



Board of Supervisors and Planning Commission Housing Element Study Session #2

Post-Public Review Draft of the Housing Element
May 21, 2024 – 3:00 p.m.



Agenda

- **Housing Element Overview**
- **Sites Identified to Accommodate the County's RHNA**
- **Public Review Draft**
- **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



Consequences for Non-Certified Housing Element

- 1. Limits access to State Funding.** Many state funding programs for housing and community development related items are contingent upon having a certified Housing Element.
 - Community Development Block Grant Program (CDBG)
 - HOME Grant (e.g. Riverview II)
 - Permanent Local Housing Allocation Program (PLHA)
 - Local Housing Trust Fund Program (LHTF)
 - Infill Infrastructure Grant Program (IIG)



Consequences for Non-Certified Housing Element

2. **Lawsuits.** There are several potential consequences of being sued, including:
 - Mandatory compliance
 - Suspension of local control on building matters
 - Court approval of housing developments
 - Fees

3. **“Builders Remedy”** The Housing Accountability Act (Government Code Section 65589.5, HAA) new requirements. If a jurisdiction has not adopted a housing element in substantial compliance with State law, developers may propose eligible housing development projects (per the HAA) that do not comply with either the zoning code or the General Plan.



Housing Element Efforts to Date

■ **Community Workshop #2 – May 22, 2024**

- The County of San Benito will hold a Community Workshop to discuss topics including, but not limited to, the released 6th Cycle Housing Element Update 2023-2031 Public Review Draft, provisions of the 2035 General Plan, and San Benito County impact fees, at which time and place interested persons may appear and be heard.
- The public may attend this meeting in-person at **Paine's Restaurant Banquet Room**
- Appetizers and refreshments will be available

A landscape photograph showing a dirt road curving through a green field with yellow wildflowers in the foreground. The background features a range of dark mountains under a bright blue sky with scattered white clouds. A dark grey semi-transparent banner is overlaid across the middle of the image, containing the title text.

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
- Affordability Assumptions



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 25-45 dwelling units per acre in Subzone A and 45-65 dwelling units per acre in Subzone B.



