Santa Clara County Planning Collaborative

February 12, 2026

Agenda

- Welcome & Intros
- MTC-ABAG Announcements
- Collaborative Updates
- New Density + Design Tools
- SB 79 Discussion
- SCCPC Policy Tracker
- Small Groups: SB 79 and Policy Tracker

Introductions!

- Name and Jurisdiction
- *Tell us what you love most about your job!*

Collaborative Updates

- Tier 2 Additional TA Work Planning
- Invoices Update
- HCD ADU Affordability Tracking
- APR Support

Tier 2 Work Planning

Nine jurisdictions contributing

Likely Topics:

- SB 79 Support
- Plan Check Streamlining (including AI tools)
- ADU Affordability Tracking
- No Net Loss Tracking Template
- Work Group on Below Market Rate Units (BMRs)
- Missing Middle Support & Tools (including SB 9, SB 1123)
- Anti-Displacement Support
- Early Prep for RHNA 7 Housing Elements

2027 Collaborative Contributions

The Plan

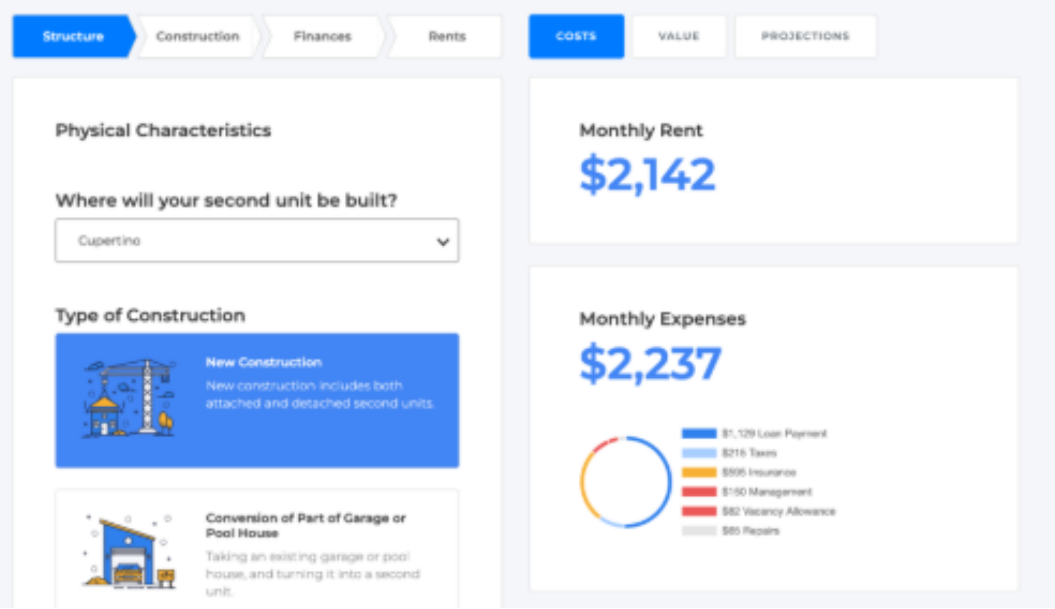
- Transition to fiscal year billing cycle
- Contributions cover subsequent calendar year; 2027 dues same as 2026
- *For example: Your 2026/27 FY contribution will cover SCCPC services from Jan to Dec 2027*

What That Means for You

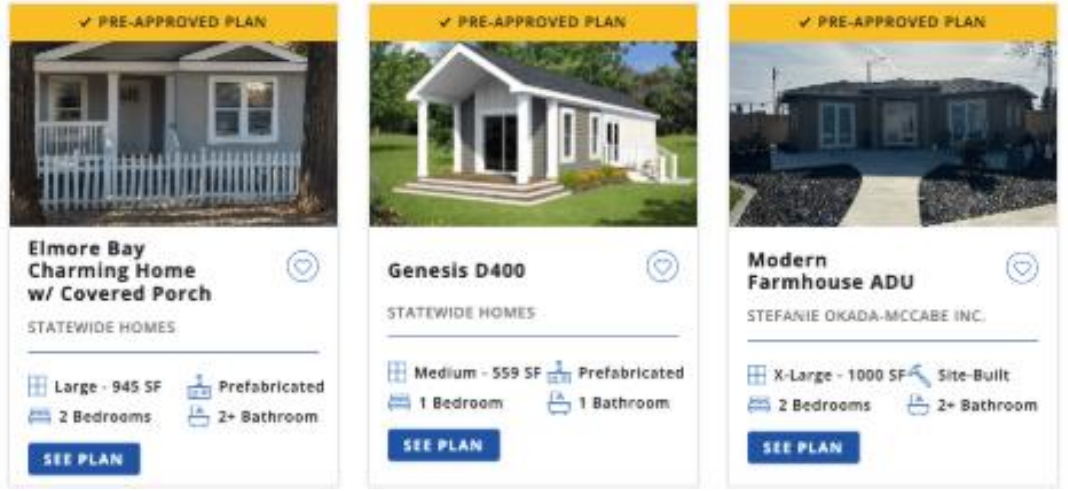
- Budget for 2027 calendar year in your 2026-2027 FY budget
- We can provide invoice as needed (at latest will send in September 2026)
- If you already paid for two years, you're covered!
- Reach out whenever you have questions or need something!

