



COUNTY OF SAN BENITO

2023-2031 Housing Element



Board of Supervisors and Planning Commission Study Session #1

Pre-Public Review Draft of the Housing Element
April 30, 2024 – 3:00 p.m.



Agenda

- Housing Element Overview
- Regional Housing Needs Assessment (RHNA)
- Sites Identified to Accommodate the County's RHNA
- Housing Element Efforts to Date
- Next Steps



Housing Element Overview



What is a Housing Element?



Required Chapter of the County's General Plan



Identifies projected housing needs by income category



Provides goals, policies, programs, and quantified objectives to address current needs and guide future housing growth for all income levels



Requires timely certification by the Department of Housing and Community Development (HCD) for compliance with state laws



Why are Housing Elements Updated?

- Ensures the Housing Element is compliant with state housing laws
- Establishes a plan for meeting the housing needs of all income levels
- Demonstrates the County's ability to meet current and future housing growth needs
- Engages the community in the planning process
- Access to state grants and alternative funding sources



Housing Element Key Features

- Population and housing profile
- Evaluation of constraints and resources for housing development
- Affirmatively Furthering Fair Housing (AFFH) analysis
- Identification of sites to accommodate the County's RHNA
- Evaluation of current programs and policies
- Policies, programs, and quantified objectives to achieve the County's identified housing goals



Regional Housing Needs Allocation (RHNA)



What is RHNA?



Statewide determination of units is split into regional allocations



Initiates the Housing Element Update process



Quantifies housing needs, by income category, within each jurisdiction in California



Based on future growth in population, employment and households



How is RHNA determined?

**Department of
Housing and
Community
Development**

*HCD determines and
distributes the State's
housing need to all
the regional councils
of government*



**San Benito County
Council of
Governments
(SBCOG)**

*SBCOG develops
methodology to
determine
"fair share"
distribution of the
region's housing
need to local
jurisdictions*



**County of San
Benito
(Unincorporated)
2023-2031**

754 units



RHNA Income Categories

Income Category	Percent of Median Family Income (MFI)*	Income Range	RHNA
Very Low-Income	Up to 50%	Up to \$55,650	246 units
Low-Income	51% to 80%	\$55,651 – \$89,050	198 units
Moderate-Income	81% to 120%	\$89,051 - \$168,250	103 units
Above Moderate-Income	>120%	Above \$168,251	207 units
Total:			754 units

*The San Benito County Area Median Income (AMI) is \$140,200 for a family of four, according to the 2023 HCD Income Limits.

*37.6% of all households in San Benito County fall into the Extremely Low to Low-Income categories (Less than 80% of AMI)



5th Cycle vs. 6th Cycle RHNA

Income Category	5 th Cycle RHNA (Housing Units)	6 th Cycle RHNA (Housing Units)	RHNA
Very Low-Income	198 units	246 units	+ 48 units
Low-Income	120 units	198 units	+ 78 units
Moderate-Income	164 units	103 units	- 61 units
Above Moderate-Income	355 units	207 units	- 148 units
Total:	837 units	754 units	- 83 units



Sites Identified to Accommodate the County's RHNA



Candidate Sites Analysis

- Must identify sites to accommodate the 6th Cycle RHNA
- Sites should be near community resources and services, public transportation, and have access to utilities
- Affirmatively Further Fair Housing
 - Sites accommodating lower income units must be equitably spread out throughout the community
 - The Housing Element reviews the County's existing zoning ability to accommodate housing development for special housing needs groups
- Affordability Assumptions
 - Zoning must accommodate 20 dwelling units per acre to be considered for lower income units



