



DATE: November 5, 2019

CATEGORY: Consent

DEPT.: Community Development

TITLE: **Santa Clara County Planning Collaborative**

RECOMMENDATION

Adopt a Resolution Endorsing the City of Mountain View's Participation with the Cities Association of Santa Clara County Planning Collaborative.

BACKGROUND

On September 10, 2019, the City Council adopted a resolution authorizing the City to join a Santa Clara Countywide Subregion as part of the Association of Bay Area Governments' (ABAG's) Regional Housing Needs Allocation (RHNA) Process. The Cities Association of Santa Clara County (Cities Association) is the entity leading this coordination effort.

Following this Council action, the Cities Association continued to dialogue with member agencies and the State's Housing and Community Development department on this process. Recently, the Cities Association informed member agencies that a formal subregion is no longer possible because of competing regulatory deadlines. The Cities Association RHNA subregion methodology is due December 2020, while ABAG's deadline is January 2021. This is important because the Cities Association's plan was to base the Santa Clara County RHNA methodology on ABAG's methodology. Without it, the Cities Association would have to develop their own methodology, which would be time-intensive, requiring significant attorney and consultant costs.

At their October 10, 2019 meeting, the Cities Association Board of Directors then voted to support the formation of a Santa Clara County Planning Collaborative ("Collaborative"). The Collaborative would not be a formal subregion that could generate its own housing methodology and provide a framework for housing "trades" or transfers between member agencies. Rather, at a high level, a collaborative would provide a forum for discussing housing-related issues facing the region and potential shared solutions among cities. Some of the housing topics that could be addressed

include housing-element-related topics; accessory dwelling unit implementation; homelessness and the unstably housed; and legislative information sharing and guidance from consultants supporting the Collaborative (see Attachment 2).

The cost for the Collaborative would be \$50,000 for one year and would be shared equally among member agencies. This money would be paid to the Cities Association, who would hire and manage a consultant who would support the Collaborative. The minimum cost per local entity would be \$3,125 for the 16 jurisdictions in the County. The Board capped the cost per entity at \$5,000, which means that at least 10 jurisdictions must join to form the collaborative in order for it to be viable. To date, the cities of Cupertino, Morgan Hill, Saratoga, and Los Altos have adopted, or are planning to adopt, resolutions supporting their participation in a collaborative.

This is a one-year trial, and while there is no contiguous requirement for every jurisdiction to join, the Cities Association Board is hopeful cities will participate in this process.

ANALYSIS

While a formal subregion methodology option is no longer available, the recommended Collaborative approach offers several benefits to the City. The housing issues facing our region are complex and significant. The Collaborative offers a forum for member agencies to dialogue on these issues, share information, and explore potential partnerships on critical housing issues and the ability to share costs. There would be some uncertainty with the formation of the Collaborative and how it would function, as a Memorandum of Understanding will not be executed. Instead, it would be a general understanding of participation amongst the cities that join and contribute.

At this time, staff is not aware of the staffing implications for this work, but given the one-year trial period and the significance of the issues, staff believes any additional time commitment could be accommodated with existing staff resources.

FISCAL IMPACT

City funding to join the Collaborative ranges from \$3,125 to \$5,000, depending on the number of member agencies participating. As noted above, if all members participated, the cost to each agency would be \$3,125. However, if some agencies decline to participate, the Cities Association Board of Directors has established a minimum number of 10 agencies to participate, which would result in a maximum cost of \$5,000 per agency. There are sufficient funds in the Community Development Department's Fiscal Year 2019-20 budget to cover the maximum \$5,000 cost for this first year's pilot

project, and if it becomes ongoing and Council supports continued participation, it would be added to the Citywide memberships budget.

ALTERNATIVE

Do not adopt a resolution approving the City's participation in the Collaborative.

PUBLIC NOTICING – Agenda posting.

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MA-AS/5/CAM
891-11-05-19CR
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- Attachments: 1. Resolution
2. Cities Association Planning Collaborative Handout