrian access point to stop)	Height: 95 feet Density: 160 du/ac Residential FAR: 4.5	Height: 85 feet Density: 140 du/ac Residential FAR: 4.0
Within ¼-mile of TOD stop	Height: 75 feet Density: 120 du/ac Residential FAR: 3.5	Height: 65 feet Density: 100 du/ac Residential FAR: 3.0
Between ¼ and ½ mile of TOD stop in a city with at least 35,000 residents	Height: 65 feet Density: 100 du/ac Residential FAR: 3.0	Height: 55 feet Density: 80 du/ac Residential FAR: 2.5

SB 79 Implementation & Local Options

- Projects processed under local review + HAA protections
- May use SB 35 or SB 423 if independently eligible
- Local flexibility: exempt limited areas or adopt a TOD Alternative Plan (HCD approval required)
- Beginning Jan 1, 2027: denials of projects that meet SB 79 requirements and are in high-resource areas are presumed unlawful under HAA and subject to penalties of $10,000/unit
- MPOs are required to map TOD stops and zones within its region by tier

AB 507: Office to Housing Conversion / Adaptive Reuse

- **Establishes a statewide adaptive-reuse framework for converting existing commercial or office buildings to housing or mixed use**
- **Eligible Use:**
  - Residential or mixed-use development that repurposes an existing building; new additions must be consistent with objective design standards
  - Allowed by right in all zones except industrial zones that prohibit housing
- **Ministerial Approval** if objective standards and eligibility criteria are met
- **Affordability Requirements**
- **Labor Standards:** Prevailing wage and skilled workforce provisions for certain qualifying projects
- **Local Implementation:** Jurisdictions may adopt local adaptive-reuse ordinances
- **Fiscal Incentives:** Authorizes creation of a local "Adaptive Reuse Investment Incentive Program" allowing up to 30 years of property-tax increment rebates to offset costs
- **Effective July 1, 2026**

SB 158: Urban Infill Housing CEQA Exemption Cleanup

Timeline	Required Actions and Details
Within 14 days of: • "notification" (before 7/1/26), OR • "deemed compete" (7/1/26 or later)	Notify Tribes
60 days from formal notification	Tribes must respond
Within 14 days of tribal acceptance	Initiate consultation
45 days from consultation initiation (plus optional 15-day extension)	Conclude consultation
Within 30 days from the later of: • Conclusion of consultation • Deadline for sending consistency letter (30-60 days after project found complete)	Make decision on project File notice of exemption with state and County Clerk

AB 253: Residential Private Plan Check Option

- Eliminates old rule requiring cities/counties to hire temporary plan checkers when jurisdictions take over 30 days to complete residential plan check
- With AB 253, if local plan review > 30 business days, the applicant may hire a licensed Private Professional Provider to perform the check.
- Applies only to housing projects of 1-10 units, no floors for human occupancy more than 40 ft above ground level
- Provider submits affidavit + report under penalty of perjury
- Jurisdiction must act within 10 business days to approve or identify deficiencies
- Applicant must indemnify the agency
- Effective now. Sunsets January 1, 2036

Permit Streamlining Act

- **AB 1007**
  Shortens time from 90 to 45 days for responsible agency to approve or disapprove housing development project for which lead agency has certified environmental impact report
- **SB 489**
  All housing-related application requirement lists must be posted online

Housing Accountability Act (HAA)

- **AB 712**
  Prevailing applicants receive attorney's fees + mandatory fines against local agencies for violating housing reform laws. Extends statute of limitations for 60 days.
- **SB 838**
  Mixed-use projects ≥ ⅔ residential cannot include transient lodging

Density Bonus Law Adjustments

- **AB 87 & SB 92**
  Concessions and waivers do not extend to transient lodging components
- **SB 92**
  Caps commercial FAR bonuses at 2.5 × base-zone limit

ADUs + JADUs

- **SB 543**
  - 15-business-day completeness review + appeal rights; no new items on resubmittal
  - Fire sprinklers: prohibition extended to JADUs if not required in primary unit
  - Revises size limitation to be based on the square feet of interior livable space of the ADU/JADU
- **SB 9 (2025) + SB 543**
  Local ADU/JADU ordinances null and void if not submitted to HCD within 60 days of adoption or if jurisdiction fails to responds to HCD's findings that ordinance is non-compliant within 30 days
- **AB 1154**
  JADUs must rent > 30 days; owner-occupancy only if shared sanitation facilities with an existing structure

AB 1061: SB 9 (2021) Update

- Clarifies where two-unit or lot-split projects are ineligible due to historic status
- Allows objective standards to maintain historic character in listed districts