Residential High Rezone

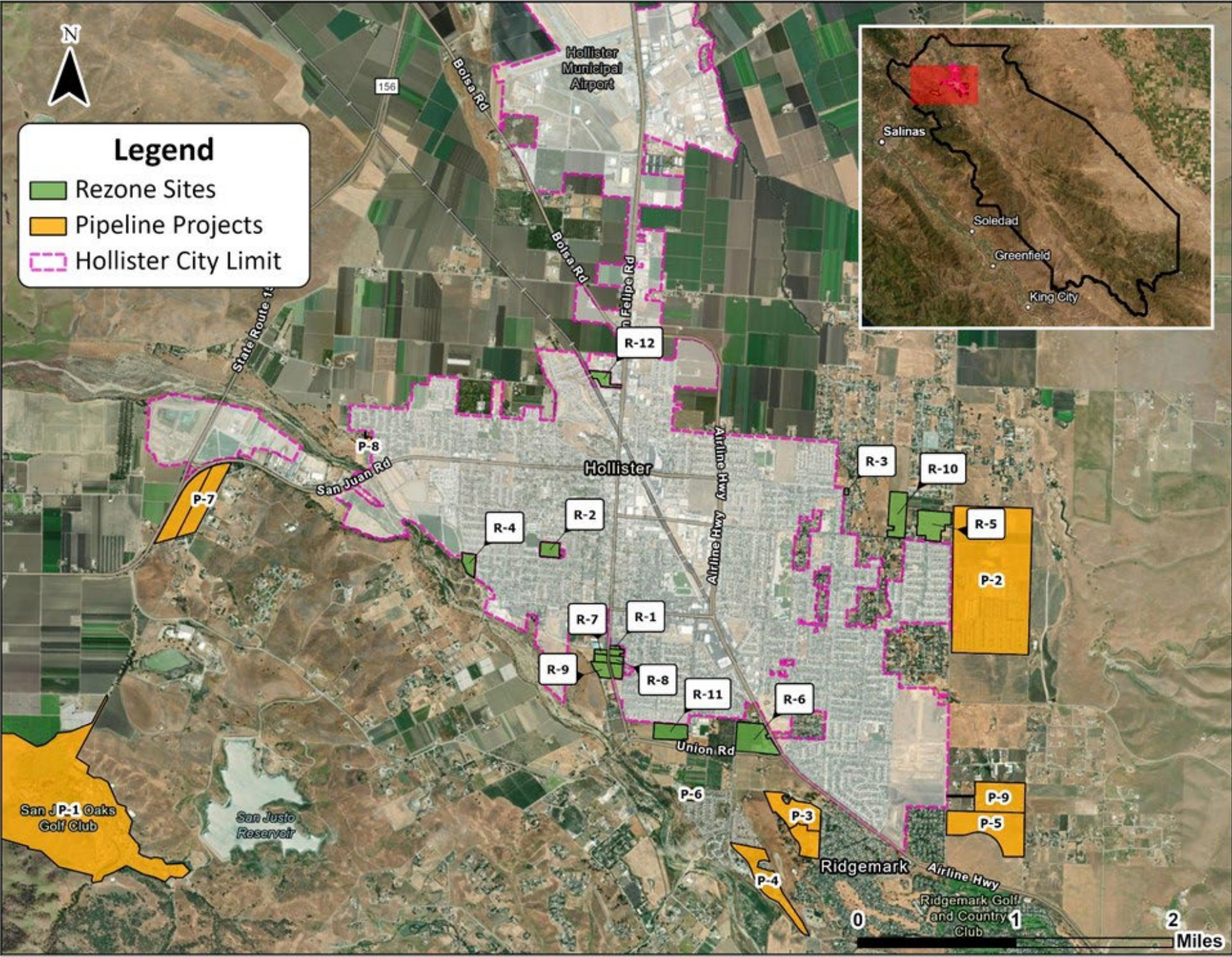
- An analysis of existing zones determined that the County needed to increase density to accommodate its lower-income RHNA.
- The County identified 12 parcels to rezone.
- The County strategically identified parcels with “Residential Mixed” General Plan Land Use Designations which currently allow up to 20 dwelling units per acre.
- The proposed rezone with increase allowable density allowed to 15-35 dwelling units per acre.



