

SAN BENITO COUNTY

HOUSING ELEMENT 2007 – 2014

Adopted by the San Benito County Board of Supervisors on May 11, 2010



SAN BENITO COUNTY HOUSING ELEMENT 2007 - 2014

SAN BENITO COUNTY BOARD OF SUPERVISORS

Reb L. Monaco, Chair, District 4
Pat Loe, Vice-Chair, District 3
Margie Barrios, District 1
Anthony Botelho, District 2
Jaime De La Cruz, District 5

SAN BENITO COUNTY PLANNING COMMISSION

Robert Scattini, Chair, District 5
Jeff Culler, Vice-Chair, District 1
Dan DeVries, District 2
Gordon Machado, District 3
Richard Bettencourt, District 4

SAN BENITO COUNTY PLANNING STAFF

| | |
|--|------------------------------------|
| Art Henriques, Director of Planning | Ann Dolmage, Assistant Planner |
| Byron Turner, Assistant Director of Planning | Janet Somavia, Planning Technician |
| Trish Maderis, Administrative Manager | Evan Hill, Chief Building Official |
| Lissette Knight, Senior Planner | Mark Oliver, Building Inspector |
| Michael Kelly, Associate Planner | Jim Stevens, Building Inspector |
| Michael Krausie, Associate Planner | Stacey Watson, Code Enforcement |
| Laura Hall, Assistant Planner | Sheree Garcia, Permit Technician |

SAN BENITO COUNTY HOUSING STAFF

Christopher Valenzuela, Housing Programs Coordinator

TABLE OF CONTENTS

| | |
|---|------------|
| Preface | v |
| Setting..... | v |
| Chapter 1. Population Trends | 1 |
| Population Growth Trends in San Benito County | 1 |
| Population Growth in the Region..... | 1 |
| Projected Population and Employment Growth..... | 6 |
| Chapter 2. Demographic Characteristics of Population | 9 |
| Age | 9 |
| Ethnicity | 10 |
| Special Needs Housing..... | 11 |
| Chapter 3. Housing Characteristics | 27 |
| Housing Units..... | 27 |
| Households Type | 31 |
| Chapter 4. Household Income and Affordability | 33 |
| Household Income | 33 |
| Local Workforce | 35 |
| Housing Affordability | 36 |
| Chapter 5. Conservation of Affordable Units | 39 |
| Federally Assisted Housing Projects | 39 |
| Other Affordable Housing Units | 39 |
| Preservation Methods..... | 40 |
| Costs Analysis | 41 |
| Units At-Risk..... | 44 |
| Chapter 6. Inventory of Sites for Regional Housing Needs 2007-2014 | 45 |
| Zoning for a Variety of Housing Types | 68 |
| Chapter 7. Constraints on Residential Development | 71 |
| Non Governmental Constraints | 71 |
| Infrastructure Capacity | 77 |
| Governmental Constraints | 85 |
| Housing for Persons with Disabilities | 104 |
| Chapter 8. Program Evaluation | 106 |
| Goal 1. Availability | 106 |
| Goal 2. Increase the Diversity of Housing Types and the Quantity of Housing | 107 |
| Goal 3. Stable Long-Term Funding for Maintaining Housing Programs. | 111 |
| Goal 4. Rehabilitation/Conservation of Affordability | 116 |
| Goal 5. Intergovernmental Coordination | 118 |
| Goal 6. Equal Opportunity | 120 |
| Goal 7. Special Needs | 122 |
| Goal 8. Energy Conservation | 124 |

| | |
|--|------------|
| Chapter 9. Projected Housing Needs..... | 125 |
| Housing Needs: January 1, 2007 – June 30, 2014 | 125 |
| Adjusted New Construction Need: January 2007 – June 2014 | 125 |
| Chapter 10. Quantified Five-Year Objectives | 127 |
| Availability of Housing | 127 |
| Development of Housing | 133 |
| Maintenance of Housing | 141 |
| Equal Opportunity in Housing | 144 |
| Energy Conservation | 148 |
| Implementation Schedule and Timelines for Policies and Programs..... | 151 |
| Chapter 11. Public Participation | 157 |

APPENDICES

- A. Growth Management Ordinance Scoring System
- B. Fee Summary
- C. Housing Element Workshop Topics

LIST OF FIGURES

| | | |
|-------------|---|----|
| Figure 1-1 | Regional Location | 2 |
| Figure 1-2 | Distribution of Population in San Benito County..... | 3 |
| Figure 1-3 | Open Space Lands..... | 5 |
| Figure 6-1 | Vacant & Underutilized Properties in the Rural/Urban Land Use District..... | 54 |
| Figure 6-2 | Area A – Southside and Enterprise Roads | 56 |
| Figure 6-3 | Area F – Near Airline/Fairview/Ridgemark | 57 |
| Figure 6-4 | Area G – South of Ridgemark..... | 58 |
| Figure 6-5 | Area H – North of Vista Park Hill..... | 59 |
| Figure 6-6 | Area B – Enterprise Road | 63 |
| Figure 6-7 | Area East of Fairview Road and the City of Hollister | 64 |
| Figure 6-8 | North of Hospital Road | 65 |
| Figure 6-9 | North of Enterprise Road | 66 |
| Figure 6-10 | Potential Housing Sites | 67 |
| Figure 7-1 | Lands Affected by Significant Environmental Hazards | 74 |
| Figure 7-2 | San Benito County Transportation Element | 79 |
| Figure 7-3 | Sunnyslope and Tres Pinos Water Districts in Relation to General Plan Land Use Districts | 82 |
| Figure 7-4 | City of Hollister Service Area Map | 84 |
| Figure 7-5 | San Benito County Land Use Districts | 87 |
| Figure 7-6 | Northern San Benito County Land Uses | 88 |

LIST OF TABLES

| | | |
|-------------|---|----|
| Table 1-1 | Population Growth in San Benito County 1950-2008 | 1 |
| Table 1-2 | County Population Growth 1980-2008 | 4 |
| Table 1-3 | Comparison of Percent Change in Population with Neighboring Counties..... | 4 |
| Table 1-4 | Regional Influences on San Benito County Employment, Income, Housing..... | 7 |
| Table 1-5 | Association of Monterey Bay Area Governments 2004 Population and Employment Forecasts | 7 |
| Table 1-6 | Projected Population and Job Growth Monterey Bay Area/Silicon Valley Inter- Regional Partnership Study | 8 |
| Table 2-1 | Distribution of Age in San Benito County by Jurisdiction | 10 |
| Table 2-2 | Ethnic Composition of San Benito County | 11 |
| Table 2-3 | Characteristics of Elderly Population and Households | 12 |
| Table 2-4 | Elderly Facilities in San Benito County | 12 |
| Table 2-5 | Elderly Services and Resources in San Benito County | 13 |
| Table 2-6 | Disabled Population by Age Cohort in San Benito County | 14 |
| Table 2-7 | Summary of USDA 2002 Farmworker Census | 16 |
| Table 2-8 | San Benito County Farm Labor Summary | 17 |
| Table 2-9 | San Benito County Farmworker Migrant Center Housing | 18 |
| Table 2-10 | San Benito County Emergency Shelter/Transitional Housing | 19 |
| Table 2-11 | Range of Income Levels by Jurisdiction | 21 |
| Table 2-12 | Renter Households Overpaying for Housing as a Percentage of Income | 22 |
| Table 2-13 | Homeowners Overpaying for Housing as a Percentage of Income | 23 |
| Table 2-14 | Large Family Households in San Benito County | 25 |
| Table 2-15 | Comparison of Overcrowded Households in San Benito County | 25 |
| Table 3-1 | Housing Units in San Benito County and Unincorporated Areas by Type (1990 & 2000)..... | 28 |
| Table 3-1.1 | Housing Units in San Benito County by Type (2000 and 2007) | 29 |
| Table 3-2 | Housing Tenure in San Benito County and Unincorporated Area | 30 |
| Table 3-3 | Population Per Household (Census 2000)..... | 30 |
| Table 3-4 | San Benito County Age of Housing Stock in Years (2000) | 31 |
| Table 4-1 | 2008 San Benito County Median Household Incomes by Income Ranges..... | 34 |
| Table 4-2 | Comparison of 2008 Median Households Incomes between San Benito County and Neighboring Counties..... | 34 |
| Table 4-3 | 2008 Income Categories by Family Size for San Benito County | 35 |
| Table 4-4 | Comparison of 2008 Annual Pay from Jobs in San Benito County | 35 |
| Table 4-5 | San Benito County Market Rental Rates..... | 36 |
| Table 4-6 | San Benito County Affordable Housing Rental Rates..... | 36 |
| Table 4-7 | San Benito County Affordable Housing Maximum Purchase Prices..... | 37 |
| Table 4-8 | Median Home Sale Prices in San Benito County | 38 |
| Table 5-1 | Local HUD Approved Certified Counseling Agencies | 41 |
| Table 5-2 | Non-Profit Affordable Housing Organizations Interested in Acquiring At-risk Homeownership Units..... | 42 |

| | | |
|------------|--|-----|
| Table 5-3 | Moderate-Income Preservation Costs | 43 |
| Table 5-4 | Low-Income Preservation Costs | 43 |
| Table 5-5 | Rehabilitation Costs | 43 |
| Table 5-6 | New Construction/Replacement Costs | 43 |
| Table 5-7 | Affordable Units at Risk of Conversion in Unincorporated Area of San Benito County | 44 |
| Table 6-1 | New Construction Sites from Recorded Subdivisions under Construction | 46 |
| Table 6-2 | New Construction Sites from Approved Subdivisions | 47 |
| Table 6-3 | New Construction from Other Housing Programs | 49 |
| Table 6-4 | Vacant and Underutilized Land in the Rural/Urban General Plan Land Use Designation | 52 |
| Table 6-5 | Potential Housing Sites | 55 |
| Table 6-6 | Remaining Units and Acreage Needed to Satisfy Regional Housing Needs | 60 |
| Table 6-7 | Potential Sites for Additional Housing Development | 62 |
| Table 7-1 | Acreage Affected by Selected Significant Environmental Hazards | 73 |
| Table 7-2 | Land Costs | 75 |
| Table 7-3 | Summary of Zoning Regulations for Residential Development | 91 |
| Table 7-4 | Planning Review Fees | 100 |
| Table 7-5 | Environmental Review Fees | 102 |
| Table 7-6 | Residential Building Impact Fees by County Area | 102 |
| Table 7-7 | Details of Building Permit Impact Fees | 103 |
| Table 9-1 | Adopted San Benito County Council of Governments Regional Housing Needs Allocation | 125 |
| Table 9-2 | Adjusted New Construction Need and Housing Need by Income Level in San Benito County (2004-2008) | 126 |
| Table 10-1 | Quantified Five Year Objectives | 127 |

Preface

Setting

San Benito County is located in the California Coastal Range, containing portions of the Gabilan and Diablo Mountain Ranges. The San Andreas and Calaveras Earthquake Faults traverse the County from south-east to north-west and have helped define the valleys between the mountain ranges. The County is located at the southern tip of the San Francisco Bay Area and is immediately south of Santa Clara County and east of Monterey County (Figure 1-1). County population growth and commute patterns are directly related to job growth within these counties. The County is known for its agriculture, which plays an important role in the local economy. Due to its proximity to major transportation nodes, San Benito County has also become increasingly important as a manufacturing and distribution center.



San Benito County has a total land area of 1,389 square miles and population of 57,784. The County contains two incorporated cities, both located in the north-west portion of the County (Figure 1-1). The City of Hollister has a total population of 37,051 (64.12%) and the population of San Juan Bautista is 1,874 (3.24%) (Figure 1-2). Development within unincorporated San Benito County is generally located adjacent to these cities, or in the unincorporated communities of Aromas and Tres Pinos. These communities are also located in the North County area. Development in South County is very sparse, the majority of which is concentrated in the Paicines/Panoche area. In Census 2000, 88% of the County population resided in the Hollister Civil Division (46,901) with another 10% in the San Juan Bautista Civil Division (5,437). The remaining 2% of the population resides in the San Benito-Bitterwater Civil Division (896). Figure 1-2 shows the boundaries of these Civil Divisions.

Approximately 99% of the County is unincorporated land, with approximately 79% of that land being in some form of public or private open space. Figure 1-3 shows that the majority

of the open space lands are in private ownership under Williamson Act Contract (64.5%), with the remainder in government ownership (13.2%). 91% of government land in the County is federally owned, the majority of which is located in South County and held by the Bureau of Land Management land (105,403 acres) or Pinnacles National Monument (approximately 26,000 acres).

Program Period

The state requires each community to update its Housing Element on a periodic basis. The last County update was for 2001 through 2008, and the current program period is from 2007 through 2014. This revision has been prepared to address the housing needs of the unincorporated area of the County. The current Housing Element has been a part of the County's General Plan and in effect since 2004, the previous State-mandated date for Housing Element revision. The state requires each community to update its Housing Element on a periodic basis. This document is partially based on the State-mandated Regional Housing Needs Allocation provided to the local Council of Governments in July 2007 and subsequently divided among local jurisdictions for inclusion in their respective Housing Elements. The updated Housing Element is required by the State to be adopted by August 31, 2009.

Purpose

The San Benito County Housing Element is a state mandated document that provides local strategies for addressing state and local housing needs. The Housing Element is the major Local Housing Strategy Document intended to provide citizens and public officials with the understanding of the housing needs of the community. This element sets forth policies and programs aimed at attainment of defined goals. This element will serve not only as a programmatic expression of a local commitment to act, but will also provide guidance for decision making in all matters related to housing. State Housing Law (Government Code Section 65583) requires that a "housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments. This report is an update of the Housing Element previously adopted by the County in 2004. The assessment and inventory must include all of the following:

- Analysis of population and employment trends, documentation of projections, and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584 of the Government Code.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and city services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use

controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.

- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, the homeless, and families with female heads of households.
- Analysis of opportunities for energy conservation with respect to residential development.

The Housing Element identifies the nature and extent of the County’s housing needs. By examining these needs, the County can provide a response to how it will meet these needs in the Policy Document. Additionally, it provides a better understanding of the community and facilitates planning for housing.

1. POPULATION TRENDS

The analysis of the Population Trends section relied primarily on 2000 U.S. Census data. Because detailed mid-2000 Census data will not be available during the 2007 - 2014 Housing Element Update process, this update has been based on 2000 Census data, while at the same time, every attempt has been made to include newer census from other reliable sources. Along with Census data, this section also includes data from the California Department of Finance and Association of Monterey Bay Area Governments (AMBAG).

Population Growth Trends in San Benito County

The population growth in San Benito County exceeded the growth rate of the State of California and neighboring counties for the past three decades. The City of Hollister consistently contributed to the largest share of population growth in San Benito County between 1970 and 2000. Growth rates in the City of San Juan Bautista more closely mirrored statewide trends except in the last decade where population decreased. Population growth in the unincorporated area of the county exceeded the statewide average until the past decade. Between 1990 and 2008, the unincorporated population increased by 9%, slightly below the statewide average of 13.6%. (See Tables 1-1, 1-2, and 1-3).

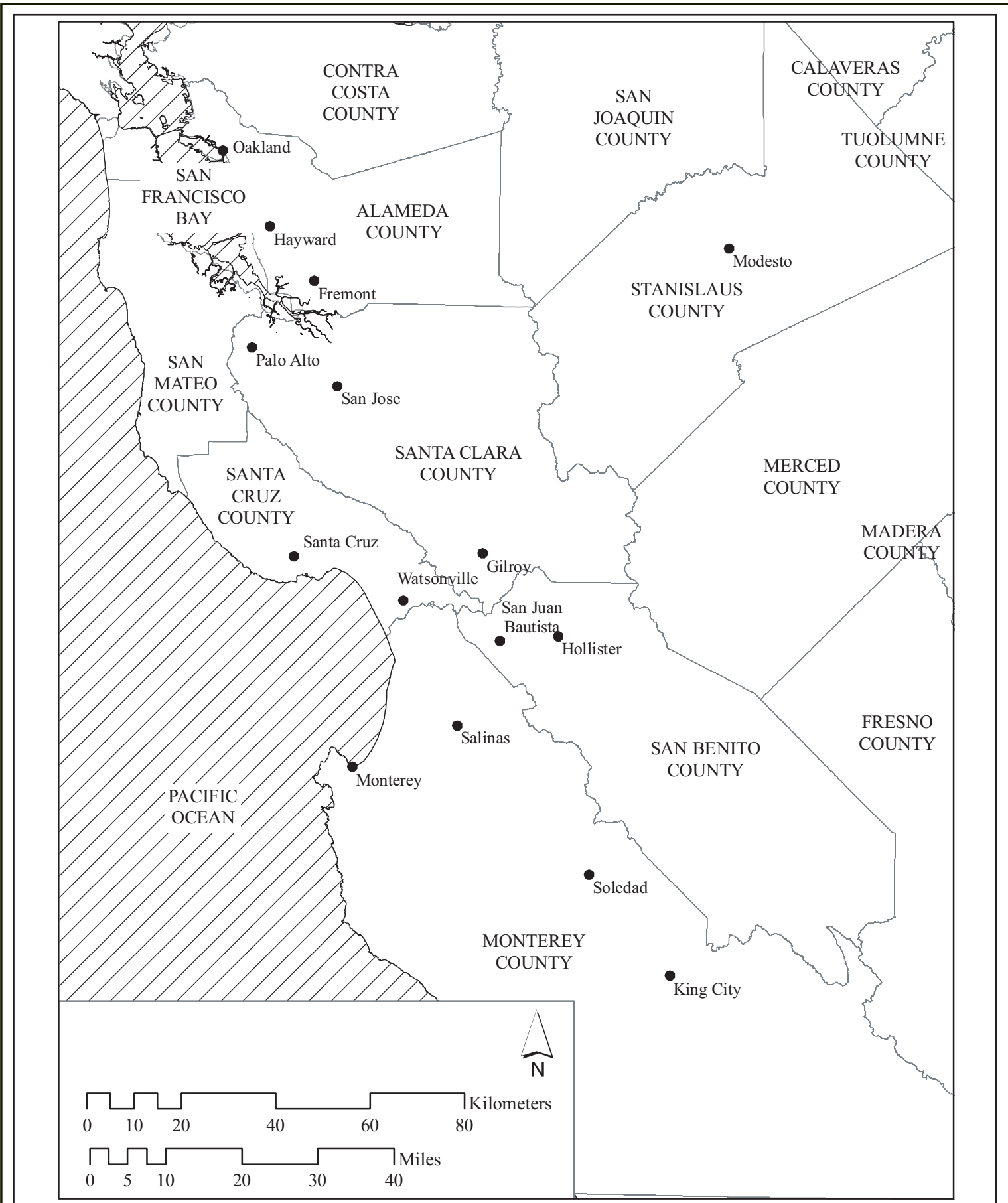
Population Growth in the Region

Table 1-2 compares growth in San Benito County with neighboring counties in the region between 1980 and 2008. During the 1980's, the population growth rate in neighboring counties ranged from 22 to 32% (except Santa Clara County 15.6%). The state averaged a growth rate of 25.7%. The growth rate in the 1990's declined in all neighboring counties to rates ranging from 11% to 20%. San Benito County exceeded growth patterns in the region and state with a growth rate of 46.7% in the 1980's and 45% in the 1990's.

Table 1-1
Population Growth in San Benito County 1950 – 2008

| Jurisdiction | 1950 | 1960 | 1970 | 1980 | 1990 | 2000 | 2008 | % Change 1970-2008 |
|----------------------|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|--------|-----------------------|
| San Benito County | 14,370 (25.6%) | 15,596 (8.5%) | 18,226 (16.9%) | 25,005 (37%) | 36,697 (46.8%) | 53,234 (45%) | 57,784 | 217% |
| Unincorporated | 8,436 (22.6%) | 8,479 (0.5%) | 9,399 (10.9%) | 12,241 (30.2%) | 15,809 (29.1%) | 17,272 (9.25%) | 18,859 | 100% |
| Hollister | 4,903 (26.3%) | 6,071 (23.8%) | 7,663 (26.2%) | 11,488 (49.9%) | 19,181 (67%) | 34,413 (79.4%) | 37,051 | 383% |
| San Juan Bautista | 1,031 (52%) | 1,046 (1.5%) | 1,164 (11.3%) | 1,276 (9.6%) | 1,570 (23%) | 1,549 (-1.34%) | 1,874 | 61% |

Source: Census 2000 and California Department of Finance Table E-1: City/County Population Estimates with Annual Percent Change



Regional Location

Figure 1-1



San Juan
Bautista
Population
1,874 (3%)

Hollister
Population
37,051 (64%)

San Benito
Balance of County
Population
18,859 (33%)



Source: California Department of Finance, 2008

Distribution of Population in San Benito County

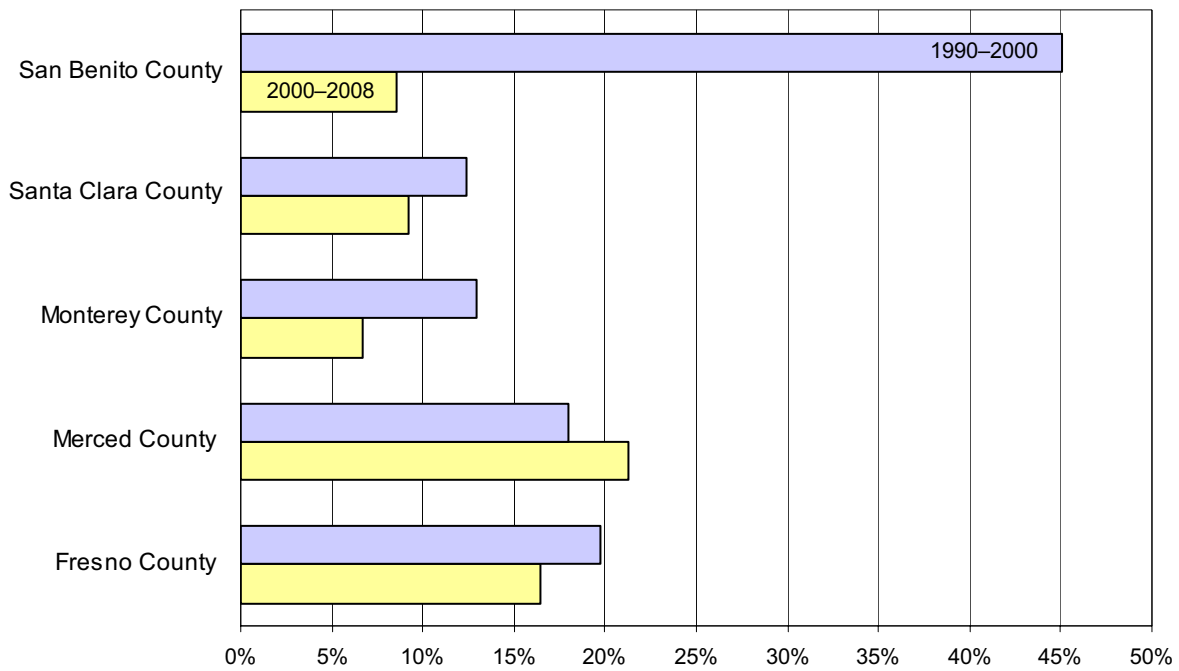
Figure
1-2

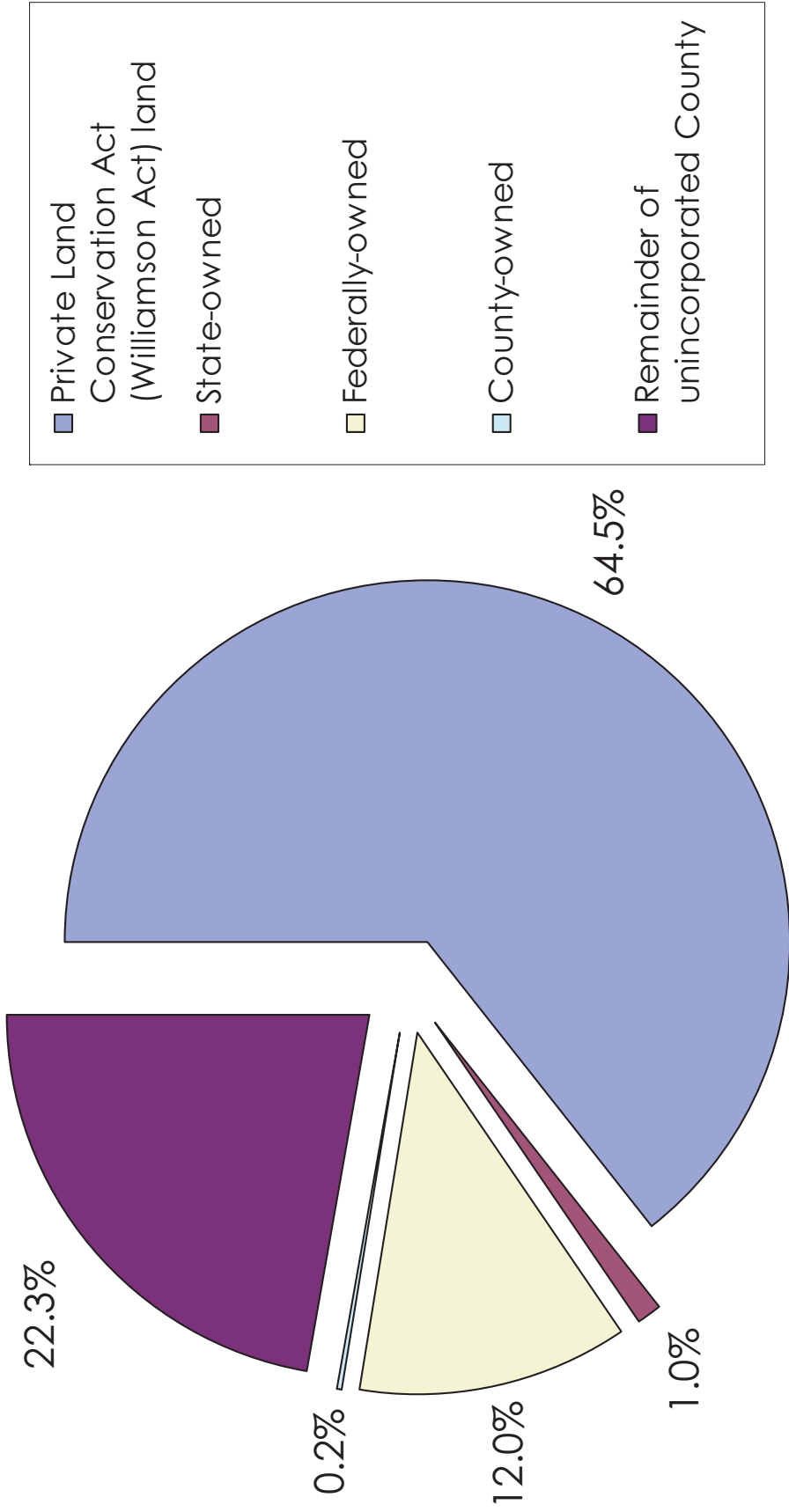
**Table 1-2
County Population Growth 1980 – 2008**

| Jurisdiction | 1980 | 1990 | 2000 | 2008 | % Change 1980-2008 |
|---------------------|-------------|-------------|-------------|-------------|-------------------------------|
| San Benito County | 25,005 | 36,697 | 53,234 | 57,784 | 131% |
| Santa Clara County | 1,295,071 | 1,497,577 | 1,682,585 | 1,837,075 | 42% |
| Monterey County | 290,444 | 355,660 | 401,762 | 428,549 | 48% |
| Fresno County | 514,621 | 667,490 | 799,407 | 931,098 | 81% |
| Merced County | 134,560 | 178,403 | 210,554 | 255,250 | 90% |

Source: Census 2000 and California Department of Finance Table E-1: City/County Population Estimates with Annual Percent Change

**Table 1-3
Comparison of Percent Change in Population
with Counties Neighboring San Benito County**





Open Space Lands in San Benito County

Figure 1-3

Lack of Housing in the Bay Area:

Santa Clara County updated its General Plan in 1980 and 1994 with a goal to deter sprawl by limiting new housing development to the 15 cities within the county. Since 1973, the policy of the Board of Supervisors has been that new urban development occurs only in cities. More specifically each of the 15 cities allows urban development only within established areas scheduled to be annexed to the City. There was no parallel plan or policy to provide housing for the unprecedented job growth within Santa Clara County and/or the greater Bay Area. The shortage of housing in the Bay Area continues to be a major factor contributing to population growth, inflation of housing prices for the local workforce and significant increases in median income in San Benito County and outlying counties (Stanislaus, San Joaquin, Merced).

Table 1-4 shows that local job growth in San Benito County was dwarfed by a 118% increase in the local workforce commuting to the Bay Area. This increase is due to the in-migration of Bay Area residents seeking more affordable housing in San Benito County. The influx of commuters to the population base has contributed to the 57% increase in the median income of San Benito County over the past decade (Census 2000).

The percentage of the commuting workforce increased from 24% to 36% between 1980 and 1990 and rose to nearly half the workforce (49%) by 2000. The median income for a family of four nearly doubled increasing from \$18,600 in 1980 to \$57,469 by 2000.

Projected Population and Employment Growth

The population growth rate expected in San Benito County during the 2001-2008 period will be significantly less than the last two decades due to wastewater and water infrastructure constraints and resultant local growth management programs. The Association of Monterey Bay Area Governments 2004 Population and Employment Forecasts were based on a growth model with adjustment for General Plan policies (Table 1-5). Forecasts prepared for an Inter-Regional Partnership Study predict that San Benito County will repeat growth patterns of the last two decades with residential growth outpacing job growth (Table 1-6).

Association of Monterey Bay Area Government Forecasts:

The Association of Monterey Area Bay Area Governments has approved population and employment forecasts for Santa Cruz County and San Benito County and Monterey County for 2008. The forecasts for San Benito County are presented in Table 1-5. The forecasts predict a population loss in the unincorporated area from annexation of residential unincorporated islands into the cities. Overall, the county population between 2010 and 2020 is expected to increase by 22%.

Table 1-4
Regional Influences on San Benito County Employment, Income, Housing

| Location of Work for San Benito County Residents | 1980 | 1990 | 2000 | 1990-2000 Change | Percent Change 1990 - 2000 |
|--|----------|----------|----------|------------------|----------------------------|
| Bay Area By County: | 1420 | 3980 | 8702 | 4722 | 118.6% |
| Santa Clara | 1340 | 3767 | 8054 | 4287 | |
| San Francisco | 12 | 17 | 82 | 65 | |
| San Mateo | 17 | 65 | 178 | 113 | |
| Alameda | 55 | 114 | 299 | 185 | |
| San Benito | 7079 | 10592 | 11909 | 1317 | 12.4% |
| ▪ Percent of Workforce Commuting | 24% | 36% | 49% | | |
| ▪ Median Household Income | \$18,600 | \$36,473 | \$57,469 | \$20,996 | 57.6% |

Sources: 1. 1980, 1990, 2000 Census

2. Growth in Interregional Commutes to Bay Area 1980 – 2000

mtc.ca.gov/datamart/census/county2countytable5coco.htm

Table 1-5
Association of Monterey Bay Area Governments
2008 Population and Employment Forecasts

| | San Benito County | Hollister | San Juan Bautista | Unincorporated |
|----------------------|-------------------|-----------------|-------------------|-----------------|
| Population | | | | |
| 2010 | 62,431 | 40,415 | 1,937 | 20,079 |
| 2015 | 68,471 | 44,613 | 2,121 | 21,737 |
| 2020 | 76,140 | 49,064 | 2,356 | 24,720 |
| 2030 | 89,431 (43%) | 59,259 (47%) | 2,743 (42%) | 27,429 (37%) |
| Employment | | | | |
| 2010 | 17,380 | 10,898 | 220 | 6,262 |
| 2015 | 18,090 | 11,393 | 233 | 6,465 |
| 2020 | 19,050 | 12,056 | 248 | 6,745 |
| 2030 | 20,980 | 13,398 | 283 | 7,299 |
| Housing Units | | | | |
| 2010 | 19,187 | 11,544 | 764 | 6,879 |
| 2015 | 21,110 | 12,816 | 2,121 | 7,457 |
| 2020 | 23,483 | 14,085 | 2,356 | 8,471 |
| 2030 | 27,674 | 17,108 | 2,743 | 9,482 |

Source: Association of Monterey Bay Area Governments, 2008 AMBAG Population, Housing Unit & Employment Forecasts

Monterey Bay Area Silicon Valley Inter-Regional Partnership Study:

A study was prepared in partnership with the Association of Monterey Bay Area Governments and the Association of Bay Area Governments. This study predicts the San Benito County population will increase by 60% between 2000 and 2020 and the county will continue to

house employment centers outside the county. The ideal jobs/housing balance would be 1.5 jobs per household in a jurisdiction. Table 1-6 indicates that in 2000 there were 0.75 jobs for every housing unit in San Benito County. The study predicted this trend would worsen over the next twenty years with the ratio of local jobs diminishing to 0.61 for every housing unit by 2020 in San Benito County. At the other end of the spectrum, the study predicted Santa Clara County will continue to maintain a surplus of jobs to housing with the 2000 ratio of 1.93 jobs per housing unit increasing to 1.99 jobs per housing unit in 2020.

The study forecasted that both Santa Cruz and Monterey County would have jobs to housing ratios less than the ideal of 1.5. The imbalance is expected to slightly improve in Santa Cruz County with a ratio of 1.17 jobs per housing unit in 2000 changing to 1.23 in 2020. The ratio is not expected to recover in Monterey County with a ratio of 1.19 jobs per housing unit in 2000 diminishing to 1.12 in 2020.

The forecasts in Table 1-6 point out that the Bay Area will continue to exert tremendous pressure on San Benito County to provide unmet housing needs for the next 20 years. The regional housing crisis will continue to elevate local housing costs independent of the local economy and land use decisions. The demand for housing and the weak economic base in San Benito County poses a continued challenge for the provision of basic public services and infrastructure improvements/costs.

Table 1-6
Projected Population and Job Growth
Monterey Bay Area Silicon Valley Inter-Regional Partnership Study

| San Benito County | 2000 | 2020 | Change from 2000-2020 | % Change |
|--------------------------|-----------------|-----------------|----------------------------------|-----------------|
| Population | 50,163 | 80,653 | 30,490 | 60.8% |
| Jobs | 13,407 | 17,530 | 4,123 | 30.8% |
| Housing | 17,831 | 28,820 | 10,989 | 61.6% |
| Jobs/Housing Ratio | 0.75 Jobs/House | 0.61 Jobs/House | | |

2. DEMOGRAPHIC CHARACTERISTICS OF POPULATION

The analysis of the Demographic Characteristics of Population section relied primarily on 2000 U.S. Census data. Because detailed mid-2000 Census data will not be available during the 2007 - 2014 Housing Element Update process, this update has been based on 2000 Census data, while at the same time, every attempt has been made to include newer census from other reliable sources. Along with Census data, this section also includes data from the United States Department of Agriculture (USDA), San Benito County Community Services & Workforce Development Department, San Benito County Health & Human Services Agency, San Benito County One Stop Career Center, San Benito County Housing & Economic Development Department, and Economic Development Corporation.

Age

Median Age:

The population division of the Census Bureau estimates in 2005 that the median age in San Benito County is 32.6 years of age. The median in San Benito is less than the median in California of 34.4. Since 2000, the area has experienced an increase in the median age, when it was 31.4 years of age.

Population of Youth - less than 18:

The population division of the Census Bureau estimates a total of 29.9% of the population in the year 2006 is made up of individuals less than 18 years old. In California, a total of 26.1% of the population in the year 2006 is made up of individuals less than 18 years old. San Benito County can be described as having a relatively high percent of people under 18.

First-time homebuyer 25 – 44:

The age group of 25–44 is representative of first-time homebuyers in San Benito County. Persons may be entering the housing market as first-time homebuyers or seeking larger homes for a growing family. According to the California Association of Realtors, December 2008 median home sales prices in San Benito County were down 38.2% to \$254,000 from 2007 when the median home sales price was \$411,000. With recent, median home sales prices declining in San Benito County the market for moderate-income first-time homebuyers has increased. In addition, recent mortgage interest rates have been historically low, averaging approximately 5.00%. With median home sale prices in San Benito County down to \$254,000 and mortgage interest rates averaging approximately 5.00%, the current market conditions allow many moderate-income households to purchase single family residences and/or condominiums as first-time homebuyers. There are several single family residences and/or condominiums listed well below the median \$254,000 price level on the open market as well. With additional subsidies such as down payment assistance, low and very-low income households also have an opportunity to purchase single family residences and/or condominiums for the first time. Prior to 2007, local housing costs and the lack of housing supply significantly restricted the ability for very low, low, and moderate-income households to enter the local housing market. Table 2-1 indicates that just over one quarter of the unincorporated population (27%) was in this age cohort in the 2000 Census. The largest proportion of this age cohort, 33.8%, resided in Hollister in 2000.

Population 65 years and older:

The 2000 unincorporated population of persons 65 years of age or older increased to 11.5%. This unincorporated population segment is slightly higher than the statewide average of

10.6%. Overall, the countywide average of persons 65 years of age or older was 8.1%. The Ridgemark census designated place in the unincorporated area had a higher proportion of persons 65 years of age or older (20.6%).

Table 2-1
Distribution of Age in San Benito County by Jurisdiction

| Age | Total County | % of County | Unincorporated | % of County | Hollister | % of County | San Juan Bautista | % of County |
|----------------|--------------|-------------|----------------|-------------|-------------|-------------|-------------------|-------------|
| Under 5 | 4705 | 8.8 | 1147 | 6.6 | 3442 | 10 | 116 | 7.5 |
| 5 - 9 | 5015 | 9.4 | 1392 | 8.1 | 3504 | 10.2 | 119 | 7.7 |
| 10 - 14 | 4766 | 9 | 1414 | 8.1 | 3215 | 9.3 | 137 | 8.8 |
| 15 - 19 | 4152 | 7.8 | 1278 | 7.3 | 2782 | 8.1 | 92 | 5.9 |
| 20- 24 | 3213 | 6 | 883 | 5.1 | 2248 | 6.5 | 82 | 5.3 |
| 25 - 34 | 7782 | 14.6 | 1922 | 11.1 | 5649 | 16.4 | 211 | 13.6 |
| 35 - 44 | 8994 | 16.9 | 2766 | 16 | 5981 | 17.4 | 247 | 15.9 |
| 45- 54 | 6612 | 12.4 | 2723 | 15.8 | 3672 | 10.7 | 217 | 14 |
| 55 - 59 | 2192 | 4.1 | 1035 | 6 | 1063 | 3.1 | 94 | 6.1 |
| 60 - 64 | 1,488 | 2.8 | 717 | 4.2 | 706 | 2.1 | 65 | 4.2 |
| 65 - 74 | 2,379 | 4.5 | 1049 | 6 | 1235 | 3.6 | 95 | 6.1 |
| 75 - 84 | 1,473 | 2.8 | 726 | 4.2 | 685 | 2 | 62 | 4 |
| 85+ | 463 | 0.9 | 220 | 1.2 | 231 | .7 | 12 | 0.8 |
| Under 5 | 4705 | 8.8 | 1147 | 6.6 | 3442 | 10 | 116 | 7.5 |
| 5 – 19 | 13933 | 26.2 | 4084 | 23.6 | 9501 | 27.6 | 348 | 22.5 |
| 25-44 | 16776 | 31.5 | 4688 | 27.1 | 11630 | 33.8 | 458 | 29.5% |
| 20-64 | 30281 | 56.8 | 10046 | 58.2 | 19319 | 56.1 | 916 | 59.1 |
| 65+ | 4,315 | 8.2 | 1995 | 11.6 | 2151 | 6.3 | 169 | 10.9 |

Source: Census 2000

Ethnicity

The fastest growing ethnic groups in the State for the past three decades were Asians and Hispanics/Latinos. The percentage of Hispanics in the State increased to 32.4% in 2000. The dominant ethnic group in San Benito County continues to be the Hispanic/Latino population. The percentage of this ethnic group has remained nearly the same for the past three decades with a slight increase to 46.7% in 2000. The Hispanic/Latino population represented over half of the population of Hollister (55%) and nearly half of the population of San Juan Bautista (47.3%) in the 2000 Census. By contrast, the proportion of the Hispanic or Latino population in unincorporated San Benito County was about one third of the population in 2000 (33.8%).

Table 2-2 shows the racial and ethnic composition of San Benito County, the unincorporated area and the two cities of Hollister and San Juan Bautista. The racial composition of other ethnic groups in the unincorporated areas were about one half percent to one percent less than in the countywide population and the cities of Hollister and San Juan Bautista. Black, American Indian, Alaska, Asian and Native Hawaiian other Pacific Islander each represented from nearly one half a percent to 1.6% of the unincorporated population.

Limited ability to speak English can be a barrier to finding housing, obtaining assistance in times of crisis, remedy public health and safety code violations, and access to home renovation programs. Data from Summary Tape File 3 of the 2000 census indicates that there are an estimated 1,797 linguistically isolated households in San Benito County with 451 in the unincorporated area. About 45% (205) of the unincorporated linguistically isolated households listed Spanish as the primary language while there was 39% (176) listed as Other Indo-European and the remaining 16% (70) as Asian. The San Benito County Health Department has also reported that there are some farm workers from Central and South American that speak their indigenous language rather than Spanish.