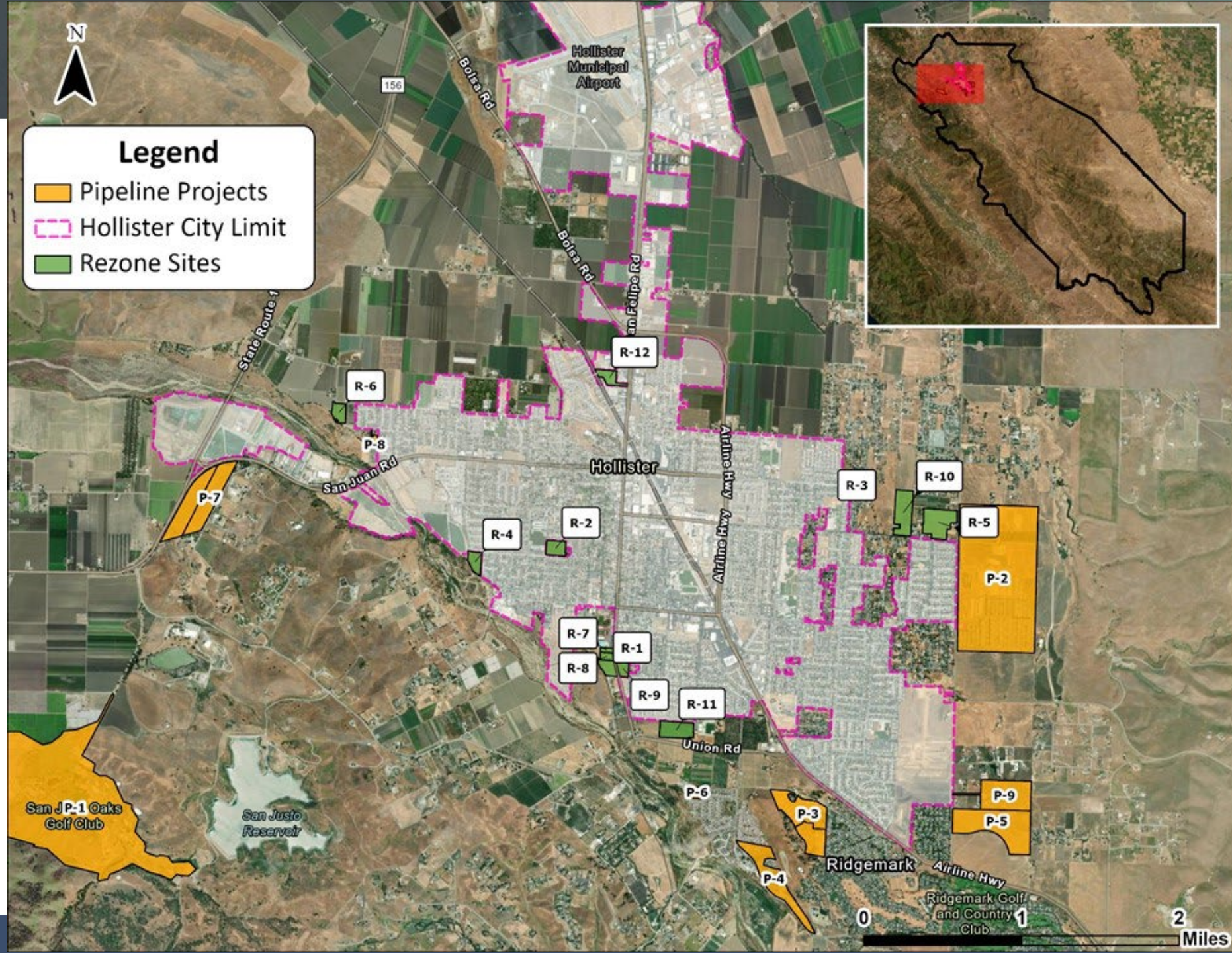
Candidate Sites Analysis

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	289		301	1,824	2,414
Units that have received Certificate of Occupancy (Beginning July 1, 2023)	24		0	64	88
Net Remaining Unmet RHNA	--		--	--	0
Strategies to Accommodate Remaining Need					
Multifamily Residential Rezones	657		1,179	860	2,696
<i>Vacant Sites</i>	355		667	285	1,307
<i>Nonvacant Sites</i>	302		512	575	1,389
Total Unit Capacity					
Total Potential Development Capacity	1,101		1,546	2,770	5,417