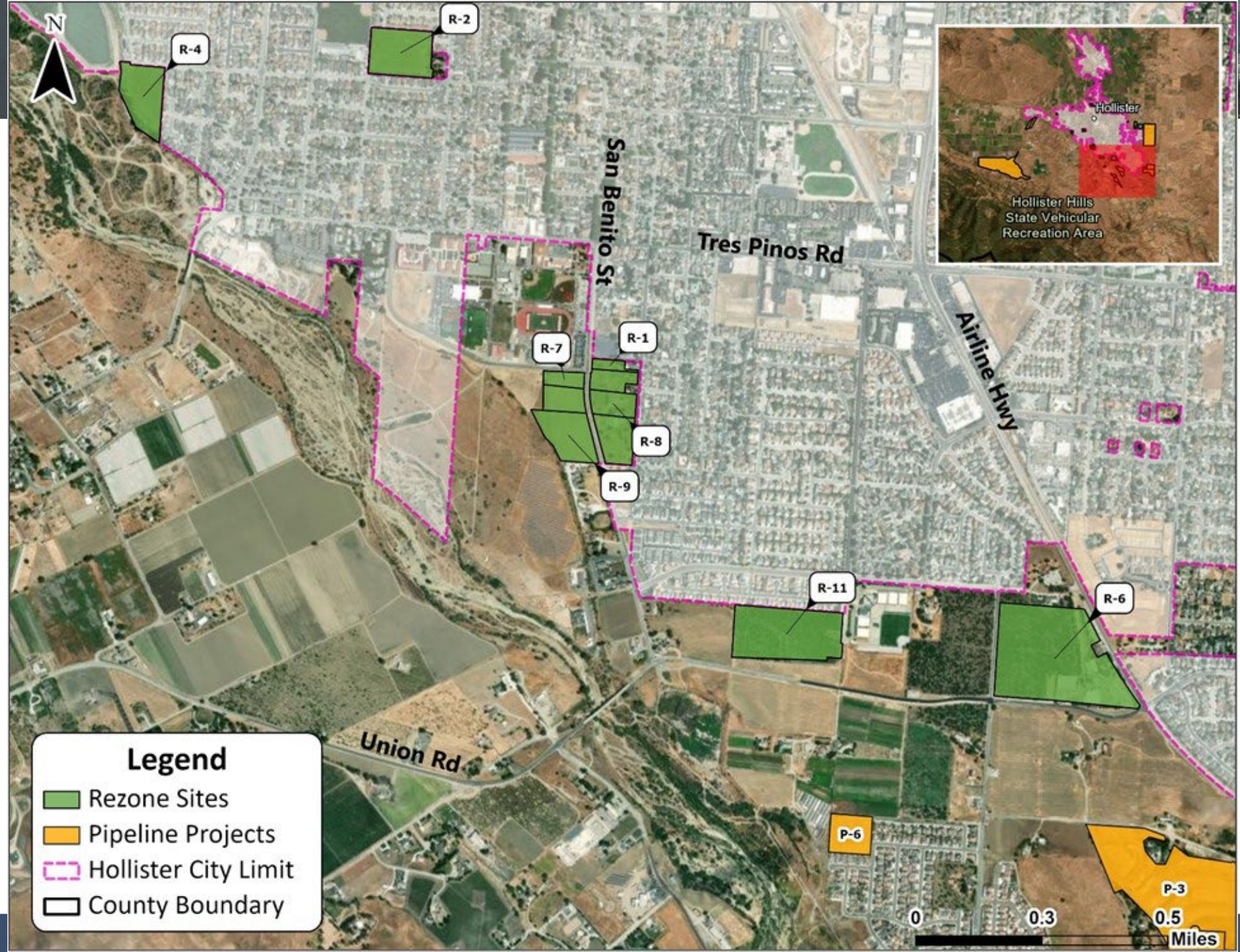
Candidate Sites Analysis

6th Cycle Sites Inventory Summary					
	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA	246	198	103	207	754
Projected ADU Construction	131		66	22	219
Pipeline Projects	273		308	1,828	2,409
Units that have received Certificate of Occupancy (Beginning July 1, 2023)	24		0	64	88
Net Remaining Unmet RHNA	-16		--	--	-16
Strategies to Accommodate Remaining Need					
Multifamily Residential Rezones	486		949	792	2,227
<i>Vacant Sites</i>	215		426	233	864
<i>Nonvacant Sites</i>	271		523	569	1,363
Total Unit Capacity					
Total Potential Development Capacity	914		1,323	2,706	4,943
Unit Surplus (%)	106%		1,184%	1,207%	556%