AB 893: AB 2011 Update

- **AB 2011**
  Streamlines the approval process for building housing on land zoned for commercial use.
- **AB 893 updates AB 2011**
  - Review limited to the physically disturbed area of construction
  - Expands AB 2011's ministerial pathway to mixed-income housing in Campus Development Zones meeting affordability & objective standards

APRs and RHNA

Multiple bills impacting April 2027 APRs and RHNA

APRs

- AB 253
- AB 670
- AB 726

RHNA

- AB 1275
- SB 233
- SB 507

Next Steps

- Register:
  ABAG's New State Housing Law Webinar
  December 16, 10-11:30am
  Use the QR code to register →

- **Email Kate Didech**
  kate@planningcollaborative.com
  - Questions you'd like to see addressed during ABAG's webinar?
  - Requests for technical assistance?

Anti-Displacement TA

Samantha Dolgoff, Collaborative Staff

What's available now

Staff Resources:

- Implementation Quick Guide Website
- Understanding Displacement Slide Decks

Engagement:

- Public Education Website
- Public Info Handouts
- Community Survey Outreach

Community Survey

- Online survey to assess resident priorities, experiences with existing programs
- Extended through end of November
- See dashboards for your jurisdiction's response rate

San Mateo County and Santa Clara County Community Survey on Displacement and its Impacts

* 1. Tell us about your relationship to San Mateo County/Santa Clara County. [*Check all that apply]*

- ☐ Live
- ☐ Work
- ☐ Go to school
- ☐ Used to live here but chose to move
- ☐ Used to live here but was forced to move
- ☐ Own a business
- ☐ Interested in San Mateo County/Santa Clara County issues
- ☐ I come to visit family and friends, but I do not live here
- ☐ Property owner
- ☐ Other (please specify)

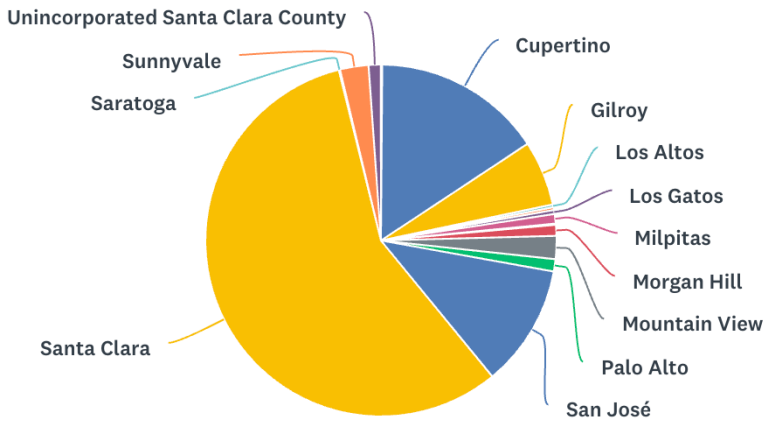
* 2. What city/town are you from?

* 3. What is your zip code?

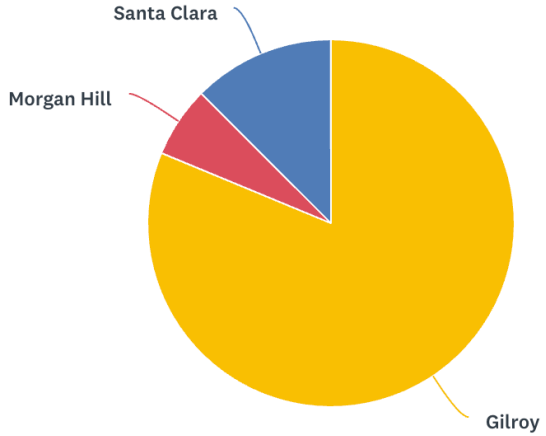
4. If you work in San Mateo County/Santa Clara County, what is the zipcode of your workplace?
[Leave blank if you do not work in a San Mateo County/Santa Clara County jurisdiction]

Community Survey Responses

- English Responses: 801
- Spanish Responses: 16



English



Spanish

Community Survey

Help us get better data for you!

Get the word out – survey extended thru end of November!

- Template language
- Social media graphics
- Template emails
- Announcement language
- English and Spanish of everything!