6th Cycle Housing Element Sites Inventory Map

Residential High Rezone Subzone A:
25-45 du/acre

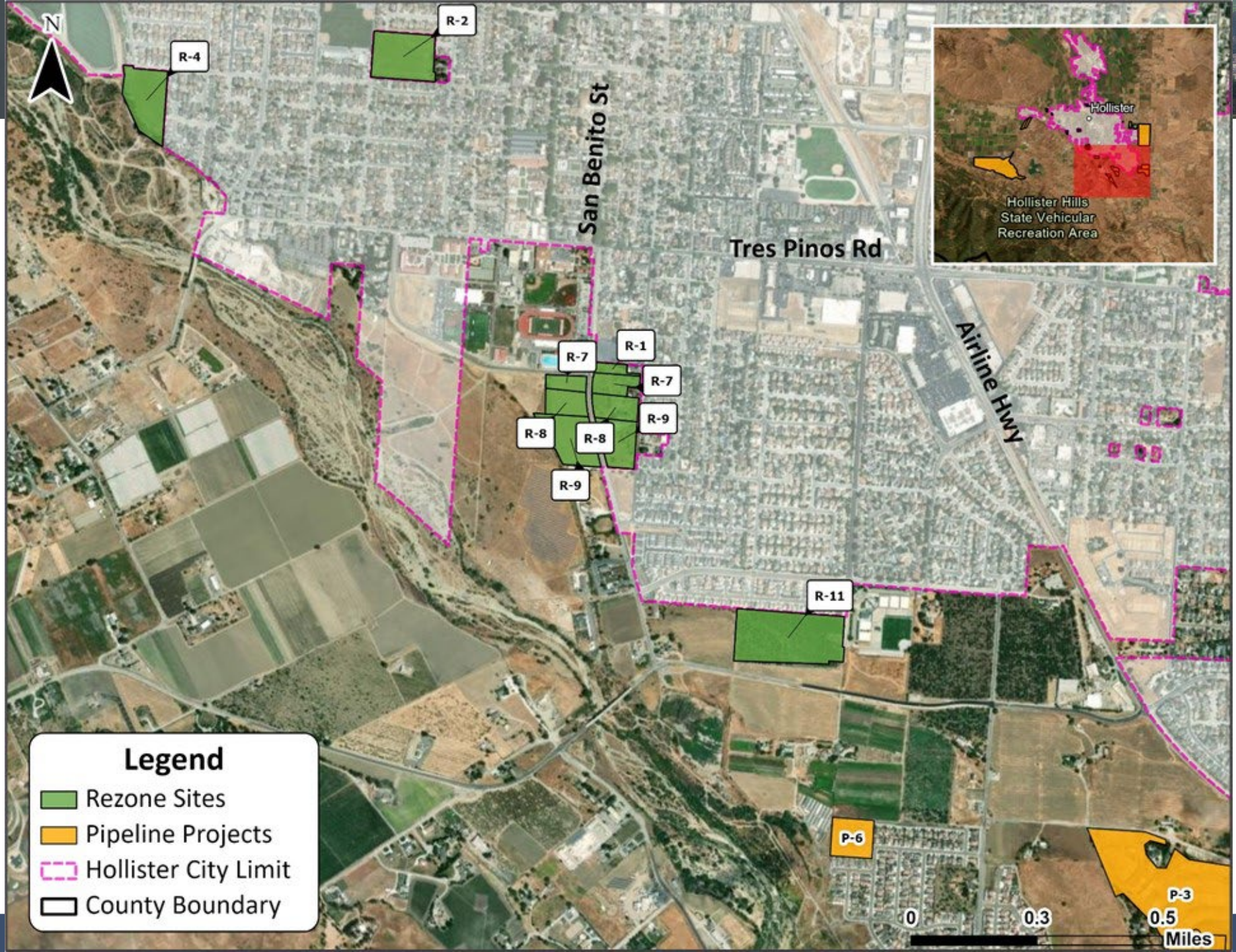
Residential High Rezone Subzone B:
45-65 du/acre
– Site R-12 only



6th Cycle Housing Element Sites Inventory Map (Southwest)