Table 2-2
Ethnic Composition of San Benito County

| San Benito County | San Benito County | Unincorporated Area | Hollister | San Juan Bautista |
|--|--------------------------|----------------------------|------------------|--------------------------|
| Total Population 5 and Over | 48623 | 16041 | 31254 | 1328 |
| Hispanic or Latino | 4315 | 1995 | 2151 | 169 |
| 65 and older | 519 | 85 | 429 | 5 |
| Asian and Pacific Islander Languages | 94 | 31 | 63 | 0 |
| 65 and older | 21 | 0 | 21 | 0 |
| Indo-European Languages | 65 | 40 | 25 | 0 |
| 65 and older | 11 | 9 | 2 | 0 |
| Other languages | 0 | 0 | 0 | 0 |
| Total | 5025 | 2160 | 2691 | 174 |
| Percent of Total Population 5 and over | 10% | 13% | 9% | 13% |
| Total of Population 65 and over | 551 | 94 | 452 | 5 |
| Percent of Population 65 and over | 13% | 5% | 21% | 3% |

Source: Census 2000

Special Needs Housing

Elderly Households:

The elderly population cohort may have special needs due to one or a combination of factors including limited income, physical disabilities/limitations (wheelchair access, access to local services), health care costs, homeowner repair, and/or maintenance costs. A profile of the population age cohort 65 years and older from 2000 Census data is provided in Table 2-3. The 2000 Census indicates that 352 persons or 8% of the San Benito County residents 65 years of age or older, are living in poverty (2000 Census Summary Tape File 3, P87). The proportion of elderly persons living in poverty in the unincorporated area was slightly higher at nine percent. In order to maintain a satisfactory quality of life, elderly residents of San Benito County must have access to housing which suits their varying needs during each stage of their lives. As people age, they often find themselves facing additional housing problems they may not have had to cope with previously.

Table 2-3
 Characteristics of Elderly Population and Households

| POPULATION | San Benito County | (%) | Unincorporated | (%) |
|--|--------------------------|------------|-----------------------|------------|
| Total 2000 Population 65+ | 4,315 | 8% | 1,995 | 11.5% |
| Male 65+ | 1,907 | 3.6% | 924 | 5.3% |
| Female 65+ | 2,408 | 4.5% | 1,071 | 6.2% |
| DISABLED | | | | |
| Disabled 65+ Population | 1,509 | 35% | 607 | 30.4% |
| HOUSEHOLDS | | | | |
| Households with person 65+ | 3049 | 19.2% | 1229 | 61.6% |
| Householder alone 65+ | 853 | 5.4% | 342 | 17% |
| Households 65+ | 2558 | 16% | 1085 | 7% |
| Owner-occupied | 2043 | 13% | 955 | 6% |
| Renter-occupied | 545 | 3% | 160 | 1% |
| POVERTY | | | | |
| Individuals Below Poverty Level 65+ | 352 | 8.2% | 187 | 9.4% |
| Owner-occupied Households | 154 | 1% | 77 | 0.5% |
| Rental Households | 71 | 0.4% | 15 | 0.09% |
| Grandparents as caregivers | 467 | | 180 | |
| LANGUAGE | | | | |
| Speak English “not well” or “not at all” | 551 | 13% | 94 | 5% |
| Hispanic | 519 | 12% | 85 | 23% |
| Asian/Pacific Islander | 21 | 0.5% | 0 | 0% |
| Indo-European | 11 | 0.25% | 9 | 0.45% |

Source: Census 2000 Summary Tape Files 1 and 3

Elderly Services:

Within San Benito County’s unincorporated area the Whispering Pines Inn provides assisted senior housing to the elderly. The Whispering Pines Inn facility is licensed for 36 beds serving up to 36 individuals at any given time. Table 2-4 reflects the statistics of the total facilities offered in San Benito County.

Table 2-4
 Elderly Facilities in San Benito County

| Name of Facility | Total # of Rooms | Total # of Individuals Served | Transit Service | Distance from Community Services |
|---|-------------------------|--------------------------------------|-------------------------------|---|
| Whispering Pines Assisted Care Facility | 36 | 36 | Dial-A-Ride County Express | 2-5 miles |
| Total | 36 | 36 | | |

Source: San Benito County Housing and Economic Development Department

There are a multitude of services offered to assist the elderly population which are primarily provided by Jovenes de Antaño a local non-profit service provider. Jovenes de Antaño is a non-profit organization and has been incorporated since May of 1975. Jovenes de Antaño was established to encourage, develop, and administer programs to improve the general welfare of the elderly in San Benito County. Jovenes de Antaño makes their services

available to all elderly, including people with disabilities 18 years and older, and implement programs focusing on the needs of the frail, low-income, Latino community, through the use of bi-lingual/ bi-cultural staff, outreach into our rural areas, senior advocacy and networking with local, regional, and national agencies that strive to meet our common challenges. The Community Pantry is a non-profit organization offering a self-help supplemental food program for low-income families including the elderly in San Benito County. The Community Pantry serves approximately 1,377 individuals and families each month with approximately 594 being elderly households. A listing of additional Elderly services is listed below in Table 2-5.

Table 2-5
Elderly Services and Resources in San Benito County

| Name of Provider | Type of Service | Description |
|---|--------------------------|---|
| Jovenes De Antaño | Nutrition | Dining centers, daily meals, nutrition education and counseling services |
| Jovenes De Antaño | Transportation | Provide transportation to dining centers, adult day care center, medical and dental appointments. |
| Jovenes De Antaño | In-Home Services | Homemaker, chore workers, and case management. |
| Jovenes De Antaño | Alzheimer’s Day Care | Adult social day care, caregiver support groups and community education |
| Community Pantry | Meal Service | Provides daily meals and nutrition training programs. |
| San Benito County Public Authority and In-Home Support Services | In-Home Support Services | Cleaning services, transportation, and protective supervision. |

Source: San Benito County Housing and Economic Development Department

Female head of households 2000 Census:

Female heads of family households are considered a special need group because on average females in San Benito County – 1) earn less money, 2) day care costs for families with young children can reduce available income for shelter and living expenses, and 3) children may be subject to housing discrimination. Female full-time year round workers earned \$29,524 in Census 2000 which is 34% less than the male full-time year round workers income of \$44,158.

Census data indicates that the percentage of female head of households in San Benito County as a whole, and the unincorporated area was nearly the same at 7.2%. Over 75% of the female head of households were located within the two cities of the county according to the Census 2000.

The percentage of female head of households living in poverty decreased between 1990 and 2000 in the unincorporated area from 26% to 18%. Nearly three quarters of the female head of households in this category had related children less than 18 years of age.

Grandparents as Caregiver:

About 460 grandparents reported to be responsible for their grandchildren in Census 2000, with 173 in the unincorporated area (37.6%) of San Benito County. Grandparents as caregivers may not be elderly. Nevertheless, grandparents may be limited by retirement income, size of housing and issues associated with aging.

Disabled:

Census 2000 indicates that about 15.5% of the countywide population has a disability. About one-third of this special needs group resides in the unincorporated area. Table 2-6 indicates

that the proportion of elderly persons with a disability was nearly double the countywide average of 22.5% at the Ridgemark Census designated place (40%). Persons with a disability may have a long-lasting physical, mental, or emotional condition that prevents them from walking, climbing stairs, dressing, bathing, learning, or remembering.

Affordable housing is a constraint for many disabled persons because many persons with a disability rely on public benefits as their sole source of income. The disabled may also need to spend a disproportionately high share of his/her monthly income on housing. As documented in *Housing Crisis Continues, Findings from Price Out in 2000 Opening Doors* (June 2001), as a national average, a disabled person needs to spend 98% of this/her monthly income to rent a one-bedroom apartment. To address the issue of high rental costs, the Central Coast Center for Independent Living recommends high-density mixed income developments. These developments could provide housing for disabled persons that do not meet the Department of Housing and Urban Development Standards, as well as those that do.

Accessibility can be a housing constraint for some persons with a disability. Ease of access can be provided in housing with widened doorways and hallways, ramps leading to doorways, modifications to bathrooms and kitchens (lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices (smoke alarms, flashing lights).

Generally, incorporated areas or urban areas with urban services are the best location for group homes and/or residential facilities for the disabled. The Central Coast Center for Independent Living anticipates that the need for access to affordable housing could increase as implementation of the American with Disability Act (ADA) ensures that more people with a disability can live with in the community instead of being restricted to institutions, nursing homes, or psychiatric hospitals.

There are limited resources for disabled individuals and households in San Benito County. San Benito County allows placement of a temporary mobile home with a use permit for persons in need of medical supervision in all residential and agricultural zoning districts. The housing provision opportunities for disabled persons in San Benito County are discussed in detail in Chapter 7.

Table 2-6
Disabled Population by Age Cohort in San Benito County

| | Disabled Population All Ages | Disabled Population 5-20 | Disabled Population 21-64 | Disabled Population 65+ |
|--|---------------------------------|-----------------------------|------------------------------|----------------------------|
| San Benito County (%) Employed* | 8266 (15.5%) | 1132 (14%) | 5625 (68%) 59.5% | 1509 (18%) |
| Unincorporated (%) Employed* | 2701 (33%) | 368 (13.5%) | 1726 (64%) 64% | 607 (22.5%) |
| Aromas CDP (%) Employed* | 557 (6.7%) | 85 (15%) | 363 (65%) 66.4% | 109 (20%) |
| Ridgemark CDP (%) Employed* | 370 (4.5%) | 24 (6.5%) | 202 (54.5%) 72.3% | 144(40%) |
| City of Hollister (%) Employed* | 5309 (64%) | 736 (14%) | 3743 (70.5%) 57.8% | 830 (15.5%) |
| City of San Juan Bautista (%) Employed* | 256 (3%) | 28 (8.5%) | 156 (19%) 52.6% | 72 (42%) |

Source: Census 2000 Summary Tape File 3 – Table DP-2 Profile of Selected Social Characteristics CDP (Census Designated Place)

*The % of non-disabled persons employed in the age cohort 21-64 was 74.1% in San Benito County, 72.7% in the unincorporated area, 74.8% in Hollister, San Juan Bautista, 77.9% in Aromas and 71.5% in Ridgemark.

Farmworker:

Farm workers are considered a special needs group because the income earned is generally low, job skills are limited, the periods of labor are often seasonal, and the need for housing varies from transitory to permanent. Farm workers may live in substandard housing because of a lack of temporary and permanent housing. The May 2003 *Agricultural Bulletin* reported that the average hourly wage in the Central Coast area for agricultural worker was \$8.49 per hour.

County Data Farm Figures:

Estimating the size of the agricultural labor force is challenging as farm workers are historically undercounted by the census and other data sources. Farm workers are typically categorized into three groups: 1) permanent, 2) seasonal, 3) migrant. Permanent farm workers are typically employed year round and full-time with the same employer. A seasonal farm worker works on average less than 150 days a year and earns at least half of his/her earned income from farm work. Seasonal farm workers include persons that reside in the County full time but may only work during a portion of the harvest of one or more crops, and/or migrant farm workers that utilize temporary housing only during the harvest and then leave the area. A seasonal worker that is a resident may seek other temporary work in the off-season and may have difficulty finding affordable housing because periods of employment are sporadic and the pay is low. Migrant farm workers are seasonal farm workers who have to travel to do the farm work so that he/she is unable to return to his/her permanent residence within the same day. Migrant farm workers arrive during the cultivating or harvesting of crops and leave when work is not available. Generally, a migrant laborer will seek housing in a labor camp, rentals, vehicles, overcrowded conditions, or substandard facilities if there are insufficient migrant labor facilities. A portion of the farmworkers may also be undocumented foreign workers who may come to the area during the harvest season and then leave. Some undocumented foreign workers may stay because they lack insufficient funds to return home.

According to the United States Department of Agriculture (USDA) 2002 Census of Agriculture there are 4,193 permanent, seasonal, and migrant farmworkers working on 280 farms located within San Benito County. A smaller percentage of farms (31%) employ 10 employees or more accounting for (83%) of the farmworker population. Table 2-7 summarizes data from the United States Department of Agriculture (USDA) 2002 Census of Agriculture which surveyed the number of farms in San Benito County that hired laborers, the size of the farms and the duration of employment.

Table 2-7
Summary of USDA 2002 Farmworker Census

| Item | San Benito |
|--|------------|
| Hired farm labor | 280 |
| farms | 4,193 |
| workers | 36,159 |
| \$1,000 payroll | |
| Farms with- | |
| 1 worker | 46 |
| farms | 46 |
| workers | 63 |
| 2 workers | 126 |
| farms | |
| workers | 19 |
| 3 or 4 workers | 62 |
| farms | 65 |
| 5 to 9 workers | 462 |
| farms | 87 |
| 10 workers or more | 3,497 |
| workers | |
| Workers by days worked: | |
| 150 days or more | 138 |
| farms | 1,710 |
| workers | |
| Farms with- | |
| 1 worker | 19 |
| farms | 19 |
| workers | 47 |
| 2 workers | 94 |
| farms | |
| workers | 29 |
| 3 or 4 workers | 111 |
| farms | 14 |
| 5 to 9 workers | 96 |
| farms | 29 |
| 10 workers or more | 1,390 |
| workers | |
| Less than 150 days | 238 |
| farms | 2,483 |
| workers | |
| Farms with- | |
| 1 worker | 38 |
| farms | 38 |
| workers | 53 |
| 2 workers | 106 |
| farms | |
| workers | 35 |
| 3 or 4 workers | 120 |
| farms | 39 |
| 5 to 9 workers | 248 |
| farms | 73 |
| 10 workers or more | 1,971 |
| workers | |
| Reported only workers working | |
| 150 days or more | 42 |
| farms | 820 |
| workers | 16,549 |
| \$1,000 payroll | |
| Reported only workers working | |
| less than 150 days | 142 |
| farms | 1,341 |
| workers | 1,385 |
| \$1,000 payroll | |
| Reported both - workers working 150 | |
| days or more and workers | |
| working less than 150 days | 96 |
| farms | 890 |
| 150 days or more, workers | 1,142 |
| less than 150 days, workers | 18,225 |
| \$1,000 payroll | |
| Migrant farm labor on farms with hired | |
| labor (see text) | 87 |
| farms | |
| Migrant farm labor on farms reporting only | |
| contract labor (see text) | 1 |
| farms | |

Source: USDA 2002 Census of Agriculture
http://www.agcensus.usda.gov/Publications/2002/Volume_1,_Chapter_2_County_Level/California/st_06_2_007_007.pdf

Table 2-8 shows that the number of hired farm laborers has increased slightly since 1997. This is due, in part, to the shifting ownership of many locally run, family farms to larger, corporate owned farms.

Table 2-8
San Benito County Farm Labor Summary

| San Benito County | 2002 | 1997 | 1992 |
|----------------------------|-------------|-------------|-------------|
| Hired Farm Labor (Farms) | 280 | 212 | 231 |
| Hired Farm Labor (Workers) | 4,193 | 4,097 | 5,813 |

Source: USDA 2002 Census of Agriculture <http://agcensus.mannlib.cornell.edu/show2.php>

Farmworker Services:

The United States Bureau of the Census defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. The San Benito County Southside Migrant Center Housing facility currently offers two Bunkhouses. Bunkhouse #100 offers 24 group rooms (housing units) and Bunkhouse #200 offers 22 group rooms (housing units). Each group room consists of 4 individual bedrooms. Although each group room has four individual bedrooms, San Benito County identifies each group room as a single housing unit for purposes of meeting the US Census definition and Regional Housing Needs Allocation (RHNA). The San Benito County Community Services and Workforce Development (CSWD) Department is currently working with the Office of Migrant Services (OMS) to oversee a remodel of an additional Bunkhouse (Bunkhouse #300) located at the County Farmworker Migrant Center which is scheduled to be completed by June, 2010. Bunkhouse #300 is proposed to add 22 additional group rooms (housing units) to expand total capacity from 46 to 68 total group rooms (housing units). The County Farmworker Migrant Center would increase its capacity to serve up to 272 individuals for farmworker housing between Bunkhouse #100, Bunkhouse #200 and Bunkhouse #300.

The Southside Migrant Center Housing facility also offers a total of 67 cabins (housing units) which serves up to an additional 289 individuals for farmworker housing. Although, each cabin houses more than one individual, San Benito County identifies each cabin as a single housing unit for purposes of meeting the US Census definition and Regional Housing Needs Allocation (RHNA).

In addition to the Bunkhouses and cabins located at the County Farmworker Migrant Center, there are 13 legal farm labor complexes in the unincorporated area offering 102 mobile home trailers with a capacity to service an additional 411 farmworkers. Although each mobile home trailer houses more than one individual, San Benito County only identifies each mobile home trailer as a single housing unit for purposes of meeting the US Census definition and Regional Housing Needs Allocation (RHNA). For the purposes of RHNA, San Benito County identifies the total number of farmworker housing units Countywide as follows: 68 group rooms plus 67 cabins plus 102 mobile home trailers, totaling 237 housing units. Table 2-9 reflects total number of farmworker housing units offered in San Benito County.

Table 2-9
San Benito County Farmworker Migrant Center Housing

| Location | # of Housing Units/Group Rooms | # of Housing Units/Cabins | # of Housing Units/Mobile Home Trailers | Transit Service | Distance from Community Services |
|--|--------------------------------|---------------------------|---|-------------------------------|----------------------------------|
| San Benito County Farmworker Migrant Center | | | | | |
| Bunkhouse #100 | 24 | | | Dial-A-Ride County Express | 2-5 miles |
| Bunkhouse #200 | 22 | | | Dial-A-Ride County Express | 2-5 miles |
| Bunkhouse #300 (construction in process to be completed in June, 2010) | 22 (est.) | | | Dial-A-Ride County Express | 2-5 miles |
| San Benito County Farmworker Migrant Center | | | | | |
| Cabins | | 67 | | Dial-A-Ride County Express | 2-5 miles |
| 13 Legal Farmworker Complexes | | | | | |
| Mobile Home Trailers | | | 102 | Dial-A-Ride County Express | 2-5 miles |
| Total | 68 | 67 | 102 | | |

Source: The San Benito County Community Services & Workforce Development Department, San Benito County Health & Human Services Agency, San Benito County One Stop Career Center San Benito County Housing & Economic Development Department, and Economic Development Corporation.

The San Benito County Southside Road Migrant Center is located on unincorporated property about a mile south of a grocery store, Hazel Hawkins Hospital, and medical facilities. The Employment Development Department is located about five miles to the north. Public schools are slightly more than a mile from the facility. The Southside Road Migrant Center services include; but are not limited to, meals (unaccompanied adults), One Stop Career Center which offers job training, placement programs, substance abuse workshops, legal clinic, dental, veteran, behavioral health, and County Express transportation services.

Farmworker Funding Sources:

The San Benito County Southside Road Migrant Center is primarily funded by the California Office of Migrant Services (OMS). Additional resources are funded by various Federal, State and local grants which include; but are not limited to, Community Services Block Grants (CSBG) for winter shelter salaries, Community Development Block Grants (CDBG) for homeless shelter and 3 transitional trailers, Emergency Food and Shelter Program (EFSP), Emergency Housing Assistance Program (EHAP) for rental assistance for emergency shelter, and Low Income Heating & Energy Assistance Program (LIHEAP) for PG&E assistance. These funding sources help further provide for additional resources benefiting residents during the time the facilities are open.

Farmworker Existing Needs:

Farmworkers are generally considered to have special housing needs because of their limited income and the often unstable nature of their employment (i.e., having to move throughout the year from one harvest to the next). San Benito County has collaborated with a network of local service providers, local community organizations, non profits, and held a Special Needs Housing Workshop open to the public to gather data on this subject. Among the major findings are: family support services in education, health, housing, tax preparation, English classes, flu shots, AIDS prevention, financial literacy, first-time homebuyer program and counseling services.

Farmworker Projected Needs:

According to the San Benito County Community and Services and Workforce Development Department, in 2008 the Migrant Center had approximately 30 families projected to serve 120 individuals on the waiting list for farmworker housing needs. However, the upcoming addition of Bunkhouse #300 at the Southside Migrant Center will help fill the demand for future farmworker housing.

Homeless:

The homeless are considered a special needs group because loss of shelter can result in a loss of a sense of well being. Persons and families that become homeless may lose all of their possessions. The shelter needs for these persons vary from temporary shelter, transitional shelter, and counseling and support services. Special facilities may be needed for substance abusers, persons suffering from AIDS, the mentally ill and persons/families displaced by job loss and or lack of affordable housing. Table 2-10 shows a summary of homeless housing provided in the County.

Table 2-10
San Benito County Emergency Shelter/Transitional Housing

| Location | Rooms/ Bunkhouse | Cabins/ Trailers | Total # of Individuals Served | Transit Service | Distance from Community Services |
|--|---------------------|---------------------|-------------------------------------|-------------------------------|---|
| San Benito County Southside Migrant Center | | | | | |
| 1) Transitional Housing | | 15 | 75 | Dial-A-Ride County Express | 2-5 miles |
| 2) Winter Emergency Shelter | | 15 | 87 | Dial-A-Ride County Express | 2-5 miles |
| 3) Homeless Shelter | 24 | | 24 | Dial-A-Ride County Express | 2-5 miles |
| Emmaus House | 10 | | 20 | Dial-A-Ride County Express | Approx. 1 mile |
| Total County Wide | 34 | 30 | 206 | | |

Source: The Community Services & Workforce Development, County Health & Human Services Agency, San Benito County One Stop Career Center, San Benito County Housing & Economic Development Department and Economic Development Corporation.

Homeless Services:

The San Benito County Southside Migrant Center offers three homeless service components on site such as, transitional housing, winter emergency shelter, and homeless shelter. The 15 unit transitional housing component is currently operated and managed by Community Services Development Corporation (CSDC) a local non profit corporation. The 15 unit Winter Emergency Shelter component is currently operated and managed by Community Services

& Workforce Development, a County Department. The fifteen cabins at the County Migrant Center are used temporarily during the winter months (see Table 2-10). The 24 bedroom bunkhouse homeless shelter component is currently operated by the Homeless Task Force of San Benito County. In addition, the Emmaus House is a local non-profit organization which offers a year round domestic violence shelter to both the City of Hollister and County of San Benito residents. The Emmaus House services up to 10 homeless families at any given time. During the program period over 100 clients accessed the “Emmaus House” for domestic violence related services. The Emmaus House makes available a shelter facility providing a furnished room and meals for women assisted during the program period.

The San Benito County Southside Road Migrant Center is located on unincorporated property about a mile south of a grocery store, Hazel Hawkins Hospital, and medical facilities. The Employment Development Department is located about five miles to the north. Public schools are slightly more than a mile from the facility. Between the three homeless components located at the San Benito County Migrant Center, services and resources include; but are not limited to, meals, job training programs, substance abuse workshops, legal clinic, flu shots, dental, veteran, behavioral health, daycare, and County Express transportation services.

Homeless Funding Sources:

The San Benito County homeless units and services are funded by various Federal, State and local grants which include; but are not limited to, Community Services Block Grants (CSBG) for winter shelter salaries, Community Development Block Grants (CDBG) for homeless shelter and 3 transitional trailers, Emergency Food and Shelter Program (EFSP), Emergency Housing Assistance Program (EHAP) for rental assistance for emergency shelter, and Low Income Heating & Energy Assistance Program (LIHEAP) for PG&E assistance. These funding sources help further provide for additional resources benefiting residents during the time the facilities are open.

Homeless Existing Needs:

San Benito County has collaborated with a network of local Homeless service providers, local community organizations, non profits, and held a Special Needs Housing Workshop open to the public. Between these methods, San Benito County has identified existing needs for homeless such as, identifying a site for a permanent year round homeless shelter that will accommodate families, singles, adults, and children.

Homeless Projected Needs:

This past year approximately 35 families with average family sizes of 3 totaling 105 individuals were on the waiting list for Homeless shelter and services throughout San Benito County. It is important to recognize that this is a point-in-time count or snapshot, reflecting those persons identified as homeless on the day of the count during a limited timeframe; it is not an absolute number. Many individuals and families move in and out of homelessness over the course of a year. In order to meet this demand, San Benito County will establish a program during the upcoming program period which identifies specific zoning/sites as required by Senate Bill No. 2 for a year round homeless shelter to help meet future demand. See Chapter 10 Program 1-9 for more details.

Households Overpaying for Housing:

Generally, housing is considered to be affordable if a family/person does not need to spend more than 30% of their annual income for shelter. An individual’s housing costs and the

amount they are able to pay will vary between rental and home ownership units. See Table 2-11 for a range of income levels by jurisdiction.

Table 2-11
Range of Income Levels by Jurisdiction

| Income Range | San Benito County | Unincorporated | Hollister | San Juan Bautista |
|---------------------|-------------------|----------------|-----------|-------------------|
| Less than \$34,999 | 28% | 27% | 28% | 41% |
| \$35,000 - \$49,000 | 14% | 13% | 15% | 17% |
| \$50,000 - \$74,900 | 22% | 19% | 23% | 20% |
| \$75,000 or more | 36% | 41% | 34% | 23% |

Source: Census 2000

Rentals:

Data from Census 2000 indicates that on average 42% of the rental households overpaid for housing in San Benito County. The proportion of rental households overpaying for housing was 28% in the unincorporated area but was much higher in the two cities (47% Hollister – 53% San Juan Bautista). At least 85% of the rental households in each jurisdiction spent more than 35% of their income on housing (see Table 2-12).

Homeowners:

The percentage of owner-occupied households that overpaid for housing was nearly the same countywide at 36% in both the unincorporated County and the City of Hollister (see Table 2-13). The proportion of homeowners that overpaid for housing in San Juan Bautista was lower at 33%.

Extremely-low income Existing Needs:

According to the Comprehensive Housing Affordability Strategy (CHAS) data released in May of 2000, approximately 2,412 extremely-low income households resided in the County, representing 15% of total households. Approximately 63% of extremely-low income households owned their home in 2000. Both renters and owners of extremely-low income households experienced high incidence of housing problems according to the CHAS data.

Extremely-low income Projected Needs:

To calculate the projected housing needs, the County assumed 50 percent of its very-low income regional housing needs are extremely-low income households. As a result, from the very-low income need of 364 units, the County has projected a need of 182 units for extremely-low income units. To address this need, the County will employ a detailed housing strategy to promote a variety of housing types such as Single-Room Occupancy units and transitional housing units. The ability of the County to address extremely low-income households by these housing types is discussed later in Chapter 6, Constraints on Residential Development. Additionally, Programs 2-5 and 2-6 detail the steps the County will take, including attainment of funding to assist housing construction of extremely-low income household units, in Chapter 10, Quantified Objectives.

Table 2-12
 Renter Households Overpaying for Housing as a Percentage of Income (>/=30%)

| Household Income | Percent of Income on Housing | Income Category | COUNTYWIDE | | COUNTY | | HOLLISTER | | SAN JUAN BAUTISTA | |
|---|------------------------------|------------------|------------|-----------|------------|-----------|------------|-----------|-------------------|-----------|
| | | | Households | % Overpay | Households | % Overpay | Households | % Overpay | Households | % Overpay |
| | | | 4777 | 1265 | 3263 | 249 | | | | |
| Less than \$10,000 | 30 - 34% | Very Low | 24 | 0 | 24 | 0 | 1% | 0 | 0 | 0% |
| \$10,000-\$19,999 | 30 - 34% | Very Low | 49 | 9 | 40 | 0 | 1% | 0 | 0 | 0% |
| \$20,000-\$34,999 | 30 - 34% | Very Low - Low | 131 | 26 | 98 | 7 | 3% | 7 | 3 | 3% |
| Less than \$10,000 | 35% + | Very Low | 285 | 55 | 219 | 11 | 7% | 11 | 4 | 4% |
| \$10,000-\$19,999 | 35% + | Very Low | 497 | 115 | 329 | 53 | 10% | 53 | 21 | 21% |
| \$20,000-\$34,999 | 35% + | Very Low - Low | 535 | 77 | 426 | 32 | 13% | 32 | 13 | 13% |
| Subtotal Low Income Renter Overpaying | | | 1521 | 282 | 1136 | 103 | 32% | 35% | 103 | 41% |
| \$35,000 or more | 30 - 34% | Low - + Moderate | 161 | 6 | 145 | 10 | 3% | 58% | 10 | 4% |
| \$35,000 or more | 35% + | Low - + Moderate | 83 | 29 | 50 | 4 | 2% | 20% | 4 | 2% |
| Subtotal Low, Moderate, and Above Moderate Income Overpaying | | | 244 | 35 | 195 | 14 | 5% | 78% | 14 | 6% |
| Total All Renter Households Overpaying | | | 1765 | 317 | 1331 | 117 | 37% | 113% | 117 | 47% |

Source: Census 2000 Tables QT H13 and QT H16

Table 2-13
Homeowners Overpaying for Housing as a Percentage of Income

| Household Income | Percent of Income on Housing | Income Category | COUNTYWIDE | | COUNTY | | HOLLISTER | | SAN JUAN BAUTISTA | |
|--|------------------------------|-----------------|------------|-----------|------------|-----------|------------|-----------|-------------------|-----------|
| | | | Households | % Overpay | Households | % Overpay | Households | % Overpay | Households | % Overpay |
| | | | 9385 | | 3158 | | 5946 | | 281 | |
| Less than \$10,000 | 30 - 34% | Very Low | 19 | 0.2% | 0 | 0.0% | 14 | 0.24% | 5 | 1.8% |
| \$10,000-\$19,999 | 30 - 34% | Very Low | 44 | 0.5% | 37 | 1.0% | 7 | 0.12% | 0 | 0.0% |
| \$20,000-\$34,999 | 30 - 34% | Very Low - Low | 18 | 0.2% | 0 | 0.0% | 16 | 0.27% | 2 | 0.7% |
| Less than \$10,000 | 35% + | Very Low | 215 | 2.3% | 69 | 2.0% | 134 | 2.25% | 12 | 4.3% |
| \$10,000-\$19,999 | 35% + | Very Low | 204 | 2.2% | 65 | 2.0% | 125 | 2.10% | 14 | 5.0% |
| \$20,000-\$34,999 | 35% + | Very Low - Low | 515 | 5.5% | 150 | 5.0% | 358 | 6.02% | 7 | 2.5% |
| Subtotal Very Low, Low Income Homeowner Households Overpaying | | | 1015 | 10.9% | 321 | 10.0% | 654 | 11.00% | 40 | 14.3% |
| \$35,000-\$49,000 | 30 - 34% | Low to Moderate | 78 | 0.8% | 11 | 0.3% | 64 | 1.10% | 3 | 1.1% |
| \$35,000-\$49,000 | 35% + | Low to Moderate | 531 | 5.7% | 210 | 6.6% | 311 | 5.20% | 19 | 6.8% |
| Subtotal Low to Moderate Income Homeowner Households Overpaying | | | 609 | 6.5% | 221 | 6.9% | 375 | 6.30% | 22 | 7.9% |

| Household Income | Percent of Income on Housing | Income Category | COUNTYWIDE | | COUNTY | | HOLLISTER | | SAN JUAN BAUTISTA | |
|---|------------------------------|------------------------|------------|-----------|------------|-----------|------------|-----------|-------------------|-----------|
| | | | Households | % Overpay | Households | % Overpay | Households | % Overpay | Households | % Overpay |
| \$50,000-\$74,999 | 30 - 34% | Moderate to Above Mod. | 336 | 3.6% | 100 | 3.2% | 228 | 3.80% | 8 | 2.8% |
| \$50,000-\$74,999 | 35% + | Moderate to Above Mod. | 767 | 8.2% | 205 | 6.5% | 544 | 9.10% | 18 | 6.4% |
| Subtotal Moderate to Above Mod. Income Homeowner Households Overpaying | | | 1103 | 11.8% | 305 | 9.7% | 772 | 12.90% | 26 | 9.2% |
| \$75,000 or More | 30 - 34% | Above Moderate | 418 | 4.5% | 173 | 5.5% | 238 | 7.50% | 7 | 2.5% |
| \$75,000 or More | 35% + | Above Moderate | 260 | 2.8% | 140 | 4.4% | 120 | 3.80% | 0 | 0.0% |
| Subtotal Above Moderate Income Homeowner Households Overpaying | | | 678 | 7.3% | 313 | 9.9% | 358 | 11.30% | 7 | 2.5% |
| Total All Homeowner Households Overpaying | | | 3405 | 36.5% | 1160 | 36.5% | 2159 | 41.50% | 95 | 33.9% |

Source: Census 2000 Tables QT H13 and QT H16

Large Family Households:

A large family household is considered to be a household with five or more persons. Large family households generally require more rooms, which in turn increases the cost of purchasing or renting a house. Large families on limited income may live in overcrowded conditions in order to pay for living expenses.

Nearly 16% of the households in the State of California were large family households in Census 2000. Table 2-14 indicates that the percentage of large family households in San Benito County increased to 23%. The percentage of large family households in the unincorporated area, however, dropped by 1% over the past decade to 18%. 2000 Census data indicates that there was a significantly higher percentage of Hispanic/Latino large family households countywide and in the unincorporated area.

Table 2-14
Large Family Households in San Benito County

| Total Large Family Households By Types (\geq 5 persons) | San Benito County | % | Unincorporated | % |
|--|-------------------|------|----------------|-------|
| 2000 Census | 3598 | 23% | 998 | 18% |
| <i>Hispanic/Latino</i> | 2261 | 39% | 494 | 37% |
| <i>Native Hawaiian/other Pacific Islander</i> | 8 | 36% | 3 | 13.6% |
| Owner Occupied | 2284 | 14% | 614 | 11% |
| <i>Hispanic/Latino</i> | 1244 | 21% | 211 | 16% |
| Renter Occupied | 1314 | 8.5% | 384 | 7% |
| <i>Hispanic/Latino</i> | 1017 | 17% | 283 | 21% |

Source: 2000 Census Summary Tape File 1 Tables H15 and H15H

Note: The percentage of large Hispanic/Latino Households is derived from the total number of Hispanic or Latino Households.

Overcrowded Housing:

An overcrowded household is considered to be a household with 1.01 or more (excluding kitchen and bathroom) persons per room in the household. There was a nominal increase in the countywide rate of overcrowding to 14.8%. The rate of overcrowding in the unincorporated decreased to 10.7% in 2000. About 55% of the overcrowded housing were rental units (see Table 2-15).

Table 2-15
Comparison of Overcrowded Households in San Benito County
(Greater than 1.01 persons per room)

| Area | Countywide | Unincorporated |
|-----------------|--------------|----------------|
| All Households | 2351 (14.8%) | 593 (10.7%) |
| Owner-occupied | 1063 (45.0%) | 252 (42.5%) |
| Renter-occupied | 1288 (55.0%) | 341 (57.5%) |

Source: Census 2000

Local Workforce:

A special housing needs group identified during the public review process for the 2007-2014 update is the local worker. The greater Bay Area has experienced significant job growth over the past 30+ years. San Benito County, along with many counties on the edge of the Bay

Area, has experienced inflated land prices, significant increases in housing costs and pressure to provide housing for the unplanned and unmet needs of the greater bay area. The disparity between incomes for workers in San Benito County and the HUD median income is discussed in Chapter 4.

3. HOUSING CHARACTERISTICS

The analysis of the Housing Characteristics section relied primarily on 2000 U.S. Census data. Because detailed mid-2000 Census data will not be available during the 2007 - 2014 Housing Element Update process, this update has been based on 2000 Census data, while at the same time, every attempt has been made to include newer census from other reliable sources. Along with Census data, this section also includes data from the American Community Survey 2007.

Housing Units

Changes in the types of housing units over the past decade and the proportional share of housing types have been analyzed to determine whether or not there are any gaps in the types of housing units available in the County. Countywide there is a total of 16,499 housing units including year-round, vacant, seasonal, and migratory units. The unincorporated area has a total of 5,927 occupied and vacant units (see Table 3-1). Overall, the number of households increased in San Benito County between 1990 and 2000 by 35%. The most significant increase was in the production of single family homes. By 2007, the total number of housing units rose to 17,786, an 8% increase from 2000. The largest increases in types of housing include attached single-family dwelling and 5+ multi-family housing units by 25% from 2000 to 2007. San Benito County households are projected to continue increasing over the period between 2008-2013 by approximately 1.3 percent annually.

Table 3-1 summarizes the quantity of households in San Benito County by type from Census 2000 data. There is a notable gap in the unincorporated area between single family dwelling units 89% and multi-family dwellings – 2%. The low proportion of multi-family units is noteworthy because this type of housing is needed by renters and special needs groups (elderly, single head of household, disabled, and low-income families). Table 3-1.1 summarizes the quantity of households in San Benito County from American Community Survey 2007. There was an increase in multi-family housing units by 299 units from 2000 to 2007, which have been in decline in the 1980's and 1990's.

It appears that the number of attached dwelling units may have been underreported in Census 2000. Census 2000 reports that there are 251 attached units in the Ridgemark Census Designated Place, which is less than the 309 attached condominium townhouses constructed within the Ridgemark development.¹ By American Community Survey 2007 data, the number of attached single-family units has risen by 923 since 2000, this assumes the Ridgemark development is included in this estimate.

¹ Tract 132 Villa Pacheco - 39 units; Tract 137 Sunrise – 12 units; Tract 116 Unit 5 Greens – 60 units; Tract 116 Unit 6 Villages – 54 units; Tract 116 Unity 8 Phases I and II –144 lots.

Table 3-1
Housing Units in San Benito County and Unincorporated Area by Type (1990 and 2000)

| Type of Dwelling Units | 1990 | (%) | 2000 | (%) | Net Change | (%) Change |
|-----------------------------------|--------|-----|--------|-------|------------|------------|
| Countywide | | | | | | |
| Single Family Dwellings | 9,412 | 77% | 13,671 | 83.0% | 4,269 | 45% |
| <i>Attached</i> | 713 | 8% | 1,027 | 6.2% | 1,027 | 44% |
| <i>Detached</i> | 8699 | 92% | 12,644 | 76.6% | 3,945 | 45% |
| Multi-Family Dwellings | 1657 | 14% | 1956 | 12.0% | 299 | 18% |
| 2-4 Units | 1016 | 8% | 1109 | 6.7% | 93 | 9% |
| 5+ | 641 | 5% | 847 | 5.0% | 206 | 32% |
| Mobile Homes | 1,161 | 9% | 858 | 4.7% | -303 | -3% |
| Boat RV Van | | | 14 | 0.1% | | |
| Countywide All Dwelling Units | 12,230 | | 16,499 | | | 35% |
| Unincorporated | | | | | | |
| Single Family Dwellings | 4,521 | 81% | 5,266 | 89% | 745 | 17% |
| <i>Attached</i> | 383 | 7% | 425 | 7% | 42 | 11% |
| <i>Detached</i> | 4138 | 74% | 4,841 | 82% | 703 | 17% |
| Multi-Family Dwellings | 339 | 6% | 112 | 2% | -227 | 2 |
| 2-4 Units | 303 | 5% | 70 | 1% | -233 | -76% |
| 5+ | 36 | 1% | 42 | 1% | 6 | 16% |
| Mobile Homes | 732 | 13% | 549 | 9% | -183 | -25% |
| Boat, RV, Van | | | 12 | 0.2% | | |
| Unincorporated All Dwelling Units | 4,592 | | 5,960 | | 1368 | 30% |

Source: Census 2000

² A Quonset hut was destroyed by fire and a ten unit apartment building was annexed that could account for the loss of 18 multi family units. There is not a record of demolition of multi-family units or annexation of 200+ multi-family units.

Table 3-1.1
Housing Units in San Benito County by Type (2000 and 2007)

| Type of Dwelling Units | 1990 | (%) | 2000 | (%) | Net Change | (%) Change |
|-------------------------------|--------|-------|--------|-------|------------|------------|
| Countywide | | | | | | |
| Single Family Dwellings | 13,671 | 83.0% | 14,594 | 82.1% | 923 | 7% |
| <i>Attached</i> | 1,027 | 6.2% | 774 | 4.4% | 253 | 25% |
| <i>Detached</i> | 12,644 | 76.6% | 13,820 | 77.7% | 1,176 | 10% |
| Multi-Family Dwellings | 1,956 | 12.0% | 3,192 | 14.5% | 299 | 15% |
| 2-4 Units | 1,109 | 6.7% | 1,322 | 7.5% | 93 | 9% |
| 5+ | 847 | 5.0% | 1,248 | 7.0% | 206 | 25% |
| Mobile Homes | 858 | 4.7% | 614 | 3.5% | -244 | -29% |
| Boat RV Van | 14 | 0.1% | 8 | 0.0% | | |
| Countywide All Dwelling Units | 16,499 | | 17,786 | | | 8% |

Source: American Community Survey 2007

Housing Tenure:

Housing tenure is evaluated to determine whether there is an adequate supply of owner-occupied units and rental-occupied units. Rental units are needed for persons that are mobile, those who cannot afford a single family home, and for persons that do not desire home maintenance or other reasons. The demand for rental units can also increase when mortgage interest rates increase because fewer people can purchase a home.

Statewide 57% of all dwelling units are owner-occupied and 43.1% are renter-occupied. Countywide the percent of owner-occupied units is higher than the State average at nearly 67.3% down from 68% in 2000. Table 3-2 indicates that the percent of owner-occupied units in the unincorporated area is significantly higher at 72%. Of the renter-occupied units in the unincorporated area, 67% are single family dwellings and 30% are single family attached rentals. (Census 2000 table QT-H10 Housing Units) Table 3-3 shows the population per household between owner-occupied renter-occupied units within and around San Benito County.

Vacancy Rate:

The vacancy rate is evaluated to measure whether the supply of housing stock is meeting the demand. If a vacancy rate is too low in an area, this can artificially increase the costs for housing which is particularly hard for low-income persons. Conversely, a high vacancy rate can be indicative of a surplus of housing stock and the cost of housing may be artificially low.

The "market vacancy rate" includes only vacant units that are for sale or rent. Generally, a market vacancy rate of five percent (5%) is considered to be desirable for a normal turnover in housing units. The Census 2000 countywide vacancy rate was 3.7% in 2000 and 4% in 2007. The vacancy rate in the unincorporated area was six percent (6%) in 2000. Hollister had the lowest vacancy rate at 2.1% in 2000 and 5.5% by 2007.