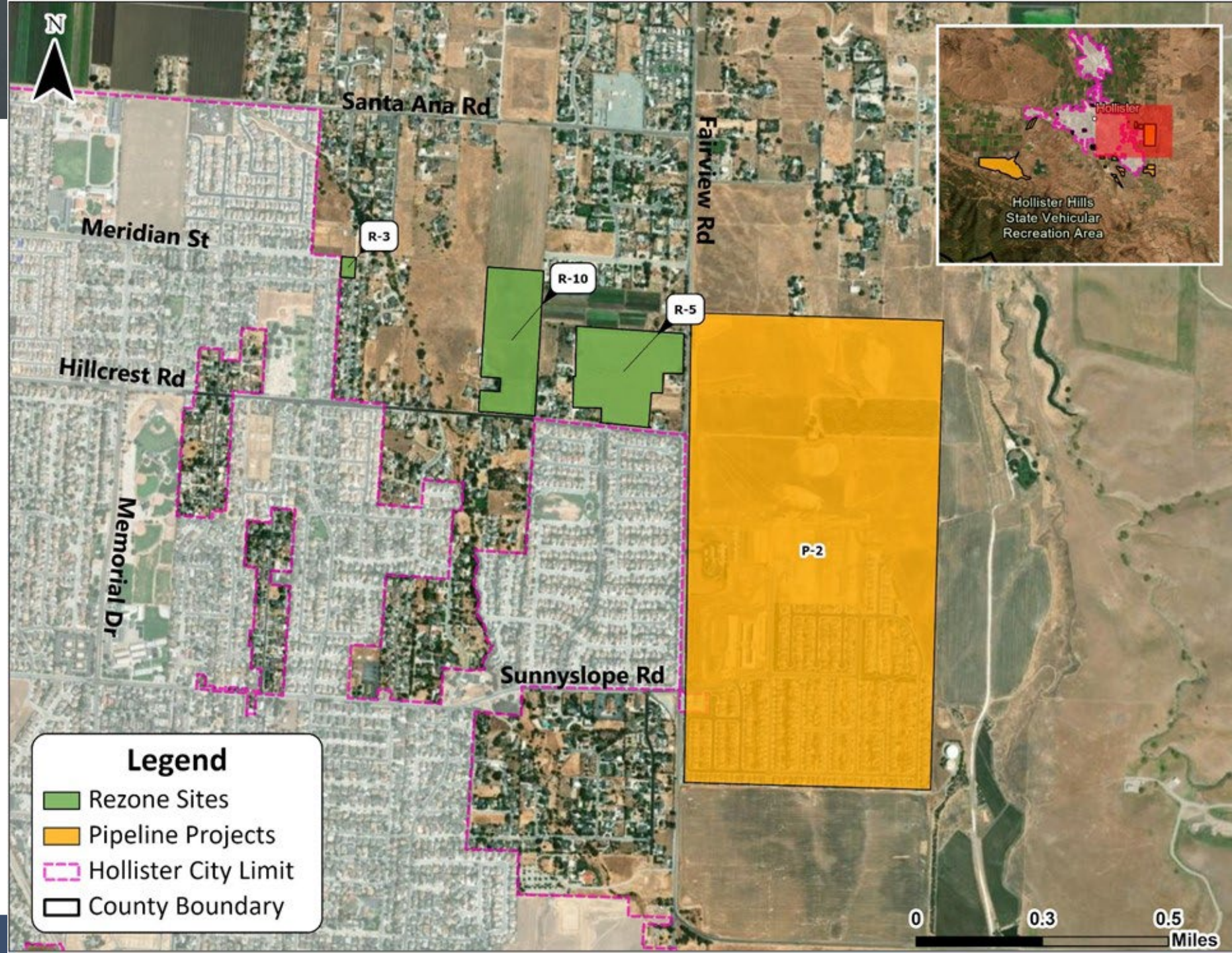
6th Cycle Housing Element Sites Inventory Map