What's coming soon

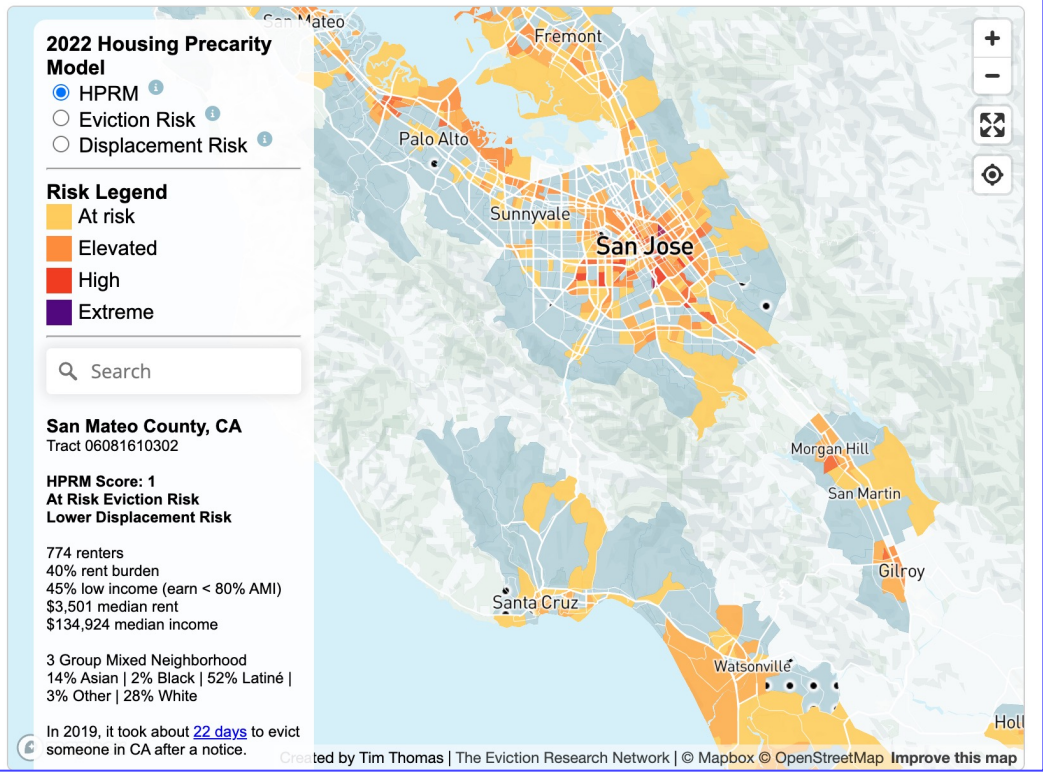
Implementation

- Updated Staff Resource Website
- Resource Library

Data

- Displacement Risk Model
- Data Guide
- PPT Template

Bay Area Housing Precarity Risk Model



Upcoming Meetings and Trainings

1. **SCCPC Regular Meeting**
   Updates on newly available tools and reminders on where to find resources
2. **21E / SCCPC Shared Training**
   Topics & Date TBD
3. **Regional Training** (Early 2026)
   How to use tools, with detailed info and examples

Missing Middle Work Group

- **Final Session: Thursday, 12/11**
  - Defining local goals
  - Policy options
  - Learning from peer communities
  - Talking about missing middle housing with the public

2025 TA Recap

Collaborative Staff

2025 TA Update
Ongoing Technical Assistance

- Regular Newsletters ☑
- Regular Meetings ☑
- Post REAP Succession Planning ☑
- In-Person Meeting ☑
- Regional TA ☑

2025 TA Update
Major Projects

- Nexus Study
- Missing Middle Work Group ☑
- Training: Dealing with Conflict ☑
- State Law Updates ☑
- On-Call Affordable Finance Support ☑

2025 TA Update
SCC ADU

- ADU Plans Gallery ☑
- Program PR Launch ☑
- Website Updates ☑

2025 TA Update

Anti-Displacement, Tenant & Landlord Support

- Regular Staff Trainings ☑
- Advisory Committee ☑
- Staff Resource Website ☑
- Public Education Website ☑
- Public Info Templates ☑
- Community Survey ➔

What's coming up in Nov/Dec

- Steering Committee – by end of Nov.
- ABAG New Laws Webinar – 12/16
- APR Learning Workshop w/ 21 Elements – 12/8
- Final Missing Middle Work Group – 12/11
- Tier 2 TA Planning Meeting – TBD
- Anti-Displacement Staff Training – TBD

Housing California Conference

- Conference registration open!
- March 18 – 20th in Sacramento
- Do you want to meet up or attend SCCPC events at the conference?

Open Roundtable

- What's been most helpful or interesting in 2025?
- What are your big items in 2026?
- What are you working on that you can share out with peers?

Planning: Peer Sharing

- Presentation at Collaborative meetings
- Local projects, initiatives, trends
- Volunteers for January and March?