Table 3-2
Housing Tenure in San Benito County and Unincorporated Area

| Geographic Area | Household Number | Housing Unit Number | % | Vacancy Rate % |
|--------------------|------------------|---------------------|---------|----------------|
| San Benito County: | | | | |
| Owner | | 10,830 | (68%) | (1.0%) |
| Renter | | 5,055 | (32%) | (2.7%) |
| Vacant | | 614 | | (3.7%) |
| Total | 15,885 | 16,499 | | |
| Unincorporated: | | | | |
| Owner | | 4,020 | (72%) | |
| Renter | | 1,582 | (28%) | |
| Vacant | | 358 | | (6%) |
| Total | 5,602 | 5,960 | | |
| Hollister: | | | | |
| Owner | | 6,506 | (67%) | (0.6%) |
| Renter | | 3,210 | (33%) | (2.3%) |
| Vacant | | 208 | | (2.1%) |
| Total | 9,716 | 9,924 | | |
| San Juan Bautista: | | | | |
| Owner | | 304 | (53.6%) | (3.5%) |
| Renter | | 263 | (46.4%) | (4.0%) |
| Vacant | | 48 | | (7.8%) |
| Total | 567 | 615 | | |

Source: Census 1990 and 2000

Table 3-3
Population Per Household (Census 2000)

| Geographic Area | Population per Household | |
|------------------------------------|--------------------------|------------------|
| | Owners Occupied | Renters Occupied |
| Aromas Census Designated Place | 3.13 | 3.20 |
| Hollister, City | 3.51 | 3.55 |
| San Juan Bautista, City | 2.56 | 2.93 |
| Ridgemark, Census Designated Place | 2.47 | 2.48 |
| Unincorporated San Benito County | 3.25 | 3.44 |

Source: Census 2000

Age and Condition of Housing Stock:

The age of homes is important in the evaluation of the housing stock because older homes are most likely to become substandard. Traditionally housing structures have a design life of about 30+ years for roofing, plumbing, landscaping, paving, and electrical. If homes are not maintained, major rehabilitation or demolition may be necessary. Older homes are prone to be less costly than newer homes and more likely to be converted to multiple units. These homes are also used as rentals.

About one third (36%) of the housing stock in San Benito County and the unincorporated area (31%) is more than 30 years old (see Table 3-4). By 2007, Census data found 47.8% of housing stock county-wide is more than 30 years old. The Aromas Census designated place had the highest concentration of older housing stock in the unincorporated area with 43.6% of the dwelling units 30 years or more in 2000. The Ridgemark Census designated place by contrast only had three 3.4% of the housing stock being 30 years or more in 2000.

Table 3-4
San Benito County Age of Housing Stock in Years (2000)

| Jurisdiction | 1 – 10 Years | 11 – 30 Years | 31 – 40 Years | 41 – 60 Years | 61+ Years |
|--------------------------|------------------|------------------|------------------|------------------|-----------------|
| Unincorporated (5924) | 1,302 (22%) | 2,445 (41%) | 614 (10%) | 836 (14%) | 730 (12%) |
| Aromas CDP (912) | 128 (14%) | 388 (42.5%) | 99 (10.9%) | 133 (15.7%) | 154 (17%) |
| Ridgemark CDP (1162) | 479 (41.2%) | 642 (55.2%) | 33 (2.8%) | 4 (0.3%) | 4 (0.3%) |
| County Total (16449) | 5,082 (30.8%) | 6,263 (38%) | 1,610 (9.7%) | 1,955 (11.8%) | 1,589 (9.6%) |

Source: Census 2000 Summary Tape File 3 - DP-4 Profile of Selected Housing Characteristics: 2000

Thirty percent of the housing stock in San Benito County was constructed over the past decade (1990 –2000), only 9.7 of the housing stock constructed between 2000 and 2007. This downturn in construction may be an indication in the downturn of the housing market. The Census 2007 American Community Survey reported owner occupied units with a mortgage as 35% or more of the household income at 36%. Of the unincorporated housing stock, 22% was constructed between 1990 and 2000.

The County planning and building department conducted a windshield survey in targeted communities within the county, where census data showed housing stock to be 30 years or older (San Juan Valley, Tres Pinos, Aromas, unincorporated subdivisions in Hollister’s east planning area). Results of the survey indicate that less than 50 dwelling units were categorized as in need of repair (moderate – dilapidated).

Households Type

Non-Family Household:

Households listed as non-family in the 2007 represent about 20.2%, a slight rise from 2000 of 18.8% of the households countywide, down from close to 21% in the 1990 Census. Non-family households comprised nearly 18% of the households in the unincorporated area. Approximately four percent of the non-family households in the unincorporated area are elderly females living alone.

One-Person Household Census 2000:

Fourteen percent (2,245) of the households in San Benito County were one-person households in Census 2000. There were 876 one-person households in the unincorporated - 16% of the households. Nearly one quarter (23%) of the single occupancy households were in the Ridgemark Census Designated Place (CDP) (Summary Tape File 1, Table P18).

Family Households 2000 Census:

The percentage of family households in San Benito County increased between 1990 and 2000 from 75% to 81%. There was a slight decrease in family household in the unincorporated area over the past decade, going from 82% in 1990 and 79.5% in 2000.

The majority of the family households included married couples with 10,429 (65.7%) countywide and 3,803 (85%) in the unincorporated area. Three percent of the family households in the unincorporated area were living in poverty in 2000. (2000 Census, Summary Tape File 3, Table P30).

4. HOUSEHOLD INCOME AND AFFORDABILITY

The analysis of the Household Income and Affordability section relied primarily on data from the State Department of Housing and Community Development (HCD), California Tax Credit Allocation Committee, Employment Development Department (EDD), California Association of Realtors (CAR), San Benito County Community Services & Workforce Development Department, San Benito County Behavioral Health Department, San Benito County Human Resources Department, San Benito County Joint Union High School District, San Benito County Housing & Economic Development Department and Economic Development Corporation.

Household Income

The monthly income of a family or a household is a major determinant in how much can be paid for shelter and what type of shelter a family can afford. Some persons and families are required to double-up in order to pay for shelter. The following income levels establish a benchmark for affordability and are as follows:

Extremely Low-Income

Extremely-low: family income below 30% of the median income

Low-Income

Very-low: family income between 30% and 50% of the median income

Other Lower: family income between 50% and 80% of the median income

Above Low-Income

Moderate: family income between 80% and 120% of the median income

Above Moderate: family income above 120% of the median income

The State recognizes very-low and other-low income households as "low income." Generally, extremely low-income, very low-income, and low-income households are more sensitive to gaps in the housing stock, fluctuations in housing prices and mortgage rates. Historically, moderate and above moderate income households were generally considered to have adequate income to afford housing without subsidy.

One of the major barriers to housing affordability is the costs of housing. In order to provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. Table 4-1 describes the acceptable monthly payments for households (family of four) in the five major income groups: Extremely Low-Income, Very-Low, Low, Moderate, and Above-Moderate. Provided below is a breakdown of affordability income levels and ranges based on the 2008 San Benito County median household income of \$78,000.

Table 4-1
2008 San Benito County Median Household Incomes (4 person household) by Income Ranges

| Income Level | % of Median Income | 2008 Median Income | Income Range Amount | Monthly Payment Range |
|----------------|--------------------|--------------------|-----------------------|-----------------------|
| Extremely Low | Less than 30% | \$78,000 | Less than \$23,400 | Less than \$585 |
| Very Low | 30% - 50% | \$78,000 | \$23,401 - \$39,000 | \$585 - \$975 |
| Other Lower | 50% - 80% | \$78,000 | \$39,001 - \$62,400 | \$975 - \$1,560 |
| Moderate | 80% - 120% | \$78,000 | \$62,401 - \$93,600 | \$1,560 - \$2,340 |
| Above Moderate | 120% or more | \$78,000 | Greater than \$93,601 | Greater than \$2,340 |

Source: 2008 California Tax Credit Allocation Committee, San Benito County

Note: Affordable Housing is up to 30% of income used toward gross monthly housing costs.

Based on income ranges, households with incomes of less than \$23,400 would be classified as extremely low-income. Households with incomes between \$23,401 and \$39,000 would be classified as very low or low-income. Households with incomes between \$39,001 and \$62,400 would be classified as other lower-income. Households between \$62,401 and \$93,600 would be classified as moderate-income. Above moderate-income would be classified as households with income of \$93,601 or greater.

Table 4-2 compares the median household income with neighboring counties for 2008. San Benito County has experienced a very high per capita income growth over the past decade. A significant increase in residents commuting to the Bay Area has contributed to the increase in per capita income, where salaries significantly exceed local wages.

Table 4-2
Comparison of 2008 Median Household Incomes
Between San Benito County and Neighboring Counties

| Geographic Area | 2008 Median Household Income |
|--------------------------|------------------------------|
| Fresno County | \$53,800 |
| Merced County | \$53,800 |
| Monterey County | \$64,800 |
| Santa Clara County | \$105,500 |
| Santa Cruz County | \$81,300 |
| San Benito County | \$78,000 |

Source: Department of Housing and Community Development Official State Income Limits for 2008

The 2008 median income for a family of four in San Benito County has risen to \$78,000 (see Table 4-3). The rise in median income can also be attributed in part to an increase in commuters working in the Bay Area. Table 4-2 also shows that the 2008 median household income in Santa Clara County exceeded San Benito County by \$27,500. Santa Cruz County exceeded San Benito County by only \$3,300. San Benito County exceeded greater populated counties such as Monterey County by \$13,200, Fresno County by \$24,200 and Merced County by \$24,200 in 2008 median household income.

Table 4-3
2008 Income Categories by Family Size for San Benito County

| Income Category | Family Size | | | | | | | |
|-----------------|-------------|--------|--------|---------------|---------|---------|---------|---------|
| | One | Two | Three | Four | Five | Six | Seven | Eight |
| Extremely Low | 16,400 | 18,700 | 21,050 | 23,400 | 25,250 | 27,150 | 29,000 | 30,900 |
| Very Low | 27,300 | 31,200 | 35,100 | 39,000 | 42,100 | 45,250 | 48,350 | 51,500 |
| Low | 43,050 | 49,200 | 55,350 | 61,500 | 66,400 | 71,350 | 76,250 | 81,200 |
| Median | 54,600 | 62,400 | 70,200 | 78,000 | 84,200 | 90,500 | 96,700 | 103,000 |
| Moderate | 65,500 | 74,900 | 84,200 | 93,600 | 101,100 | 108,600 | 116,100 | 123,600 |

Source: Department of Housing and Community Development Official State Income Limits for 2008

Local Workforce

A challenge identified during the public outreach process for the Housing Element Update was to ensure that programs provide housing that is affordable to the local workforce. A combination of data from California Employment Development Department, San Benito County Human Resources Department, San Benito County Joint Union High School, and local employers was used to provide the range of salaries for persons employed in San Benito County listed in Table 4-4. Most workers fall in the low or moderate-income category when measured against California Department of Housing and Community Development 2008 Income limits for San Benito County.

Table 4-4
Comparison of 2008 Annual Pay from Jobs in San Benito County

| Major Industry Type | Average Annual Pay |
|------------------------------------|---------------------|
| INDUSTRIES (1) | |
| Agriculture Forestry & Fishing | \$21,523 |
| Farm Worker | \$16,934 |
| Construction –average | \$43,142 |
| Manufacturing - average | \$34,713 |
| Wholesale Trade - average | \$58,884 |
| Retail Trade - average | \$64,492 |
| Finance, Insurance, Real Estate | \$66,278 |
| COUNTY EMPLOYEES (2) | |
| Account Clerk I – III | \$30,564 - \$37,176 |
| Office Assistant I – III | \$27,732 - \$33,708 |
| Correctional Officer I – III | \$45,624 - \$55,476 |
| Correctional Sergeant | \$64,236 - \$70,824 |
| Librarian Assistant/Librarian I-II | \$32,268 - \$35,388 |
| Mental Health Case Manager I-III | \$44,748 – \$54,144 |
| Road Maintenance Worker I - III | \$34,212 - \$41,592 |
| Social Worker I – IV | \$42,612 - \$59,700 |
| Welfare Fraud Investigator I - II | \$49,104 – \$54,144 |
| SCHOOLS (3) | |
| Secondary teacher first year | \$42,447 - \$46,516 |
| Instructional Aide | \$24,400 - \$35,700 |

Sources:

1. Employment Development Department, Labor Market Information, San Benito County California.
2. San Benito County Human Resources Department.
3. San Benito County Joint Union High School District.

Housing Affordability

Generally, housing is considered to be affordable if a family/person does not need to spend more than 30% of their annual income for shelter. Shelter is defined as gross rent or gross monthly owner costs. Gross rent is the contract rent, plus utilities. In most cases, the contract rent includes payment for water, sewer, and garbage. Gross monthly owner costs include mortgage payments, taxes, homeowners insurance, mortgage insurance, condo fees, utilities, and site rent for mobile homes. An individual's housing costs and the amount they are able to pay will vary between rental units and home ownership.

According to the 2000 Census, the median rent was \$715 for San Benito County. Based on information provided by a local realtor, the current average market rents range from \$800 for a two-bedroom unit to \$1,400 for a four-bedroom unit. Home rentals are somewhat more expensive, and range from \$1000 to \$2,100. The maximum rent that can be charged to be considered affordable based on income is reflected in Table 4-6. Table 4-6 lists the range of affordable housing rental rates for various income categories, (extremely low, very low, low and moderate). Table 4-5 reflects the current market rental rates for San Benito County. Despite the trend for increasing rents, San Benito County remained relatively affordable. For instance, while households within the very low-income categories could not afford the average market rates within the County, most market rate rents are affordable to those households within the low-income category.

Rental Units

Table 4-5
San Benito County Market Rental Rates

| Bedroom Type | Average Market Rents |
|---------------------|-----------------------------|
| Two-Bedroom | \$900 |
| Three-Bedroom | \$1,150 |
| Four-Bedroom | \$1,400 |

Source: The Pivetti Company, February 2009

Table 4-6
San Benito County Affordable Housing Rental Rates

| Income Group | Unit Size | Max. Monthly Rent |
|---------------------|------------------|--------------------------|
| Extremely Low | Studio | < \$ 409.50 |
| | 1 bedroom | < \$ 438.00 |
| | 2 bedrooms | < \$ 526.00 |
| | 3 bedrooms | < \$ 607.00 |
| | 4 bedrooms | < \$678.00 |
| Very Low | Studio | \$ 682.00 |
| | 1 bedroom | \$ 731.00 |
| | 2 bedrooms | \$ 877.00 |
| | 3 bedrooms | \$ 1,013.00 |
| | 4 bedrooms | \$ 1,131.00 |
| Low | Studio | \$ 1,091.00 |
| | 1 bedroom | \$ 1,169.00 |
| | 2 bedrooms | \$ 1,403.00 |
| | 3 bedrooms | \$1,620.00 |

| Income Group | Unit Size | Max. Monthly Rent |
|----------------|--------------|-------------------|
| Moderate | 4 bedrooms | \$1,809.00 |
| | Studio | \$ 1,636.00 |
| | 1 bedroom | \$ 1,818.00 |
| | 2 bedrooms | \$ 2,104.00 |
| | 3 bedrooms | \$ 2,431.00 |
| Above Moderate | 4 bedrooms | \$ 2,714.00 |
| | Studio | > \$1,636.00 |
| | 1 bedroom | > \$1,818.00 |
| | 2 bedrooms | > \$2,104.00 |
| | 3 bedrooms | > \$2,431.00 |
| 4 bedrooms | > \$2,714.00 | |

Source: California Tax Credit Allocation Committee Maximum Rent Schedule 2008, San Benito County

Homeownership Units

Table 4-7
San Benito County Affordable Housing Maximum Purchase Prices

| Income Group | Unit Size/ Household | HUD Income Adjusted for Family Size | Maximum Affordable Purchase Price - SFR | Maximum Affordable Purchase Price - CONDO |
|--------------|-------------------------|---|--|--|
| Very Low | Studio/ 1 | \$ 27,300 | \$ 90,000 | \$ 65,000 |
| | 1 Bedroom/ 2 | \$ 31,200 | \$ 105,000 | \$ 80,000 |
| | 2 Bedroom/ 3 | \$ 35,100 | \$ 120,000 | \$ 95,000 |
| | 3 Bedroom/ 4 | \$ 39,000 | \$ 135,000 | \$ 110,000 |
| | 4 Bedroom/ 5 | \$ 42,100 | \$ 145,000 | \$ 120,000 |
| Low | Studio/ 1 | \$ 38,220 | \$ 135,000 | \$ 110,000 |
| | 1 Bedroom/ 2 | \$ 43,680 | \$ 165,000 | \$ 130,000 |
| | 2 Bedroom/ 3 | \$ 49,140 | \$ 175,000 | \$ 150,000 |
| | 3 Bedroom/ 4 | \$ 54,600 | \$ 195,000 | \$ 170,000 |
| | 4 Bedroom/ 5 | \$ 58,940 | \$ 210,000 | \$ 185,000 |
| Moderate | Studio/ 1 | \$ 60,060 | \$ 215,000 | \$ 190,000 |
| | 1 Bedroom/ 2 | \$ 68,640 | \$ 245,000 | \$ 220,000 |
| | 2 Bedroom/ 3 | \$ 77,220 | \$ 275,000 | \$ 250,000 |
| | 3 Bedroom/ 4 | \$ 85,800 | \$ 305,000 | \$ 285,000 |
| | 4 Bedroom/ 5 | \$ 92,620 | \$ 340,000 | \$ 310,000 |

Source: San Benito County Housing and Economic Development Department.

Notes: Assumptions for Single Family Residence - 35% housing-to-cost ratio, 30 yr. fixed, 7.00% fixed rate, 5% down payment, 1.25% property taxes, .03% homeowner's insurance, .59% Mortgage Insurance factor. Assumptions for Condo - 35% housing-to-cost ratio, 30 yr. fixed, 7.00% fixed rate, 5% down payment, 1.25% property taxes, .03% homeowner's insurance, .59% Mortgage Insurance factor, \$200/mo. HOA Dues.

According to Realtytrac.com, as of February 25th, 2009 San Benito County including the City of Hollister and San Juan Bautista had an estimated combined total of 875 pre-foreclosures (Notice of Defaults), trustee's sales (Auction Homes) and bank owned (REO) properties. The impact of foreclosures in San Benito County has contributed to a significant decline in median home sales prices and has driven up affordability factors for those who have not entered the real estate market. With recent median home sales prices declining in San Benito County, the market for moderate-income first-time homebuyers has increased. In addition, recent

mortgage interest rates have been historically low averaging approximately 5.00%. According to the California Association of Realtors, December 2008 median home sales prices in San Benito County were down 38.2% to \$254,000 from 2007 when the median home sales price was \$411,000. In addition, mortgage interest rates are currently averaging all-time lows around 5.00%. The current market conditions allow many moderate-income households to purchase single family residences and/or condominiums as first-time homebuyers. There are several single family residences and/or condominiums listed well below the median \$254,000 price level on the open market as well. With additional subsidies such as down payment assistance, low and very-low income households also have an opportunity to purchase single family residences and/or condominiums as well for the first time. Prior to 2007, local housing costs and the lack of housing supply significantly restricted the ability for low and moderate-income households to enter the local housing market. See Table 4-8 for a history of median home sales pricing in San Benito County.

Table 4-8
Median Home Sales Prices in
San Benito County

| Periods | Median Home Sales Price |
|----------------|--------------------------------|
| December 2008 | \$254,000.00 |
| December 2007 | \$450,000.00 |
| December 2006 | \$625,000.00 |
| December 2005 | \$575,000.00 |
| December 2004 | \$498,000.00 |
| December 2003 | \$378,000.00 |

Source: California Association of Realtors

Local financial institutions have indicated that the majority of mortgage applications in the recent year have been for two income families earning approximately \$85,000 per year, with the income of a San Benito County resident averaging approximately \$50,000 per year. Generally, these applicants work in the banking, real estate, construction, and manufacturing industries, or are teachers and government workers, who have an average income of \$52,000. County residents, who make lower wages in retail, farm workers, clerks, and processors, have also been able to enter the real estate market for the very first time. Table 4-4 also confirms that the average income for workers in San Benito County is sufficient to afford housing in the local market.

5. CONSERVATION OF AFFORDABLE UNITS

The analysis of the Conservation of Affordable Units section relied primarily on data from the San Benito County Housing and Economic Development Department, San Benito County Services and Workforce Development, City of Hollister Redevelopment Agency and South County Housing.

Federally Assisted Housing Projects

Migrant Center Winter Emergency Shelter:

There are 15 transitional-housing units and 15 winter emergency shelter units located at the San Benito County Southside Migrant Center that are unlikely be at risk of conversion during the 2007 - 2014 program period. The administration of this program has been funded by various Federal, State and local grants which include; but are not limited to, Community Services Block Grants (CSBG) for winter shelter salaries, Community Development Block Grants (CDBG) for homeless shelter and 3 transitional trailers, Emergency Food and Shelter Program (EFSP), Emergency Housing Assistance Program (EHAP) for rental assistance for emergency shelter, and Low Income Heating & Energy Assistance Program (LIHEAP) for PG&E assistance. These funding sources help further provide for additional resourced benefiting residents during the time the facilities are open.

Section 8 Housing:

The Santa Cruz County Housing Authority administers Section 8 housing for the City of Hollister. There are thirty Section 8 housing units in the unincorporated area that were established when Hollister lacked a sufficient stock of housing available for Section 8. These units are unlikely be at risk of conversion during the 2007 - 2014 program period. San Benito County will coordinate with the Santa Cruz County Housing Authority to explore the feasibility of establishing Section 8 housing in the unincorporated area.

Other Affordable Housing Units

Inclusionary Housing First-Time Homebuyer (FTHB) Program:

The County currently has 26 moderate-income and 28 low-income resale restricted homeownership units within the Riverview Estates Subdivision. The County also has 5 moderate-income restricted homeownership units and 8 low-income deed restricted accessory dwelling rental units within the Oak Creek subdivision. These units located within the Oak Creek and Riverview Estate subdivisions were originally constructed as affordable low and moderate-income restricted homeownership and rental units between 1992 and 1997.

The resale pricing, as stated in the Resale and Refinance Restriction Agreement, is tied the Area Median Income (AMI) to ensure continued affordability. The AMI specifies that the resale price shall be no more than the initial (affordable) purchase price plus an adjustment based on the annual change in the AMI published by HUD. Each year, as the AMI rises, the maximum resale prices rise at exactly the same rate. Because increases in the permissible sales price of the home are tied to increases in income rather than increases in the prices of market-rate homes, a new buyer with the same income profile should be able to purchase the home for this price without any need for additional public subsidy. If the resale price is limited so that it does not increase any faster than incomes, the same house can remain affordable to one working family after another without any new subsidy.

The County required that both developments include 30-year resale restrictions that only allow the affordable homeownership units be resold as affordable housing. The 8 low-income accessory dwelling, rental units within the Oak Creek subdivision include a 30-year deed restriction as well. The intent of this requirement is to ensure that the housing units remain affordable over a long period of time. The affordable homeownership units within the Riverview Estates and Oak Creek subdivisions will be only at risk of conversion for the 2007–2014 program period due to potential foreclosure.

HOME First-Time Homebuyer (FTHB) Program:

In 1994 and 1995, the County issued first-time homebuyer loans in amounts between \$30,000 - \$50,000 to provide down payment assistance for 19 low-income homeownership units within various subdivisions located in the City of Hollister. Out of the 19 original HOME loans that were issued only 3 HOME loans remain unpaid and will be due and payable between 2009 - 2010 and will have reached their fifteen year maximum maturity date as stated in the original Promissory Note, Loan Provision Agreement, and Deed of Trust.

In 1998, San Benito County issued additional first-time homebuyer loans in amounts of \$25,510 to provide down payment assistance to 28 low-income households within the Riverview Estates subdivision. The 28 low-income homeownership units that were subsidized using HOME Funds included a 33 year deferred payment Note with a shared appreciation feature.

Preservation Methods

Monitoring Actions:

An annual monitoring requirement of all units that have participated in the County's Inclusionary Housing Program and HOME Program continues to be performed. The County requires proof through documentation, such as a recent utility bill, homeowner's insurance policy, and/or mortgage statement, that the unit is being occupied as an owner-occupied principal residence. The homeowner's are required to either drop off or mail in required documentation.

A detailed database has been created for all County Inclusionary Housing and HOME Program participants. The database shows all liens, mortgage balances, loan types, loan amounts, interest rates, transaction dates, current equity position, owner contact information, compliance status, and units at-risk of conversion.

Staff performs property history reports every six months for all County restricted and/or subsidized homeownership units. Information is verified at the County Recorder office. The property history report shows chain of title, transaction events, current owner, current lender, original loan amount balance and all recorded liens.

Finance and Technical Preservation:

San Benito County's Inclusionary Housing Ordinance (No. 766) has required a 30-year resale and deed restriction to ensure continuing availability of homeownership and rental units to very-low-, low-, and moderate-income households within the Riverview and Oak Creek subdivisions. The County's Resale and Refinance Restriction Agreement, which is recorded against all affordable homeownership units within the Riverview Estates and Oak Creek subdivisions, provides the County with the "option to purchase" any at-risk unit from conversion to market rate due to notice of defaults, illegal transfers or non-compliance issues.

Under the Resale and Refinance Restriction Agreement the County can also assign the “option to purchase” to a qualified non-profit affordable housing developer and/or find a new qualified affordable applicant off of the County waiting list to purchase the at-risk unit. A database of all qualified non-profit affordable housing developers has also been established. Though Program 2-14 proposes to suspend the Inclusionary Housing Ordinance, Policies 1G and 1H authorize the County to continue preservation of affordable housing stock and use of price controls for below-market-rate housing.

The County’s Inclusionary Housing Trust Fund which has been primarily funded by developer in-lieu fees can also be used to help subsidize and/or purchase at-risk units from market-rate conversion.

Actions to Assist Borrowers:

The County Housing and Economic Development Department has partnered with the City of Hollister Redevelopment Agency to perform multiple bilingual homeownership and foreclosure prevention workshops to the public. The purpose of the homeownership workshops is to promote the awareness of the County Affordable Housing Program and to establish a waiting list of qualified applicants should an affordable unit become available. The purpose of the foreclosure prevention workshop is to educate at-risk homeowners on their options in order to preserve their affordable unit. The County Housing and Economic Development Department also refers at-risk homeowners to local HUD Approved Certified Counseling Agencies along with providing important lender contact information. See Table 5-1 for a list of local HUD Approved Certified Counseling Agencies. The County will continue to provide education to at-risk homeowners and the community at-large, on the need to preserve the existing affordable housing stock.

Table 5-1
Local HUD Approved Certified Counseling Agencies

| Organization | Address | City |
|---|-----------------------------|-------------|
| Project Sentinel | 7800 Arroyo Circle, Bldg. A | Gilroy |
| Monterey County Housing Alliance (MOCHA) | 134 East Rossi Street | Salinas |
| Housing Authority of the County of Santa Cruz | 2931 Mission Street | Santa Cruz |
| California Rural Legal Assistance | 501 Soquel Ave, Suite D | Santa Cruz |
| Neighborhood Housing Services Silicon Valley (NHSSV) | 1156 North Fourth Street | San Jose |
| Association of Community Organizations and Reform Now (ACORN) | 395 E. Taylor Street | San Jose |

Source: San Benito County Housing and Economic Development Department

Costs Analysis

In order to provide a cost analysis of preserving “at-risk” units, costs must be determined for preservation, rehabilitation, and new construction. The factors used to analyze the cost to preserve at-risk housing units include acquisition, rehabilitation, and financing costs. Preservation, rehabilitation, and new construction assumptions were based on a 1,500 square foot, single family residential market-rate dwelling unit. There are currently no multi-family restricted and/or subsidized affordable housing units in the unincorporated area of the County.

Estimated Costs of Preservation:

Should a restricted low or moderate-income unit become at-risk, the County could exercise its “option to purchase” the unit as stated in the recorded Resale and Refinance Restriction Agreement. The County Resale and Refinance Restriction Agreement states that the County has the “option to purchase” “assign the option to purchase” and/or bring in a qualified low or moderate-income applicant from an established waiting list to purchase the at-risk unit. The County Resale and Refinance Restriction Agreement states that the at-risk unit shall be purchased at the lower of the Area Median Income (AMI) calculated resale formula price or current market value, whichever is lower. According to a recent Broker Price Opinion as of February 12, 2009 performed by Residential Real Estate Review, Inc. existing unrestricted 1,500 square foot single family residential dwelling units are valued between \$180,000 – \$195,000. Residential Real Estate Review, Inc. also estimates that restricted low and moderate-income homeownership units are valued between \$160,000 - \$175,000. If the County had to preserve an at-risk restricted homeownership unit, in most cases the current market value would be lower than the AMI calculated resale formula price.

The County has partnered with local non-profit affordable housing developers who have additional resources should an at-risk unit become available. In the past, local non-profit affordable housing developers such as Community Services Development Corporation (CSDC) and South County Housing have assisted the County in the acquisition of at-risk homeownership units and have kept the units in the County Affordable Housing Program. See Table 5-2 for a list of local Affordable Housing Developers who would be interested in acquiring at-risk units. The County also has an Inclusionary Housing Trust Fund from the collection of developer in-lieu fees which also could also be used to preserve any at-risk units.

Table 5-2
Non-Profit Affordable Housing Organizations
Interested in Acquiring At-Risk Homeownership Units

| Non-Profit | Address | City |
|---|----------------------------|-------------|
| Community Services Development Corporation (CSDC) | 1101 San Felipe Road | Hollister |
| South County Housing | 7455 Carmel St | Gilroy |
| Community Housing Improvement Systems and Planning Association, Inc. (CHISPA) | 295 Main Street, Suite 100 | Salinas |

Source: San Benito County Housing and Economic Development Department

The County also has an established waiting list of qualified low and moderate-income homeowners. The County could bring in a qualified applicant from the waiting list to acquire an at-risk restricted unit. Only a small subsidy requirement for down payment assistance would be needed to assist a waiting list qualified applicant to purchase an at-risk unit. Qualified moderate-income applicants would qualify for purchase prices of \$175,000 or significantly higher. The 2008 Area Median Income (AMI) is \$78,000 in San Benito County. Moderate-income purchasers are allowed up to 120% of the County AMI based on household size. A moderate-income household of 4 can support a sales price up to \$305,000. As a result, qualified moderate-income purchasers would only need a small subsidy in the form of down payment and closing costs assistance to acquire any at-risk units. A low-income household size of 4 using up to 80% of area median income can support a sales price up to \$195,000. As a result, qualified low-income purchasers would only need a small subsidy in the form of down payment and closing costs assistance to acquire any at-

risk units. Table 5-3 and 5-4 below estimates the preservation cost when bringing in a qualified applicant from the waiting list to acquire an at-risk unit.

Table 5-3
Moderate-Income Preservation Costs

| Fee/Cost Type | Cost per Unit |
|--|-----------------|
| Est. Market Value | \$175,000 |
| 10% Down Payment | \$17,500 |
| 3% Closing Costs | \$5,250 |
| Total Preservation Costs per Unit | \$22,750 |

Source: San Benito County Housing and Economic Development Department, Residential Real Estate Review, Inc.

Table 5-4
Low-Income Preservation Costs

| Fee/Cost Type | Cost per Unit |
|--|-----------------|
| Est. Market Value | \$160,000 |
| 10% Down Payment | \$16,000 |
| 3% Closing Costs | \$4,800 |
| Total Preservation Costs per Unit | \$20,800 |

Source: San Benito County Housing and Economic Development Department, Residential Real Estate Review, Inc.

Estimated Costs of Rehabilitation:

These figures are estimates since actual costs will depend on condition, size, location, existing financing, and the availability of financing. Information from similar projects, in addition to the cited sources helped in formulating the numbers in the following tables.

Table 5-5
Rehabilitation Costs

| Fee/Cost Type | Cost per Unit |
|----------------------------|------------------|
| Acquisition | \$180,000 |
| Rehabilitation | \$35,000 |
| Total Cost Per Unit | \$215,000 |

Source: San Benito County Housing and Economic Development Department, South County Housing

Estimated Costs of New Construction/Replacement:

The following cost estimates are estimates based on new construction single family residences in San Benito County. The actual replacement costs for any at-risk units will depend on many variables such as the number of units, location, density, unit sizes, on and off-site improvements, and both existing and new financing.

Table 5-6
New Construction/Replacement Costs

| Fee/Cost Type | Cost per Unit |
|------------------------------|------------------|
| Land | \$66,000 |
| Construction and Development | \$264,000 |
| Total Cost Per Unit | \$330,000 |

Source: San Benito County Housing and Economic Development Department, South County Housing

Units At-Risk

County staff has performed an analysis and projection regarding the number of units which may be at risk of conversion for the upcoming program period. Staff projects that the HOME down payment assistance loans provided in 1994 and 1995 will be the first to convert. These loans will be required to be paid in full between 2009 – 2010 due to the maximum fifteen year maturity date as stated in the original Promissory Note, Loan Provision Agreement, and Deed of Trust. See Table 5-7.

Table 5-7
Affordable Units at Risk of Conversion in Unincorporated Area of San Benito County

| Affordable Project Name | | Total # of Units Restricted or Subsidized | Projected # of Units at Risk of Conversion for Planning Period 2007 - 2014 |
|--|------------------|--|---|
| Type of Restriction and/or Subsidy | Unit Type | | |
| <u>Riverview Estates Subdivision – Resale Restriction Agreement</u> | | | |
| Moderate-Income Units | For-sale | 26 | 4 |
| Low-Income Units | For-sale | 28 | 2 |
| <u>Oak Creek Subdivision – Resale Restriction Agreement</u> | | | |
| Moderate-Income Units | For-sale | 5 | 0 |
| <u>Oak Creek Subdivision – Deed Restriction</u> | | | |
| Low-Income Units (Accessory Second Dwelling Units) | Rental | 8 | 0 |
| <u>Riverview Estates Subdivision – 98' HOME FUNDS (Down Payment Assistance)</u> | | | |
| Low-Income Units | For-sale | 25 | 1 |
| <u>City of Hollister Various Subdivisions – 94' & 95' HOME FUNDS (Down Payment Assistance)</u> | | | |
| Low-Income Units | For-sale | 3 | 3* |
| <u>Section 8 – Rental Subsidy</u> | Rental | 30 | 0 |
| Total | | 125 | 10 |

* HOME FUNDS: 3 HOME loans will have reached their fifteen year maximum maturity date and be due and payable between 2009 - 2010

Sources: San Benito County Community Services and Workforce Development, San Benito County Housing and Economic Development and City of Hollister Redevelopment Agency.

6. INVENTORY OF SITES FOR REGIONAL HOUSING NEEDS 2007-2014

Chapter 9 indicates that unincorporated San Benito County must include sites for a total of 1,655 new housing units during the 2007-2014 program period with 364 for very-low-income households, 282 for low-income households, 331 for moderate-income households, and 678 for above-moderate-income households. Tables 6-1 through 6-3 demonstrate that the some of the 2007-2014 Regional Housing need can be met with projects under construction, recently approved development, and ongoing programs for second units and expansions at the Southside Road Migrant Camp. Table 6-5 indicates that sites will be made available through buildout of lands targeted for urban development for some of the remaining regional housing needs. Table 6-7 lists additional sites that could also be made available through zoning changes or General Plan amendment to satisfy the rest of the remaining need.

Table 6-1 summarizes, by income category, locations where building permits could be issued from unbuilt lots within recorded subdivisions, totaling 36. Table 6-2 summarizes by income category sites that have been made available from approval of tentative parcel and subdivision maps that are likely to become available as buildable lots during the program period. Tentative maps provide a potential 15 very-low-income units, 8 low-income, 7 moderate-income units, and 267 above-moderate-income units.

The 2007–2014 County Housing Element includes programs to provide accessory units that do not require subdivision for special needs groups on large lot parcels (farmworker, caretaker, medical supervision, elderly). Table 6-3 notes accessory senior dwelling unit sites and an expansion at the Southside Road Migrant Camp that will add capacity for 22 units. These programs provide sites for an estimated 22 very-low-income units and 30 moderate-income units. Table 6-3 indicates that there remains a need for sites for 327 very-low-income units, 274 low-income units, 294 moderate-income units, and 375 above-moderate-income units.