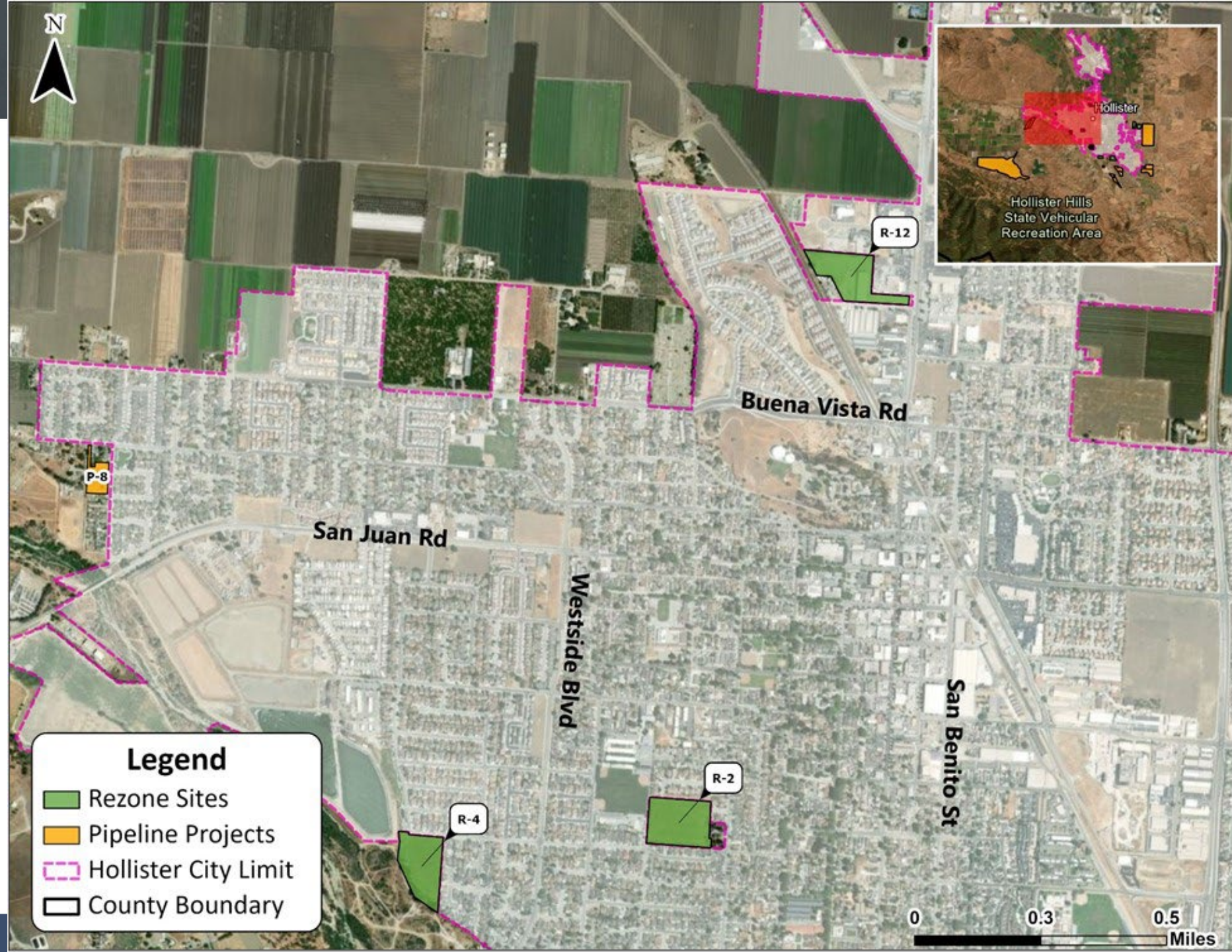
6th Cycle Housing Element Sites Inventory Map (Southwest)



6th Cycle Housing Element Sites Inventory Map (East)



6th Cycle Housing Element Sites Inventory Map (Northwest)





Housing Element Efforts to Date



Monterey Bay Economic Partnership San Benito County Housing Element Workshop

- Hybrid (In-person and Zoom) on September 29, 2022
- Collaboration between the Monterey Bay Economic Partnership (MBEP), the Council of San Benito County Governments (SBCOG), and all associate jurisdictions
 - The workshop recording is available on the County's Housing Element Update Webpage
- The presentation included:
 - Housing Element Update overview and why they matter
 - MBEP provided a brief description of its "Practical Housing Policy" White Paper on Housing Element Best Practices
 - All SBCOG members presented and provided additional information
 - Opportunity for Q&A



