



San Benito Workforce & Affordable Housing

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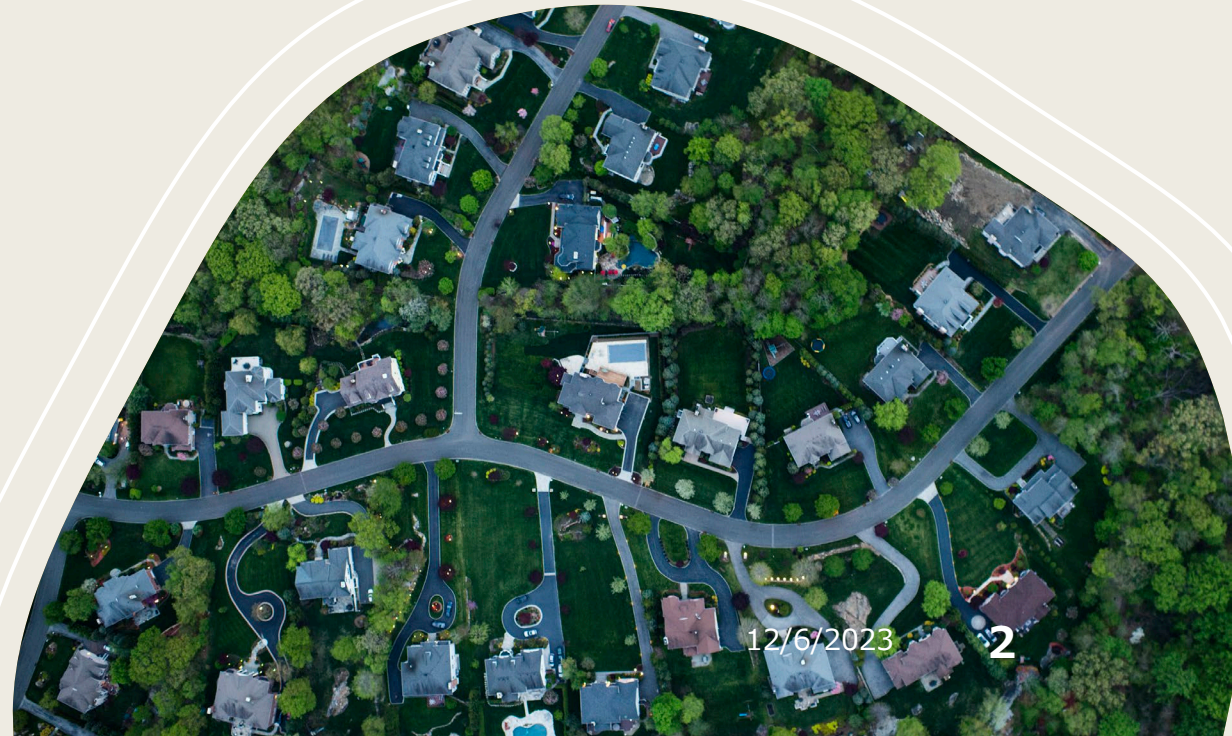
Agenda

Introductions

Presentations

Q&A as time allows

Closing



Introduction

Elias S. Cortez, of CIOproUSA, is a seasoned leader with a rich background in delivering successful Integrated Technology and Energy solutions to public and private sectors. As the former State CIO of California and CIO for the County of San Bernardino, he brings over 45 years of experience in Architecture and Technology consulting. Specializing in underserved communities, Mr. Cortez focuses on providing Affordable Integrated Technology and Energy solutions to fulfill sustainability goals and community needs, advocating for the strategic use of technology and energy to foster healthy communities and create future job opportunities.



Affordable Housing & Public Policy



Homelessness

[Learn more about homelessness in CA](#)

More than 160,000 people in California experience homelessness any given night from a series of systemic and social factors. People are couch-surfing and living in their vehicles; fighting homelessness while unknowingly being homeless without a home to call their own.

[Housing California](#): advocacy organization that works to create a CA with homes, health, and prosperity for all in thriving sustainable communities

Public Policy

Public Policy makers at all levels are attempting to respond to the issue of affordable housing, a highly complex crisis of global proportions, with a myriad of policy instruments. This scarcity of affordable housing due to a combination of:

- outdated, restrictive and exclusionary land use and planning policies,
- a lack of federal and state investment in affordable housing,
- local opposition to the development of affordable housing

Consideration & priority must be focused on the most vulnerable groups: seniors, veterans, single-parent families, disabled, etc. Some form of publicly funded allowance can be implemented, providing households with adequate affordable housing.

San Benito Workforce & Affordable Housing





Affordable Housing

“is housing which is deemed affordable to those, with a median or below household income, as rated by the housing affordability index.”

County of San Benito & City of Hollister have an opportunity and authority to implement an Ordinance called **“Micro Unit Ordinance”**

The availability of affordable housing in proximity of mass transit is also linked to jobs and has become severely imbalanced during these last few years

What is the Builder's Remedy under current CA state law?

Today, under State Law in California, if a City does not plan for the number of homes required by the state, the City has to approve any housing projects as long as at least 20% of the homes are low-income or 100% of them are moderate-income.

How does the "Builder's Remedy" Work?

HAA requires that cities and counties make 1 of 5 findings to deny, or to apply conditions that make infeasible, a housing development project "for very low, low- or moderate-income households" or an emergency shelter. (section 65589.5(d.))