Table 6-1
New Construction Sites from Recorded Subdivisions Under Construction

| Subdivision Name | Street | Assessor's Parcel Number | Zoning | Sewer/Water | Very Low | Low | Moderate | Above Moderate | 2007 - 2014 Units |
|-----------------------------------|----------------------|--|--------|----------------------------------|------------|------------|------------|----------------|-------------------|
| Major Subdivisions | | | | | | | | | |
| TSM 89-30 (Ashford Highlands) | Cienega Rd. | 021-26-0-001-0, -004-0 | AP/PUD | septic/well | 0 | 0 | 0 | 2 | 2 |
| TSM 90-49 (Pacheco Creek Estates) | Pacheco Pass Hwy. | 016-06-0-017-0, -018-0, -023-0, -030-0, -031-0 | AP/PUD | septic/well | 0 | 0 | 0 | 3 | 3 |
| TSM 91-53 (Oak Creek) | Enterprise Rd. | 020-03-0-016-0, -017-0, -018-0, -030-0 | R1/PUD | Sunnyslope County Water District | 0 | 0 | 0 | 2 | 2 |
| TSM 04-71 (Rodriguez) | Maglady Rd. | 017-20-0-012-0 to -018-0 | AP | septic/well | 0 | 0 | 0 | 7 | 7 |
| Minor Subdivisions | | | | | | | | | |
| MS 1112-99 (Enfantino) | Maglady Rd. | 017-15-0-086-0 to -089-0 | AP | septic/well | 0 | 0 | 0 | 3 | 3 |
| MS 1125-02 (Gibbons) | Merrill Rd. | 011-29-0-077-0, -078-0 | R | septic/well | 0 | 0 | 0 | 1 | 1 |
| MS 1126-02 (Newman) | School Rd. | 011-14-0-013-0 | R | septic/well | 0 | 0 | 0 | 2 | 2 |
| MS 1128-03 (Blodgett) | Rocks Rd. | 012-09-0-021-0 | AP | septic/well | 0 | 0 | 0 | 3 | 3 |
| MS 1129-03 (Lima) | Best Rd. | 017-20-0-012-0 to -018-0 | AP | septic/well | 0 | 0 | 0 | 1 | 1 |
| MS 1133-03 (Mansmith-Myers) | School Rd. | 011-20-0-039-0 | R | septic/well | 0 | 0 | 0 | 1 | 1 |
| MS 1135-03 (Garcia) | Southside Rd. | 025-43-0-022-0 | AP | septic/well | 0 | 0 | 0 | 1 | 1 |
| MS 1147-04 (Dunn) | Meadow Ln. | 017-10-0-059-0, -061-0, -062-0 | AP | septic/well | 0 | 0 | 0 | 1 | 1 |
| MS 1150-04 (Gonzalez) | Union Rd. | 021-09-0-014-0, -015-0 | AP | septic/well | 0 | 0 | 0 | 1 | 1 |
| MS 1155-04 (Yuste) | Edgewood Dr. | 019-22-0-014-0 | RR | septic/well | 0 | 0 | 0 | 4 | 4 |
| MS 1156-04 (Stoltenberg) | Edgewood Dr. | 019-22-0-025-0 | RR | septic/well | 0 | 0 | 0 | 1 | 1 |
| MS 1160-05 (Morris-Baumgartner) | Mission Vineyard Rd. | 018-20-0-026-0 | R | septic/well | 0 | 0 | 0 | 1 | 1 |
| MS 1173-05 (Rodriguez) | Jarvis Ln. | 017-13-0-080-0, -081-0 | AP | septic/well | 0 | 0 | 0 | 1 | 1 |
| MS 1179-05 (Silveira) | Cienega Rd. | 021-10-0-015-0 | AP | septic/well | 0 | 0 | 0 | 1 | 1 |
| Regional Housing Need | | | | | 364 | 282 | 331 | 678 | 1655 |
| Sites from Existing Lots | | | | | 0 | 0 | 0 | 36 | 36 |
| Remaining Sites Needed | | | | | 364 | 282 | 331 | 642 | 1619 |

Table 6-2
New Construction Sites from Approved Subdivisions

| Subdivision Name | Street | Assessor's Parcel Number | Zoning | Sewer/Water | Very Low | Low | Moderate | Above Moderate | 2007–2014 | |
|--|------------------------|--------------------------------|--------|-------------|----------|-----|----------|----------------|-----------|-------|
| | | | | | | | | | Units | Units |
| Major Subdivisions | | | | | | | | | | |
| TSM 99-63 (San Juan Vista Estates) | Chittenden Rd. | | R | | 0 | 0 | 0 | 14 | 14 | 14 |
| TSM 02-67 (San Juan Oaks) ³ | Union Rd. | | RT/PUD | | 15 | 8 | 7 | 145 | 175 | 175 |
| TSM 06-72 (Intravia) | San Juan–Hollister Rd. | 021-13-0-030-0 | AP/PUD | septic/well | 0 | 0 | 0 | 5 | 5 | 5 |
| TSM 06-74 (Guerra) | John Smith Rd. | 025-19-0-061-0 | R/PUD | septic/well | 0 | 0 | 0 | 5 | 5 | 5 |
| TSM 07-76 (Abramson) | Santa Ana Valley Rd. | 025-09-0-050-0 | AP | septic/well | 0 | 0 | 0 | 8 | 8 | 8 |
| TSM 08-78 (Guerra) | John Smith Rd. | 025-10-0-007-0 | R/PUD | septic/well | 0 | 0 | 0 | 17 | 17 | 17 |
| Minor Subdivisions | | | | | | | | | | |
| MS 1143-03 (Galindo) | Anzar Rd. | 011-20-0-016-0 | R | septic/well | 0 | 0 | 0 | 2 | 2 | 2 |
| MS 1154-04 (Lomanto) | Orchard Rd. | 016-07-0-015-0 | AP | septic/well | 0 | 0 | 0 | 3 | 3 | 3 |
| MS 1161-05 (Dotta/Perreira) | Wright Rd. | 018-22-0-008-0, 019-10-0-012-0 | AP | septic/well | 0 | 0 | 0 | 2 | 2 | 2 |
| MS 1167-05 (Browder) | Thomas Rd. | 025-21-0-044-0 | | septic/well | 0 | 0 | 0 | 2 | 2 | 2 |
| MS 1176-05 (Mode) | San Juan Canyon Rd. | 023-01-0-080-0 | R | septic/well | 0 | 0 | 0 | 2 | 2 | 2 |
| MS 1177-05 (Grabeel) | Fairview Rd. | 017-15-0-049-0 | AP | septic/well | 0 | 0 | 0 | 3 | 3 | 3 |
| MS 1181-05 (Corotto) | Southside Rd. | 025-20-0-012-0 | AP | septic/well | 0 | 0 | 0 | 2 | 2 | 2 |
| MS 1186-06 (Young) | Spring Grove Rd. | 017-03-0-030-0 | AP | septic/well | 0 | 0 | 0 | 3 | 3 | 3 |
| MS 1187-06 (Ferguson) | Carr Ave. | 011-08-0-058-0 | RT | septic/well | 0 | 0 | 0 | 2 | 2 | 2 |
| MS 1188-06 (Daly/Sanchez) | Los Viboras Rd. | 016-11-0-035-0 | AP | septic/well | 0 | 0 | 0 | 4 | 4 | 4 |
| MS 1189-06 (Matthews) | Mansfield Rd. | 025-33-0-002-0 | RT | septic/well | 0 | 0 | 0 | 3 | 3 | 3 |
| MS 1192-06 (Bowers) | School Rd. | 011-14-0-049-0 | R | septic/well | 0 | 0 | 0 | 2 | 2 | 2 |
| MS 1194-06 (Silva) | John Smith Rd. | 022-13-0-016-0 | AP | septic/well | 0 | 0 | 0 | 4 | 4 | 4 |

³ The County's approval of TSM 02-67, or the San Juan Oaks project, includes a condition that a specific number of units, stated in Table 6-2, be constructed for very-low, low-, and moderate-income households (using the standard definitions of those income groups). The condition states that the units are to be constructed concurrently with the development's first 57 market-rate units, that the units are to be sold at prices affordable to these income groups (the basis for this affordability is discussed in Chapter 4), and that the units' affordability shall last for at least 30 years.

| Subdivision Name | Street | Assessor's Parcel Number | Zoning | Sewer/Water | Very Low | Low | Moderate | Above Moderate | 2007-2014 | |
|--------------------------------------|----------------------|--------------------------------|--------|----------------------------------|------------|------------|------------|----------------|-------------|-------|
| | | | | | | | | | Moderate | Units |
| MS 1196-06 (Tyler) | Santa Ana Valley Rd. | 025-09-0-039-0 | AP | septic/well | 0 | 0 | 0 | 3 | 3 | 3 |
| MS 1197-06 (Garbini) | Airline Hwy. | 028-13-0-023-0, 028-13-0-025-0 | AR | septic/well | 0 | 0 | 0 | 2 | 2 | 2 |
| MS 1198-06 (Wynn) | Santa Ana Valley Rd. | 025-09-0-052-0 | AP | septic/well | 0 | 0 | 0 | 4 | 4 | 4 |
| MS 1199-06 (RG & CC) | South Ridgemark Dr. | 020-65-0-017-0 | RM | Sunnyslope County Water District | 0 | 0 | 0 | 2 | 2 | 2 |
| MS 1200-07 (Gray) | Orchard Hill Rd. | 011-29-0-072-0 | R/OS | septic/well | 0 | 0 | 0 | 3 | 3 | 3 |
| MS 1205-07 (Casillas) | John Smith Rd. | 022-13-0-024-0 | AP | septic/well | 0 | 0 | 0 | 2 | 2 | 2 |
| MS 1206-07 (Aviles) | Maglady Rd. | 017-15-0-072-0 | AP | septic/well | 0 | 0 | 0 | 4 | 4 | 4 |
| MS 1207-07 (Friebel) | Orchard Rd. | 016-02-0-006-0 | AP | septic/well | 0 | 0 | 0 | 2 | 2 | 2 |
| MS 1208-07 (Adamian) | Los Viboras Rd. | 016-15-0-022-0 | AP | septic/well | 0 | 0 | 0 | 3 | 3 | 3 |
| MS 1209-07 (McAlister) | Carr Ave. | 011-08-0-010-0 | RR | septic/Aromas Water District | 0 | 0 | 0 | 4 | 4 | 4 |
| MS 1210-07 (Silveira) | Payne Rd. | 011-08-0-010-0 | R | septic/well | 0 | 0 | 0 | 2 | 2 | 2 |
| MS 1211-07 (Painter) | Payne Rd. | 011-03-0-055-0 | R | septic/well | 0 | 0 | 0 | 2 | 2 | 2 |
| MS 1213-07 (Kamboj) | School Rd. | 011-20-0-038-0 | AR | septic/well | 0 | 0 | 0 | 4 | 4 | 4 |
| MS 1214-07 (Hain) | Bolado Rd. | 022-25-0-005-0 | AP | septic/well | 0 | 0 | 0 | 2 | 2 | 2 |
| Regional Housing Need | | | | | 364 | 282 | 331 | 678 | 1655 | |
| Sites from Approved Lots | | | | | 15 | 8 | 7 | 267 | 297 | |
| Sites from Existing Lots (Table 6-1) | | | | | 0 | 0 | 0 | 36 | 36 | |
| Remaining Sites Needed | | | | | 349 | 274 | 324 | 375 | 1322 | |

Table 6-3
New Construction from Other Housing Programs

| Program | Zoning | Sewer/Water | Very Low | Low | Moderate | Above Moderate | 2007–2014 Units |
|--|---------|-------------------|------------|------------|------------|----------------|-----------------|
| Program 2-7 (Southside Migrant Center Expansion) | RM | City of Hollister | 22 | 0 | 0 | 0 | 22 |
| Program 2-10 (Accessory Senior Dwelling Units) | Various | Various | 0 | 0 | 30 | 0 | 30 |
| Regional Housing Need | | | 364 | 282 | 331 | 678 | 1655 |
| Sites from Existing Lots (Table 6-1) | | | 0 | 0 | 0 | 36 | 36 |
| Sites from Approved Lots (Table 6-2) | | | 15 | 8 | 7 | 267 | 297 |
| Other Housing Programs | | | 22 | 0 | 30 | 0 | 52 |
| Remaining Sites Needed | | | 327 | 274 | 294 | 375 | 1270 |

Accounting for available lots in tentatively approved and recorded subdivisions, plus units to result from programs in this Housing Element, reveals a need for identifying sites for 1,270 units. Table 6-5 indicates land that is currently zoned R1 or RM that will likely be developable during the planning period's remainder. This list is derived from Table 6-4, an inventory of all vacant or underutilized properties within the Rural/Urban General Plan land use district. The R1 and RM zoning districts allow development of housing at densities conducive to housing affordability, with a maximum of 6 to 7 dwelling units per acre in R1 and 20 units per acre in RM. Chapter 7 gives further information on R1 and RM zoning in the Governmental Constraints section, with details on lot standards, setbacks, allowable residential uses, and other characteristics of zoning districts in Table 7-3.

The County intends to provide sufficient RM acreage to satisfy Regional Housing Needs for low- and very-low-income earners through sites intended for apartments, condominiums, and other such housing developed at up to 20 dwelling units per acre. Government Code Section 65583.2(c)(3)(B) (the "default density" provision), considers San Benito County a "suburban jurisdiction" in which development at a density of 20 dwelling units per acre is considered adequate for the affordability needs of lower-income households. Existing underutilized and vacant RM sites, in turn, if developed to their maximum potential, are considered affordable to these households. Further RM zoning will be necessary to accommodate these households, though, and Program 2-15 establishes how the County will designate new RM acreage, as well as how additional R1 acreage will be defined.

Table 6-5 states a "realistic capacity" of dwellings for each site. This number is based on the maximum residential density of the zoning district as applied to the physically unconstrained portion of each site. For the R1-zoned sites, zoning technically allows over 6 dwelling units per acre, even with setbacks and road dedication; however, nearby R1 developments suggest a lower density is more likely, and so maximum realistic density is assumed to be 5 dwellings per acre, with lots between 6,000 and 7,000 square feet. For RM-zoned sites, nearby precedents are far more limited, but the Ridgemark development includes condominiums built at 7 to 14 dwellings per acre, while multifamily dwellings within the City of Hollister include attached residences at 12 to 14 dwellings per acre and two-story apartment buildings at 20 to 25 dwellings per acre. A development within the RM zone could realistically be designed to accommodate 20 dwellings per acre (or more under an affordable-housing density bonus) while conforming to maximum lot coverage, setbacks, road dedication, and parking requirements, but nevertheless maximum density for the purpose of this sites analysis is assumed to be 14 dwelling units per acre, with County precedents and the possibility of lower-density single-family attached units in mind. Figure 6-1 identifies the vacant and underutilized properties in the Rural/Urban Land Use District.

For each of the sites listed in this analysis, the approximate acreage of physically constrained land within the site is removed from consideration, and the maximum density is applied to the remaining acreage. A ten-acre R1 site with half of its land unbuildable because of steep slopes, for example, could contain five acres of five dwellings per acre, or 25 units total. This analysis takes a conservative approach to the amount of land considered unbuildable, as well as the maximum density of development itself, and so a possibility exists that development and density may be greater than as suggested here.

In addition to considering physical constraints, the estimates of realistic capacity also take into account existing structures and assume no built land uses will be displaced. Every parcel listed as an available site in Table 6-5 is not considered constrained from redevelopment by existing residential or agricultural uses. Sites which have existing

residential uses contain only one residence, usually on a large-acreage parcel. The most intensive land use that development would convert on the identified sites is agriculture with an associated housing unit. The County has approved development on large acreage parcels that had previously contained only one residence or on parcels that are currently used for agricultural purposes. When such development proposals that have complied with zoning standards and that have not conflicted with the General Plan come before the County, they have generally been approved.

Table 6-4
Vacant and Underutilized Land in the Rural/Urban General Plan Land Use Designation

| APN | Acres | Owner | Zoning | Current Land Use | Sewer/Water | Constraints | Realistic Capacity (R1) | Realistic Capacity (RM) |
|--|--------------|--------------------------------------|--------|------------------|-------------|---|-------------------------|-------------------------|
| Community of Tres Pinos | | | | | | | | |
| 022-19-0-001-0 | 9.96 | Granite Rock | R1 | Vacant | Tres Pinos | Tres Pinos Water District governs water supply and storage. There is no near-term plan to improve storage or water supply capacity. | 24 | 69 |
| 022-20-0-008-0 | 2.95 | Vincent Alvarado | R1 | 1 unit | Tres Pinos | | 4 | 12 |
| 022-20-0-010-0 | 2.84 | John W & Jae M Eade | R1 | Vacant | Tres Pinos | | 14 | 39 |
| 022-20-0-012-0 | 6.26 | Donald & Judith Rider | R1 | Underdeveloped | Tres Pinos | | 3 | 8 |
| 022-20-0-013-0 | 1 | Schmidt Trust | R1 | Underdeveloped | Tres Pinos | | 3 | 9 |
| Subtotal | 23.01 | | | | | | 48 | 137 |
| Area A – Southside and Enterprise Roads (Figure 6-2) | | | | | | | | |
| 020-29-0-043-0 | 10 | Jim J & Lisa Marie Corotto | R1 | Orchard | | Fault, slopes; possible outside jurisdiction to Hollister from sewer main on Southside Road. | 25 | 70 |
| 020-29-0-044-0 | 58.2 | Lompa Enterprises Lp A Ca Ltd Part | R1 | Orchard | | | 145 | 407 |
| | 68.2 | | | | | | 170 | 477 |
| Area B – Enterprise Road | | | | | | | | |
| 020-29-0-029-0 | 52.66 | Lico & Greco | AP | Dry farm | Sunnyslope | Fault, slopes | 78 | 221 |
| | 52.66 | | | | | | 78 | 221 |
| Area D – West of Ridgemark | | | | | | | | |
| 020-32-0-021-0 | 12.06 | Sunnyslope Cnty Water | R1 | Vacant | Sunnyslope | 30%+ slopes | 60 | 168 |
| 020-32-0-022-0 | 28.65 | Lynn Hilden | RM/R1 | Vacant | Sunnyslope | Slope, fault | 14 | 40 |
| | 40.71 | | | | | | 74 | 208 |
| Area F – Near Airline/Fairview/Ridgemark (Figure 6-3) | | | | | | | | |
| 020-31-0-011-0 | 3.72 | Jackson Family Trust | RR | SCWD offices | Sunnyslope | | 13 | 36 |
| 020-31-0-012-0 | 1.1 | Patrick & Tamara AJackson | RR | Residence | Sunnyslope | | 2 | 7 |
| 020-33-0-005-0 | 12.5 | Sunnyslope County Water District Inc | AP | Residence | Sunnyslope | Slope | 56 | 157 |
| 020-33-0-007-0 | 10.44 | Mota Rev. Trust | RM | Residence | Sunnyslope | | 46 | 131 |
| 020-33-0-010-0 | 7 | Dadrass Inc | RM | Residence | Sunnyslope | Creek | 31 | 88 |

| APN | Acres | Owner | Zoning | Current Land Use | Sewer/Water | Constraints | Realistic Capacity (R1) | Realistic Capacity (RM) |
|---|--------------|-----------------------------|--------|------------------|---------------|--|-------------------------|-------------------------|
| 020-33-0-029-0 | 4.93 | Hilden Trust | R1 | Vacant | Sunnyslope | | 22 | 62 |
| 020-33-0-044-0 | 2.42 | Ridgemark Golf & CC | R1 | Vacant | Sunnyslope | | 12 | 33 |
| 020-33-0-051-0 | 3.64 | Nadar & Taniya Javid | RM | Vacant | Sunnyslope | Creek | 9 | 25 |
| | 45.75 | | | | | | 191 | 539 |
| Area G – South of Ridgemark (Figure 6-4) | | | | | | | | |
| 025-42-0-019-0 | 9.5 | Roy Lompa | R1 | Dry farm | Annex to SCWD | Access to site across steep slopes or through existing gated development | 42 | 119 |
| 025-42-0-005-0 | 38 | Roy Lompa | R1 | | Annex to SCWD | | 171 | 478 |
| | 47.5 | | | | | | 213 | 597 |
| Area H – North of Vista Park Hill (Figure 6-5) | | | | | | | | |
| 019-13-0-012-0 | 31.1 | Hart Donald W/carol A Trust | RM | Agriculture | Hollister | Slopes, fault, access | 46 | 130 |
| 019-13-0-024-0 † | 2 | Hart Donald W/carol A Trust | RM | Agriculture | Hollister | | 9 | 25 |
| | 33.1 | | | | | | 55 | 155 |
| Total Rural/Urban Vacant/Underutilized Land | | | | | | | 829 | 2334 |

† This excludes the parcel's acreage located within the City of Hollister Sphere of Influence.

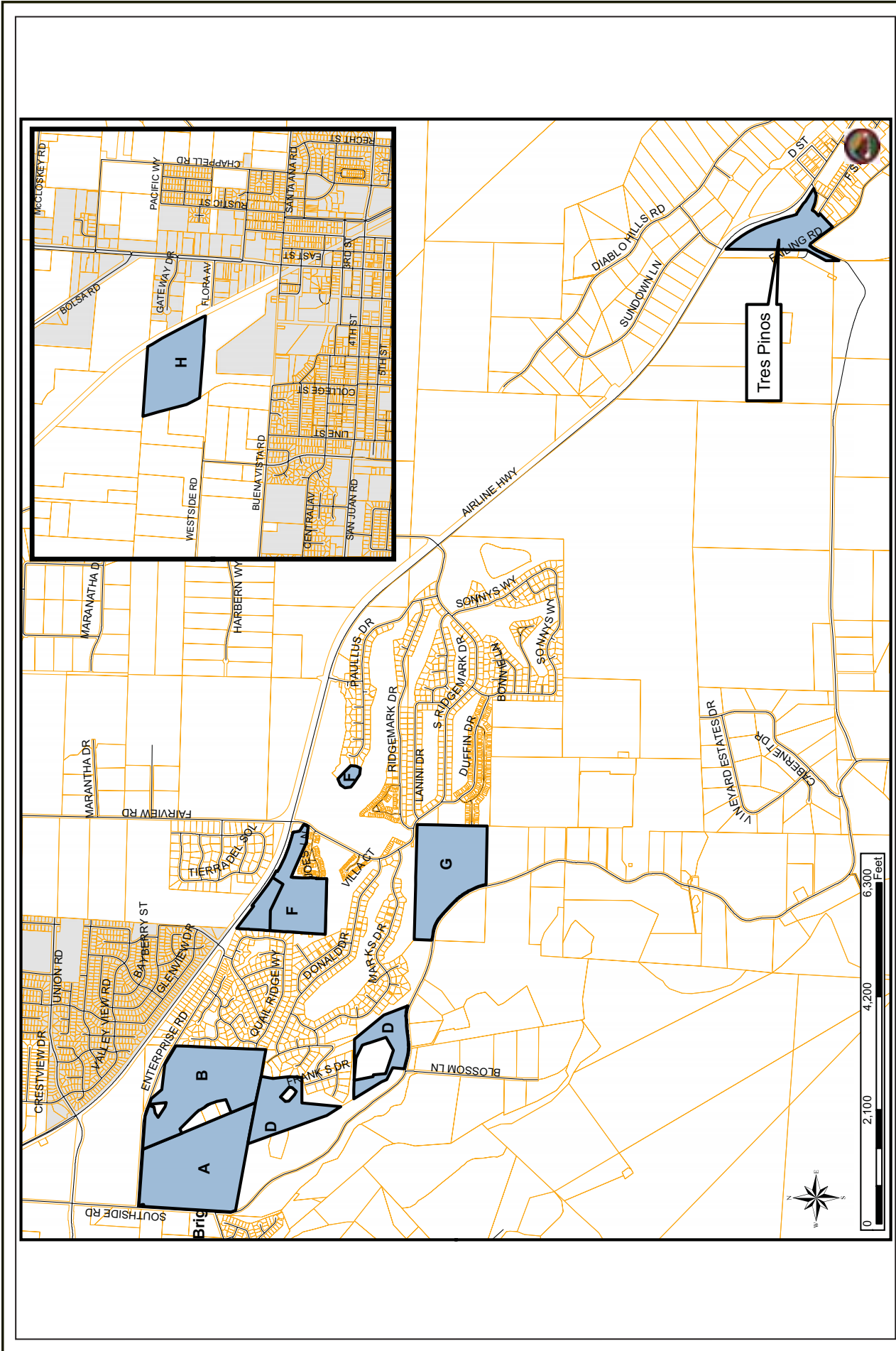


Figure
6-1

Vacant and Underutilized Properties
in the Rural/Urban Land Use District

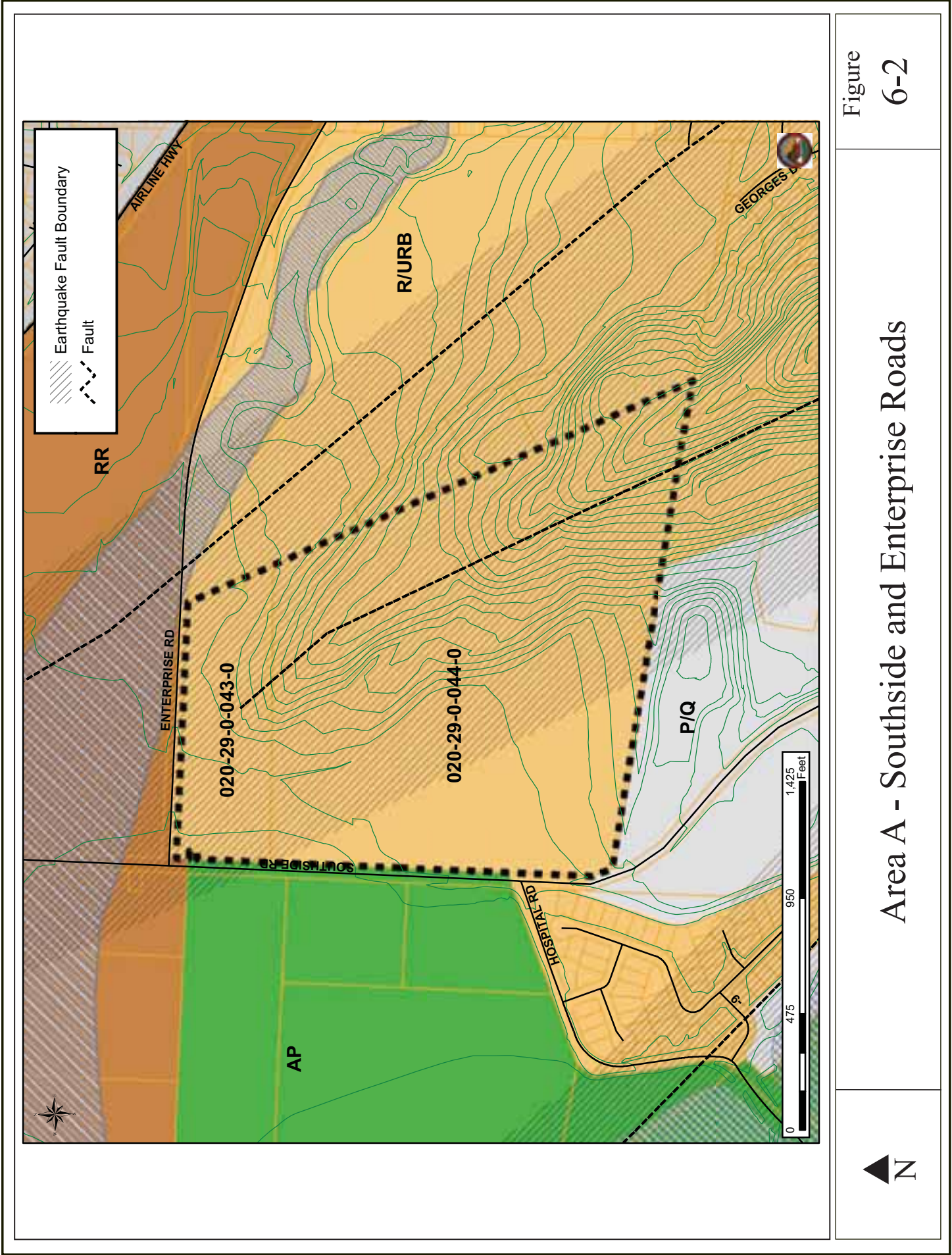


Table 6-5
Potential Housing Sites

| APN | Acres | Owner | Zoning | General Plan | Realistic District du/ac | Current Land Use | Sewer/Water | Constraints | Realistic Capacity |
|--|---------------|------------------------------------|--------|--------------|--------------------------|---|-------------|--|--------------------|
| Area A – Southside and Enterprise Roads (Figure 6-2) | | | | | | | | | |
| 020-29-0-043-0 † | 10 | Jim J & Lisa Marie Corotto | R1 | Rural/Urban | 5 | Single residence and agriculture | Hollister | Fault | 25 |
| 020-29-0-044-0 † | 58.2 | Lompa Enterprises Lp A Ca Ltd Part | R1 | Rural/Urban | 5 | Single residence and agriculture | Hollister | Fault, slopes | 145 |
| Subtotal | 68.2 | | | | | | | | 170 |
| Area F – Near Airline/Fairview/Ridgemark (Figure 6-3) | | | | | | | | | |
| 020-33-0-007-0 | 10.4 | Mota Revoc Trust Marie C Tr | RM | Rural/Urban | 14 | Single residence | Sunnyslope | | 131 |
| 020-33-0-010-0 | 7 | Dadrass Inc | RM | Rural/Urban | 14 | Single residence | Sunnyslope | Creek | 88 |
| 020-33-0-051-0 | 3.6 | Nadar & Taniya Javid | RM | Rural/Urban | 14 | Vacant | Sunnyslope | Creek | 25 |
| 020-33-0-029-0 | 4.93 | Hilden Trust | R1 | Rural/Urban | 5 | Vacant | Sunnyslope | | 22 |
| Subtotal | 25.93 | | | | | | | | 266 |
| Area G – South of Ridgemark (Figure 6-4) | | | | | | | | | |
| 025-42-0-019-0 | 9.5 | Roy E & Rita E Lompa | R1 | Rural/Urban | 5 | Agriculture | Sunnyslope | Access to site across steep slopes or through existing gated development | 42 |
| 025-42-0-005-0 | 38 | Roy E & Rita E Lompa | R1 | Rural/Urban | 5 | Agriculture | Sunnyslope | | 171 |
| Subtotal | 47.5 | | | | | | | | 213 |
| Area H – North of Vista Park Hill (Figure 6-5) | | | | | | | | | |
| 019-13-0-012-0 | 31.1 | Hart Donald W/carol A Trust | RM | Rural/Urban | 14 | Agriculture | Hollister | Slopes, fault, access | 130 |
| 019-13-0-024-0 †† | 2 | Hart Donald W/carol A Trust | RM | Rural/Urban | 14 | Agriculture | Hollister | | 25 |
| Subtotal | 33.1 | | | | | | | | 155 |
| Total | 141.63 | | | | | New Sites Needed (Table 6-3) | | | 1270 |
| | | | | | | Total Units from Available Residentially-Zoned Sites | | | 804 |
| | | | | | | Remaining Units Needed | | | 466 |

† Program 2-11 sets an objective for the development of 150 below-market-rate residences (42 for very-low-income households, 42 for low, and 66 for moderate), potentially on Assessor's Parcels 020-29-0-043-0 and 020-29-0-044-0.

†† This excludes the parcel's acreage located within the City of Hollister Sphere of Influence.

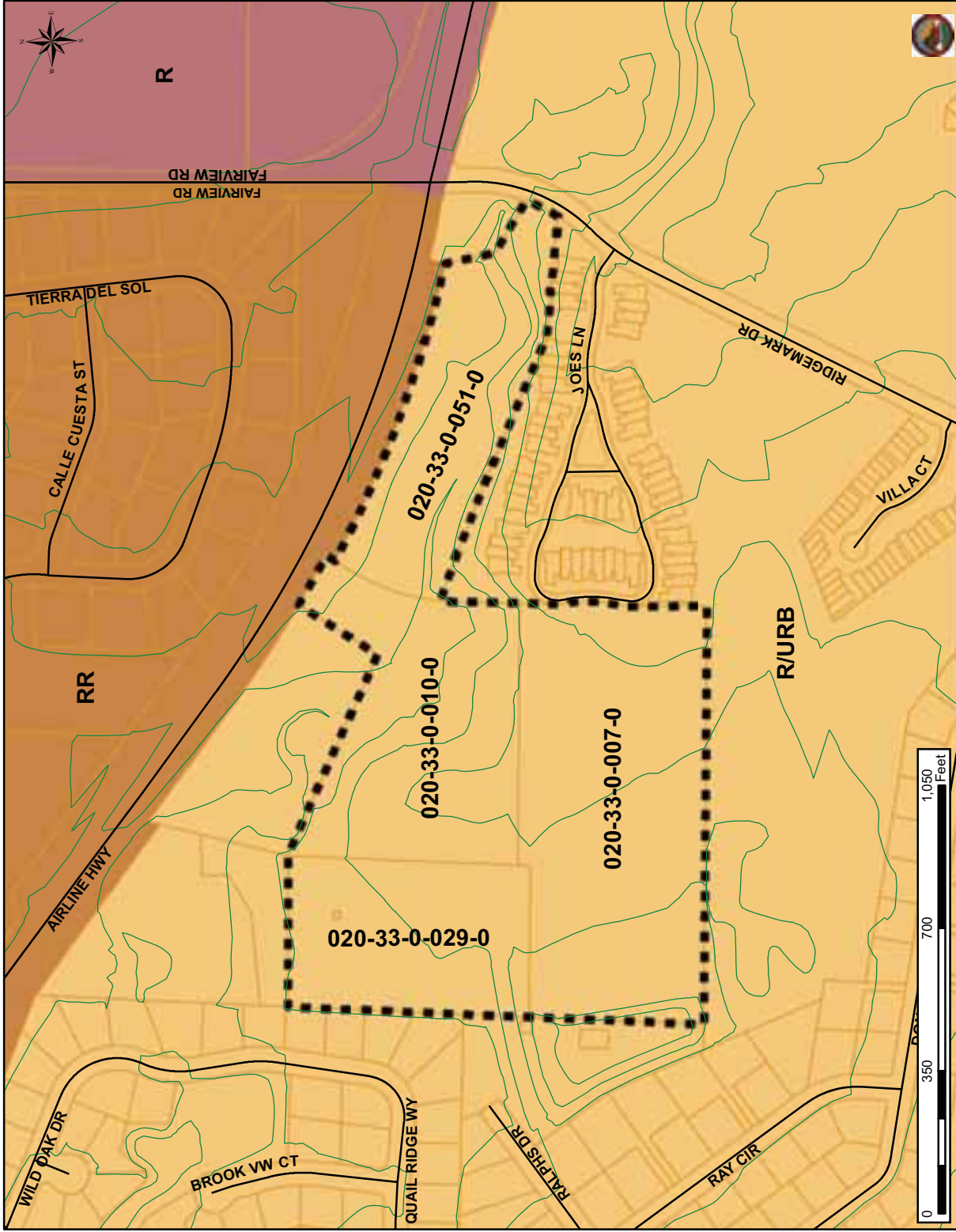


Figure

6-2

Area A - Southside and Enterprise Roads

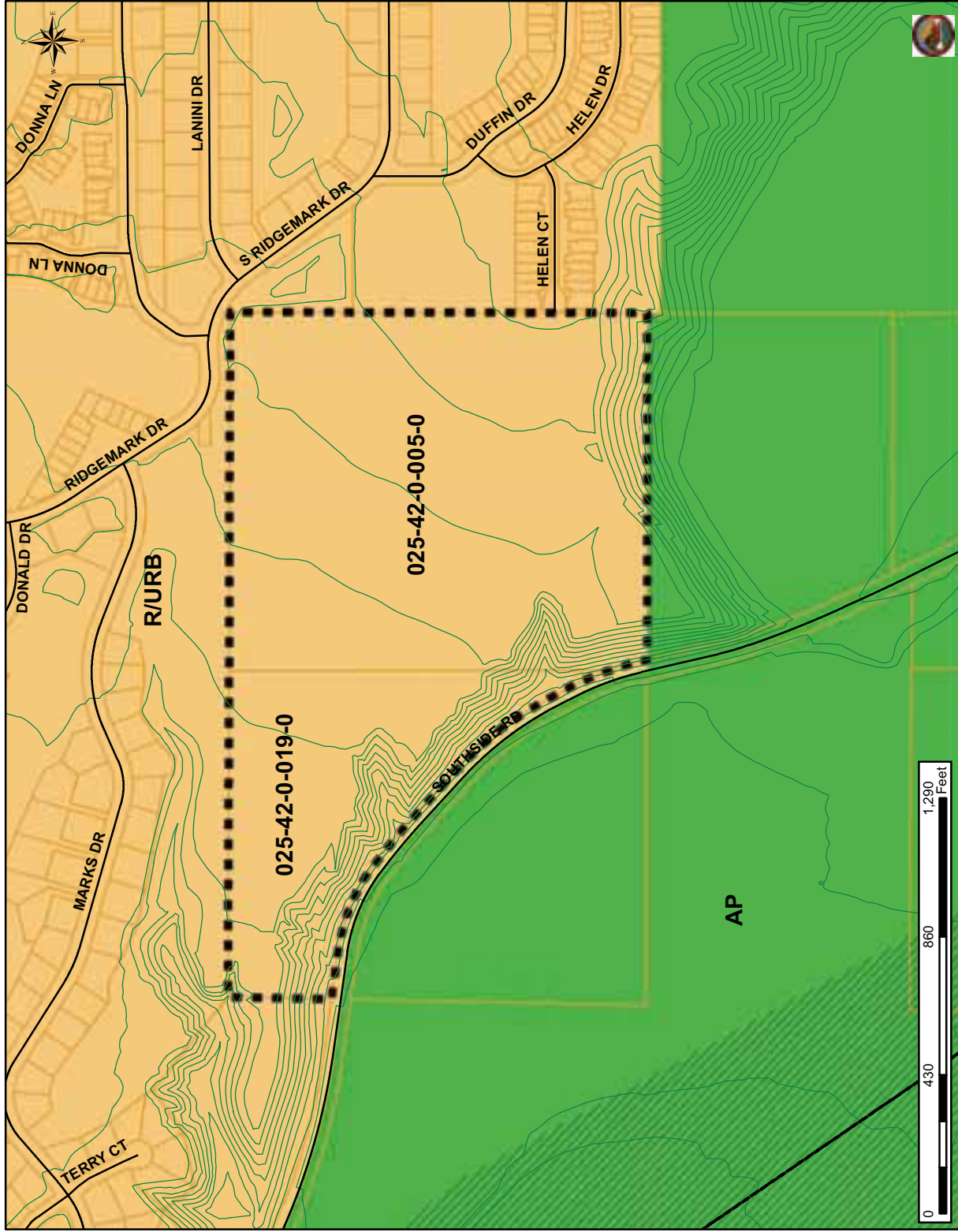




Area F – Near Airline/Fairview/Ridgemark

Figure

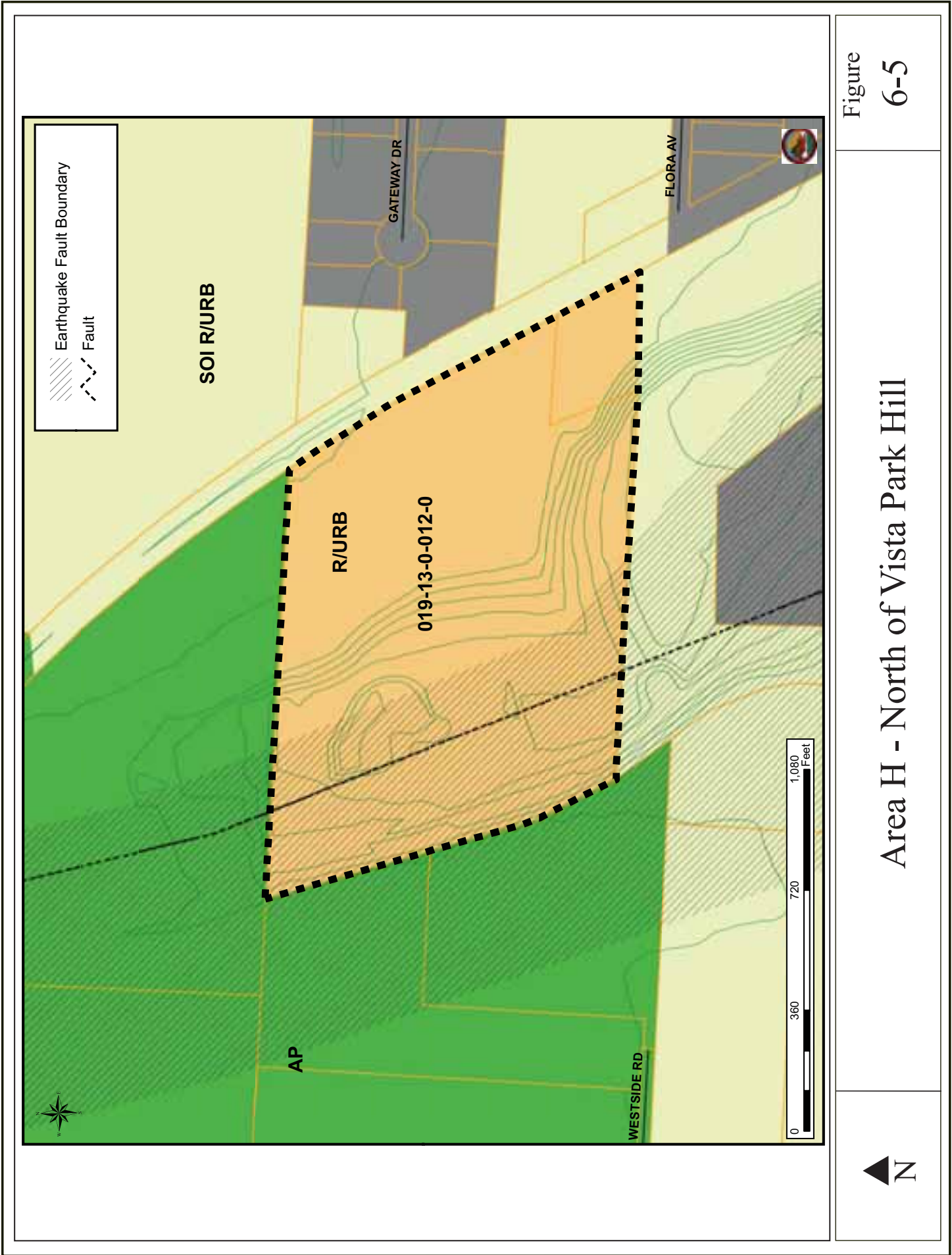
6-3



Area G – South of Ridgemark

Figure

6-4



Figure

6-5

Area H - North of Vista Park Hill



Table 6-6
Remaining Units and Acreage Needed to Satisfy Regional Housing Needs

| | RM Zone | | | R1 Zone | | Total |
|--|---|-------|-------------------------------------|---|----------------|-------------|
| | Very Low | Low | Lower Moderate ⁴ | Upper Moderate | Above Moderate | |
| New Sites Needed (Table 6-3) | 327 | 274 | 147 | 147 | 375 | 1270 |
| Available Residentially-Zoned Sites | 549 (for all Very Low through Lower Moderate) | | | 102 | 153 | 804 |
| Remaining Units Needed | 199 (for all Very Low through Lower Moderate) | | | 45 | 222 | 466 |
| Lower-Income Group's Percentage of RM-Affordability New Sites | 43.7% | 36.6% | 19.7% | | | |
| Lower-Income Group's Share of Remaining RM-Affordability Sites | 87 | 73 | 39 | | | |
| Density (du/ac) Affordable to Income Level | 16 | 16 | 10 | 5 | 5 | |
| Remaining Acreage Needed to Satisfy RHNA, Based on Density | 5.4 | 4.6 | 3.9 | 9.0 | 44.4 | 67.3 |
| Acres to be Rezoned | 10.0 to RM for Very Low and Low | | 3.9 to RM for Lower Moderate | 53.4 to R1 for Upper Moderate and Above Moderate | | |

The sites listed in Table 6-5, representing land already zoned R1 or RM, leave a need for 466 units. Rezoning of additional land will be required to accommodate those units, and Table 6-6 shows how much land will be needed. This is determined by counting how many units available residentially-zoned land can accommodate by income group. 60 percent of R1 sites are counted toward above-moderate households, while 40 percent of these sites are assumed to be affordable to the upper half of moderate-income households. The total remaining needed R1 sites are calculated, and the additional acreage the County will need to rezone to R1 is derived from this.

Meanwhile, 43.7 percent of RM sites are counted toward very-low-income households, 36.6 percent are counted toward low-income households, and 19.7 percent are counted toward the lower-income half of moderate-income households. (These percentages are derived from those income groups' shares of the sites that Table 6-3 determines the County needs to permit from new development.) Using Government Code Section 65583.2(h) as a basis, RM sites, allowing up to 20 dwellings per acre, are understood to be affordable to very-low- and low-income households if developed to their maximum potential, and especially if units are

⁴ This table divides moderate-income households into a lower half and an upper half to correspond approximately with households that can only afford higher-density housing (in the RM district, allowing up to 20 dwellings per acre) and households that can afford lower-density housing (in the R1 district, allowing 6 to 7 dwellings per acre).

reserved for those income levels, thereby triggering density bonuses. In addition, analysis found in Chapter 4 suggests that RM is also affordable to the lower half of moderate-income households. Based on densities assumed to be affordable to each income group, additional acreage that will need rezoning to RM is stated.

As in Table 6-5, properties listed in Table 6-7 realistic capacity is measured by multiplying a density figure by the site's available acreage. R1 density is assumed to be 5 dwelling units per acre, and for RM density 14 dwelling per acre is assumed. These are conservative numbers that do not preclude the possibility of higher-density development, including that which would serve lower-income households' needs. Physically constrained land is not factored into the capacity, and no existing built land use is assumed to be displaced and converted by any future development.

In total, 13.9 additional acres are needed for RM (10 of which for very-low- and low-income households) and 53.4 additional acres are needed for R1. This need is included in Chapter 10 as Program 2-15. Table 6-7 lists sites for these acres; "Area B" is a Rural/Urban property that is shown in Table 6-4 and requires only a rezoning, while the "East of Fairview Road" parcels, which would require both a General Plan Amendment and a rezoning, lie adjacent to existing urban development in the General Plan Land Use Element's Area of Special Study, in which the County has considered potential for future development.⁵ A further site identified by the County Board of Supervisors⁶ is the "North of Hospital Road" parcels, located opposite Southside Road from Area A (Table 6-5) and the below-market-rate Riverview Estates development. Figure 6-10 shows the potential housing sites for the County listed in this section.

⁵ The discussion in Chapter 7 of "Local Procedures for General Plan Amendments—PRGI" notes that County law requires a vote of the people for General Plan amendments resulting in potential for over 100 dwellings. That discussion also notes that Areas of Special Study, having already been considered for growth, are exempt from this requirement. Therefore, a General Plan amendment to allow development of the "East of Fairview Road" parcels will not require a vote of the people.

⁶ The Board of Supervisors, at its meeting of July 7, 2009, instructed that the "North of Hospital Road" parcels be included as potential sites for residential development.