Board of Supervisors and Planning Commission Joint Session Kick-Off Meeting

- Hybrid (In-person and Zoom) on June 6, 2023
- Presentation from County and Kimley-Horn introducing Scope of Work to decision-makers
 - Meeting recording is available on the County's Housing Element Update Webpage
 - Public comment was received and recorded in the Housing Element
- The presentation included:
 - Expectations and approach from the Consultants
 - Summary of candidate sites strategies
 - RHNA and Housing Element overviews
 - Project schedule



Community Workshop #1

- Hybrid (In-person and Zoom) on September 27, 2023
 - Presented and hosted in English and Spanish
 - Participants engaged in both English and Spanish
 - The workshop recording is available on the County's Housing Element Update Webpage
- The presentation included:
 - Housing Element Update process introduction and required components
 - Engagement Activities
 - Anticipated Project Timeline
 - Future Opportunities for Participation



Community Workshop #1 – Feedback Summary

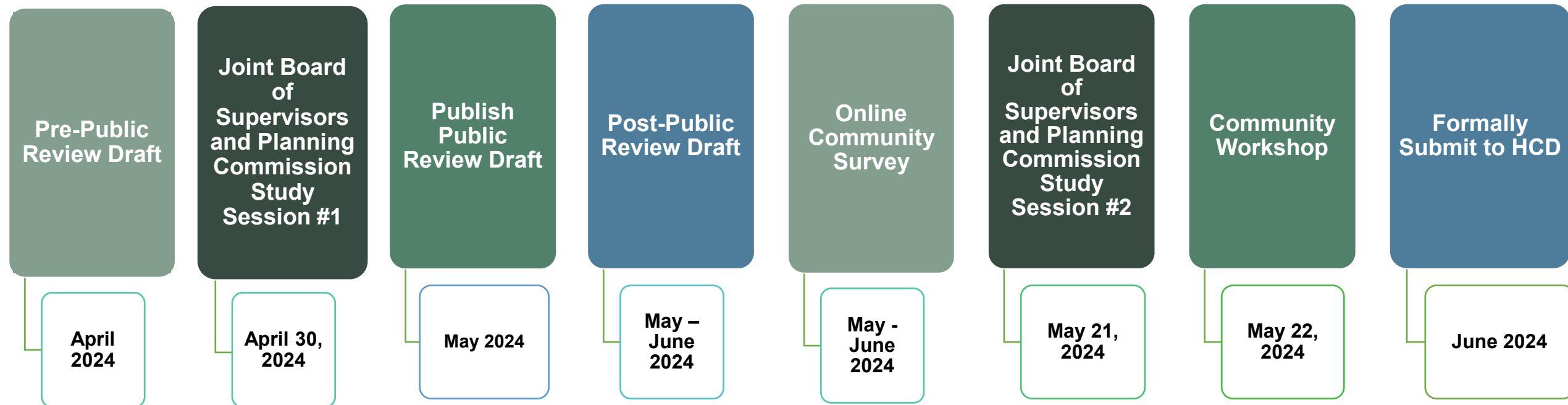
- Workshop participants noted the high cost of housing in San Benito and the limitations in current choices
- Participants shared that there were few housing choices for individuals seeking affordable housing
- When housing does become available, there's a lot of competition for available units
- Participants noted a greater need for multi-family housing and affordable units
- When asked about where new housing should be located, workshop participants heavily favored the areas bordering the city of Hollister, as well as major corridors



Next Steps



Community Engagement Timeline





Housing Element Update Timeline

Analyze (Fall '23-'24)

- Adequate Sites Analysis
- Assess Housing Needs and Opportunities
- 1st Community Workshop

Draft (Winter-Spring '24)

- Public Review Draft Housing Element Release
- Planning Commission and Board of Supervisors Study Sessions
- 2nd Community Workshop (Community Townhall)
- Submit to HCD

Revise (Summer-Fall '24)

- HCD Reviews the Draft Housing Element and provides comments
- County revises Draft Housing Element to address HCD comments
- Resubmit to HCD

Draft (Fall '24-'25)

- HCD Reviews the Draft Housing Element and provides comments
- County revises Draft Housing Element to address HCD comments
- Resubmit to HCD
- Adoption Hearings
- HCD Certification



Thank you! Questions?

Staff is available until the end of the meeting to answer questions.

For additional information or follow up questions, please reach out to the Housing Element team by email at:

HousingElementUpdate2023-2031@cosb.us