ADU Plans Gallery & Calculator

- Plans Gallery first year license cost covered for 2025
- Calculator license cost covered for 2025



- Discounted 2026 license costs for both tools
  - ~50% SCCPC discount for combined tools
  - Invoices being sent
  - Reach out if questions!



HCD ADU Affordability Tracking

- HCD says jurisdictions can use previous ADU affordability assumptions for 2025 & 2026 ADU APR reporting
- 30% Very Low / 30% Low / 30% Mod / 10% Above Mod
- Memo link in the chat
- Use ABAG's ADU Affordability survey tool to support reporting in 2027
  - ABAG-MTC will release jurisdiction-specific results
  - Who is using the survey tool? What else are you using?
- Let us know if you are interested in additional support!

APR Support

- **HCD Office Hours:** Feb 27, 1:30pm – 3pm, via Teams
- What would be helpful to work on together?

Welcome Home!

Housing in Our Community: An ABAG-MTC Project

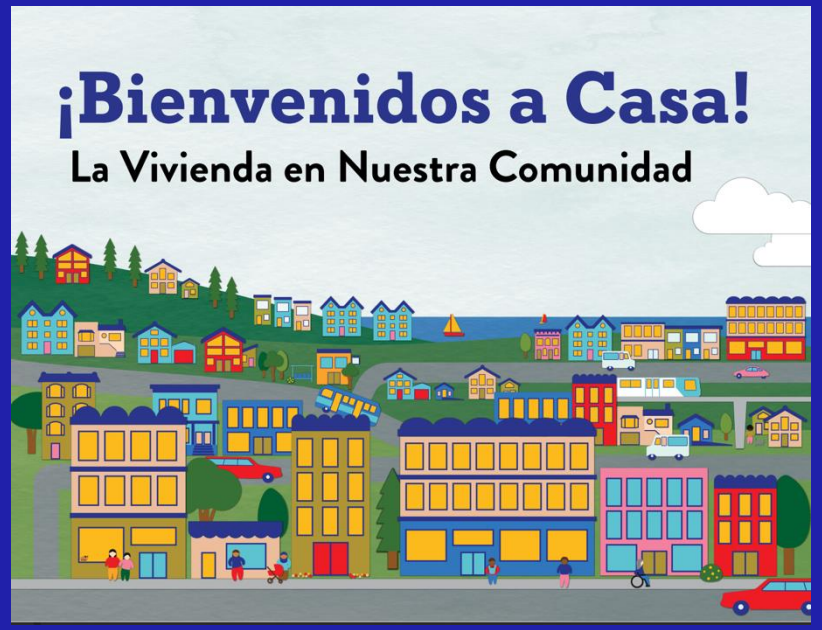
Welcome Home! Toolkit Goals

- Explain policy concepts in positive, hopeful plain language
- Connect with people's lived experiences with housing
- Prompt people to think about housing and neighborhoods
- Appropriate for various ages and engagement options

Materials available soon!

Welcome Home! Book

- 32 full-color, custom illustrated pages
- Covers density, housing types, affordability, neighborhood diversity
- Print and accessible digital files available
- English and Spanish translations available



Coloring Pages, Bookmarks, Posters

- Print and digital files available
- 4 posters, 3 bookmarks, 15 coloring pages
- All materials direct to the URL where the book will live

Social Media and Slide Decks

- GIFs and template captions
- Template Powerpoint slides

Group Discussion

SB 79 Implementation

- Local Approaches
  - Santa Clara
  - Mountain View
  - San Jose
- SCC and 21 Elements will host a working group meeting
- Let us know if you are interested!

New Shared Local Policy Tracker

- Staff requested a way to see what others are working on

- Based broadly on HE priorities
  - HE implementation priorities surveys from 2023 and 2024
  - Reference to track what peers are doing over time
  - Sort by Topic, Timeframe, Jurisdiction

- Discussion questions:
  - Include more than HE work?
  - Sort information in other ways?

Policy Tracker Topics

- Making Affordable Housing Happen
- AFFH, Anti-Displacement and Tenant Supports
- Homelessness and Transitional Housing
- ADUs
- Transit Oriented Communities
- Objective Design Standards
- Missing Middle and Moderate Income Housing
- State Law Implementation
- Sustainability, Resilience & Energy Efficient Development
- Inclusionary Housing & Zoning for Affordability
- Short Term Rentals
- Farmworker Housing
- Pro-Housing Designation
- Community Outreach Resources & Strate
- Building Local Housing Program Capacity

- Other ideas for topics to add?
- Suggest them in the Google Form!