Residential High Rezone Subzone A:
25-45 du/acre

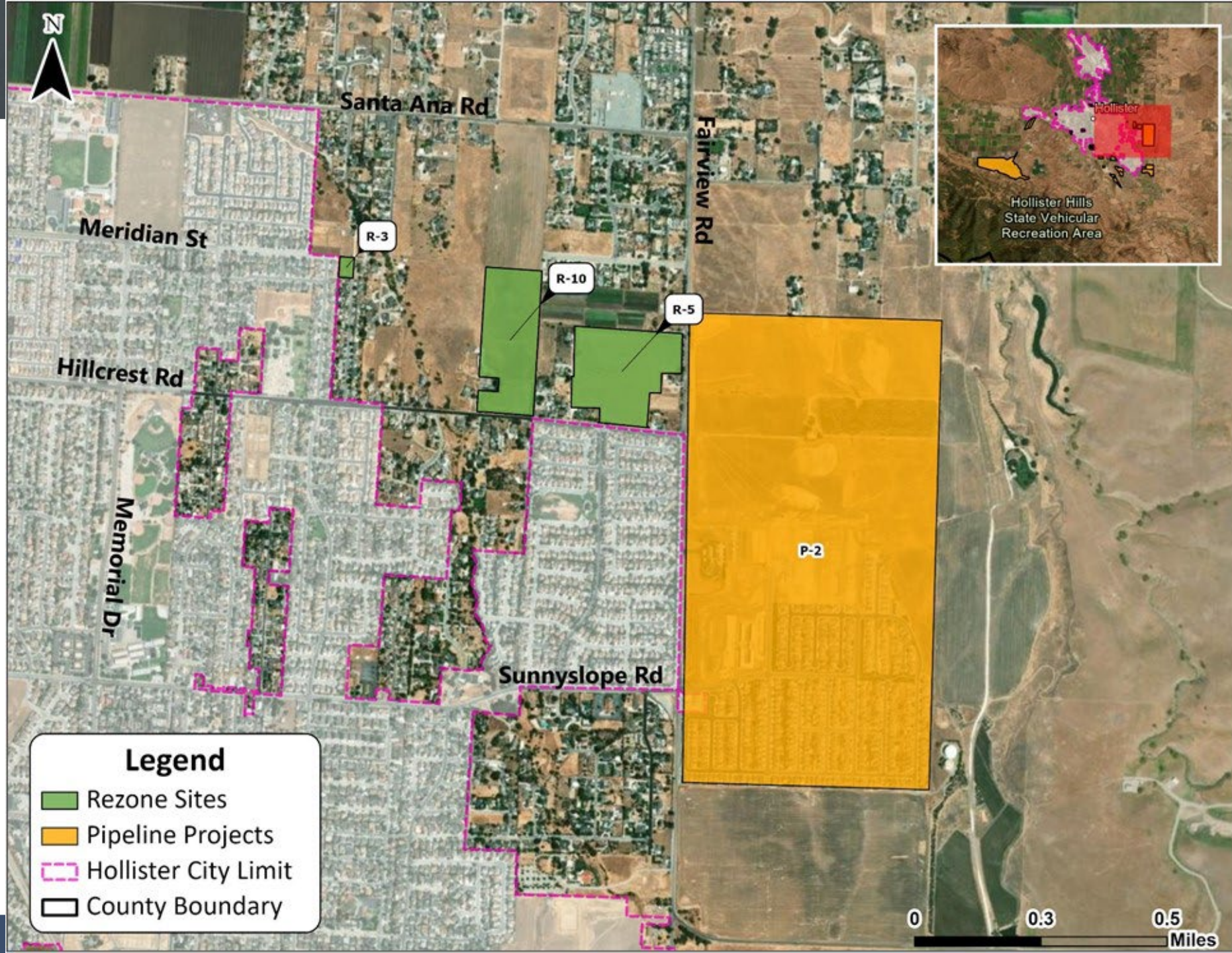
Residential High Rezone Subzone B:
45-65 du/acre
– Site R-12 only



6th Cycle Housing Element Sites Inventory Map (East)