Table 6-7
Potential Sites for Additional Housing Development

| APN | Acres | Owner | Zoning* | General Plan | Current Land Use | Sewer/Water | Constraints | Realistic Capacity (R1) | Realistic Capacity (RM) |
|--|--------------|-----------------------------------|---------|-------------------------|----------------------------------|----------------------|--|-------------------------|-------------------------|
| Area B – Enterprise Road (Figure 6-5) | | | | | | | | | |
| 020-29-0-029-0 | 52.7 | Lico & Greco | RR | Rural/Urban | Single residence and agriculture | Sunnyslope | Fault, slopes | 79 | 221 |
| East of Fairview Road (Figure 6-7) | | | | | | | | | |
| 025-34-0-022-0 | 45.6 | Dovin Robert J/madelyn J | RT | Rural Transitional | Single residence and agriculture | Hollister/Sunnyslope | | 228 | 638 |
| 025-34-0-030-0 | 2.5 | Robert L Snyder | RT | Rural Transitional | Single residence | Hollister/Sunnyslope | Small lot mostly built, lack of direct road access | 6 | 17 |
| 025-37-0-001-0 | 13.6 | ** Guerra Nut Shelling Co | R | Rural | Single residence and agriculture | Hollister/Sunnyslope | | 68 | 190 |
| 025-37-0-002-0 | 34.1 | ** Guerra Nut Shelling Co | R | Rural | Agriculture | Hollister/Sunnyslope | | 170 | 477 |
| 025-10-0-001-0 | 24.6 | ** Larry W & Georgeann M Anderson | R | Rural | Single residence and agriculture | Hollister/Sunnyslope | Lack of access to a Fairview intersection | 110 | 309 |
| North of Hospital Road (Figure 6-8) | | | | | | | | | |
| 020-28-0-041-0 | 28.7 | *** J & V Brigantino | AP | Agricultural Productive | Agriculture | Hollister | Flood and fault zones | 100 | 281 |
| 020-28-0-043-0 | 5.3 | *** J & V Brigantino | AP | Agricultural Productive | Agriculture | Hollister | | 26 | 74 |
| 020-32-0-007-0 | 2.8 | *** J & V Brigantino | AP | Agricultural Productive | Agriculture | Hollister | | 9 | 27 |
| North of Enterprise Road (Figure 6-9) | | | | | | | | | |
| 020-29-0-042-0 | 53.4 | Lico & Greco | RR | Rural Residential | Residence and Agriculture | Hollister/Sunnyslope | Flood and fault zones | 133 | 373 |
| Total | 263.3 | | | | | | | 929 | 2607 |

*All properties in Tables 6-4, 6-5, and 6-7 with flood and fault hazards are subject, respectively, to the Flood Plain (FP) and the Seismic Safety (SS) combining zoning districts, which are omitted from the tables for brevity.

** The acreage refers only to that portion of the site located within one quarter-mile from Fairview Road. These properties, along with neighboring properties not listed, are currently proposed for development of 1,092 residential units under a specific plan (file SP 003-06).

*** This site requires further study prior to any General Plan land use change and rezoning of the property.

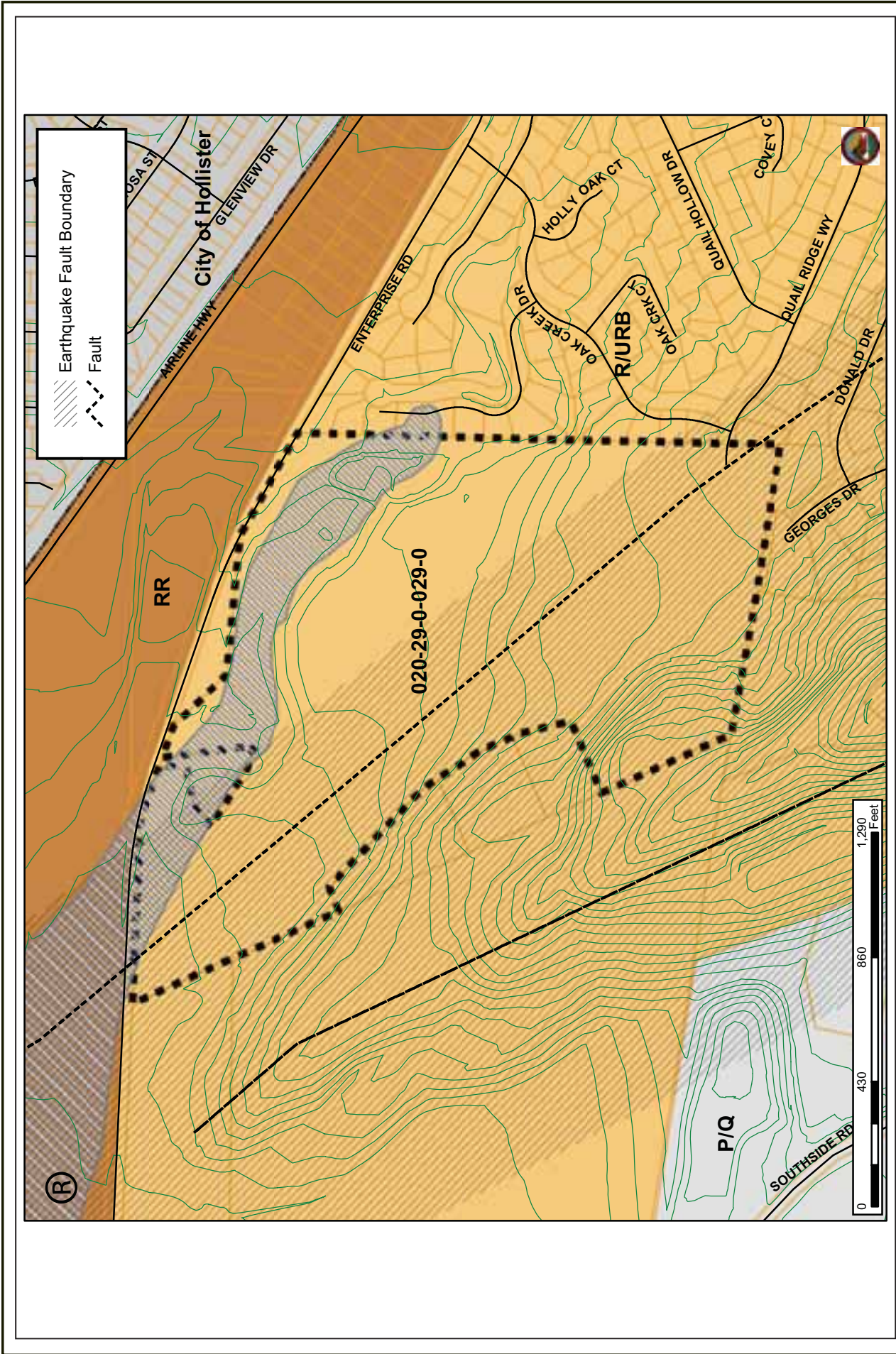
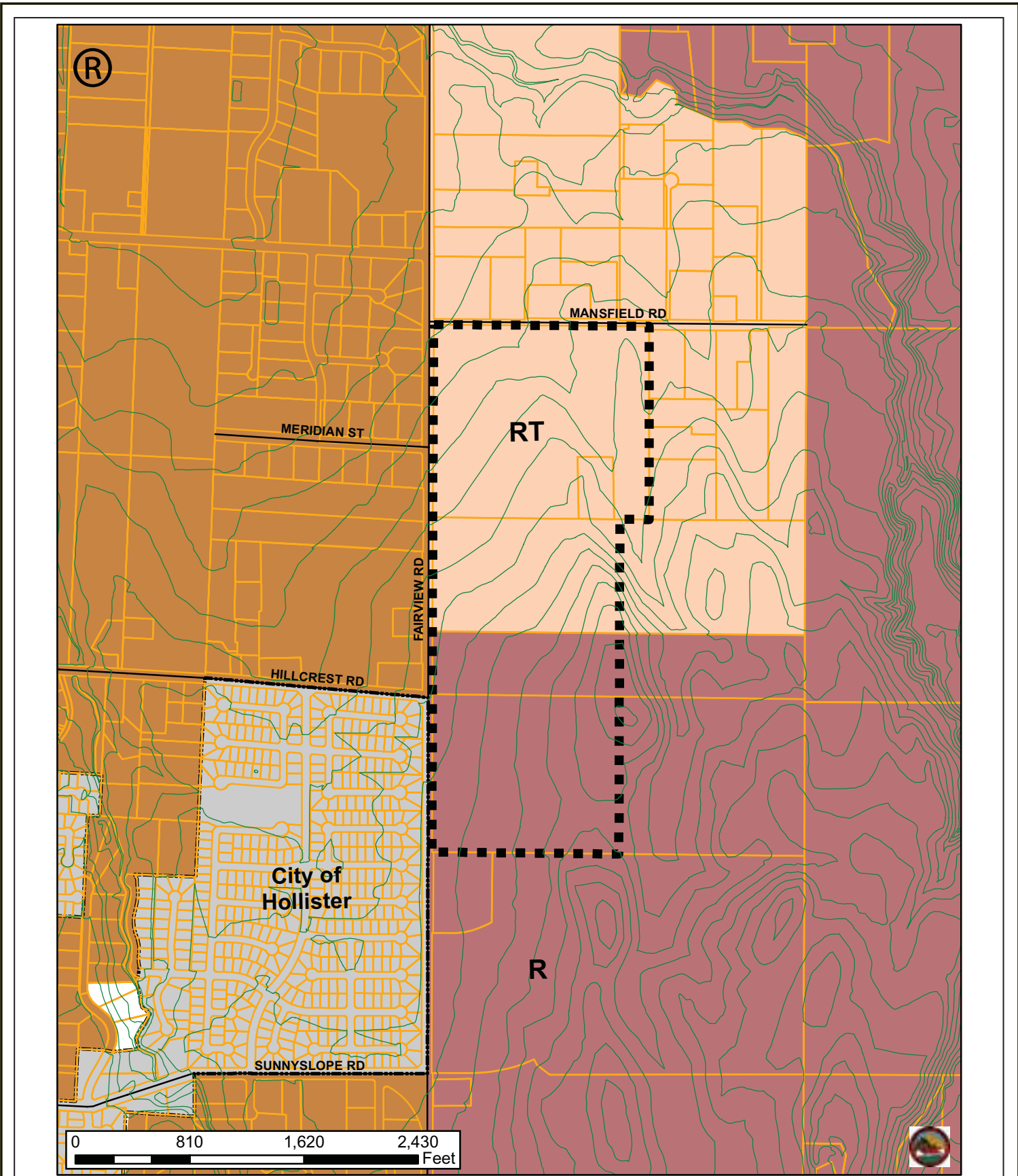


Figure 6-6

Area B - Enterprise Roads





Area East of Fairview Road
and the City of Hollister

Figure
6-7

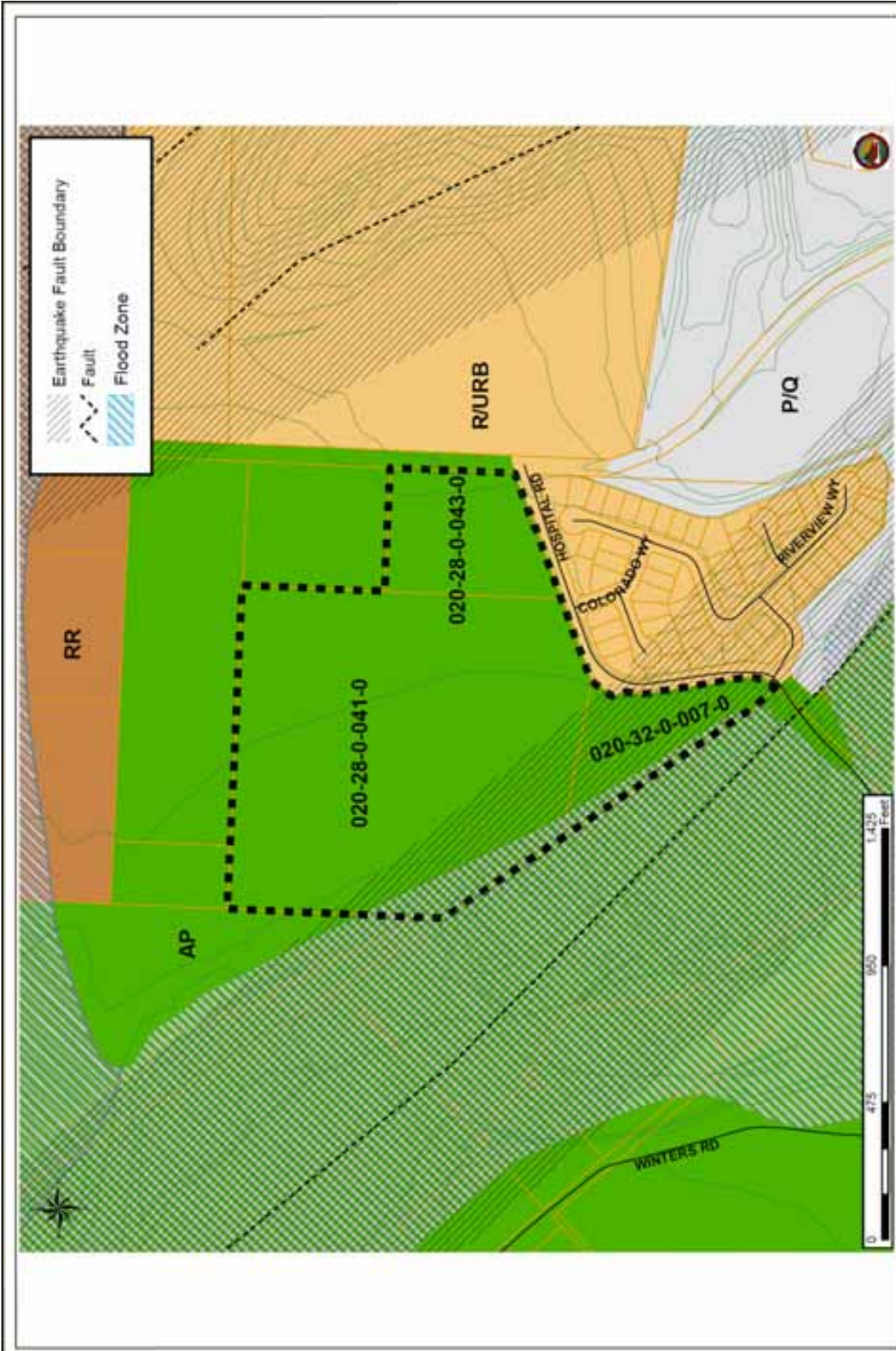


Figure 6-8

North of Hospital Road



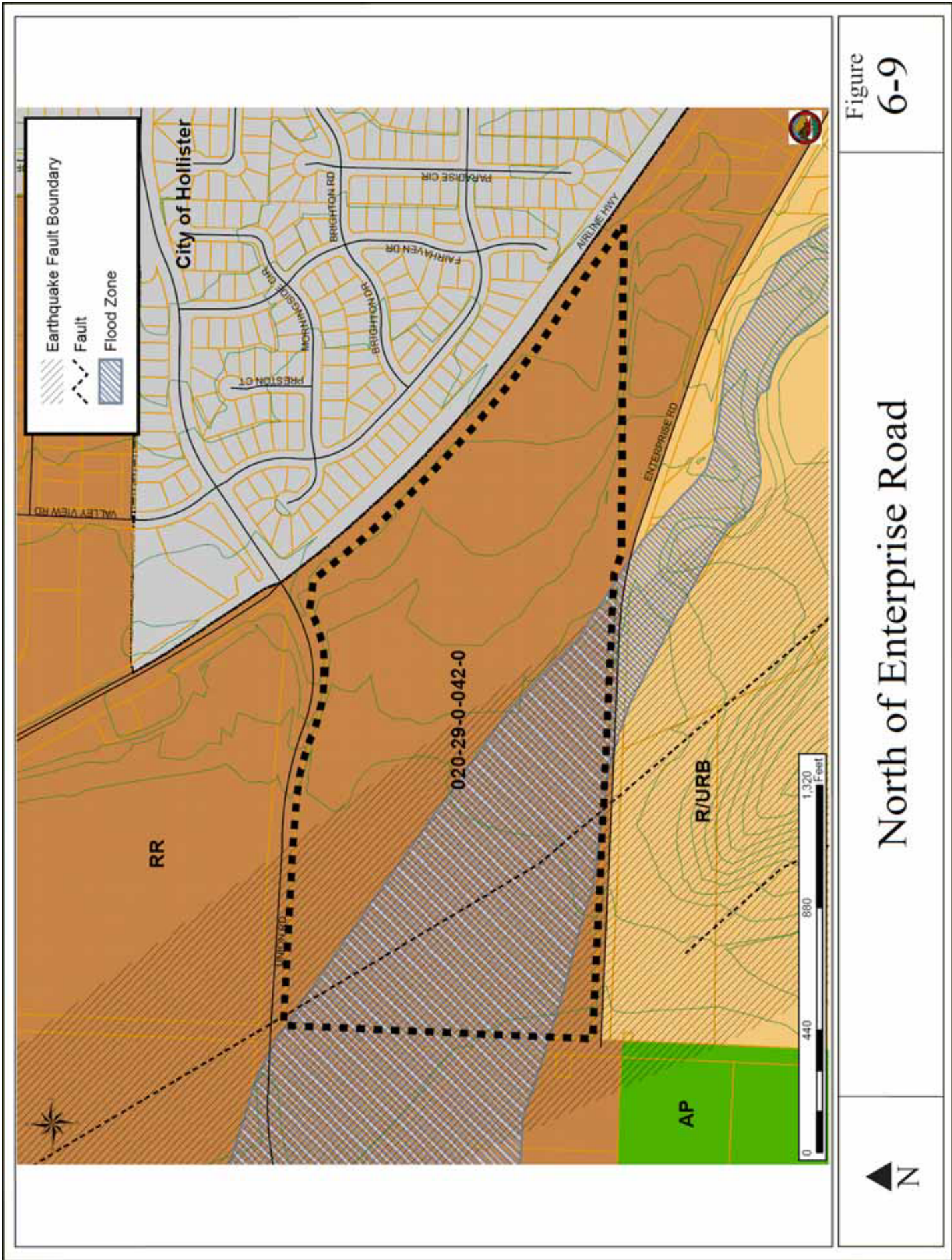
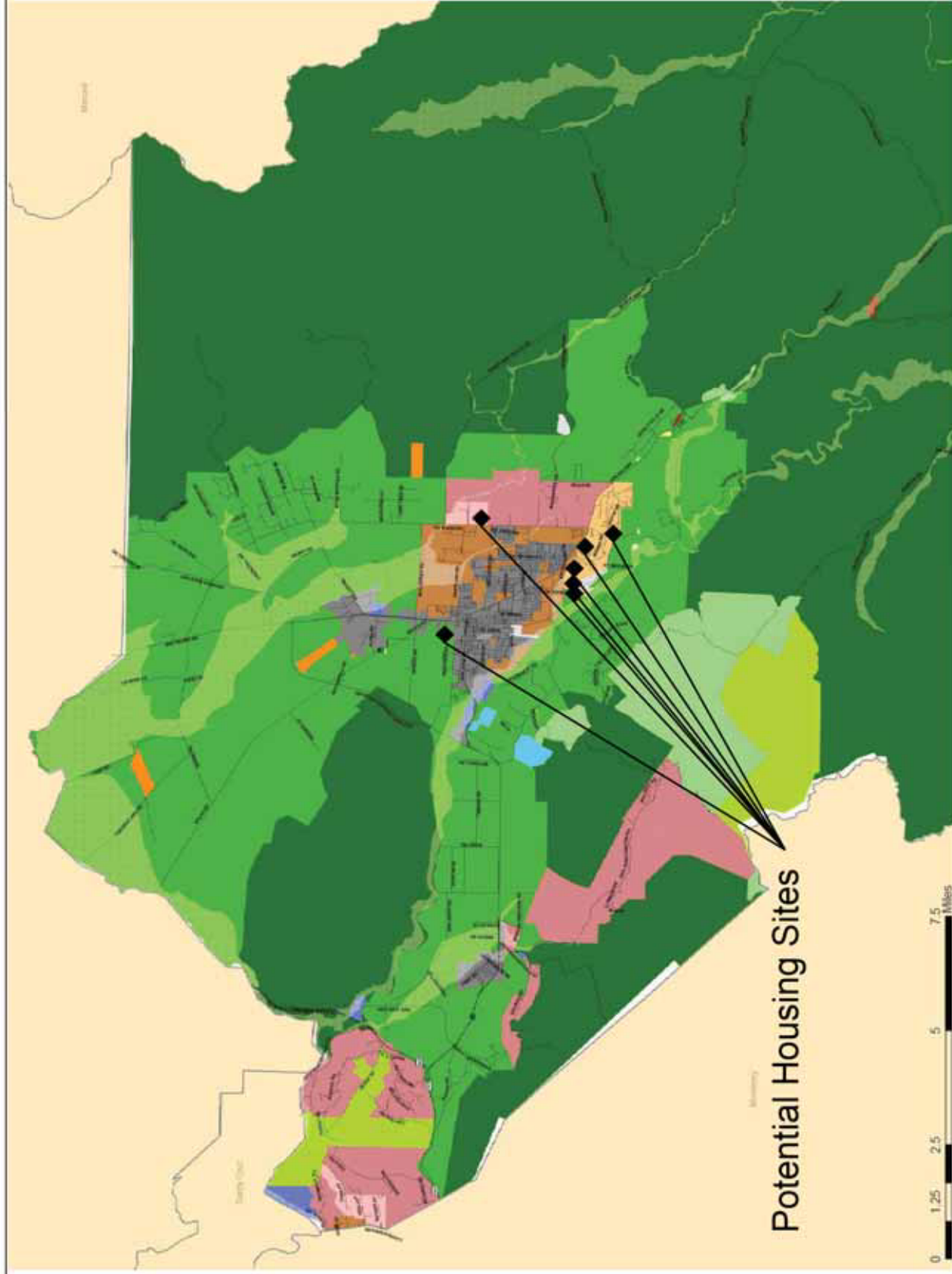


Figure 6-9

North of Enterprise Road





Potential Housing Sites



Potential Housing Sites

Figure 6-10

Zoning for a Variety of Housing Types

Multifamily Rental Housing

San Benito County ministerially allows multifamily rental housing in its highest-density residential zoning district, Residential Multiple (RM). The RM district's uses are also allowed as conditional uses in the Neighborhood Commercial (C-2) district. As the unincorporated County is largely rural, with few locations close to services and amenities, multifamily rental housing is generally only located within and near the incorporated cities of Hollister and San Juan Bautista. Development of this housing is typically feasible only where both public water and public sewer services are available, and only Hollister and San Juan Bautista have these services. (The County's other two towns, Aromas and Tres Pinos, are not presently suited to multifamily housing development, as Aromas has no public sewer and Tres Pinos' water and sewer capacity is significantly constrained.) Presently this type of housing is generally subject to the Growth Management Ordinance, requiring the developers of such housing to compete for a limited number of allocations for building permit. Program 2-13 proposes to exempt development connecting to public water lines and wastewater treatment from the ordinance, which in effect would ease the development of lower-cost multifamily rental housing.

Second Units

The County presently allows accessory second dwelling units on all lots in zones permitting residential use. These units are limited to a maximum size of 900 square feet and two bedrooms (1,200 square feet when additional interior area is needed for handicapped accessibility). Each unit must be accompanied by its zoning district's minimum building site area at minimum, in addition to the minimum building site area that accompanies the property's primary residence. (For example, in zoning requiring lots of a minimum 5,000 square feet, an accessory unit may be located on a lot of 10,000 square feet or 5,000 each for the primary and accessory units.) An administrative review performed by Planning Department staff determines an application's compliance with standards stated in the County Zoning Ordinance, including setbacks, siding and roof materials, utility and emergency-response services' ability to serve the unit, and the property owner's residence in either the main or accessory dwelling. These units are permitted ministerially, at the administrative level, and do not require a use permit.

The County also allows second units for senior residents in all zones permitting residential use with a use permit. ("Senior" is defined as age 55 or older, reduced from 62 in 2004.) This type of accessory unit may be as large as 1,050 square feet (or 1,200 square feet for handicapped accessibility), may only sit 100 feet or less from the main dwelling (unless otherwise permitted by the County Planning Commission), and may only be on the ground level. The unit is also not required to be located on a lot of at least double the zoning district's minimum building site area as the standard accessory unit does; it may be located on any lot meeting the minimum lot size or, provided attainment of certain wastewater disposal standards, may also be constructed on any lot that contains at least two acres or that is in the Rural Residential (RR) zoning district with 40,000 square feet or more. An administratively processed use permit is required for the accessory unit, and either the property's main residence or the accessory unit may be occupied by the 55-or-older resident(s) for whom the permit is applied.

Mobile Homes and Factory-Built Housing

Factory-built housing and mobile homes provide a viable housing alternative to segments of the population. State law states that any site that can be developed for site-built housing

must also be available for the development of manufactured housing and mobile homes. Government Code (GC) Section 65852.3 requires that cities allow installation of certified manufactured homes on foundation systems, as per GC Section 65852.3, on lots zoned for conventional single family residences. This section and GC Section 65852.4 require that manufactured homes be subject to the same land use regulation as conventional homes. GC Section 65852.7 deems mobile home parks to be a permitted use in all areas planned and zoned for residential use, although use permit requirements may apply.

The County allows mobile homes on permanent foundations in residential zoning districts in the same manner as a single-family home. The County's zoning ordinance also allows mobile home parks with a conditional use permit in the Neighborhood Commercial (C-2) zoning district. Permits are required for mobile homes not located on permanent foundations for temporary uses such as night watch, medical supervision, agricultural employees, and temporary housing during construction of permanent dwellings.

Farmworker Housing

Agricultural employee housing-use classifications of the Zoning Ordinance define two forms of temporary mobile-home housing for farmworkers—seasonal and longer-term. The seasonal permit is issued by the Building Official for 180 days of mobile home use on a property per calendar year, with an additional 90 days possible if approved by both the Building Official and the County Agricultural Commissioner. The longer-term permit involves administrative review by the Planning Department and a \$1,000 undertaking, and the permit allows for three years of mobile home use on a property, a term that may be extended twice to allow second and third three-year terms. These types of housing units can accommodate farmworkers and their families on temporary or short term basis. The County also permits labor camps with a conditional use permit in the Agricultural Rangeland (AR) and Agricultural Productive (AP) zoning districts, and, consistent with the California Employee Housing Act (State Health and Safety Code §17021.5(a)), housing units for less than 6 persons are allowed in the County's R1 (Single-Family Residential) zoning district without a conditional use permit.

Per the State of California Employee Housing Act, 17021.6(a), housing for up to 36 beds in group quarters are to be permitted according to permit requirements applicable to other forms of agricultural uses. Agricultural uses range from row crops, vineyards, to greenhouses, and intensive agriculture such as poultry farms. Depending on the intensity of the use, and whether site improvements and structures are involved, the permitting requirements include uses allowed by matter of right (row crops) and more intensive agriculture by Use Permit. In general, the type of employee housing uses defined in the Employee Housing Act involve significant on-site improvements and buildings more similar to agricultural processing, greenhouse cultivation, and intensive agricultural uses, than to row crops. Staff's analysis of comparable agricultural uses concludes that a group quarters development for up to 36 beds, in a farm labor camp setting, for example, would be comparable to uses subject to a Use Permit. Consequently, the requirement for a Use Permit for long term agricultural employee housing is consistent with the permit requirements for similar agricultural uses permitted in rural base zoning districts, and is not in conflict with the purposes and requirements of the Employee Housing Act.

Emergency Shelters

Emergency shelter is defined as housing with minimal or no support services for homeless persons, limited to occupancies of six months or less. Emergency shelter housing may take many forms. The County's current zoning ordinance does not allow emergency shelters by

right. Residents in need of emergency shelter can obtain vouchers issued by the Red Cross for hotel use.

Program 1-9 will institute a Zoning Ordinance amendment in accordance with Senate Bill 2 to provide appropriate zoning and site(s) for emergency shelter within the County. The zoning districts under consideration for emergency shelters are Single-Family Residential (R1) and Residential Multiple (RM). The County General Plan identifies sufficient acreage in these zones to allow for at least one emergency shelter. Specifically, Table 6-4 above identifies vacant and underutilized sites within the County with demonstrated capacity, including water and sewer, to allow for construction of residential units. At least one those residential units could be built as an emergency shelter in the R1 or RM zoning district. See the Policies and Programs chapter found at the end of this element for the full program definition which identifies the County's strategy for providing emergency shelter housing.

Transitional Housing

Transitional Housing is defined as interim housing helping families move from homelessness to self-sufficiency by providing short-term housing (usually two years) at extremely low rent to qualified families. The current Zoning Ordinance does not mention transitional housing, whether by right or by conditional use permit. However, Program 1-9 will amend the zoning code to clarify that transitional housing shall be treated as a residential use subject to the same requirements. As described for emergency shelters, in order to comply with SB2, the words "by right" shall be added to the code section clearly indicating emergency shelters, transitional housing, and similar facilities are allowed ministerially, without any discretionary approval.

Currently the San Benito County Community Services and Workforce Development and Community Services Development Corporation together administer a homeless shelter in the City of Hollister. The shelter serves a transitional purpose, providing six months of residence for homeless families seeking permanent housing, services to assist parents in finding and maintaining employment, and assistance in finding permanent housing.

Supportive Housing

Supportive Housing is defined as housing with no limit on length of stay. The current Zoning Ordinance does not mention supportive housing either by right or with a conditional use permit. However, Program 1-9 will amend the zoning to permit supportive housing, subject to only those regulations governing other types of housing, whether single-family or multifamily.

Single-Room Occupancy (SRO) Units

Residential occupancy or single-room occupancy (SRO) hotels can be an important component of the special needs housing picture. An SRO can provide low cost housing for those in the extremely low and very low income categories; in doing so, their availability can assist a formerly homeless individual's transition to more permanent housing.

The County shall encourage the development of SROs through identification of potential locations and through the writing of grants for their development. Program 1-9 will institute a Zoning Ordinance amendment in accordance with SB2 to remove a constraint to the development of SRO housing.

7. CONSTRAINTS ON RESIDENTIAL DEVELOPMENT

This Chapter of the Housing Element will describe possible environmental, market and governmental constraints to the provision of housing in unincorporated San Benito County. Emphasis will be placed on potential constraints to providing housing to meet San Benito County's Regional Housing Needs (see Chapter 9) and for fair housing regardless of race, religion, sex, marital status, disability, ancestry, national origin, color, or household composition.

Non Governmental Constraints

Environmental Constraints:

The Gabilan Mountain Range and the Diablo Mountain Range straddle San Benito County to the west and east. These mountain ranges pose the greatest constraint to development due to steep slopes, watershed lands, erosion hazard, significant habitat, and fire hazards. Other constraints to development include flood plains, earthquake fault zones, and significant agricultural and mineral resources. The County General Plan prohibits residential development on slopes in excess of 30% due to severe erosion hazards and landslide potential. About 35% of the County has average slopes equaling or exceeding 30% and an additional 19% has average slopes ranging from 15% to 50% or 15% to 75%. The majority of the County (89%) has severe limitations for septic tank use. The California Department of Forestry has also classified vast areas of the County as Very High Fire Hazard areas due to the topography of the land and vegetation type. Low development densities of one unit per 40 acres or one unit per five acres are encouraged in areas where one or a combination of environmental hazards exist. Limitation on lot sizes in these areas is appropriate and consistent with State planning law.

Table 7-1 indicates by land use district the acreage within the County that is affected by significant physical constraints; these include flood zones, steep slopes, and fire hazard areas without sufficient access to County roads. The sites identified in Chapter 6 as available and conducive to new subdivision and development are located within the Rural/Urban land use district, which is minimally affected by the stated hazards.

Another factor that is a constraint to development in the County is the availability of water and water quality. Water quantity and quality issues are discussed in the Infrastructure Capacity section of this chapter.

Air quality may be a future constraint to housing development. San Benito County is within the Monterey Bay Area Unified Air Pollution Control District, whose Air Quality Plan is based on the Association of Monterey Bay Area Governments 2008 population forecast. AMBAG indicates a likely 9-percent population increase from 2005 to 2010 and a 33 percent increase from 2005 to 2020. Air quality has potential to affect potential development projects if growth exceeds the AMBAG growth projections.

Land Costs:

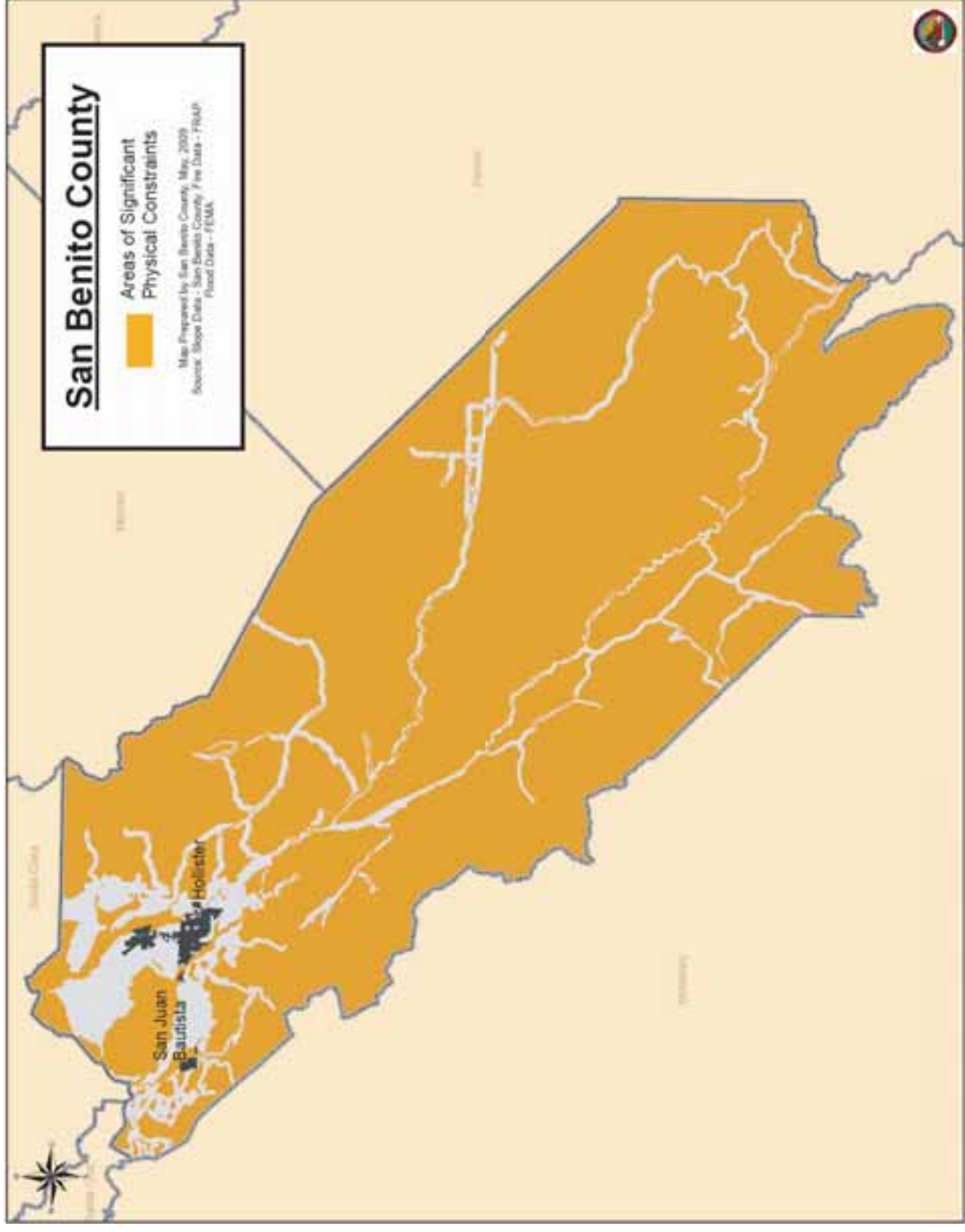
One of the most significant constraints to the development of affordable housing in San Benito County identified in the previous 2001–2008 Housing Element was the limited availability of affordable land. San Benito County was one of the fastest-growing counties in the State during the 1980s and 1990s; however, population growth slowed significantly in the 2000s. The cost of land in San Benito County inflated through the 1990s and the early 2000s

as a result of employment growth in the greater Bay Area, the lack of housing to serve that region's employment growth, and a mirroring of nationwide real estate trends, though costs dropped quickly in 2007 and 2008. While Bay Area housing inaffordability might have become less of an issue during the housing market's recent deflation, the County is established as a viable alternative for Bay Area employees seeking less costly housing. The 2000 census shows that the net number of commuters to Santa Clara County increased from 40,000 in 1990 to 116,000 in 2000, and the increase is likely to continue, with resultant potential land cost inflation.

Table 7-1
Acreage Affected by Selected Significant Environmental Hazards

| District | Total District Acreage | 100-year Flood Plain | 30 % Slopes or Steeper | Within Moderate Fire Hazard Area and > 1000' from County Road | Within High Fire Hazard Area and > 800' from County Road | Within Very High Fire Hazard Area and > 600' from County Road | Acreage Affected by 1 or More of These Conditions | % of District Within ≥1 of These 5 Categories | Remaining Acreage Within District | Maximum Residences Under District Density |
|--|------------------------|----------------------|------------------------|---|--|---|---|---|-----------------------------------|---|
| Agricultural Rangeland (1 du/40 ac) | 797,792 | 17,857 | 2,784 | 103,632 | 427,504 | 198,394 | 737,950 | 92% | 59,842 | 1,496 |
| Agricultural Productive (1 du/5 ac) | 63,592 | 13,240 | 5 | 6,642 | 4,317 | 411 | 24,173 | 38% | 39,419 | 7,884 |
| Rural (1 du/5 ac) | 11,224 | 199 | 46 | 1,224 | 929 | 3,449 | 5,782 | 52% | 5,442 | 1,088 |
| Rural Transitional (1 du/2.5 ac) | 750 | 12 | 0 | 46 | 0 | 88 | 146 | 19% | 605 | 242 |
| Rural Residential (½ to 1 du/ac) | 2,850 | 597 | 0 | 0 | 0 | 4 | 601 | 21% | 2,249 | 2,249 |
| Hollister Sphere of Influence (depends on City General Plan) | 6,317 | 329 | 0 | 0 | 0 | 0 | 329 | 5% | 5,988 | |
| Rural-Urban (8 to 20 du/ac) | 1,002 | 10 | 0 | 0 | 0 | 0 | 10 | 1% | 992 | 7,934 |
| Urban (based on City General Plan) | 4,377 | 457 | 0 | 1 | 2 | 0 | 458 | 10% | 3,918 | |

7 The current County Subdivision Ordinance presently prohibits dead-end roads extending from through County roads longer than the stated distances within the stated fire hazard zones, unless sufficient mitigation is provided in a development.



Lands Affected by Significant Environmental Hazards

Figure 7-1

Another factor that constrains affordability in most parts of unincorporated San Benito County is lot size. Table 7-1 shows that most of the land in the County lies within the first five listed land use districts, each of which requiring an acre or more for a building site. The table also shows that large portions of these districts are affected by physical constraints presenting safety risks that generally preclude subdivision and development of new building sites. The accompanying Figure 7-1 illustrates the extent of the County’s lands within these constraints.

According to the County Assessor, the approximate cost of land in San Benito County is the following, as of January 1, 2009:

Table 7-2
Land Costs (January 1, 2009)

| Type of Land | Cost |
|---|--|
| Townhouse/condominium lot | = no vacant lots |
| 7000 - 10,000 square foot building site (with sewer and water service) | = \$150,000 – 225,000 |
| 1 acre building site | = \$175,000 – 250,000 |
| 5 acre building site | = \$250,000 – 325,000 |
| 40 acre building site | = (This is highly variable depending on location, as most sites are remote. Large acreage within proximity to cities command higher prices.) |

Land costs are significantly lower at this time than in 2004, when the County’s previous Housing Element was adopted. Still, these lower costs do not necessarily increase the feasibility of developing housing for lower income levels. As discussed in Chapter 4, development would have to produce units costing at most \$305,000 for moderate incomes, \$195,000 for low incomes, and \$135,000 for very low incomes in order to be affordable to typical four-person households within those income groups. Housing for moderate-income households appears to offer builders some level of profit, but the market incentive for producing affordable, for-sale housing in the County is weak to nonexistent. Existing units have, on the other hand, become available at levels within reach of lower-income households, with the December 2008 median home price at \$254,000 (56 percent below December 2007 and 41 percent below December 2006, as discussed in Chapter 4). Nevertheless, this level of affordability may not continue to exist without a continuing increase in production of affordable properties, which will continue to require some level of subsidy.

In summary, single-family homes may be constructed on standard lots for above-moderate-income households. Households with low and moderate income can enter the housing market with the purchase of existing real estate of limited supply, including condominiums, townhouses, and small-lot houses, some of which is unavailable in the unincorporated County. Affordable housing for very low income may be from rentals, mobile homes, and second units on large parcels.

Construction costs:

Construction costs are another aspect involved in the cost of providing new housing. For single family dwellings, construction costs have risen steadily over the past years to a present level of about \$150 per square foot.⁸ From 2003 to 2008, the *Engineering News-Record* Construction Cost Index increased 1.4 times the pace of United States inflation, while the publication’s Building Cost Index rose 1.6 times faster than US inflation. Meanwhile, during

⁸ Evan Hill, San Benito County Building Official.

that time, transportation of materials and equipment became significantly more costly, as gasoline prices almost tripled, and diesel prices more than tripled, though each sharply dropped after that period.⁹ The full impact of these increases on development costs is not yet known.

Development on lots of one acre or more typically rely on septic systems and individual or community wells for water. A domestic well, (including drill, cap, tank, and connection) may cost \$25,000 to \$30,000 if water can be located near the surface. Septic tanks costs are more variable depending on the depth to ground water and the number of leach lines required. A typical septic system costs from \$10,000 to \$12,000, but can be as high as \$20,000 where soils are severely constrained.¹⁰ The property owner(s) are responsible for ongoing maintenance and/or replacement of these facilities in cases of failure. The cost of providing sewer and water services to urban development is discussed below.

As discussed above, most market-based affordable housing in San Benito County can only be provided through the construction of townhomes, apartments, and condo development. However, due to the proliferation of lawsuits involving these types of developments, the costs of liability insurance has made these developments prohibitive, motivating developers to limit their projects to detached single-family homes on individual lots. There is little market incentive to construct mixed types of housing by developers. In order to stimulate the construction of mixed-type projects in the R-1 zoning districts and for Planned Unit Developments with public sewer and water, current County zoning requires that 30% of the housing in a project within those districts be of mixed types with average densities of no less than eight units per acre. This is intended to ensure that, if there is no free market demand to develop lands zoned for high density development, mixed housing types will be provided at a higher density than the base zoning would allow.