There is a new category known as ELI (extremely low income)

Builder's Remedy



Housing Accountability Act (HAA)

The HAA limits local government's ability to deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing need.

The California Housing Development Challenge

More than half a dozen affordable housing projects in California are costing more than \$1 million per apartment to build, a record-breaking sum that makes it harder to house the growing numbers of low-income Californians who need help paying.

Demand for Housing...

...is unlimited locally, regionally, and statewide

The Prohousing Designation Program was established by the 2019-20 Budget Act, as part of a package of support, incentives, and accountability measures to help California meet its goal of building 2.5 million homes by 2030, with at least 1 million of these homes affordable to people at lower income levels [July 14,2023]

Solutions Act

AB68 will help alleviate California's housing crisis and reduce climate change risk by streamlining approvals for new homes near jobs, schools, transit, and other resources, and in areas local governments have already identified as a priority for [infill housing](#)


“Housing policy is climate policy,” [Hanlon said](#). “SB 423 will allow more homes to be built where they’re most needed, while reducing climate pollution.”

Notable New Laws



HOUSING & MARKET RATE HOUSING LEGISLATION

- Ab 1633 CEQA Reform for Infill Housing
- SB 747 and AB 480 – Amendments to Scale Back the Surplus Land Act
- SB 684 – Ministerial Approval of Up to 10-Unit Housing Projects on Small Sites
- AB 1287 – Additional Density Bonuses for Very Low or Moderate Income Units
- AB 1218 – Replacement Housing and Relocation Benefit Expansion



**Partnerships with past
housing development
experience are a must.**

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Housing Development Process



THE PROJECT MUST PENCIL ON RETURN OF INVESTMENT (ROI) AND MUST FOLLOW THE BASICS:

1. Find a Site & obtain site control
2. Check in with Local Planning Staff for code & zoning compliance
3. Conduct a feasibility analysis
4. File application(s) for project approval
5. Follow the approval process
6. "Take Down" the land; buy or lease with option to buy
7. Obtain affordable housing financing
8. Prepare building permit plans
9. Partner with an experienced builder
10. Build sustainable Housing



Modern Developments & Homes

We've proposed the first "Green" community in rural areas; renewable green technology to keep utility rates low, reliable utilities with a community microgrid which would power the homes, streetlights, and even a park!

Type I construction for energy efficiency, climate control technology, and a combination of solar power, batteries to store energy and smart nodes for efficient distribution and use of energy and Wi-Fi technology to each home and public areas.



Finance



California Competes & USDA Funding

The CCTC is an income tax credit available to businesses that want to locate in or stay and grow in California and create quality, full-time jobs in the state that might not otherwise be created by the business or any other business.

Step-by-Step Process to Build a House in California

Building a home in California takes an average of seven months, but it can take more or less time depending on a variety of factors including your home's size and style, the availability of labor and materials, and even the weather.

Don't put all your eggs in one basket.

Although demand for affordable rental housing for very low-, low- and medium-income earners has increased, the supply has not. Various factors affect supply and demand of housing stock.



The Solution for the San Benito Latino Coalition

**Farm Worker Affordable Workforce Housing To
build from ground up or remodel existing housing
stock including infill development (ADUs) in the
County of San Benito and City of Hollister, CA.**



Homeless, Low income, Transitional, Workforce & Supportive Housing Population for Consideration

1. Re-Purpose (if available) units consisting of apartments, motels with parking, adjacent to commercial, recreation and a community spaces.
2. Each Unit will have a Utility Kitchen, dining and open living area,, a bathroom with shower and upwards of two (2) beds.
3. Common Areas preferably will consist of a small adjacent Urgent Care Center with Examination Rooms for wrap around services.

Allow for certain development special accommodations by the City and the Planning Department, i.e. unlimited building height, a density incentive, modified unit size, reduced parking requirements, a waiver of fees and an additional number of “Relaxed Standards.” In most communities the “Housing Resources” section of the Housing Element there exist many “unsheltered” persons with a considerable increase in this population expected by the end of 2023. This gives us the incentive to build and manage a Homeless and Affordable housing program in your community.



HUD's Housing Quality Standards

*Whether Homeless, Section 8 or Project-based * vouchers are given, all subsidized units must meet the HQS, thus ensuring that the person(s) has a healthy and safe place to live. This improvement in the landlord's private property is an important byproduct of this program, both for the individual and for the larger goal of community development.*

Project-based vouchers ("PBV"), in contrast, are attached to a specific unit where you will contract with the state or local public housing agency to rent the unit to low-income families.

Federal rules ensure that Housing Choice Vouchers — whether tenant- or project-based — are targeted to those that need them the most. Housing Choice Voucher program must be used by "extremely low income,"

HUD's Housing Quality Standards (PBV)

Housing agencies can use up to 20 percent of their Housing Choice Vouchers for PBVs, plus an additional 10 percent to assist veterans or people experiencing homelessness, to provide supportive housing to seniors or people with disabilities.

PBVs are gaining popularity, as they have multiple benefits for the County of San Benito and City of Hollister.

Some tenants, like the elderly, people with disabilities, or the formerly homeless might need additional services to maintain stable housing and their health.

Agencies can attach PBVs to newly constructed or rehabilitated units as well as existing units. And, by guaranteeing a future source of stable income for a development, PBVs can be integrated to the financing package that makes constructing or rehabilitating affordable housing possible.



Si Se Puede!

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