Residential High
Rezone Subzone A:
25-45 du/acre

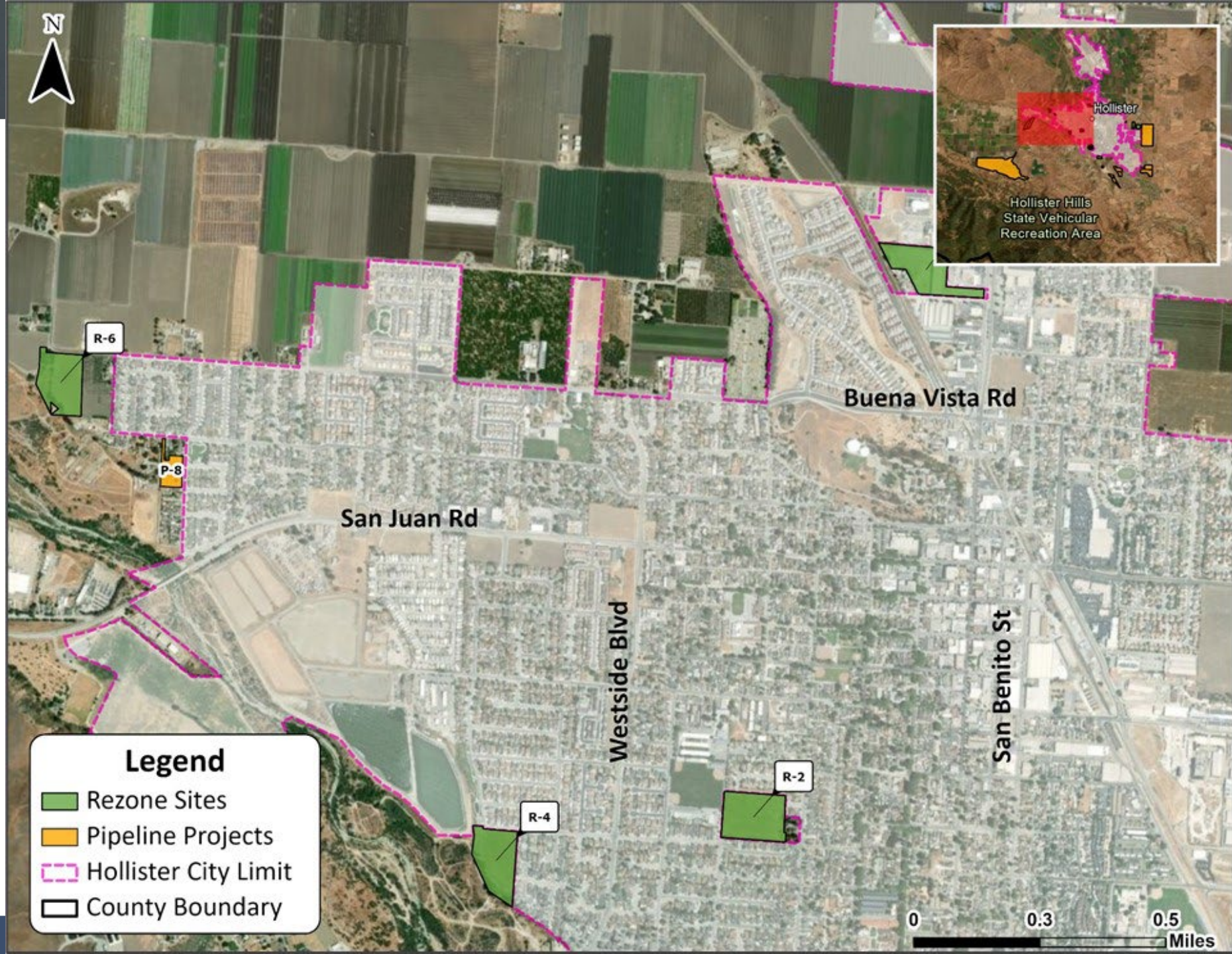
Residential High
Rezone Subzone B:
45-65 du/acre
– Site R-12 only



6th Cycle Housing Element Sites Inventory Map (Northwest)

Residential High
Rezone Subzone A:
25-45 du/acre

Residential High
Rezone Subzone B:
45-65 du/acre
– Site R-12 only





Potential Annexations

- **Per California Government Code § 65584.07:**
 - (d)(1) If an annexation of unincorporated land to a city occurs after the council of governments, subregional entity, or the department for areas with no council of governments, has made its final allocation under Section 65584.03, 65584.04, or 65584.06, a portion of the county's allocation may be transferred to the city. The city and county may reach a mutually acceptable agreement for transfer of a portion of the county's allocation to the city, which shall be accepted by the council of governments, subregional entity, or the department, whichever allocated the county's share.



Affirmatively Further Fair Housing (AFFH)

- AFFH is defined as, “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”. -(Gov. Code, § 8899.50, subd. (a)(1).)
- Specifically, these meaningful actions must aim to accomplish the following:
 - Address significant disparities in housing needs and in access to opportunity;
 - Aim to establish truly integrated and balanced living patterns;
 - Sites accommodating lower income units must be equitably spread out throughout the community
 - Foster & maintain compliance with civil rights and fair housing laws.



Policy Changes (5th vs 6th Cycle Housing Elements)

- Many 5th Cycle Housing Element policies were modified and continued into the 6th Cycle Housing Element
- 5th Cycle Housing Element policies that were completed were not carried over into the 6th Cycle Housing Element
- Policies were added to the 6th Cycle Housing Element to comply with changes to State housing laws such as:
 - SB 35 procedures
 - Emergency shelters and low-barrier navigation centers (AB 2339)
 - Transitional and Supportive Housing
 - Reason accommodations
 - AFFH actions



Public Review Draft



Public Review Draft

- The County released the Public Review Draft of the Housing Element on May 10, 2024
- The Public Review Draft includes nine different sections
- The statutory public review period is 30 calendar days, ending on June 9, 2024
- The County is required to take at least 10 calendar days to review all public comment received
- **NOTE:** Public Comment will be accepted throughout the entirety of the Housing Element update process



How to Access the Public Review Draft

- The Draft Document is available on the County's website at: <https://tinyurl.com/SanBenitoCountyHousingElement>
- We invite you to download it, review and send us your feedback and questions!