Marketing:

Marketing of new housing as well as resale of homes adds to the cost of homes. Marketing and sales can add four to ten percent to the cost of housing. Real estate fees range from three to six percent on resale. This adds an additional \$10,000 to \$15,000 to the cost of the median priced home in the unincorporated area.

Financing:

Early in the 2001–2008 program period, financing became widely available, allowing many first-time homebuyers to purchase a home despite inflating housing costs. Increased homeownership was aided by the fact that lenders allowed borrowers to put little or no money down and to provide few or no details about their income and assets. Lenders also promoted a variety of loans that allowed homebuyers to borrow larger sums than they could have with a conventional fixed-rate loan as well as to qualify for financing despite having credit problems. These loans include Adjustable Rate Mortgages with short-term teaser rates; interest-only loans; and “subprime” loans, which are generally provided to borrowers with weak credit histories and those who choose not to specify their income and assets when they apply for a loan. Subprime loans were often structured as ARMs with low promotional interest rates.

Other factors that helped Californians purchase homes during the housing boom include the decline of mortgage interest rates after 2000, the migration of many Californians to less

⁹ Energy Information Administration, “Gasoline and Diesel Fuel Update,” <<http://tonto.eia.doe.gov/oog/info/gdu/gasdiesel.asp>>, May 4, 2009.

¹⁰ Mike Dunn, contractor/development in San Benito County

expensive areas of the state, and the substantial income gains of the state's wealthiest residents during the past decade. California's median home prices boomed between 2000 and 2006, more than doubling from \$200,000 in March 2000 to \$470,000 in March 2006. Despite the rapid escalation in home prices, California's homeownership rate increased modestly in recent years, from 56.9 percent in 2000 to 58.4 percent in 2006 – a 1.5 percentage point gain. Homeownership rates increased among both young and non-white Californians during this period. Simultaneously, rising residential property values allowed homeowners to refinance their loans, easing their debt burden.

However, late in the program period, California's home sales and prices stabilized somewhat in 2006 and began to decline in late 2007. These occurrences eventually gave way to a rising wave of foreclosures that could exacerbate the state's current economic slowdown. Tens of thousands of California homeowners face foreclosure. As introductory mortgage interest rates expire, payments are increasing to unaffordable levels for many homeowners with ARMs, including homeowners with subprime loans. Many homeowners who bought their homes or refinanced their mortgages in recent years find themselves "locked in" to loans they cannot afford: they are unable to refinance their loans or sell their homes because the amount they owe exceeds the current market value of their home. Research indicates that more than 1 million US homeowners, including more than 190,000 in California, could lose their homes as introductory rates reset to higher levels. The State and Federal governments have promoted initiatives to help stem the increase in foreclosures among homeowners with subprime ARMs. However, unless such relief efforts are expanded, the number of foreclosures is likely to increase as California's homeowners face higher mortgage payments at the same time tighter credit standards and declining home prices, making it harder to sell a home or refinance to a more affordable loan.

Infrastructure Capacity

Limited infrastructure and funding of capital improvements for traffic, water supply, and wastewater disposal pose challenges to the cost of housing and the timing of development in the areas targeted by San Benito County for urban density development during the program period.

State Routes 25 and 156 Traffic Improvements:

The two major highways connecting San Benito County to the Monterey Peninsula and Bay Area – State Routes 25 and 156 (Figure 7-2) – are near capacity during peak hours. As of 2007, Route 25 operated at Level of Service (LOS) E and was projected to continue operating at LOS E through 2035. Route 156 was observed in 2005 to operate at LOS E but projected to reach LOS F in 2011. Road improvements for each are scheduled for construction during the 2007–2014 Housing Element program period.¹¹

State Route 25 northwest of Hollister serves as the primary link for San Benito County to the Bay Area. The road consists of two undivided lanes with safety measures added in 2002 such as a soft median and widened shoulders with rumble strips. Significant changes are proposed for the highway as part of an effort to widen Route 25 to four lanes, an approximately \$300-million project coordinated by the San Benito County Council of Governments, the Santa Clara Valley Transportation Authority, and Caltrans Districts 4 and 5. The project would result in the construction of new, four-lane roadways running parallel to the existing Route 25 and connecting to US 101 and State Route 156 via two new interchanges

¹¹ Correspondence with Richard Rosales, Caltrans District 5, May 4, 2009.

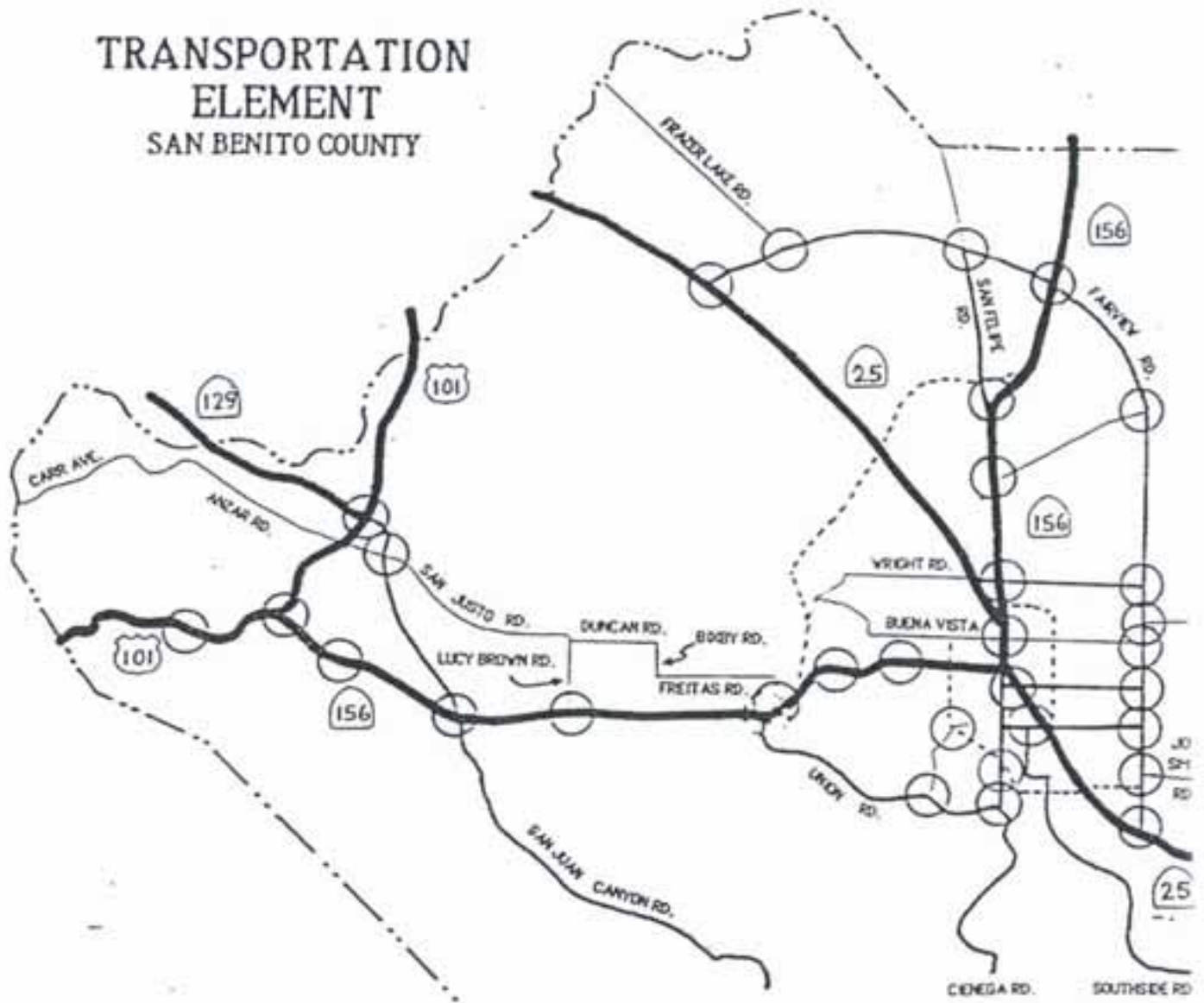
that would remove “choke points.” Two water crossings and two grade separations at railroad crossings would also be constructed. As proposed, the construction would occur in two phases, the first covering the highway’s four miles nearest Hollister, and the second modifying the four miles nearest 101. The environmental impact report, which states project impacts and alternatives, will be released in Fall 2009. Meanwhile, the Highway 25 Safety and Operational Enhancements Project is scheduled for construction in 10 months beginning June 2009 and would result in median, intersection, and turn-lane improvements along Route 25 between the two segments reconstructed by the widening project.¹²






State Route 156 serves as a regional connection between the San Joaquin Valley and the Monterey Peninsula. Traffic congestion along the portion between San Juan Bautista and Hollister has prompted the highway’s widening, a project the San Benito County Council of Governments is coordinating with Caltrans District 5. Construction is scheduled for 2012 to 2013 and will substantially be funded by the State as Route 156 is an interregional road system.¹³




¹² Correspondence with Mary Dinkuhn and Lisa Rheinheimer, San Benito County Council of Governments, May 4, 2009.

¹³ Personal communication with Lisa Rheinheimer, San Benito County Council of Governments.

TRANSPORTATION ELEMENT SAN BENITO COUNTY



-  STATE AND FEDERAL HIGHWAYS
-  ARTERIAL ROADS
-  COLLECTOR ROADS
-  PROPOSED FREEWAY OR PARKWAY
-  COUNTY BOUNDARY

-  PROPOSED SIGNAL OR INTERCHANGE
-  FEDERAL ROUTE NUMBER
-  STATE ROUTE NUMBER

San Benito County Transportation Element

Figure
7-2

Water Supply and Wastewater Service:

Water and wastewater agencies in San Benito County include the City of Hollister, City of San Juan Bautista, Sunnyslope County Water District, and San Benito County Water District.

Water Background. Groundwater is the primary source of water in San Benito County. Local groundwater is generally poor with a high concentration of Total Dissolved Solids, Conductivity, and Hardness. Water quality issues that may be addressed during the program period are listed below. Resolving of most of the issues requires capital improvements which would in turn increase the cost of connection fees and rates for sewer and or water supply.

- Naturally occurring TDS in the water supply
- Many homeowners use water softeners to remove the hardness. Salt-based water softeners add salts back to the groundwater table from percolation of effluents.
- The Regional Water Quality Control Board may require implementation of measures to reduce Total Dissolved Solids from wastewater discharge.
- The San Benito County Water District started to import Central Valley Water as part of the local San Felipe Water Project in 1987 in order to recharge overdrafted groundwater tables and improve water quality for agriculture. Direct delivery of San Felipe Water for domestic use requires treatment.
- The quality of San Felipe water surpasses local groundwater but the imported water incrementally adds salts to the local groundwater basin.
- Changes in water quality from agriculture (increase in salts).
- Improvement of water quality provided to residents or removal of salts from treated wastewater effluent could increase the cost of water and wastewater treatment to residents the greater Hollister area.

Policy for delivery of Bureau of Reclamation Central Valley Project Water to the San Benito County Water District has changed since the 1990s, as the District is entitled to less than its former 100% of the contracted quantity of water. The District also has a lower priority for water allocation in times of limited availability (drought) because the district is located entirely outside of the watershed of the Central Valley Project. Provision of a long-term stable supply of water with adequate quality is possible but requires a coordinated plan to manage groundwater resources, conservation efforts, and development of capital improvements to manage water supply and improve water quality.¹⁴ The San Benito County Water Resources Association was formed to share in the cost of studies to provide a factual understanding of the problems and to develop a framework to address the complex groundwater management and wastewater disposal issues. The Association circulated a DEIR in 2003 with numerous programs to maintain an adequate supply of water quantity and quality.

Sunnyslope County Water District.

The Sunnyslope County Water District (SCWD) serves water to the eastern portions of the City of Hollister and unincorporated lands north, east and south of Hollister. The district also provides wastewater treatment service for most of the lands within the Rural/Urban Land Use Designation near Ridgemark and the Enterprise Road corridor (see Figures 7-2 and 7- 3). The Sunnyslope County Water District boundaries include about 1,600 acres of vacant land, about half in Hollister's Sphere of Influence and the remainder in the unincorporated area of San Benito County.

Water - additional supply needed.

¹⁴ Personal communication with John Gregg, Manager, San Benito County Water District.

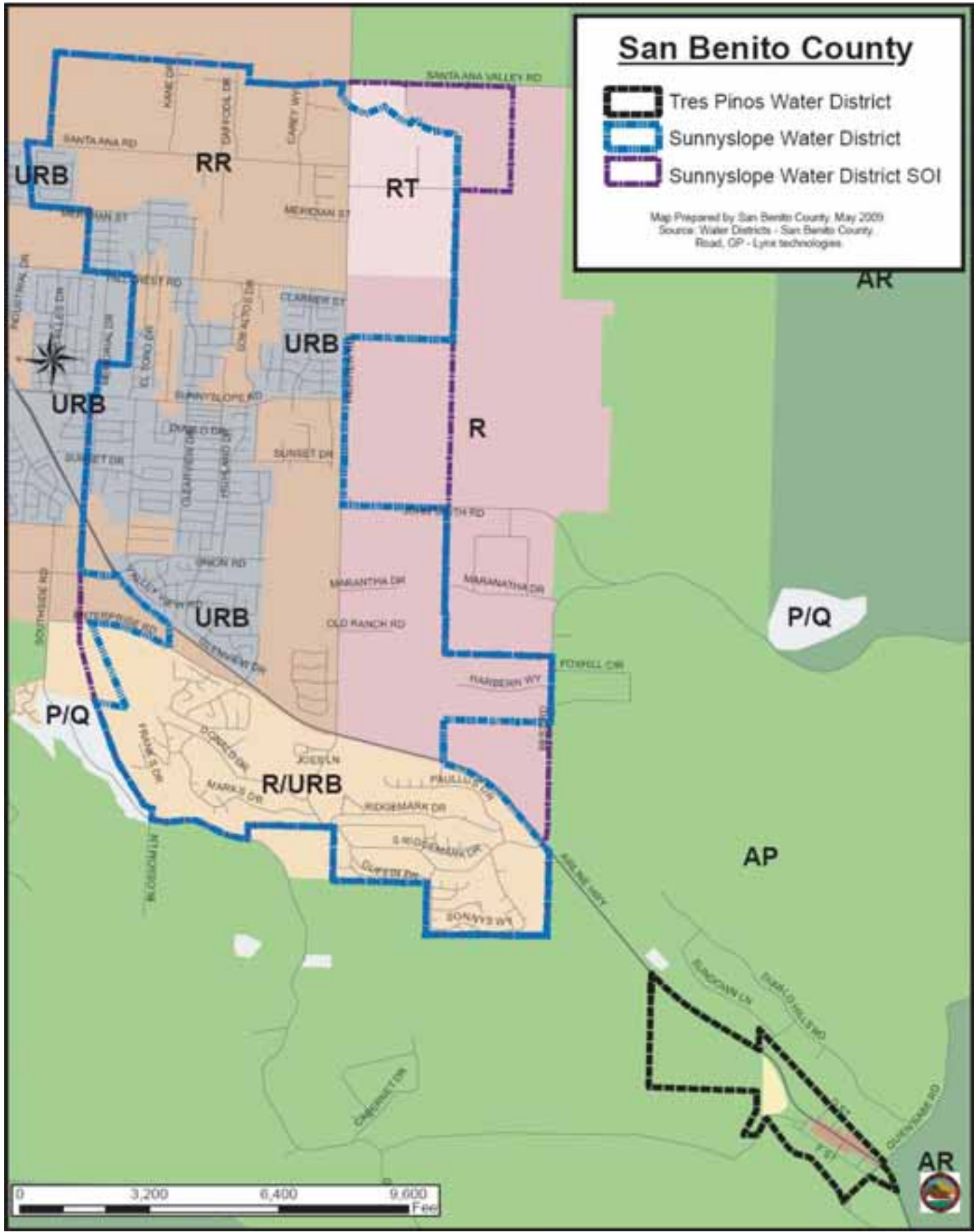
Two new, major wells are under development, one to yield 1,000 gallons per minute (gpm) and the other potentially releasing 1,500 gpm. The district also is pursuing an expansion of the Lessalt Water Treatment Plant, a facility serving both Sunnyslope and the City of Hollister's water system; the expansion would allow the plant to provide the two water systems with additional quantity, 1,100 gpm, in addition to serving its current purpose of improving local water quality. These capacity expansions could supply a sufficient amount of water for approximately 4,000 additional users.

Wastewater.

The capacity of the Sunnyslope County Water District wastewater disposal ponds has diminished over the past several years, and the district has released a draft environmental impact report (DEIR)¹⁵ for new wastewater treatment capacity. According to the DEIR, the upgraded facilities would resolve issues of water quality and allow 1,929 more users in addition to the current 3,000 to be served by Sunnyslope's wastewater treatment service.¹⁶

¹⁵ Ridgemark Wastewater Treatment and Recycled Water Improvements Project DEIR (March 2009), <<http://www.sscwd.org/Ridgemark%20WWTS%20Draft%20EIR%20for%20Circulation.pdf>>, May 8, 2009.

¹⁶ Ridgemark Wastewater Treatment and Recycled Water Improvements Project DEIR Summary, iv.



Sunnyslope and Tres Pinos Water Districts in Relation to General Plan Land Use Districts

Figure 7-3

City of Hollister Water and Wastewater:

The City of Hollister provides water to the western and central portions of the community, with the remainder served by Sunnyslope. The City also provides wastewater service across the entire community, though the service was prohibited from expanding during 2002 and 2008. The Central Coast Regional Water Quality Control Board imposed a moratorium on new sewage connections in Hollister after damage to the wastewater treatment facility contaminated the nearby San Benito and Pajaro Rivers in 2002. Growth in Hollister was mostly halted until the reconstructed wastewater treatment facility began operation in 2008, when the moratorium was rescinded.

Tres Pinos Water District:

The Tres Pinos Water District provides sewer and water service to the community of Tres Pinos. Most of the land in this district is located within the Rural/Urban land use designation and zoned for single family residential. The capacity of the wastewater treatment plant was upgraded when floods damaged a disposal pond in 1998. There is still a water moratorium in the district due to water supply and transmission limitations. There is not a capital improvements program in place with a plan to fund water supply, water line, and water storage improvements.

Aromas Water District:

The Aromas Water District serves unincorporated rural residential development in the northwestern portion of San Benito County. Many of the parcels in the western half of the district range in size between one and five acres unless they are non-conforming for parcel size (less than one acre). Residents in the district rely on septic systems for wastewater disposal, with the exception of the Rancho Larios development, which has a sewer batch plant.

Fire Service:

The County currently contracts with the California Department of Forestry and Fire Protection (Cal Fire) for the provision of fire services in the County. CDF maintains two year-round facilities: Battalion 7 located in Aromas and Battalion 5 located east of Hollister. The Beaver Dam, Bear Valley and Antelope stations, located in South County are seasonal. Although the County owns fire equipment and apparatus, it does not own a fire station. In 1991, San Benito County prepared a fire master plan that identified the need for three new fire stations in the Fairview/Spring Grove area, San Juan Bautista area, and southeast part of the county. The County established County Service Area 43, which allows the County, at the Board of Supervisors' discretion, to collect fees to fund staff for extended police and fire protection. All subdivisions approved since 1994 have been required to annex to CSA 43. To date the Board has not needed to activate collection of fees for the service area, but implementation could be necessitated by population growth during the program period. Imposition of property tax for extended police and fire protection personnel could increase annual property taxes that could be a constraint to property owners on a fixed income and for affordable housing projects.



Source: Kennedy/Jenks Consultants



City of Hollister Service Area Map

Figure
7-4

Governmental Constraints

Land Use Controls:

Local governments have the power to regulate the development and use of land at the local level. The land use controls include general plan land use categories, zoning (type and density of land use), growth management policies/programs, building codes, fees, development review procedures, and site improvement/infrastructure requirements. Local governmental controls can affect the cost of housing by limiting the density and type of use of land. Other development and review procedures can extend the time to obtain approval for a development thereby increasing the cost of financing. Building codes, fees and site improvement costs can also increase the development costs which may be passed onto a future homeowner. Some of the local regulations are implementation of State or federal law to protect the general public health and welfare or persons and property. Other regulations reflect the desired values, resources, or quality of life needs of a particular area.

As in all California jurisdictions, residential development projects in unincorporated San Benito County must be designed in accordance with the General Plan. The Zoning Ordinance places related and additional restrictions on development, and other land-use ordinances further direct developers on the quantity and affordability of the units they produce. Once these land-use controls have been satisfied, developers must pay for permits, infrastructure expansion, and other costs that the County has determined necessary for developers to pay.

The General Plan:

The primary control on development in the County is the General Plan, the main policy document on which all local laws governing development are based. State General Plan law divides the contents of a General Plan into a minimum of seven elements. A local agency may add more elements at their discretion. Each element, however, must be considered to have equal weight and the entire document of the General Plan must be internally consistent. The San Benito County General Plan has an overall goal to maintain a rural atmosphere. Each of the individual elements and their relationship to the Housing Element are discussed below.

Land Use.

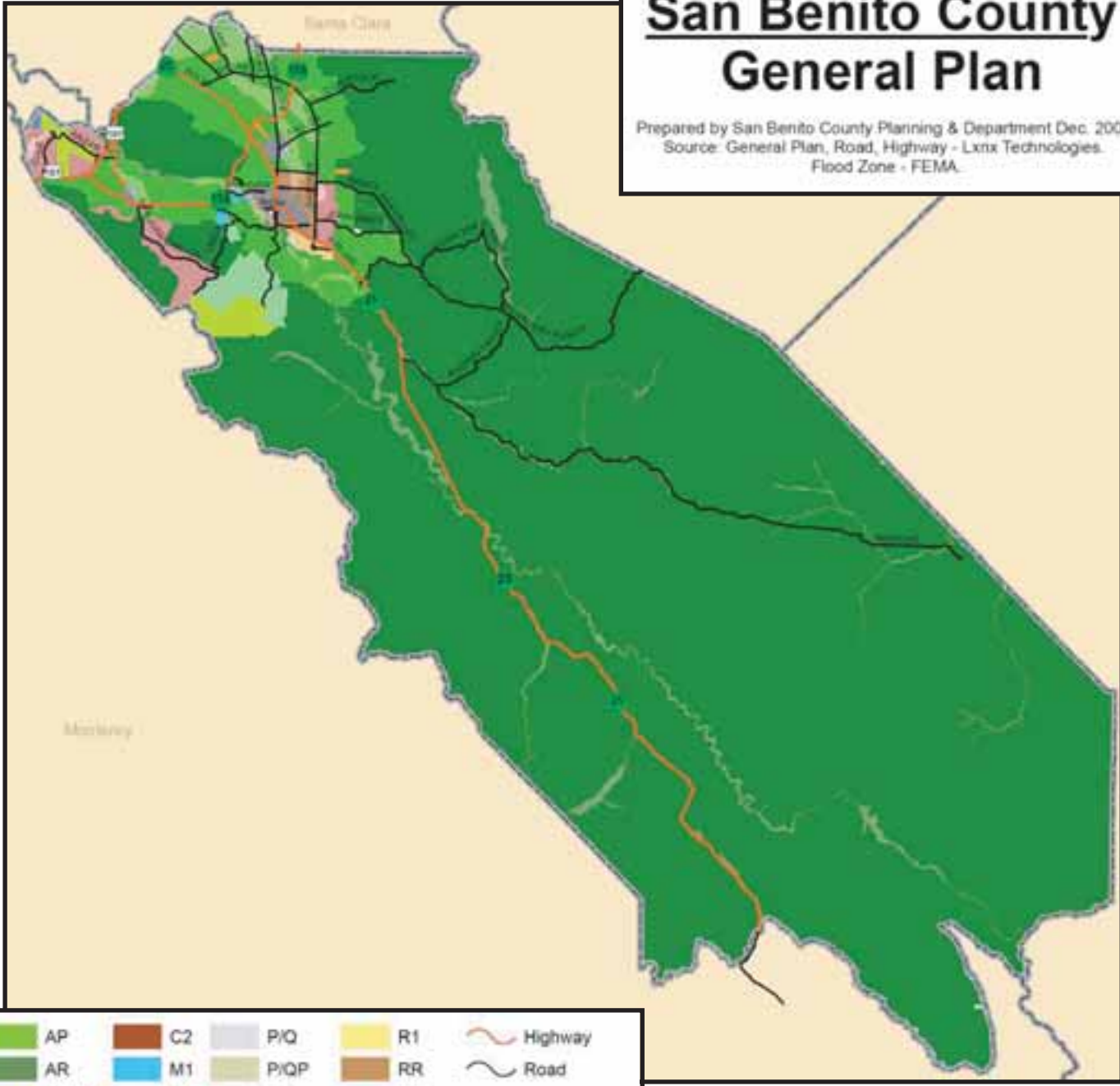
The Land Use Element identifies area where residential (housing) development may occur and the intensity of development for specified areas (Figures 7-4 & 7-5 Land Use Maps). Consistent with the countywide goal to maintain a rural atmosphere, and to direct development from environmentally hazardous areas, the vast majority of the County is identified for Agricultural Rangeland use (1 unit per 40 acres) and Agricultural Productive (1 unit per five acres). However, the Land Use Element provides for areas of urban density in the Rural/Urban land use category and Areas of Special Study and clustered with the Planned Unit Development Ordinance. A range of development densities is allowed up to eight units per acre with provision for 12 units per acre with affordable housing in the Rural/Urban designation. Densities of 20 units per acre within or near city sphere of influence are allowed to provide incentive to increase the construction of special needs housing and multi-family affordable housing near services.

Goals, objectives, and policies in the Land Use Element help to remove constraints to the attainment of affordable housing on the numerous large lots on the County as well as meet the countywide goal for a rural atmosphere.

The Land Use Element contains goals, objectives and policies to direct growth to infill areas and cities, to target areas with sewer and water services for low income housing and to allow clustering of lots to preserve open space and encourage a range of housing types (Land Use Element Goal 2, Objectives a,b,c,d and Policy 12).

San Benito County General Plan

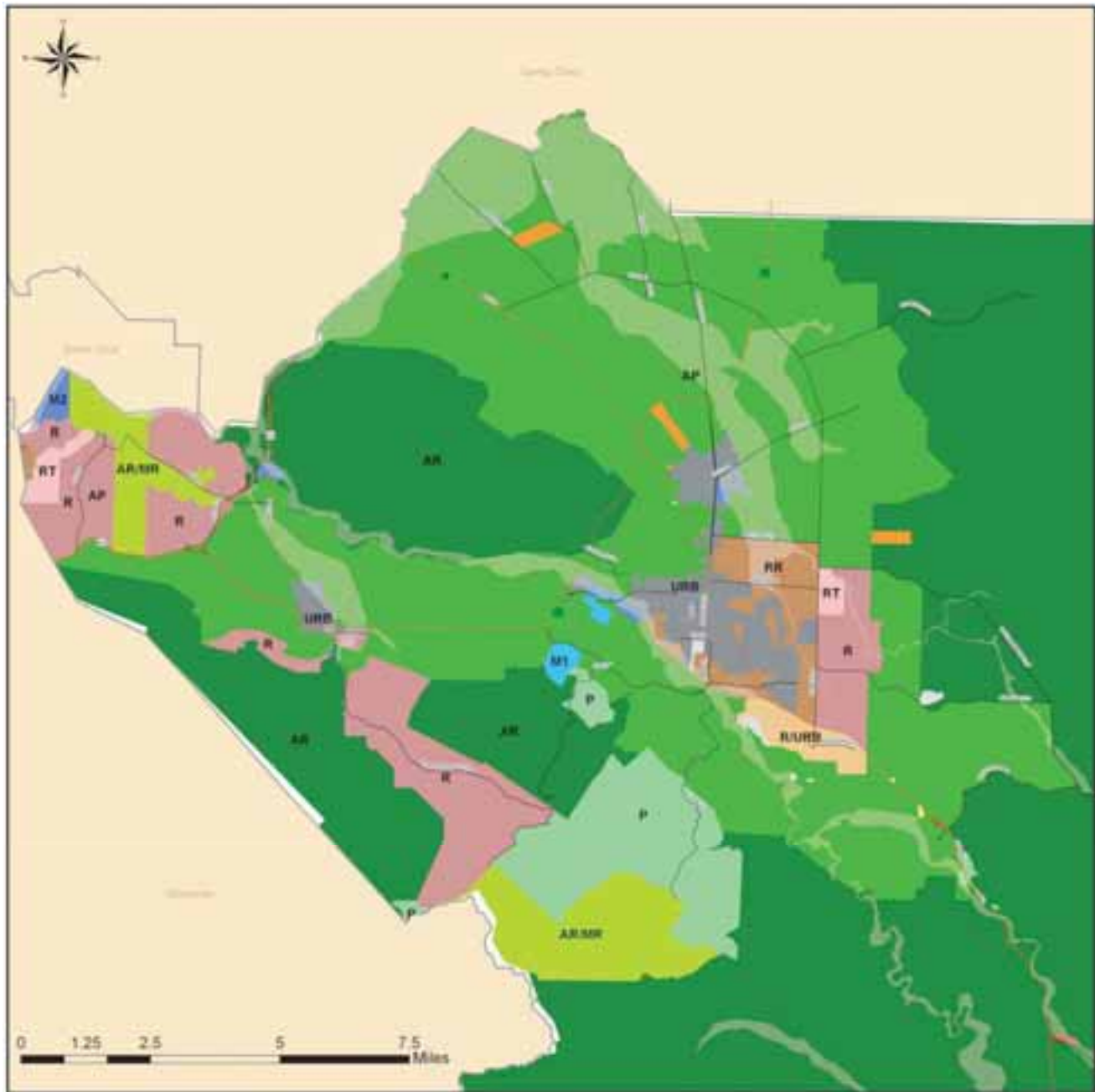
Prepared by San Benito County Planning & Department Dec. 2007
 Source: General Plan, Road, Highway - Ltrix Technologies.
 Flood Zone - FEMA.



| | | | | |
|-------|----|-------|-----|--------------|
| AP | C2 | P/Q | R1 | Highway |
| AR | M1 | P/QP | RR | Road |
| AR/MR | M2 | R | RT | Flood Zone A |
| AS | P | R/URB | URB | |

San Benito County Land Use Districts

Figure
7-5



| | | | | |
|-------|----|-------|-----|--------------|
| AP | C2 | P1Q | R1 | Highway |
| AR | M1 | P1QP | RR | Road |
| AR/MR | M2 | R | RT | Flood Zone A |
| AS | P | R/URB | URB | |

**San Benito County
General Plan**
Prepared by San Benito County Planning & Development (Jan. 2007)
Source: General Plan, Road, Highway - Linc Technologies
Flood Zone - FEMA

Northern San Benito County Land Uses

Figure 7-6

Policy 7 of the Land Use Element allows for the consideration of a transfer of development credits program, which would also provide an opportunity to conserve natural resources and simultaneously promote infill development with smaller lots. The County has established a Transfer of Development Credits (TDC) committee that is exploring the establishment of a program that would allow land owners of prime agricultural land—the “sending area”—to transfer (“send”) the development potential to an area planned for residential development—a “receiving area.” The agricultural landowner is compensated for maintaining the agricultural land in production instead of developing it, and the receiving area is allowed to develop at a higher density than allowed in the General Plan. Owners of open land considered by the Board of Supervisors to be of greater importance for preservation could be allowed to transfer “bonus” credits to developers in the receiving area, giving the owners of these open lands greater incentives to sell credits and establish open-space easements. The program has been under discussion by the County, but it has not yet been implemented.

The (TDC) program could incrementally increase the cost of housing if the purchase of the development credit is passed onto the homeowner. However, the TDC program could provide opportunity for a greater mix of housing types. Density transferred from five-acre agricultural parcels could be sent to a receiving area with a mix of lot sizes and range of housing types. It is likely that the initial and resale cost of homes in the higher-density receiving area would be significantly less than if the property were developed in the much lower-density sending area as a five-acre lot on agricultural land.

Open Space and Conservation.

These elements have an overall goal to maintain a rural atmosphere, to protect agricultural and mineral resources, habitat, and to direct development away from hazardous areas (flood, earthquake, and slopes). Implementation of these policies may reduce the supply of land that may be developed in order to protect natural resources or protect lives, property and public health. Projections of the County's ultimate housing stock will consider that the areas with hazards/resources may not be developed with residential uses.

Concurrent with the update and adoption of the Housing Element, the County is also in the process of updating its General Plan to ensure consistency with applicable State requirements, including Government Code §65302 (Chapter 369, Statutes 207- AB 162), regarding flood safety and management, usually addressed in the Safety Element of the General Plan.

Transportation.

There is an important relationship between the ability to provide some needed types of housing and transportation routes and systems. For instance, it is better for senior, disabled and some special needs housing to be in an area with adequate public transit. Road systems also need to be planned to accommodate the intensity of development allowed on the General Plan Land Use Map.

Scenic Highways.

In some limited areas of the County, there are designated scenic corridors where the design and location of residences may be limited.

Safety and Noise.

These elements are designed to protect persons, property and public health from potential hazards from earthquake faults, unstable soils, wildland fires, flooding and noise. Policies limit the type and intensity of development. This may result in higher development costs. It

should be noted that the majority of the areas with unstable soil, potential wild land fire, slope hazard, or high noise level are already slated for a development density of one unit per five acres or less dense.

Zoning Ordinance:

San Benito County's Zoning Ordinance serves as an implementation of the General Plan. This ordinance articulates allowed land uses, development requirements, and standards. Table 7-3 summarizes the permitted residential types, density, setbacks, lot criteria for zoning districts in San Benito County that allow residential land use. San Benito County allows residential development in both the residential and agricultural zoning districts. 47 residential building permits, all affordable to above-moderate households, were issued during 2007 and 2008 in a variety of zoning districts from previously approved subdivisions and existing lots.

Agricultural Zoning.

The development restrictions for the agricultural zoning districts are designed to favor the use of the land for farming, grazing and other productive purposes (See Table 7-3). These lands typically contain natural or hazardous resources that have been identified by the state as requiring protection. Density and development within these areas is restricted; however, additional dwelling units, as required to support the agricultural use of the property (agricultural workers or family members), are permitted with a use permit. Where lands are severely constrained, or where it would be beneficial to protect the agricultural or open space use of a property, the County encourages the clustering of development and the reduction of parcel sizes through a Planned Unit Development (PUD) discussed below.

New parcels in these zones, however, are generally created as minor subdivisions with the minimum parcel size (5-acres). Over time, this pattern of development has resulted in breaking up large tracts of agricultural land that become no longer suitable for their historic productive uses. These 5-acre parcels have in recent years been developed with homes that at the time were sellable near or above a million dollars; these residences have demanded a higher level of services and conflicted with adjacent agricultural uses. Farm roads are being upgraded; turn lanes and signalization have been added at critical intersections. PG&E and SBC have also expanded and upgraded electrical and phone services to these areas. Given that infrastructure improvements have already been made in particular areas, and given that some locations no longer support productive agriculture, it may be reasonable and efficient to increase the density of development allowed in these areas. Further study to determine the areas appropriate for rezoning may be considered by the County in the near future.

Table 7-3
Summary of Zoning Regulations for Residential Development

| Zone | Maximum Dwelling-Unit Density | Permitted Residential Uses | Front Yard | Side Yard | Rear Yard | Building Height and Coverage | Lot Width Depth | Lot with $\geq 10,000$ ft ² | Lot with $< 10,000$ ft ² and on Curve with Turning Radius $> 150'$ ¹⁷ | Lot with on Curve of Radius $< 150'$ ¹⁸ |
|---|---|--|---|---|---|---|---|--|---|--|
| Agricultural Rangeland (AR) | 1 du/40 ac | Single-family residence, plus second home for family member or agricultural employee if adequate acreage to meet minimum building site requirement | Min 30' | Lesser of 20% lot width or 35', never less than 8' | Lesser of 20% lot or 35' | 35' | 3:1 | Min 60 feet in PUD overlay zoning | Min 50 feet in PUD overlay zoning | Min 45 feet in PUD overlay zoning |
| Agricultural Productive (AP) | 1 du/5 ac | Same as for AR | Min 25' | Lesser of 20% lot width or 32', never less than 8' | Lesser of 20% lot or 35', never less than 20' | 35' | 3:1 | Min 60 feet in PUD overlay zoning | Min 50 feet in PUD overlay zoning | Min 45 feet in PUD overlay zoning |
| Rural (R) | 1 du/5 ac | Same as for AR | Same as AP | Same as AP | Same as AP | 35' | 3:1 | Min 60 feet in PUD overlay zoning | Min 50 feet in PUD overlay zoning | Min 45 feet in PUD overlay zoning |
| Rural Transitional (RT) | 1 du/2.5 ac | Single-family residence | Same as AP | Same as AP | Same as AP | 35' | 3:1 | Min 60 feet in PUD overlay zoning | Min 50 feet in PUD overlay zoning | Min 45 feet in PUD overlay zoning |
| Rural Residential (RR) | 2 du/ac 1 du/ac | Single-family residence | 25' | Lesser of 15% lot width ¹⁹ or 32', never less than 8' | Lesser of 20% lot or 35', never less than 20' | 35', max 40% of lot | 3:1 120' | Min 60 feet in PUD overlay zoning | Min 50 feet | Min 45 feet in PUD overlay zoning |
| Single Family Residential (R1) | 1 du/2.5 ac 1 du/ac 1 du/5,000 ft ² | Single-family residence | 20'; lots below 7,200 ft ² – ¹⁵ | Lesser of 10% lot width ²⁰ or 20', never less than 6'; lots below 7,200 ft ² – 6' | Lesser of 20% lot or 35', never less than 20' | 30', max 40% of lot | 3:1 | Min 60 feet | Min 50 feet | 45 feet |
| Residential Multiple (RM) | 1 du/2.5 ac 1 du/ac Based on availability of services (min 8 du/ac to max 20 du/ac) | Single-family residence, Duplex, Multiple-family, Condominiums, Apartments | 20' | Lesser of 10% lot width ²¹ or 20', never less than 6' | Lesser of 20% lot or 30', never less than 20' | 35', max 50% of lot | 3:1 | Min 60 feet | Min 50 feet | 45 feet |
| Planned Unit Development Overlay Zoning (PUD) | Same as RM | Same as RM | As in base zoning, or set by resolution | As in base zoning, or set by resolution | As in base zoning, or set by resolution | As in base zoning, or set by resolution | As in base zoning, or set by resolution | Min 60 feet in PUD overlay zoning | Min 50 feet in PUD overlay zoning | Min 45 feet in PUD overlay zoning |

¹⁷ Fifty foot minimum lot width also applies to lots on tangents and on curved right-of-way lines having a radius over 150 feet

¹⁸ This includes a lot at the end of a cul-de-sac.

¹⁹ Seventy-five (75) feet shall be maintained from any building occupied by people located on another lot.

²⁰ Seventy-five (75) feet shall be maintained from any building occupied by people located on another lot and there shall be a five-foot setback from any dwelling.

²¹ Seventy-five feet shall be maintained from any building occupied by people located on another lot and there shall be a five-foot setback from any dwelling.

Planned Unit Development.

The San Benito County zoning ordinance includes a Planned Unit Development Overlay. The PUD zone has allowed clustering of lots to avoid development on areas that have environmental hazards (slope, landslide, flood, and fault) and away from prime agricultural lands. The PUD removes a constraint to development on land that would be difficult to subdivide in a grid pattern. Because most PUDs have been located in the Agricultural zoning district (5-acre), where urban services are not available, the PUD has not historically served as a tool to provide affordable housing. Where PUD zoning has been used on land located in the five rural and agricultural base zoning districts (AR, AP, R, RT, and RR), parcels sizes less than one acre are prohibited due to the reliance on individual septic systems.

Residential Zoning.

The County's residential zoning districts fall into two categories: suburban development where water and/or sewer systems are not available; and urban development where both public water and sewer systems are in place.

Rural Residential Zones.

The suburban development (Rural Residential Zone) is limited to a minimum parcel size of 1-acre set by the Regional Water Quality Control Board (RWQCB) Central Coast Basin Plan as the minimum-size lot required for a new septic system. These areas are generally found adjacent to the Cities and provide a transition between the higher urban densities and the more restricted agricultural lands. The RWQCB does allow an increase in densities on the 1-acre parcels to a maximum of 2 dwelling units on one acre, where the parcel enjoys "very favorable site conditions" for septic suitability.

Single Family and Multi Family Zones.

The greatest opportunity for the development of housing for low-income families and for a diversity in housing types and size is in the R1 (Single Family Residential) and the RM (Residential Multi-family) zoning district. These districts include standards that allow for urban development, and sites within these zones rely on public water and sewer services provided by other jurisdictions.

The R1 district permits single-family detached units ministerially. Subdivisions within this zone allow building sites as small as 5,000 square feet; this is equivalent to development at 6 to almost 7 dwelling units per acre when including required street dedication. Lots under 7,200 square feet are allowed reduced setbacks.

Meanwhile, RM ministerially allows duplexes, fourplexes, condominiums, apartments, and other higher-density housing, plus the residential types allowed in R1. No minimum lot size is required in the RM district, though developments are limited to no more than 20 dwellings per acre and a minimum of 8 dwellings per acre. Small lots in RM are not granted reduced setbacks as in R1, and buildings may cover at most 50 percent of a lot.

Given the variety of housing types and the number of units per acre allowed, RM is especially useful for the construction of housing affordable to all income levels. This includes rental apartments as well as condominiums for possible ownership by low, median, and moderate-income households. In this district, development requests for multifamily dwellings are ministerial and only require a building permit. However, the majority of existing RM zoning is located within developments that have Home Owner's Associations. Receiving approval from the HOA review may be problematic for multi-unit developments.

Following the previous Housing Element planning period, zoning was made less of a constraint on construction of affordable housing where public sewer and water are available. County zoning was updated to require that 30 percent of the housing to be developed at mixed densities with an average of eight units per acre even if the underlying zoning is low density residential.