Download a copy of the Draft Housing Element

Below are the individual chapters and appendices of the Draft Housing Element:

1. [Chapter 1-Introduction](#)
2. [Chapter 2-Community Profile](#)
3. [Chapter 3-Housing Constraints](#)
4. [Chapter 4-Housing Resources](#)
5. [Chapter 5-Affirmatively Furthering Fair Housing.\(AFFH\)](#)
6. [Chapter 6-Policy Plan](#)
7. [Appendix A-Review of Past Performance](#)
8. [Appendix B-Candidate Housing Site Analysis](#)
9. [Appendix C-Community Engagement](#)

Required Public Review Period: May 10, 2024 to June 9, 2024



Submit Public Comments

- Provide comments, attachments, and responses by:
- Submitting comments via email to HousingElementUpdate2023-2031@cosb.us
- Submitting comments via online Feedback Form: <https://forms.office.com/r/iQpSLbGSWZ>
- Submitting in person or mail to County of San Benito, Resource Management Agency:
2301 Technology Pkwy, Hollister, CA 95023

County of San Benito 2023-2031
Housing Element Feedback Form



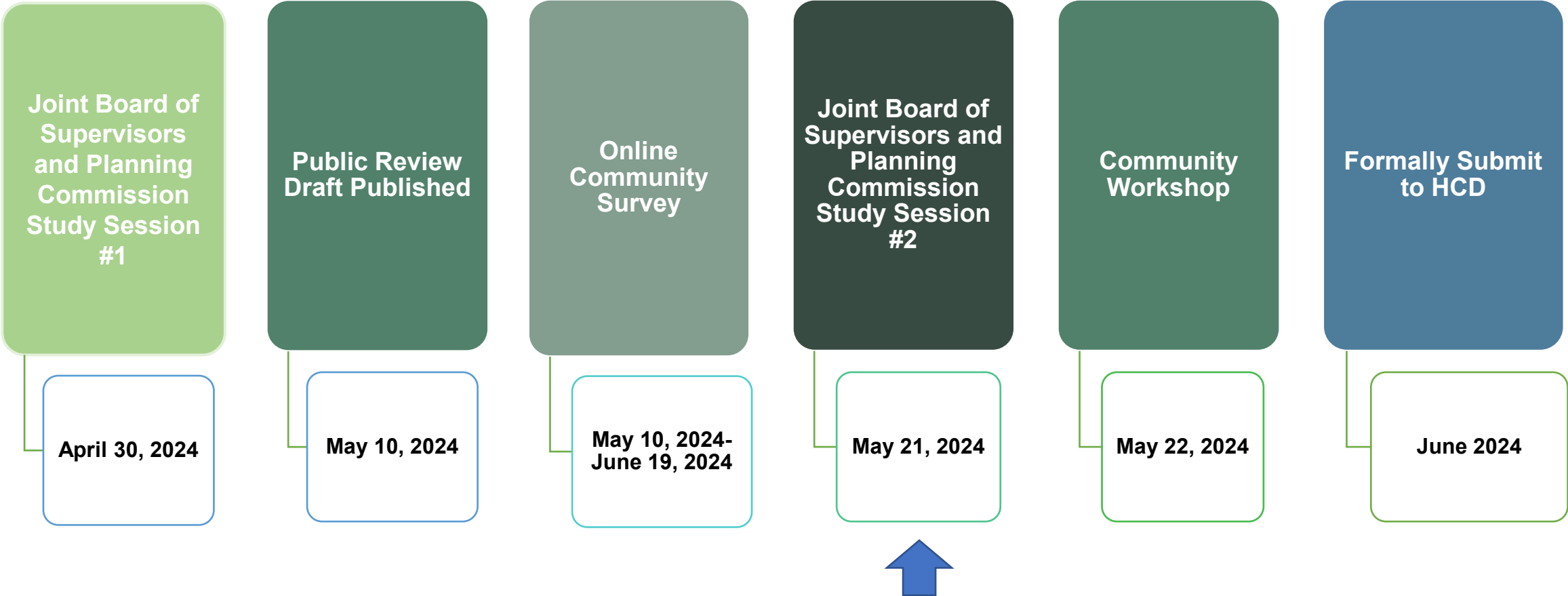


Next Steps



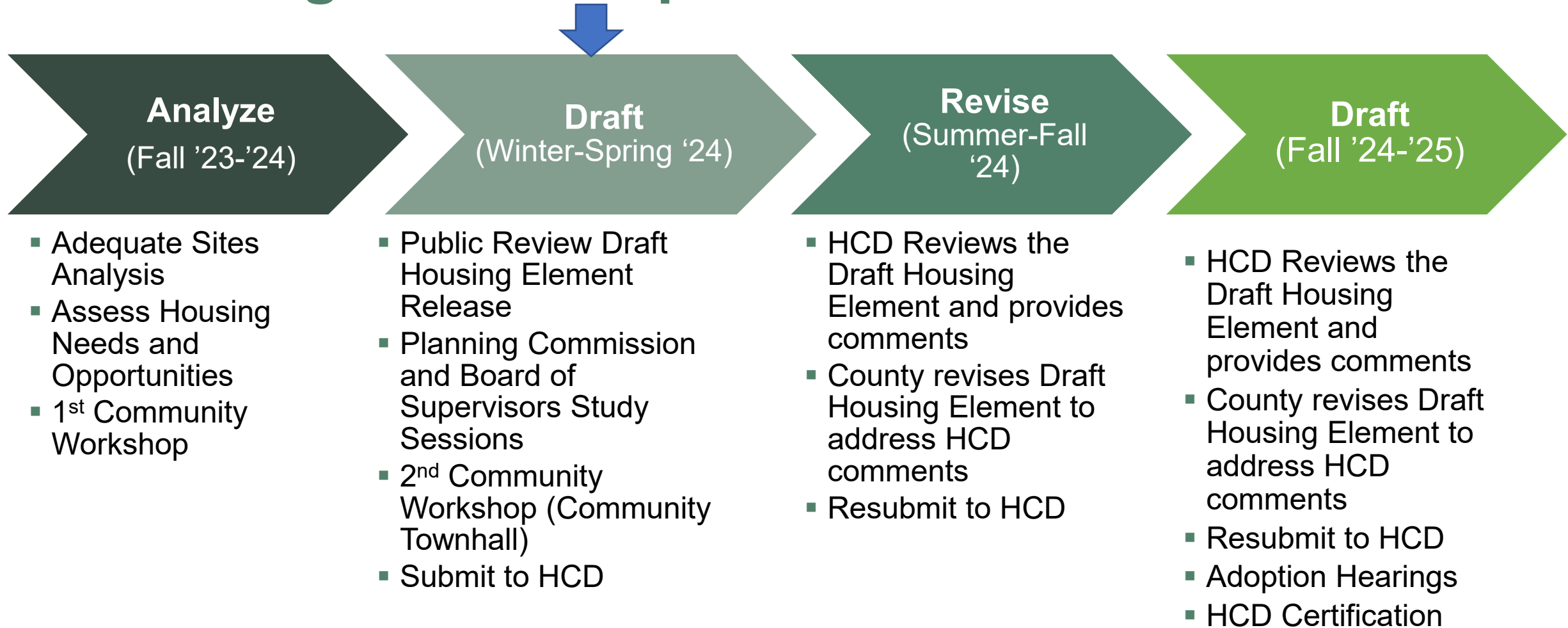


Community Engagement Timeline





Housing Element Update Timeline





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

The Draft Document is available on the County's website at:
<https://tinyurl.com/SanBenitoCountyHousingElement>