Mobile Homes and Accessory Dwelling Units.

Within the Zoning Ordinance are rules on mobile homes and accessory dwelling units. As part of the previous Housing Element, constraints of large lot size on the attainment of affordable housing have been removed. Mobile homes (July 1976 or newer) on a permanent foundation are permitted as a single-family residence in San Benito County in any zoning district where a residence is allowed. Additionally, a “temporary mobile home”, may be allowed for occupancy as an interim dwelling for a person in need of medical supervision, an agricultural employee or a caretaker/night watchman. These “temporary” units are permitted regardless of parcel size, allow the use of mobile homes built prior to July 1976, and are based on a demonstrated need.

The zoning ordinance also includes provisions for second homes to be constructed on large parcels in the AR, AP, and R districts, provided that the home is for a family member or an employee and the density requirements for the district are met. More homes for a family member or employee may be constructed upon use permit approval. Since 2005, these use permits have been processed administratively.

San Benito County zoning regulations permit accessory dwellings through administrative processing of a use permit that determines a dwelling’s compliance with standards of district density, floor area, utility service, parking, design, and restriction on occupancy. This review is limited by second-unit permitting standards stated in State Government Code §65852.2.

A special type of accessory unit is the accessory senior dwelling unit. These units are allowed, through an administrative permit, on any parcel conforming to minimum parcel sizes, on any RR parcel of at least 40,000 square feet, and on any nonconforming parcel of at least two acres with sufficient conditions for septic systems (as determined by the Central Coast Regional Water Quality Control Board). A unit must be located within 100 feet of the main unit, with exceptions permitted by the Planning Commission, and is limited to occupancy by residents age 55 or older (lowered from age 62 in 2004).

Parking Standards.

Parking standards found in the Zoning Ordinance are liberal for single and two family homes, requiring two stalls, one covered and one uncovered. For multi-family units, the County requires an average of 2 stalls per dwelling unit with one stall needing to be covered. The County also requires one covered parking space to be provided to new senior units. Although covered parking can be provided in a garage or a carport, the costs of the additional structure may be a hardship on an affordable project. The County may consider removing the requirement for covered parking for all special needs housing including senior and other accessory housing units.

Growth Management Ordinance (No. 733):

Separate from the Zoning Ordinance are further ordinances that significantly influence housing development in the County. In October 2000, San Benito County adopted the Growth Management Ordinance, which controls the number of building permits issued by the County. The ordinance allows the issuance of only enough building permits to result in a

one-percent annual rise in population. The program contains several exemptions from the allocation process that allows for more affordable housing types, including mobile homes and accessory units.

Under the ordinance, prospective developers may apply for preliminary allocations from July to September. Applicants submit preliminary plans for their developments that are evaluated during September through November, according to an objective set of characteristics that result in a score for each project (see Appendix A). The Planning Commission reviews the projects in late November or December, and the applicants for the highest-scoring projects are granted the preliminary allocations. These applicants may then apply formally for development—for subdivision if developing for-sale housing or for building permits if developing multifamily rental housing on a non-exempt lot. For new subdivisions, including detached housing as well as condominiums, the allocations remain active for two years and then expire, though the Planning Commission may and generally does extend them when the applicants demonstrate circumstances beyond their control have prevented the allocations' use. For other non-exempt building, including multifamily rental developments, the allocations are valid during the year for which they were authorized under the build-out schedule that the Planning Commission approves. Applicants whose projects do not gain allocations may apply again in subsequent years.

The one-percent cap, reflecting the historic growth within the unincorporated San Benito County, is based on the Department of Finance yearly household projections and has allowed approximately 40 to 110 lots per year to be reviewed and potentially approved as subdivisions. Each year available allocations are calculated according to the one-percent cap, and unused allocations from the previous year are also made available during the current year. The ordinance is intended to stabilize population growth until infrastructure improvements catch up with prior growth. In the application periods from 2000 to 2007, 572 allocations were requested, and 417 allocations were awarded for market-rate housing. In 2008, allocations for two unusually large projects were requested, resulting in 1,367 requests for the year, of which 50 were granted.

Exempt from the allocation requirement are units reserved for households of moderate income and below. Construction of affordable housing units may proceed without participation in the preliminary allocation process, whether the below-market-rate units are proposed in conjunction with market-rate units or are to be developed separately. Market-rate units are also exempt from the allocation requirement if they are proposed as part of a senior-housing development containing 50 percent below-market-rate units. Also exempt are accessory units, temporary mobile homes, a watchperson's unit for a commercial or industrial establishment, and residential development on lots in existence prior to the ordinance's creation in 2000. In addition, individuals may establish one new lot for a family member without requesting an allocation.

The Growth Management Ordinance's point system (see Appendix A) intends to prioritize projects and encourage the development of affordable and higher density projects that include public services. No project is allowed to receive more than 50 percent of the year's total allocation, and 25 percent must remain available for minor subdivision requests, proposals that would result in four or fewer new lots. Most of the competition has been among minor subdivision requests for five-acre parcels, and few major subdivision requests have been received during these program periods. So, although the ordinance is designed to encourage the construction of affordable and high density housing ahead of small developments with fragmented public services, the decade's economic and construction

environment, coupled with the lack of sewer capacity in the County, has supported developments with minimal risk and quick-turn over. These developments, however, typically provide only above-moderate-income housing. The impact with of the Growth Management Ordinance is not considered an unfair or undue constraint to the development of residential housing within the County since this types of ordinance is common among other cities and counties.

Still, the ordinance as presently written would not numerically allow for the regional housing need discussed in Chapter 6. In recognition of this issue, Program 2-13 would establish new exemptions for developments of certain types and in certain locations. The program would exempt from these requirements projects that will connect to public water and sewer lines, and are therefore close to existing urban development, and would also exempt developments in which at least half of the units will be made affordable to lower income levels. Another exemption would be development agreements, which would allow the County to negotiate the type of development that would occur under the agreements, especially affordable housing, in exchange for an expedited permit processing time. A further change to the ordinance would allow any development proposing affordable housing to gain points for doing so, and not just those proposing 30 percent or more affordable housing, as in the current ordinance.

Local Procedures for General Plan Amendments—PRGI:

Another ordinance placing a constraint on housing-unit growth in the County involves General Plan amendments that could result in a “potential residential growth increase” (PRGI). In 1998, the County added a procedure and implementing ordinance to the General Plan requiring large development projects that add significantly to the General Plan Land Use Element build-out to be subject to a vote of the people. The build-out currently provides for an unincorporated population of 160,000 that is between eight and nine times greater than the existing population. Whenever a General Plan amendment, specific plan, or specific plan amendment is proposed that would potentially result in adding more than 100 dwellings to the build-out, the public vote is required. This applies to housing of all types, except for developments in a General Plan-designated “Area of Special Study,” developments composed entirely of below-market-rate housing (of which 500 dwellings per calendar year are allowed before a public vote is required), and density shifts from one area within the County to another (such as in a transferable development credits program).

Both the Growth Management Ordinance and PRGI may be considered a limitation to large development projects within the unincorporated County. However, these regulations are designed to steer large-scale development to the Cities where services can be provided efficiently, to protect the County’s agricultural lands and require the provision of affordable housing where it is determined that higher density development can be supported. The density transfer provisions are consistent with existing general plan policy that encourages transferring density to protect and agricultural lands and habitat.

Inclusionary Housing Ordinance (No. 766):

Residential developers have been required to contribute to the supply of affordable housing. The goal of the Inclusionary Housing Ordinance (No. 766), adopted by the Board of Supervisors in January 2004, was to help the County achieve a balanced community with housing available for persons of all economic levels, with priority given to those persons currently residing or working within the County. The requirements of this ordinance have applied to all single- and multi-family housing development, whether for ownership or rentership, but have not applied to farmworker housing and mobile-home park development,

Despite its intent, though, the ordinance seems to have discouraged the development of affordable units, and Program 2-14 in Chapter 10 proposes to suspend its requirements.

The Ordinance has required the provision of 30 percent affordable units for all developments of 21 or more units. Developments of three to 20 units could either construct their share (on or off-site) or pay in-lieu fees. When the in-lieu fee is chosen, a development of this size requires a fee of \$27,019.60 per lot,²² with no fee for the first two lots; an exception is developments of three or four units, for which a fractional fee is paid for the third and fourth lots. The in-lieu fee monies collected are put into a segregated account for the affordable housing program in order to assist with future development of affordable housing units. (See the Government Fees section and Tables 7-4 through 7-7 for more fees that have affected housing costs in addition to the inclusionary-housing fee.) Projects consisting of twenty-one (21) or more units or lots have been required to provide inclusionary units, and these units may be located on-site or off-site. To satisfy the inclusionary requirement on-site a residential development have been required to construct inclusionary units in an amount equal to or greater than thirty percent (30%) of the total number of units approved for the residential development (except to the extent a fraction of a unit would be required, for which the applicant may elect to substitute a fractional unit fee). For for-sale inclusionary units, the ordinance specifies how the 30 percent is to be divided among moderate-, low-, and very-low-income households.

However, the requirement of 30 percent affordable units in developments of 21 or more units appears to be discourage developments of this size, and therefore to discourage construction of affordable units. Since the 2004 adoption of the current inclusionary housing ordinance, no affordable units have been built under this ordinance's provisions. No major subdivision applications have been submitted for developments over 20 units since prior to the ordinance's adoption, a period that included the peak of the decade's residential real estate boom. The County has recently revisited the 30-percent requirement and, after exploring reduced requirements, has decided to suspend the ordinance. See Chapter 10 Program 2-14 for more details. See also Program 2-13, which proposes incentives in the form of a Growth Management Ordinance exemptions for developments composed of at least 50 percent below-market-rate housing and additional incentives for affordable housing.

One part of the ordinance that does not constraint development is the section on density bonuses for affordable housing. The suspension of the ordinance would not affect the density bonus provisions, as these are offered Statewide under State Government Code §65915, which requires local jurisdictions to grant incentives and concessions when sought by an applicant. Incentives include, but are not limited to, waiver or reduction of development standards, reduced parking area, reduced setbacks and concessions proposed by the applicant/developer that result in identifiable and actual cost reductions, provision of publicly owned land or waiver of fees or dedication requirement, and assistance with grant applications. In addition to offering these incentives under State law, the County also intends in Program 2-13 to revise the Growth Management Ordinance in a way that would encourage and expedite processing of projects that propose affordable housing.

²² The fee, as described in the Inclusionary Housing Ordinance, represents “the difference between the cost of purchasing a median price home and the cost of providing a single-family unit that is affordable to a four-person household with an income of 100% of median income.” Though the ordinance directs for an annual update of the fee amount, the fee remained at \$27,019.60 from 2004 through 2009.

Onsite and Offsite Improvements:

Developers must design new lots, improvements, and dedications of public facilities, as well as proposed map documents, in accordance with the County Subdivision Ordinance. This portion of County Code includes road standards that are designed to meet minimum safety standards (Table 7-3), and higher standards are required in areas closer to urban services. Developments adjacent to the city limits would have to build a road to city standards in anticipation of eventual annexation. The typical rural subdivision requires road improvements, provision of septic, water well, underground electric, and water tank or other source for fire suppression. The costs of these improvements vary between subdivisions depending on location, size of parcels, and distance from services. The general range is approximately \$65,000 to \$75,000 per lot. While subdivision improvements in urban areas require higher standards, the higher densities of urban development allow costs to be spread over more parcels. Site improvements for urban developments are in the range of \$40,000 to \$50,000 per lot. The costs of improvements may be higher in this County due to the lack of basic infrastructure improvements previously discussed. The improvements are generally conditions of subdivision approval and a prerequisite to a final subdivision or parcel map, and developers must either construct or make a financial commitment to constructing the improvements before the map may be recorded.

Building Permits and Code:

Once a legal lot of record has been established, a developer or property owner may apply for a building permit on that lot. The County enforces the adopted Uniform Building Code to ensure that all housing units are built to specified standards. The County has the discretion only to set standards that are more restrictive than the Code. San Benito County provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. San Benito County implements the adopted 2007 California Code, which incorporates and amends the 2006 International Building Code. The 2006 IBC/2007 California Code will be the applicable code the County is required to enforce under state law. The County also utilizes the California Disabled Accessibility Guidebook 2009 in order to ensure compliance with State and Federal law. This interpretive manual and checklist has proved valuable to building officials for interpretation of requirements, and it is available to the public for guidance and explanation of design standards for their projects.

Government Fees:

From the early stages of subdivision to the issuance of building permits on the resulting lots, San Benito County charges various fees for permit processing and project impacts. The following pages give a complete list of fees for planning applications such as subdivisions, use permits, and zone changes. Also listed are building permit fees and the impact fees that accompany them.

At the subdivision stage, the most substantial fee required by the County for housing development has been the inclusionary housing fee. Subdivision proposals have been approved on the condition that the applicant contribute to the local affordable housing fund—the required fee since 2004 being \$27,019.60 per lot, with the rate reduced for three- and four-lot subdivisions. As mentioned earlier in the text, though, this ordinance is considered a significant constraint and is proposed to be suspended. Also typically required of a subdivision is a contribution to help pay for the habitat conservation plan, a fee of \$150 to \$600 per lot, and a contribution to local parkland, either through land donation or through a fee.

At the building permit stage, the County charges impact fees for a variety of government improvements. Fees for traffic, fire protection, drainage and habitat vary with geographic areas, and the traffic impact fee of \$20,400 is by far the highest of the impact fees. Table 7-6 compares impact fees with different geographic areas of the County based on a 1,800 sq. ft. home. The highest fees are in the area in the vicinity of Hollister.

Other fees not listed may apply to residential projects, such as Negative Declaration fees to the California Department of Fish and Game (\$1,993 plus a \$50 filing fee).

Typical development fees (including impact fees) for a 1,800 square foot single-family home in unincorporated San Benito County is approximately \$54,000. Impact fees can range varying on geographic location (see Table 7-6). According to local developers, typical costs for constructions range from \$60-\$70 per square foot, a 1,800 sq. ft house, would cost approximately \$126,000 for materials and additional monies for purchase price of the land, anywhere from \$150,000 to \$325,000 depending on the size of parcel (see table 7-2) . Considering total costs for land and construction, permit fees of \$54,000 for a typical 1,800 square foot house range from 10% to 20% of total costs of development. These fees are comparable to fees charged in neighboring counties and do not represent an undue burden to single-family unit residential development.

For a typical 40-unit, 32,000 square foot, multi-family unit complex, permit fees would total approximately \$224,560 (based on square footage and typical fees represented in Table 7-6). Typical construction and land costs for a 32,000 sq-foot, 40-unit, multi-family residential development is approximately \$2,070,000. Therefore, permit fees would represent only 10% of development costs to construct a 40-unit, multi-family complex within the County. These fees are comparable to fees charged in neighboring counties and do not represent an undue burden to multi-family unit residential development.

Summary of Residential Permit Processing:

Residential construction in San Benito County can follow different courses through the permitting process depending on the scale and type of development proposed. Because they are identified as permitted and not conditional uses in certain zoning districts, construction of the primary dwelling on a parcel, a multi-unit dwelling in the RM zone, and certain second dwelling units usually require only building permits that are processed ministerially with planning approval over the counter. The County can process certain minor types of planning applications (temporary mobile homes, senior second units, lot line adjustments and non-conforming parcel reviews) administratively, reducing processing costs and times by eliminating some of the required application materials, paper notifications and staff reports. Administrative applications are processed in one month, provided that a complete application is submitted by the applicant and there are no notable problems requiring the applicant to provide further information.

However, new housing for a growing population generally requires subdivision in addition to building or use permits. The County's processing time for subdivision requests consists of multiple components. The preliminary allocation process, instituted through the growth ordinance, has helped to provide a more complete subdivision application and identify problematic projects. Following the preliminary allocation process, which takes three months at shortest, the typical unconstrained minor subdivision may receive tentative map approval within 6 months of application. The constrained parcels may take 6 months to a year to

process. Major subdivisions generally take over a year due to the environmental review process.

Funding of Governmental Services with Reduced Property Tax/Fees:

San Benito County's Property Tax Base is Low. A comparison of San Benito County's property tax base in the early 1990s revealed that it was lower than the statewide average. San Benito County received (\$0.21) twenty-one cents of the property tax dollar – about twelve cents less than the statewide average of (\$0.33) thirty-three cents. San Benito County's share of the property tax dollars was reduced in 1993 by the Education Realignment Augmentation Fund (ERAF) passed by the state legislature to (\$0.11) eleven cents.²³ A local sales tax initiative was passed in the early 1990s to maintain some basic governmental services (police, fire, library, 4-H) as a result of the recession and ERAF. The County developed a reserve prior to the sunset of the sales tax initiative.

The costs of governmental services in many jurisdictions are offset by property taxes from industrial/commercial development and sales tax. Generally, the property tax revenues generated from residential development in San Benito County is less than the cost of providing local government services. This poses a unique challenge for funding governmental services and programs in San Benito County because nearly half of the workforce (48%) commutes to work outside the County and the property tax base from commercial and industrial development are relatively weak. There is also a drain of sales tax to regional commercial facilities.

²³ ERAF shifted a proportion of the local property taxes from the state to fund constitutional mandates for education.

Table 7-4
Planning Review Fees

| Service Application Type | Planning Fees | Legal Surcharge | Public Works | Environ Health | County Fire | Total Fees Due at Time of Application |
|--|--------------------------------------|-----------------|------------------|----------------|-------------|---------------------------------------|
| Appeal – Commission - Land Use | \$500 deposit + \$100/hr | \$75 | n/a | n/a | n/a | \$575 + \$100/hr |
| Appeal – Commission - CEQA | \$500 deposit + \$100/hr | \$75 | n/a | n/a | n/a | \$575 + \$100/hr |
| Appeal – Staff – Land Use | \$500 deposit + \$100/hr | \$75 | n/a | n/a | n/a | \$575 + \$100/hr |
| Appeal – Staff - CEQA | \$500 deposit + \$100/hr | \$75 | n/a | n/a | n/a | \$575 + \$100/hr |
| Appeal – Staff – Code Violation | \$100/hr | n/a | n/a | n/a | n/a | \$100/hr |
| Building Site Review | 15% of Permit Fee | 5% of Fee | n/a | n/a | n/a | 20% of permit fee |
| C-District Review – Existing Buildings | \$1,375 | \$90 | n/a | \$147 | \$50 | \$1,662 |
| C-District Review – New Construction | \$1,375 | \$150 | \$140 | \$147 | \$50 | \$1,862 |
| Certificate Of Compliance | \$500 deposit + \$100/hr | \$500 | \$70 | \$147 | n/a | \$1,217 + \$100/hr |
| Extension – Tnt. Map | \$500 | \$75 | \$70 | n/a | n/a | \$645 |
| Extension – Use Permit | \$500 | \$75 | \$30 | n/a | n/a | \$605 |
| Facsimile | \$5 first pg + \$1 add'l | n/a | n/a | n/a | n/a | Rate/pg |
| General Plan Amendment – Map Change | \$1,000 deposit + \$25/ac + \$100/hr | \$150 + \$2/ac | \$180 + \$3/ac | n/a | n/a | \$1,330 + \$30/ac + \$100/hr |
| General Plan Amendment – Text Change | \$1,000 deposit + \$25/ac + \$100/hr | \$150 | \$240 | n/a | n/a | \$1,390 + \$25/ac + \$100/hr |
| Hrly Rate | \$100 | n/a | n/a | n/a | n/a | \$100/hr |
| Lot Line Adjustment | \$1,100 | \$50 | \$70 /lot | \$89 | n/a | \$1,239 + \$70/lot |
| M-District Review – Existing Building(S) | \$1,500 | \$90 | n/a | \$147 | \$50 | \$1,787 |
| M-District Review – New Construction | \$1,500 | \$150 | \$140 | \$147 | \$50 | \$1,987 |
| Map/Blueprint Photocopy | \$15/pg | n/a | n/a | n/a | n/a | \$15/pg |
| Major Subdivision – Tnt. Map (5 Or More Lots) | \$3,100 + \$25/lot | \$225 + \$5/lot | \$230 + \$15/lot | \$79/lot | \$100 | \$3,655 + \$124/lot |
| Mileage Charge | Current CA State Rate | n/a | n/a | n/a | n/a | Current CA Rate |
| Minor Subdivision – Tnt. Map No Sewer And/Or Water | \$2,400 + \$25/lot | \$150 + \$2/lot | \$230 + \$20/lot | \$211/lot | \$100 | \$2,880 + \$258/lot |
| Minor Subdivision – Tnt. Map With Sewer And Water | \$2,400 + \$25/lot | \$150 + \$2/lot | \$230 + \$20/lot | \$110/lot | \$100 | \$2,880 + \$157/lot |
| Monitoring Of CEQA Mitigation | \$100/hr | Actual Cost | n/a | n/a | n/a | \$100/hr |
| Non-Conforming Building Site Review | \$250 | \$25 | N/A | \$147 | \$50 | \$472 |
| Oil Well Inspection | \$200 | n/a | n/a | n/a | n/a | \$200 |
| Parcel Merger | \$1,100 | \$45 | \$30 | \$147 | n/a | \$1,322 |
| Physical Address – New w/o Permit | \$35 | n/a | n/a | n/a | n/a | \$35 |
| Planning Inspection 1 Hr Minimum | \$100/hr | n/a | n/a | n/a | n/a | \$100/hr |
| Photocopy – Text Document | \$0.50/pg | n/a | n/a | n/a | n/a | \$0.50/pg |

San Benito County 2007–2014 Housing Element

| | | | | | | |
|---|--------------------------------------|----------------|-----------------------------|-------|------|---|
| Preliminary Map (PA Submission) | \$1,950 | \$90 | \$70 | \$89 | n/a | \$2,199 |
| Public Hearing Continuance | \$250 | n/a | n/a | n/a | n/a | \$250 |
| Refund Processing Fee | \$275 | n/a | n/a | n/a | n/a | \$275 |
| Reprocessing (Minor Change) | 50% of original applcn fee | \$100 | 10% of applcn fee max \$200 | \$89 | n/a | \$189 + 60% of original applcn fee (max \$200 for PWorks) |
| Reclamation Plan | \$2,800 + \$10/ac | \$375 + \$3/ac | \$560 + \$2/ac | n/a | n/a | \$3,735 + \$15/ac |
| Requested Letter – General Info | \$120 | n/a | n/a | n/a | n/a | \$120 |
| Reversion To Acreage | \$1,100 | \$60 | \$60 | \$89 | n/a | \$1,309 |
| Road Abandonment | \$175 | \$90 | \$280 | n/a | n/a | \$545 |
| Scenic Corridor Review | \$500 + \$100/hr | \$40 | n/a | \$89 | \$50 | \$679 + \$100/hr |
| Special Plan Review (Landscaping-Grading-Fencing-Etc) | \$500 + \$100/hr | \$40 | n/a | n/a | \$50 | \$590 + \$100/hr |
| Specific Plan Of Land Use | \$2,500 + \$25/ac | \$150 + \$2/ac | \$180 + \$3/ac | \$89 | \$50 | \$2,969 + \$30/ac |
| Surface Mine Inspection | \$400 | n/a | n/a | n/a | n/a | \$400 |
| Surface Mine Re-Inspection | \$200 | n/a | n/a | n/a | n/a | \$200 |
| Temporary Mobile Home Renewal | \$100 | n/a | n/a | n/a | \$50 | \$150 |
| Use Permit – Major Conditional, General | \$3,000 | \$150 | \$200 | \$147 | \$50 | \$3,547 |
| Use Permit – Major Oil Well-Oil/Gas Storage-Labor Camps | \$3,000 | \$150 | \$210 | \$89 | \$50 | \$3,499 |
| Use Permit – Major Surface Mining | \$2,800 + \$10/ac | \$375 + \$3/ac | \$560 + \$2/ac | \$147 | n/a | \$3,882 + \$15/ac |
| Use Permit – Minor Rural Home Enterprise | \$500 | \$75 | \$40 | \$147 | \$50 | \$812 |
| Use Permit – Minor Home Occupation | \$500 | \$75 | \$40 | \$147 | n/a | \$762 |
| Use Permit – Minor Snr 2nd, Guest House, 3rd Unit | \$500 | \$60 | \$35 | \$147 | \$50 | \$792 |
| Use Permit – Minor Sign Permit (Non-Billboard) | \$250 | \$40 | \$35 | n/a | n/a | \$325 |
| Use Permit – Signs Temporary - Seasonal | \$3500 | n/a | n/a | n/a | n/a | \$35 |
| Use Permit – Minor Temp Mobile Home, Fruit Stand | \$100 | \$75 | \$50 | \$147 | \$50 | \$422 |
| Use Permit Renewal – Planning | \$400 | \$50 | \$35 | \$60 | n/a | \$545 |
| Variance | \$1,000 | \$90 | \$60 | \$89 | \$50 | \$1,289 |
| Zone Change Filed With Project | \$1,000 deposit + \$25/ac + \$100/hr | \$75 + \$3/ac | \$45 + \$1/ac | \$89 | n/a | \$1,209 + \$29/ac + \$100/hr |
| Zone Change Filed Separately | \$1,000 deposit + \$25/ac + \$100/hr | \$150 + \$3/ac | \$90 + \$2/ac | \$89 | n/a | \$1,329 + \$30/ac + \$100/hr |

In addition to the listed project fees, the Table 7-5 lists additional fees required for the purpose of environmental review of projects under the California Environmental Quality Act (CEQA):

Table 7-5
Environmental Review Fees

| Service | Planning | Legal | Public Works | Total |
|--------------------------------------|----------------------------|--------|--------------|--------|
| Statutory Exemption | \$250. | \$100. | - | \$350. |
| Categorical Exemption | \$250. | \$100. | - | \$350. |
| Request for Proposal | \$600. | \$100. | \$70. | \$770. |
| Consultant – Contract Preparation | \$1,000. | \$100. | \$70. | \$770. |
| Initial Study – Negative Declaration | \$750. | \$100. | - | \$850. |
| Notice of Preparation | \$500. | \$100. | \$70. | \$670. |
| EIR Administrative Fee | 25% of Consultant Contract | 2% | 4% | 31% |

Fees adopted January 6, 2009 by San Benito County Board of Supervisors
Ordinance No. 833 ~ Effective February 6, 2009

Table 7-6
Residential Building Impact Fees by County Area

| Impact fees | Aromas | Bolsa | San Juan Bautista Area | Hollister Area | Fairview East | Tres Pinos |
|----------------------|----------|----------|------------------------|----------------|---------------|------------|
| Drainage | \$0 | \$1,280 | \$0 | \$3,280 | \$1,280 | \$0 |
| Traffic* | \$1,020 | \$20,400 | \$4,080 | \$20,400 | \$20,400 | \$20,400 |
| Per square foot: | | | | | | |
| Road Equipment | \$0.70 | \$0.70 | \$0.70 | \$0.70 | \$0.70 | \$0.70 |
| Schools | \$2.63 | \$2.63 | \$2.63 | \$2.63 | \$2.63 | \$2.63 |
| Fire Protection | \$0.53 | \$0.25 | \$0.25 | \$0.25 | \$0.25 | \$0.25 |
| Law Enforcement | \$0.38 | \$0.38 | \$0.38 | \$0.38 | \$0.38 | \$0.38 |
| Jail/Juvenile Hall | \$0.47 | \$0.47 | \$0.47 | \$0.47 | \$0.47 | \$0.47 |
| Habitat Conservation | \$0.00 | \$0.15 | \$0.15 | \$0.15 | \$0.15 | \$0.15 |
| Parks and Recreation | \$1.80 | \$1.80 | \$1.80 | \$1.80 | \$1.80 | \$1.80 |
| Building Permit** | \$12,738 | \$33,164 | \$15,564 | \$35,164 | \$33,164 | \$31,884 |

* \$13,460 maximum for accessory senior dwelling units

** 1,800-square-foot dwelling

Table 7-7
Details of Building Permit Impact Fees

| Purpose | Fee | Per |
|--|-----------------|--|
| Drainage | | |
| In mapped area ²⁴ | \$1,280.00 | Building Permit |
| If in Basin E4 and E5 | Add \$2,000.00 | Building Permit |
| Traffic²⁵ | | |
| In mapped area | \$23,853.00 | Residential Dwelling Unit* |
| | \$11.24 | 1,000 commercial square feet |
| | \$1.93 | 1,000 industrial square feet |
| | \$5.63 | 1,000 office square feet |
| | \$13,460.00 | Accessory senior dwelling unit (1,050 square foot maximum) |
| In Union Road Benefit Area | Add \$12,401.39 | |
| Road Equipment | \$0.70 | Residential living space square feet |
| Schools | | |
| Residential ²⁶ | \$2.63 | Square foot of living space |
| Within Quail Hollow and Oak Creek subdivisions | \$2.92 | Square foot of living space |
| Commercial/Industrial | \$0.42 | Square foot of enclosed space |
| Fire Protection | \$0.25 | Square foot of all covered space |
| Aromas Fire District | \$0.53 | Square foot of all covered space |
| General Capital Improvements | | |
| Law Enforcement | \$0.38 | Square foot of all covered space |
| Jail/Juvenile Hall | \$0.47 | Square foot of all covered residential space |
| Habitat Conservation Mitigation | | |
| In mapped area ²⁷ | \$0.15 | Square foot of residential living space |
| | \$150.00 | New lot under 1 acre |
| | \$300.00 | New lot 1 to 5 acres |
| | \$600.00 | New lot over 5 acres |
| Parks and Recreation ²⁸ | \$1.80 | Square foot of residential living space |

* Refer to the following temporary mobile home traffic impact fees:

| | Agricultural Worker | Caretaker | Medical Need |
|--|---------------------|------------|--------------|
| Initial application | \$5,170.00 | \$7,984.00 | \$2,132.00 |
| First renewal (6 years) traffic deposit | \$5,170.00 | \$4,793.00 | \$2,132.00 |
| Second renewal (9 years) traffic deposit | — | \$3,197.00 | \$2,132.00 |

Traffic impact fees are collected at time of application for temporary mobile homes.

²⁴ Adjusted January and July per Construction Cost Index.

²⁵ Adjusted January and July per Construction Cost Index.

²⁶ New structures and additions over 500 square feet.

²⁷ New structures and additions that exceed 50 percent.

²⁸ New structures and additions that exceed 50 percent.

Housing for Persons with Disabilities

The rural nature of the County can be considered a mobility constraint, and even the most densely populated areas are still comparatively rural (Ridgemark, Tres Pinos). As noted in Chapter 2, persons with disabilities have a number of housing needs related to accessibility of dwelling units; available income to pay for shelter, access to transportation; employment and commercial services; and alternative living arrangements that include on-site or nearby supportive living services.

Current County zoning allows for an administratively reviewed use permit to be obtained, regardless of zoning, for a temporary mobile home with unlimited three-year renewals provided there is medical evidence of the need for supervised care. Building permit applicants for these mobile homes pay a reduced traffic impact fee, and temporary mobile homes on non-conforming parcels may be permitted administratively.

The County ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal Americans with Disabilities Act (ADA) requirements for accessibility. The County allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11 of the 2007 version of the California Code. The County works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. The County's Zoning Ordinance has been reviewed for Chapter 11 compliance and determined that it was found to be compliant. The ordinance to allow administrative review for retrofitted handicapped ramps in setback areas to the degree they are designed to ADA standards and obtain necessary County building and/or encroachment permits.

The State of California has removed any County discretion for review of small group home projects (six or fewer residents). The County does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. The County does require a Conditional Use Permit for group homes of more than six persons in zones where residential uses are allowed and in the C-2 Neighborhood Commercial District. There are no County initiated constraints on housing for persons with disabilities caused or controlled by the County.

Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes.

The County implements and enforces Chapter 11 of the 2007 California Code, which is very similar to ADA. The County provides information to applicants or those inquiring of County regulations regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities.

Permits and Processing.

The County does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The County's requirements for building permits and inspections are the same as for other residential projects and are fairly simple and straightforward. County officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

The County does not impose special occupancy permit requirements for the establishment or retrofitting of structures for residential use by persons with disabilities. If structural

improvements were required for an existing group home, a building permit would be required. A new group home proposed for more than six persons requires use permit approval (no design review in San Benito County).

8. PROGRAM EVALUATION

The following programs were included in the previous Housing Element to accommodate housing need during the 2001–2008 planning period. This chapter describes the status and apparent effectiveness of each program.

Goal 1. Availability

Program 1-1.

Annual review of vacant land for housing types.

Status and Effectiveness: This task was not completed.

Program 1-2.

Minimization of governmental constraints on housing.

Status:

1. **Amend the zoning ordinance to allow administrative review of senior second units and temporary mobile homes.** Allowed by County Ordinance 784, adopted by the County in April 2005.
2. **Amend the zoning ordinance to allow the development of senior second units on nonconforming lots containing a minimum of 2 acres.** Allowed by County Ordinance 768, adopted by the County in May 2004.
3. **Reduce the residential traffic impact fees for special needs housing (senior second units and temporary mobile homes).** Building permits for these housing types have been made subject to a reduced traffic impact fee.
4. **Amend the senior second units section of the zoning ordinance to exempt the net increase in floor area dedicated to providing handicap accessible housing from the total square footage of the residence.** Ordinance 784, adopted in April 2005, allows 150 additional square feet of interior space if needed provide for handicap accessibility.
5. **Exempt the net increase in floor area dedicated to providing handicap accessible housing from building permit impact fees.** The County continues to charge building permit impact fees for additional square footage necessary for handicap accessibility. This item will be continued as a program in the 2007–2014 planning period.
6. **Request reduction in application processing fees for special needs housing that is not currently provided in San Benito County.** Special-needs housing is exempt from provisions of the County Growth Management Ordinance, reducing the processing time for such developments. Reduced impact fees are imposed on installation of temporary mobile homes.
7. **Prepare a mailer annually to homeowners of deed-restricted affordable units explaining resale prices as adjusted to annual changes in Median Income Limits of HUD.** This practice began in 2008.
8. **Amend Section 18.38.050 of the zoning ordinance to allow administrative review for the construction of retrofitted handicapped ramps in setback areas to the degree they are designed to ADA standards and obtain necessary County building and/or encroachment permits.** Under County Ordinance 784, adopted April 5, 2005, uncovered ramps designed according to the Americans with Disabilities Act of 1990 are allowed to be constructed within required setbacks, provided they minimize encroachments into setbacks and provided they are built for existing buildings. The permit for this type of ramp is issued ministerially under this ordinance.
9. **Amend the Land Use Element map to redesignate the sphere-of-influence of the cities to Rural/Urban and amend the Land Use Element to allow densities up to 20**

units per acre in the Sphere of Influence of a city for projects that include 50% affordable and 50% above-market-rate units. An amendment to the General Plan Land Use Element following adoption of the Housing Element established that Hollister’s unincorporated sphere-of-influence would become Sphere-of-Influence Rural/Urban, a designation that implements this program item.

Effectiveness: Except for item 5, the County has implemented the above program items. Data is not available on the direct results of each specific program item, though they offer the public options not available prior to this program.

Program 1-3.

Redesignation of constrained Rural/Urban vacant land.

Status: County Ordinance 802 was adopted in November 2006 and permits—on land formerly permitting one dwelling per five acres—up to 20 dwelling units per acre on 94.61 acres and 8 dwelling units per acre on 68.23 acres.

Effectiveness: These lands have not been built.

Program 1-4.

Amend Zoning Ordinance to Allow Administrative Review of Third or Fourth Unit for an Agricultural Employee in the Agricultural Zoning District.

Status: Ordinances adopted during the program period established these types of units as requiring administratively-processed permits.

Effectiveness: The County Planning Department does not have detailed numbers on this type of development readily available, but applications have been received and approved during the program period.

Goal 2. Increase the Diversity of Housing Types and the Quantity of Housing that will be affordable to Very Low, Low, and Moderate Income Households During the Program Period.

Program 2-1.

30 percent mixed types of residential development where public sewer and water services are available with a minimum of 8 units per acre.

Status and Effectiveness: Under the current County General Plan Land Use Element, new residential development within areas designated Rural/Urban by the element is presently subject to this requirement. Additionally:

1. **Amend the Land Use Element to implement Goal 1, Policy 1A.** Annual review of sites with public services that would encourage development of various housing types for different income levels appears not to have been added to the Land Use Element.
2. **Amend the Zoning Ordinance to require mixed residential development types in all residential zoning districts and Planned-Unit Developments.** Under County Ordinance 784, adopted in April 2005, mixed development types are required of developments of five or more dwellings in the Single-family Residential (R1) and Planned-Unit Development (PUD) zoning districts, and “intensity of development will be directly proportional to the level and availability of public and private services,” with a minimum density of eight dwellings per acre, in the Residential Multiple (RM) district.
3. **Amend subdivision application forms to ensure submittal of applications consistent with Goal 1, Policy 1A.** The current subdivision application form used by the

County does not refer to the availability of public services with the purpose of encouraging mixed housing types.

4. **Amend the zone change application forms to ensure potential applicants of the requirement for mixed housing in the R1, Single Family Residential zoning district.** The County's current zone change application form does not refer to the R1 zoning district's requirement for mixed housing types.
5. **Prepare an information mailer describing the policy change for project engineers, the San Benito County Board of Realtors and local development organizations.** It is unclear whether this mailer was prepared and distributed

Program 2-2.

Program to stimulate the construction of affordable housing and establish local funding for affordable housing.

1. **Conduct an annual review of the inclusionary housing program to assess the affects on market rate housing as part of Housing Element Program 1-1.**
2. **Adopt an inclusionary housing ordinance with a requirement that 30% of all new residential development is constructed as affordable housing or in-lieu fees are collected for smaller scale development and constructed for persons with a physical disability. The exceptions to the inclusionary ordinance shall not be applied to subsequent subdivision of designated remainder parcels.**
3. **The median income of the employees that reside and work in San Benito County is significantly lower than the HUD San Benito County Median Income Limits. Therefore, the highest priority for inclusionary homes shall be San Benito County residents working in San Benito County.**

Status: The County established its inclusionary housing regulations by adopting Ordinance 766 in 2004. This includes requirements for 30 percent of development as affordable housing and for in-lieu fees collected for small developments.

Effectiveness: Since Ordinance 766 was adopted in 2004, no new affordable housing unit has been constructed as part of the inclusionary housing program. The ordinance requires that such units be constructed as part of any development proposing 21 or more residences, with 30 percent of the residences reserved for moderate and lower income groups. No development of at least 21 units has been approved by the County since the ordinance's adoption. All other developments of at least three lots have been required to pay an in-lieu fee into a fund for affordable housing; as of September 2008, \$274,578.43 had been collected toward this need. A portion of this fund pays for a housing programs coordinator staff position. Among other responsibilities, this staff member review grants for additional affordable housing funding. However, as described in Chapter 7, this ordinance is considered a constraint on development sufficiently significant enough to require suspension of the ordinance.

Program 2-3.

Prioritized processing and reservation of the majority of the excess wastewater transmission capacity on the Southside Road sewer main for a mixed-use affordable housing project with at least five percent of the rental housing constructed for disabled access and livability.

Status: The Southside Road sewer main presently serves the Riverview Estates affordable housing development, established in the 1990s. Substantial capacity remains available in the main, which could be used for additional development in the area. However, the potential development identified in the program did not occur. This development would have

depended on the City of Hollister’s wastewater treatment plant, to which new connections were prohibited until 2008. Meanwhile, no application for development in the interim was received, and the suggested workshops were not held.

Effectiveness: Progress has not been made in the establishment of the affordable housing on Southside Road identified as an objective in this program. The program shall be continued into 2007–2014.

Program 2-4.

Reduction of the minimum parcel size in the R1 zoning district and Planned-Unit Development district to facilitate construction of smaller residences on smaller parcels.

Status: County Ordinance 784, adopted in 2005, reduced the R1 district’s minimum lot size in areas with public sewer and water service from 7,200 square feet to 5,000 square feet.

Effectiveness: Though no residential subdivision has been approved in R1 zoning since the 2005 ordinance, development has been proposed that includes R1 lots smaller than 7,200 square feet.

Program 2-5.

Establishment of Section 8 housing in unincorporated San Benito County.

Status: The Section 8 Housing program provides rental assistance to low-income individuals and families. The Section 8 Housing program is currently being administered by the Santa Cruz County Housing Authority. Section 8 housing is currently offered within the City of Hollister and San Juan Bautista jurisdictions. This program called for the County to partner with the Santa Cruz County Housing Authority to retain the affordability of 30 Section 8 housing units and establish a permanent Section 8 Housing in the unincorporated area of the County. The 30 units, located in the unincorporated area of the County, remained as part of Hollister’s Section 8 housing program.

Effectiveness: The Section 8 Housing program was not permanently established within the unincorporated area of the County. The County’s overall goal was not obtained during the program period. The Housing and Economic Development Department will progress with future implementation of housing-related programs such as the Section 8 Housing program. Due to the validity of the Section 8 Housing program and with dedicated staffing resources, the County Housing and Economic Development Department will continue the establishment of permanent Section 8 Housing within the unincorporated area of the County and anticipates meeting this goal during the upcoming program period.

Program 2-6.

Permitting of accessory apartments in any zoning district with a residential development that has public sewer and water service

Status: County Ordinance 768, adopted in 2004, allows administratively reviewed use permits to be issued for accessory dwellings in residential districts with public sewer and water service.

Effectiveness: The program’s objective was to establish five accessory units in the Rancho Larios development near San Juan Bautista. However, as determined from building permits on record, no accessory units appear to have been constructed there.

Program 2-7.

Mobile/manufactured homes on permanent foundations.

Status: The County presently treats mobile and manufactured homes on permanent foundations as it does other residential structures on permanent foundation.

Effectiveness: Members of the public have applied for and received building permits for this type of construction.

Program 2-8.

Second units for seniors.

Status: County Code §18-145.4 remains in effect to allow the issuance of administratively reviewed use permits for senior housing.

Effectiveness: In recent years, the County has approved approximately five accessory senior dwelling unit permits per year.

Program 2-9.

Allowing construction of residences for family members and agricultural employees in the agricultural zoning districts, provided that density standards can be met, and amending zoning ordinance to allow administrative review.

Status: County Ordinance 784, adopted in 2005, allowed use permits for such residences to be processed administratively. In AR, AP, and R zoning districts, use permits are required for third and fourth units of this type, while second units generally need only a building permit.

Effectiveness: For second units requiring no use permit review, a count of permits issued is not available. For third and fourth units, the County has received few use permit applications during the program period; only six applications for nine residences have been logged.

Program 2-10.

Self-help housing.

Status: The self-help housing program offers very low and low-income families the opportunity to use their “sweat equity” as the down payment on a new home that would otherwise be out of their reach. Families work side by side devoting time in finishing their new homes. Self-help housing is that which is privately and public funded, and which the future owner-resident and sponsoring agency provide funding, materials and/or labor. Under the program, the County would assist in the development of affordable housing by working with qualified sponsors and agencies that contribute funds and/or labor for self-help housing development within the County in order to maximize funding sources for the construction of affordable housing.

Effectiveness: There were no self-help housing units constructed within the unincorporated area of the County during the program period. The County’s overall goal was not obtained during the program period. The Housing and Economic Development Department will progress with future implementation of housing-related programs such as the self-help housing program. The County Housing and Economic Development Department will network with qualified local non-profit affordable housing developers to identify sites and leverage funds to assist in the development of self-help housing units. Due to the validity of the self-help housing program and with dedicated staffing resources, the County Housing and Economic Development Department will continue the establishment of self-help housing within the unincorporated area of the County and anticipates meeting this goal during the upcoming program period.

Program 2-11.

Amendment of the Growth Management System ordinance to provide greater incentives to construct affordable housing.

Status: The current Growth Management Ordinance does not exempt the specific type of project stated in Program 2-11, “developments with at least 50% of the housing units as affordable with a range of affordability.” However, affordable housing units in general are exempt, as are project entirely for senior citizens in which at least half of the units are made available to senior citizens of various income levels below the area median. In addition, the ordinance has subsequently been reviewed as prescribed in Program 2-11 and is currently undergoing revision under direction of the County Board of Supervisors.

Effectiveness: The exemption was not implemented and will be continued as a program for the 2007–2014 planning period.

Goal 3. Stable Long-Term Funding for Maintaining Housing Programs and the Construction of a Mixture of Housing Types and Densities with Emphasis Making Housing Available to Extremely Low, Very Low, Low and Moderate Income Households.

Program 3-1.

Utilize state and federal funds for affordable housing.

HOME Investment Partnership Program (HOME)

Status: The HOME program assists cities, counties and nonprofit community housing development organizations (CHDOs) to create and retain affordable housing. Under this program, the County would re-use existing Program Income to issue new HOME First-Time Homebuyer (FTHB) Program loans to very low and low-income first-time homebuyers for down payment assistance within the unincorporated area of the County. The Community Services and Workforce Development (CSWD) Department, which currently administers the County HOME FTHB Program, continued to receive HOME Program Income from loan payoffs of down-payment second mortgages originally issued from 1994, 1995 and 1998 during the program period.

Effectiveness: CSWD did not issue any new HOME FTHB Program loans during the program period. The County’s overall goal was not obtained during the program period. The County recently hired a Housing Programs Coordinator to assist the CSWD with the administration of the HOME FTHB Program. The County Housing and Economic Development Department is currently in the process of preparing updated program guidelines, to submit to the California Housing and Community Development Department (HCD) for approval to issue new HOME FTHB loans from existing Program Income.

The Housing and Economic Development Department will maximize the existing HOME Program Income to re-issue new first-time homebuyer down payment assistance loans during the upcoming program period. Due to the validity of the HOME FTHB Program and with dedicated staffing resources the County Housing and Economic Development Department will continue the County HOME FTHB Program and anticipates meeting future goals for the upcoming program period

Office of Migrant Services (OMS)

Status: The Office of Migrant Services (OMS) provides funding for safe, decent and affordable seasonal rental housing and support services for migrant farmworker families during the peak harvest season. Under this program, the County would secure OMS funding for a future remodel of an additional bunkhouse to expand total capacity from 46 to 68 rooms and from 184 to 272 units to meet demand for farmworker housing located at the County Southside Road Migrant Center labor camp. The Community Services and Workforce Development (CSWD) Department applied and received grant funds from the OMS during the program period. San Benito County received a grant of 2 million dollars in 2006 for the remodel and additional bunkhouse. Funding received for FY 2008/2009 totaled \$346,000. The County is utilizing these funds for a future remodel of an additional bunkhouse located at the Southside Road Migrant Center labor camp. The completion of the additional bunkhouse is scheduled to be completed by June 2010 to expand total capacity from 46 to 68 units and from 184 to 272 beds to meet demand for farmworker housing. Due to the state budget, the completion date was pushed back from June, 2009 to June, 2010.

Effectiveness: The County's overall goal to secure OMS funding was obtained during the program period. The CSWD will continue to oversee the completion of the additional bunkhouse which is scheduled to be completed by June, 2010 to expand total capacity from 46 to 68 rooms and from 184 to 272 units to meet demand for farmworker housing. CSWD anticipates meeting this goal during the upcoming program period.

Community Development Block Grant (CDBG)

Status: Under this program, the County would secure and maximize CDBG funds to continue to subsidize and provide housing-related programs and services within the County. The Community Development Block Grant (CDBG) provides funding for housing activities, public improvements, public facilities, and public service projects serving lower-income people in small, typically rural communities. The Community Services and Workforce Development (CSWD) Department applied and received CDBG funds during the program period.

Effectiveness: The County's overall goal to secure CDBG funding was obtained during the program period. CDBG funds were used to maximize the following housing-related services and programs during the program period:

Homeless Shelter: The 24 bedroom Winter Homeless Shelter component is currently operated by the Homeless Task Force of San Benito County. During the program period, approximately 50 homeless residents received services annually through the \$100,000 CDGB allocation for the Winter Homeless Shelter. The Winter Homeless Shelter operates starting on the first Friday after Thanksgiving each year through the 15th of March each year.

Emmaus House. The Emmaus House is a local non-profit organization which offers a year around domestic violence shelter to San Benito County residents. During the program period, over 100 clients have accessed the "Emmaus House" for domestic violence related services. The \$150,685 allocation of CDBG funds provided eligible battered women access to the Emmaus House shelter and related services. The Emmaus House makes available a shelter facility providing a furnished room and meals for women assisted during the program period.

Community Pantry. The Community Pantry is a non-profit, self-help supplemental food program for low-income families in San Benito County. The Community Pantry was allocated \$41,815 of CDBG funds which were used to replace supplies and equipment used in their

operations of providing food to Targeted Income Groups. During the program period, the Community Pantry served approximately 1,377 individuals and families per month with approximately 594 being senior citizen households.

Community Services and Workforce Development (CSWD): With a total grant allocation of \$60,000 of CDBG funds the CSWD provided low-income families with renter's assistance and stop eviction services. Families who are in the process of being evicted and who cannot afford their first month's payment applied and received services. Those eligible during the program period received a grant in the amount of \$650.

CSWD will continue to apply for CDBG funds during the upcoming program period. CSWD will continue to maximize CDBG funding in order to continue housing-related programs and services such as Winter Homeless Shelter, Emmaus House and Community Pantry within the County.

Community Services Block Grants (CSBG)

Status: CSBG funds provide a range of services and activities to assist the needs of low-income individuals including the homeless, migrants and the elderly. Under this program, the County would secure and maximize CSBG funds to continue to subsidize and provide housing-related programs and services within the County. The Community Services and Workforce Development (CSWD) Department applied and received CSBG funds during the program period to fund services to low-income residents of San Benito County.

Effectiveness: The County's overall goal to secure CDBG funding was obtained during the program period. CSBG funds were used to provide the following services and programs during the program period:

Home Renters Assistance. CSWD provided low-income families with renter's assistance and stop eviction services. Eligible families who were in the process of being evicted and who could not afford their first month's payment applied and received services. Eligible families received a grant in the amount of \$650. Funds from the CSBG allocation provided staff support in the form of approximately 1.25 full-time employees (FTE). These funds assisted with the department's service delivery quality including serving seasonal migrant workers, workforce development, PG&E assistance and rental assistance. CSWD serves approximately 7,000 participants on an annual basis.

CSWD will continue to apply for CSBG funds during the upcoming program period. CSWD will continue to maximize CSBG funding in order to subsidize and provide housing-related programs and services within the County.

Emergency Housing and Assistance Program (EHAP)

Status: EHAP funds provided facility operating grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families. Under this program, the County would secure and maximize EHAP funds to continue to subsidize and provide housing-related programs and services within the County. The Community Services and Workforce Development (CSWD) Department applied and received EHAP funds during the program period. CSWD received funding from 2002 to 2008 in annual amounts ranging from \$15,000 - \$25,000.

Effectiveness: The County's overall goal to secure EHAP funding was obtained during the program period. EHAP funds were used to provide the following services and programs during the program period:

Rental Assistance. EHAP funds were used to provide rental assistance for emergency and transitional shelter purposes. With these funds, a minimum of 60 families were assisted through the emergency and transitional shelter programs and an additional 30 families received home renters assistance during the program period.

CSWD will continue to apply for EHAP funds during the upcoming program period. CSWD will continue to maximize EHAP funding in order to subsidize and provide housing-related programs and services within the County.

Federal Emergency Shelter Grants (FESG)

Status: FESG funds provide for emergency shelters, services and transitional housing for homeless individuals and families. FESG funds provide for emergency shelters, services and transitional housing for homeless individuals and families. The Community Services and Workforce Development (CSWD) Department applied and received FESG funds during the program period up to 2004. 2004 was the last year the County received funding through the FESG program.

Effectiveness: The County's overall goal to secure FESG funding was obtained during the program period. CSWD will continue to apply for FESG funds during the upcoming program period. CSWD will continue to maximize FESG funding in order to subsidize and provide housing-related programs and services within the County.

Emergency Food and Shelter Program (EFSP)

Status: Under this program, the County would secure and maximize EFSP funds to continue to subsidize and provide housing-related programs and services within the County. EFSP was created to supplement and expand the work of local Social Services agencies, both non-profit and governmental, in an effort to help people with economic (not disaster-related) emergencies. The funds through the Federal Emergency Management Agency help supplement food programs, rent/mortgages, and utility assistance. Funding from this program may provide shelter in motels/hotels when necessary. Another shelter provision is the supplementation of one month's rent/mortgage and/or one month's utility bills, or it may also purchase food for a meal site or pantry. The Community Services and Workforce Development (CSWD) Department applied and received EFSP grant funds during the current program period.

Effectiveness: The County's overall goal to secure FESG funding was obtained during the program period. EFSP funds were used to provide the following services and programs during the program period:

Stop Eviction Services. CSWD used the \$15,036 of allocated EFSP funds to provide low-income families with renter's assistance and stop eviction services. Eligible families who were in the process of being evicted and who could not afford their first month's payment applied and received services. The eligible participants received grants in the amount of \$650.

CSWD will continue to apply for EFSP funds during the upcoming program period. CSWD will continue to maximize EFSP funding in order to subsidize and provide housing-related programs and services within the County.

Low-Income Heating & Energy Assistance Program (LIHEAP)

Status: Under this program, the County would secure and maximize LIHEAP and/or EAP funds to continue to subsidize and provide housing-related programs and services within the County. LIHEAP funds provide money to help low-income households make home heating more affordable, avoid shutoff of utility services during the winter, and maintain a warm, safe, and healthy environment for households with young children, the elderly, and the disabled. The Energy Assistance Program (EAP) provides payments made to energy companies and in most cases directly to clients to help pay a portion of home heating costs. Client education and furnace repair/replacement are also offered. The Community Services and Workforce Development (CSWD) Department received EAP funds during the program period.

Effectiveness: The County's overall goal to secure EAP funding was obtained during the program period. EAP funds were used to provide the following services and programs during the program period:

Utility Payment Assistance: EAP funds were used during the program period to provide assistance with payment of utility and propane bills. A total of 764 (seven hundred and sixty-four families) were served during the program period.

CSWD will continue to apply for LIHEAP and/or EAP funds during the upcoming program period. CSWD will continue to maximize EAP funding in order to subsidize and provide housing-related programs and services within the County.

Program 3-2.

Housing trust fund—lobbying of local legislators and solicitation of funding from the Silicon Valley Leadership Group, Santa Clara County, and regional organizations to generate funding for affordable housing and participation in special needs housing, transportation improvements from commuters in order to remove infrastructure and funding constraints to the provision of affordable housing.

- 1. A quantification of the projected housing need in San Benito County based on local employment growth over the past twenty years.**
- 2. A comparison of the projected local housing need to the actual Regional Housing Need for San Benito County from the 1992-1997 and 2001-2008 program periods.**
- 3. A comparison of the percentage of commuters that commute into San Benito County over the past 20 years with number of housing units established per job within San Benito County and neighboring counties.**
- 4. Prepare a summary of the residential growth forecasted in San Benito County by organizations/agencies such as the Santa Clara Valley Transportation Authority, the Association of Bay Area Governments, the Santa Clara County General Plan and the Silicon Valley Manufacturing Group.**
- 5. Prepare an evaluation of the cost to San Benito County of providing governmental services per net-out commuter.**
- 6. Prepare a comparative evaluation of the income gap and affordable housing gap between the median income in San Benito County and the median wage earner working in San Benito County.**

Status: The program's objective involved a trust fund "to provide match funding for affordable housing programs and to administer special housing needs programs." Funding for

affordable housing was gathered by Community Services Workforce Development (CSWD) from repayments of HOME-funded second-mortgage loans. One use of these funds was the purchase of a rental property by Community Services Development Corporation for low-income renters. CSWD intends to fund second mortgages for low-income families with a combination of these funds and future HOME funds.²⁹

The other tasks of this program, however, were not prepared for the purpose of the housing trust fund. The County also did not seek funds from Silicon Valley Leadership Group and Santa Clara County.

Effectiveness: While the County did not receive funding from the named organizations, CSWD has established a mechanism for funding affordable housing based partially on federal HOME funds.

Program 3-3.

Promote higher densities (20 units per acre) within or near city sphere-of-influence to provide incentive to increase the construction of special needs housing and multifamily affordable housing.

Status: Though the City of San Juan Bautista sphere of influence is not designated in this manner, the City of Hollister sphere of influence is designated in the County General Plan as allowing development as dense as 20 units per acre

Effectiveness: This has not resulted in the development of unincorporated land for special-needs and affordable housing. One significant impediment during that time was the sewer-connection moratorium in the City of Hollister's wastewater treatment plant service area. However, the increased permissible density remains in effect, reducing the investment in land required for production of housing.

Goal 4. Rehabilitation/Conservation of Affordability

Program 4-1.

Housing rehabilitation with federal and state grants.

Status: The County has encouraged the continued affordability of both rental and ownership housing opportunities through this program. The program intends to stimulate and encourage private and affordable housing rehabilitation and make use of available Federal and State programs.

Effectiveness: There were no affordable housing rehabilitated units constructed within the unincorporated area of the County during the program period. The County's overall goal was not obtained during the program period. The Housing and Economic Development Department will progress with future implementation of housing-related programs such as rehabilitation of affordable housing. The County Housing and Economic Development Department will also network with qualified local non-profit affordable housing developers to identify sites and leverage funds to assist in the development of affordable housing rehabilitation. Due to the validity of an affordable housing rehabilitation program and with dedicated staffing resources the County Housing and Economic Development Department will pursue the establishment of a rehabilitation program within the unincorporated area of the County and anticipates meeting this goal during the upcoming program period.

²⁹ Correspondence with Kathy Flores, San Benito County Health and Human Services Agency, May 21, 2009.

Program 4-2.

Preservation of legal nonconforming housing stock.

Status: County Ordinance 768, adopted May 25, 2004, allows nonconforming residential uses to continue as below-market-rate accessory dwelling units.

Effectiveness: While applications have been received to convert nonconforming housing stock to affordable housing, the Planning Department does not have a detailed record of the number of deed restrictions requiring below-market-rate pricing of rents in such units. Nevertheless, the ordinance will remain in effect, as it offers property owners an option to preserve existing housing stock.

Program 4-3.

Code Enforcement—collection of fees.

Status: This program implements housing, building and fire code enforcement to ensure compliance with basic health and safety building standards, and provide information about rehabilitation loan programs for use by qualifying property owners who are cited. In particular, contact owners of structures that appear to be in declining or substandard condition, offer inspection services, and advertise and promote programs that will assist in funding needed work. The County continued to fund a Code Enforcement Officer during the program period. The Code Enforcement Officer reviews all properties within the unincorporated area of the County for property maintenance and compliance issues. The Code Enforcement Officer responds to families living in unauthorized unsafe structures/trailers that can be permanently displaced by code enforcement.

A Relocation Ordinance was implemented in 2007 under Chapter 5 of the County Code. The Relocation Ordinance includes provisions to collect fees from property owners to pay for interim housing when families are displaced due to unsafe living conditions.

Effectiveness: The Code Enforcement Officer will continue to implement housing, building and fire code enforcement to ensure compliance with basic health and safety building standards, and provide information about rehabilitation loan programs for use by qualifying property owners who are cited. In particular, contact owners of structures that appear to be in declining or substandard condition, offer inspection services, and advertise and promote programs that will assist in funding needed work.

Program 4-4.

Code Enforcement—temporary shelter for persons or families displaced by Code Enforcement.

- 1. The Planning Department will apply to amend the use permit for Southside Road transitional housing to allow placement of six recreational vehicles for up to 180 days per displaced family unit a permanent site is established.**
- 2. The Planning Department will solicit donation of unwanted temporary mobile homes from community organizations and advertisements in local news publications.**
- 3. Conduct a feasibility study of establishing a site at the Southside Road Labor Camp for families displaced by code enforcement action.**

Status: The above steps were not completed, though an ordinance was adopted to assist in the relocation of tenants displaced by abatement of illegal residential units. County Ordinance 774 was adopted in 2004 and applies to tenants forced to leave a unit when a

Code Enforcement action requires a unit's rehabilitation or when a court orders vacation of a unit because of its substandard condition or its "unlawful existence, use or occupancy." Owners of units requiring rehabilitation or vacation are made responsible for providing relocation assistance, and a County fund is made available to tenants in the absence of the property owner, who must reimburse the fund. The ordinance further specifies the assistance measures and obligations and the procedure of initiating relocation assistance.

Effectiveness: The County will retain Ordinance 774, with updates and improvements to its efficacy as needed. Meanwhile, the County will also retain this program for temporary shelter using recreational vehicles and mobile homes for the 2007–2014 Housing Element.

Program 4-5.

Rehabilitation of former farmworker housing.

Status and Effectiveness: The program called for an informational brochure, a workshop, a grant application for housing rehabilitation, and rehabilitation of four units. These steps did not take place.

Goal 5. Intergovernmental Coordination

Program 5-1.

Removal of infrastructure constraints to the new construction of affordable housing.

1. Facilitate streamlined environmental review and approvals for expansion of Hollister's wastewater treatment plant and connection of Sunnyslope County Water District to the plant in 2004.
2. Host a workshop with the community of Tres Pinos, Tres Pinos Water District, and San Benito County Water Districts and Community Development Workforce to explore options for a building renovation program and grants/programs to upgrade water lines and increase water supply and storage in 2005.
3. Request LAFCO to evaluate long-term water and wastewater disposal in the Municipal Reviews of special districts and the cities.
4. Educate special districts about the constraints the lack of services pose to the provision of housing.

Status: The Hollister wastewater treatment plant was a City of Hollister project, outside the jurisdiction of the County. Presently Sunnyslope is not pursuing connection to the Hollister plant for its sewer lines and instead performs its own wastewater treatment. The Tres Pinos workshop did not occur, and it is unclear whether the outreach to special districts took place. LAFCO, however, has extensively discussed long-term water and wastewater disposal in its November 2007 Countywide Municipal Services Review document.

Effectiveness: The primary objective of this program involved alleviating sewer and water constraints on development in the Rural/Urban land use areas, with urban-level development to be constructed by 2006. The major center of this constraint issue was Hollister, where progress on wastewater capacity expansion was not completed until 2008. Until that time, a moratorium on new sewer connections was imposed on the wastewater treatment facility's service area. That constraint has been removed.

Program 5-2.

Mortgage Credit Certificate Program (MCC).

Status: The Mortgage Credit Certificate Program (MCC) provides tax credits to income eligible homebuyers. The Mortgage Credit Certificate Program (MCC) reduces the amount of

Federal income tax the homeowner pays, thus giving more available income to qualify and pay for a mortgage loan. Under this program, the County would establish a MCC program within the County. The Mortgage Credit Certificate Program (MCC) was not established during the program period. The County recently hired a Housing Programs Coordinator to administer the Housing and Economic Development Department.

Effectiveness: The Housing and Economic Development Department will progress with future implementation of housing-related programs such as the MCC program. Due to the validity of the MCC program and with dedicated staffing resources the County Housing and Economic Development Department will continue the establishment of the MCC program within the unincorporated area of the County.

Program 5-3.

Habitat for Humanity.

Status. The program aimed to form a local chapter of Habitat for Humanity in San Benito County in order to invite volunteer labor to construct housing, as well as involving the housing's future residents in the construction to build "sweat equity." Habitat for Humanity of San Benito County first formed in 2004 and became an official Habitat for Humanity Affiliate in 2005. The organization spent the past few years raising capital and in 2008 completed the rehabilitation of two residential single family residences.

Effectiveness. The County's overall goal was obtained during the program period. The County Housing and Economic Development Department will continue to partner with Habitat for Humanity to identify sites and leverage funds to assist in rehabilitation and/or repairs of selected residential units for the upcoming program period.

Program 5-4.

Amendment of the San Benito County General Plan Land Use Map to redesignate the Rural Residential (one-acre minimum) lands in the spheres of influence of Hollister and San Juan Bautista to the Rural/Urban land use designation in order to stimulate the construction of affordable housing and housing for special needs groups.

Status:

- 1. Remove land use policy/infrastructure constraints by allowing the use of an interim batch wastewater plant(s) in a Sphere-of-Influence limited to the 2001-2008 program period when it can be shown through design that wastewater will be connected to a regional wastewater system when sewer services are available.** The Sphere-of-Influence Rural/Urban designation, added to the General Plan Land Use Element following adoption of the 2001–2008 Housing Element, allows the use of interim batch plants. These facilities were necessary for urban-level development during the City of Hollister's wastewater moratorium.
- 2. Alter the zoning in the sphere of influence of the cities from Rural Residential (one-acre minimum) to be consistent with the applicable jurisdiction to avoid underdevelopment of vacant lands.** These lands currently remain zoned Rural Residential (RR), with a one-acre minimum lot size. At the time of this program, the City of Hollister was undergoing an update of its General Plan, and the land-use direction of the General Plan had potential to change, which in turn raised the possibility of the County's land uses' becoming inconsistent with the City's.

Effectiveness: No batch plants were established in the unincorporated spheres of influence during the program period. However, as the program was established primarily to bypass the

City of Hollister’s wastewater connection moratorium, and that moratorium has been discontinued, the County needs not continue the batch plant program item. .

Program 5-5.

Lobbying of state legislators to remove liability constraints for the construction of multifamily dwelling units, condominiums, and townhouses.

Status: The means by which the County would lobby State government for this program are limited. The County, as a local government, is unable to take direct action at the State level on the issue of construction liability and has limited influence, being represented by only two of the 120 State legislators.

Effectiveness: Measuring the results of this program is difficult for lack of tangible results, but the issue is important enough to warrant continued action by the County.

Goal 6. Equal Opportunity

Program 6-1.

Promotion of awareness of fair housing.

Status: The Fair Housing Act, Title VIII of the Civil Rights Act of 1968, Article III, Sec. 15-36, et seq. prohibits discrimination in housing because of: race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children -under 18), handicap (Disability), sexual orientation, age and marital status. This program intends to promote Fair Housing throughout the community at large on an ongoing basis.

The County Housing and Economic Development Department distributed fair housing materials in both English and Spanish in regards to local HUD Approved Certified Counseling Agencies to the community at large. Materials were displayed throughout local community including senior centers, social service offices, and other public locations. Information regarding Fair Housing was also mentioned at all housing-related homebuyer, credit management, financial literacy, and foreclosure prevention workshops. County staff referred all fair housing issues to local HUD Approved Certified Counseling Agencies such as Monterey County Housing Alliance (MOCHA) and Project Sentinel who offer services such as fair housing assistance, homebuyer education, mortgage default resolution counseling, pre-purchase counseling, post-purchase counseling, predatory lending, renter’s assistance and services for the homeless.

Effectiveness: The County’s overall goal was obtained during the program period. The County Housing and Economic Development Department will continue will continue to partner with local HUD Approved Certified Counseling Agencies for ongoing promotion of Fair Housing throughout the community, at large.

Program 6-2.

Language barriers.

Status: The program intends to promote and distribute housing-related materials relating to housing activities, services and programs in multiple languages, and to ensure all housing-related materials relating to activities, services and programs are distributed in multiple languages. The County Housing and Economic Development Department conducted several bilingual affordable housing-related workshops to the public in both English & Spanish. All marketing efforts, fliers and materials were made available in English and Spanish to the public. A County Affordable Housing webpage was also created in 2008

which offers qualifying documents such as applications, checklist and information to the public in both English and Spanish. The County Housing and Economic Development Department distributed additional fair housing materials in both English and Spanish on behalf of the HUD Approved Certified Counseling Agencies to the community at large. Materials were displayed throughout local community and senior centers, social service offices, and other public locations.

Effectiveness: The County's overall goal was obtained during the current program period. The County Housing and Economic Development Department will continue to conduct bilingual workshops and distribute all housing-related materials to the community in multiple languages.

Program 6-3.

Reasonable accommodation.

Status: The County makes a general practice of assisting building permit applicants' understanding of accessibility requirements. However, all applicants must continue to meet the requirements of building codes governing accessibility for persons with disabilities. An inventory was not completed.

Effectiveness: The effect that this has on accessibility of local housing is unclear, but the program establishes a worthy intent nevertheless. The program will be retained for 2007 through 2014.

Program 6-4.

Administrative review for setbacks for persons with a disability.

Status: Under County Ordinance 784, adopted April 5, 2005, uncovered ramps designed according to the Americans with Disabilities Act of 1990 are allowed to be constructed within required setbacks, provided they minimize encroachments into setbacks and provided they are built for existing buildings. The permit for this type of ramp is issued ministerially under this ordinance.

Effectiveness: The ordinance as designed sufficiently allows for necessary building access by persons with a disability and shall remain in effect.

Program 6-5.

Promotion of awareness of deed-restricted affordable units that could be purchased through resale.

Status: This program intends to ensure promotion of County deed-restricted affordable units throughout the community, at large. The County Housing and Economic Development Department created a webpage and conducted several bilingual affordable housing workshops regarding County below market homeownership opportunities to the public. The County Housing and Economic Development Department partnered with the City of Hollister Redevelopment Agency and local non-profit affordable housing developers to conduct bilingual workshops regarding deed-restricted affordable units to the public. A waiting list of potential low and moderate-income applicants has been established.

Effectiveness: The County's overall goal was obtained during the program period. The County Housing and Economic Development Department will continue to conduct bilingual workshops and distribute all affordable housing materials regarding County deed-restricted units to the community in both English and Spanish. The County Housing and Economic Development Department will continue to partner with the City of Hollister Redevelopment

Agency and local non-profit affordable housing developers to increase promotion of deed-restricted units.

Goal 7. Special Needs

Program 7-1.

Special-needs housing in the spheres of influence of cities and water districts.

Status:

1. **Amend Land Use Element Policy 18, add action b) to allow development in the Sphere-of-Influence of cities and water districts for special needs housing with a conditional use permit provided that septic standards can be met.** This amendment was made.
2. **Prepare annual informational mailer that will be distributed to special housing needs group organizations and property owners of vacant infill property with an invitation to an informational meeting to discuss the use permit application process and types of small scale group/special needs housing that could be developed with a use permit.** Conduct informational meeting until at least one site is approved for assisted senior housing, a homeless shelter, a residence for mentally disabled persons, and/or a residence for substance abuse. The mailer appears not to have been prepared and distributed.
3. **Encourage the re-use of underutilized building for retrofit and/or establishment of sites for a homeless shelter, a group home for the mentally ill or person recovering from substance abuse in close proximity to support services.** The County has considered retrofitting a former hospital building as a homeless shelter, but the retrofit has not occurred. County Behavioral Health is seeking locations, including existing structures, to house individuals with mental illness.³⁰

Effectiveness: Except for the mailer, this program is in progress.

Program 7-2.

Establishment of a task force to development long-term strategies to provide stable long-term financing and administration of special-needs housing in San Benito County.

Status: This task force, which was intended to be established by the County Board of Supervisors, was not formed.

Effectiveness: Though the task force has not been created, the City of Hollister and the County jointly fund a Housing Programs Coordinator position to address affordable housing issues that the two jurisdictions share. At the same time, Community Services Workforce Development (CSWD) has applied for and received Community Development Block Grant (CDBG) funds and has used them for Emmaus House, a shelter for victims of domestic abuse, and for Homeless Task Force, a winter shelter for adults without children.³¹ Additionally, Mental Health Services Act (MHSA) funds totaling \$878,600 have been obtained by County Behavioral Health toward financing of housing for low- and very-low-income persons with serious mental illness.³²

³⁰ Telephone conversation with Alan Yamamoto, San Benito County Behavioral Health, May 22, 2009.

³¹ Correspondence with Kathy Flores, San Benito County Health and Human Services Agency, May 21, 2009.

³² Telephone conversation with Alan Yamamoto, San Benito County Behavioral Health, May 22, 2009.

Program 7-3.

Mobile homes on temporary foundations.

Status: County Ordinance 768, adopted in 2004, made the County's review of temporary mobile homes an administratively-processed permit.

Effectiveness: While a count of such units is not available, administrative processing of these is performed, and the County receives inquiries from the public for these types of applications.

Program 7-4.

Emergency food and shelter for families in crisis.

Status: Currently the Community Pantry receives CDBG funding via CSWD.

Effectiveness: The Community Pantry is a non-profit organization offering a self-help supplemental food program for low-income families including the elderly in San Benito County. The Community Pantry serves approximately 1,377 individuals and families each month with approximately 594 being elderly households. As discussed in Chapters 2 and 10, the Community Pantry's prior CDBG allocation of \$41,815 during the prior program period was used to replace supplies and equipment used in their operations of providing food to Targeted Income Groups.

Program 7-5.

Homelessness prevention.

Status and Effectiveness: This program regarded landlord–tenant intervention assistance. As further discussed in Chapter 10, with a total grant allocation of \$60,000 of CDBG funds the CSWD provided low-income families with renter's assistance and stop eviction services during the prior program period. Those who were eligible during the prior program period received a grant in the amount of \$650. CSWD intends to continue allocating CDBG funds for renter's assistance and stop eviction services during the upcoming program period.

Program 7-6

Migrant labor and transitional housing at Southside Road facility.

Status and Effectiveness:

1. **Complete rehabilitation of adult section of labor camp with 100 beds by 2005.**
2. **Request permission from the Office of Migrant Services to use an additional 15 migrant units for winter shelter and secure funds to administer the program (2006).**
As discussed in Chapter 2, the 15 unit Winter Emergency Shelter component is currently operated and managed by Community Services & Workforce Development, a County Department. The fifteen cabins at the County Migrant Center are used temporarily during the winter months
3. **Construct new housing for adult section of labor camp with capacity for 186 beds (2005).** As discussed in Chapter 2, the San Benito County Southside Migrant Center currently offers 46 rooms and 184 beds dedicated to farmworker housing. The San Benito County Community Services and Workforce Development is currently working with the Office of Migrant Services (OMS) to remodel an additional bunkhouse located at the labor camp at Southside Road which should be complete by June, 2010 to expand total capacity from 46 to 68 rooms and from 184 to 272 units for farmworker housing.

Program 7-7.

Expansion of temporary farm labor housing.

Status:

1. Amend the zoning ordinance to allow the use of recreational vehicles for seasonal farm labor housing up to 180 days. County Ordinance 768, adopted in 2004, allows use of mobile homes, but not recreational vehicles, for temporary farmworker housing up to 180 days.
2. Explore a pilot program by encouraging use rural schools for clustering seasonal farm labor housing during school vacation. This has not been explored.

Effectiveness: These program items shall be continued as programs for 2007–2014.

Program 7-8.

Construction of farmworker housing where sewer and water service is available.

Status and Effectiveness: Workshops on this topic were not held, and other progress on this topic has not been made.

Goal 8. Energy Conservation

Program 8-1.

Energy Conservation Improvements to Homes.

Status: This program promotes energy conservation in the County's low income housing through weatherization. The Weatherization Program in San Benito County is currently offered by Central Coast Energy Services, Inc. a local non-profit organization out of Watsonville, California. Central Coast Energy Services Inc. provides energy conservation, consumer education and advocacy, home improvement, utility assistance, job training and other services to income qualified households throughout Monterey, San Benito and Santa Cruz counties.

The County Housing and Economic Development Department distributed Weatherization materials on behalf of Central Coast Energy Services, Inc. to the community at large. Materials were displayed throughout local community including senior centers, social service offices, and other public locations. Information regarding Weatherization was also mentioned at all housing-related workshops.

Effectiveness: The County Housing and Economic Development Department will continue the ongoing promotion of the Weatherization Program throughout the community, at large.

Program 8-2.

Solar Access Ordinance.

Status: This ordinance has not been studied.

Effectiveness: Given that this program has not taken place in the 2001–2008 period, this program will be continued into the next period.

9. PROJECTED HOUSING NEEDS

Housing Needs: January 1, 2007 – June 30, 2014

The San Benito County Council of Governments adopted Regional Housing Needs Allocations for the jurisdictions in San Benito County for the 2007-2014 Housing Element program period. Unincorporated San Benito County was allocated 1,655 units (see Table 8-1). Of those, 39 percent, or 646 of the new households, must be made affordable to lower income (extremely low, very low and low) households.

Table 9-1
Adopted San Benito County Council of Governments
Regional Housing Needs Allocation January 1, 2007 – June 30, 2014

| Jurisdiction | Local Ordinance Limits | Hollister Urban Water Area Outside Hollister Sphere of Influence | Hollister Sphere of Influence | Total | Income Group Share of Jurisdiction's Total |
|-----------------------------|------------------------|--|-------------------------------|--------------|--|
| Hollister | 2,026 | | 1,024 | 3,050 | |
| Very Low | 446 | | 225 | 671 | 22.0% |
| Low | 344 | | 174 | 518 | 17.0% |
| Moderate | 405 | | 205 | 610 | 20.0% |
| Above Moderate | 831 | | 420 | 1,251 | 41.0% |
| San Juan Bautista | 49 | | | 49 | |
| Very Low | 11 | | | 11 | 21.7% |
| Low | 8 | | | 8 | 16.3% |
| Moderate | 10 | | | 10 | 20.4% |
| Above Moderate | 20 | | | 20 | 40.8% |
| Unincorporated | 630 | 1,025 | | 1,655 | |
| Extremely Low ³³ | 69 | 112 | | 182 | 11.0% |
| Very Low | 70 | 113 | | 182 | 11.0% |
| Low | 107 | 175 | | 282 | 17.0% |
| Moderate | 126 | 205 | | 331 | 20.0% |
| Above Moderate | 258 | 420 | | 678 | 41.0% |
| Total | 2,705 | 1,025 | 1,024 | 4,754 | |

Source: San Benito County Council of Governments, San Benito County Regional Housing Needs Plan, July 2008.

Adjusted New Construction Need: January 2007 – June 2014

The San Benito County Council of Governments Regional Housing Needs was certified in 2008. Some of the need has been met from construction occurring between January 1, 2007, and December 31, 2008. Table 8-2 indicates that there remains a new construction need of 1,608 dwelling units for the remainder of the program period, 2009 through mid-2014.

³³ Council of Governments allocation figures originally included extremely-low and very-low income allocations as one category, identified as "very low." This Housing Element divides those figures into two categories, with one half toward very low income and the other toward extremely low income.

40 percent of the new construction need will be for extremely low, very low and low income housing – 646 units.

Table 9-2
Adjusted New Construction Need and Housing Need by Income Level
in San Benito County (2009 – 2014)

| New Construction | Extremely Low (11%) | Very Low (11%) | Low (17%) | Moderate (20%) | Above Moderate (41%) | Total |
|-------------------------|--------------------------------|---------------------------|----------------------|---------------------------|---------------------------------|--------------|
| Total required | 182 | 182 | 282 | 331 | 678 | 1,655 |
| 2007–2008 units | | | | | 47 | 47 |
| Remaining 2009–2014 | 182 | 182 | 282 | 331 | 631 | 1,608 |

10. QUANTIFIED FIVE-YEAR OBJECTIVES

The Quantified Five-Year Objective section contains programs which set forth a five-year schedule of actions the County is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available as stated under Government Code Section 65583(c). The Quantified Five-Year Objective includes a statement of the County’s goals, policies, implementation programs, timelines, and quantified objectives that are relative to the maintenance, preservation, improvement and development of housing as required under Government Code Section 65583(b).

Through the programs stated in this chapter, the County intends to satisfy housing need as detailed by income level in the following table:

Table 10-1
Quantified Five Year Objectives

| Income Category | New Construction | Rehabilitation | Conservation/Preservation | First-Time Homebuyer Program |
|-----------------|------------------|----------------|---------------------------|------------------------------|
| Extremely Low | 163 | 0 | 0 | 0 |
| Very-Low | 164 | 5 | 0 | 5 |
| Low | 274 | 5 | 6 | 5 |
| Moderate | 294 | 0 | 4 | 0 |
| Above Moderate | 375 | 0 | 0 | 0 |
| TOTALS | 1,270 | 10 | 10 | 10 |

Availability of Housing

Goals for Availability of Housing

The County shall stimulate the private sector's involvement and participation and investigate the use of Federal and State programs to help promote the preservation and availability of affordable housing.

Policies for Availability of Housing

Policy 1B.

The County shall ensure that housing is affordable to extremely low, very low, low and moderate-income families and members of the local workforce (e.g. teachers, fire and police, farm workers). Affordable housing units shall continue to be exempt from growth management programs in San Benito County.

Policy 1C.

The County shall annually assess the potential options for local, state, and federal funding for affordable housing programs for low-income families and some moderate and above moderate-income families. The County shall annually review its eligibility for various federal and state programs that will provide rehabilitation assistance. The County shall submit applications for programs for which the County is eligible, as appropriate.

Policy 1D.

The County shall annually review and expand ongoing housing and related programs that are currently in place within the County.

Policy 1E.

The County shall encourage employers developing large projects to provide housing opportunities for their employees on-site or off-site.

Policy 1F.

The County shall promote a “fair share” of well-designed affordable and varied housing.

Policy 1G.

The County shall protect the existing stock of affordable housing. Ensure that affordable housing provided through government subsidy programs, incentives, and deed restrictions will remain affordable, and intervene when necessary to help preserve such housing.

Policy 1H.

The County shall establish resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and/or other programs is utilized to maintain long-term affordability.

Policy 1I.

The County shall actively promote the development and rehabilitation of housing to meet the needs of special needs groups including the needs of seniors, people with disabilities, farm workers, the homeless, people with HIV/AIDS, people in need of mental health, single parent families, large families, and other persons identified as having special housing needs.

Programs for Availability of Housing

Program 1-1.

Utilize Community Development Block Grant (CDBG) funds. The Community Development Block Grant (CDBG) provides funding for housing activities, public improvements, public facilities, and public service projects serving lower-income people in small, typically rural communities. The Community Services and Workforce Development (CSWD) Department and Housing and Economic Development Department intend to apply annually for available CDBG funding opportunities during the upcoming program period. CDBG funds will be used to subsidize and maximize the following housing-related services and programs listed below during the upcoming program period.

Winter Homeless Shelter.

The 24 bedroom Winter Homeless Shelter component is currently operated by the Homeless Task Force of San Benito County. During the prior program period approximately 50 homeless residents annually received services through the \$100,000 CDGB allocation for the Winter Homeless Shelter. The Winter Homeless Shelter operates starting on the First Friday

after Thanksgiving each year through the 15th of March each year. CSWD intends to continue using CDBG allocations to assist with the Winter Homeless Shelter. The County estimates that the Winter Homeless Shelter alone will assist up to 350 homeless residents over the upcoming program period.

Emmaus House.

The Emmaus House is a local non-profit organization which offers a year around domestic violence shelter to San Benito County residents. During the prior program period over 100 clients accessed the “Emmaus House” for domestic violence related services. The prior \$150,685 allocation of CDBG funds provided eligible battered women access to the Emmaus House shelter and related services. The Emmaus House will continue to make available a shelter facility providing a furnished room and meals for women assisted during the program period. CSWD intends to continue using CDBG allocations to assist with the Emmaus House. The County estimates that the Emmaus House alone will assist well over 100 domestic violence related residents over the upcoming program period.

Community Pantry.

The Community Pantry is a non-profit organization offering a self-help supplemental food program serving low-income and elderly families in San Benito County. The Community Pantry’s prior CDBG allocation of \$41,815 during the prior program period was used to replace supplies and equipment used in their operations of providing food to Targeted Income Groups. During the prior program period the Community Pantry served approximately 1,377 individuals and families per month with approximately 594 being senior citizen households. The Community Services and Workforce Development (CSWD) Department intends to continue using CDBG allocations to assist the Community Pantry. The County estimates during the upcoming program period that the Community Pantry alone will assist approximately 1,700 families each month over the upcoming program period.

Community Services and Workforce Development (CSWD).

With a total grant allocation of \$60,000 of CDBG funds the CSWD provided low-income families with renter’s assistance and stop eviction services during the prior program period. Those who were eligible during the prior program period received a grant in the amount of \$650. CSWD intends to continue allocating CDBG funds for renter’s assistance and stop eviction services during the upcoming program period.

Time Frame: Annually during program period

Responsible Agency: Community Services and Workforce Development (CSWD) Department, Housing and Economic Development Department

Quantified Objectives: Serve up to 50 homeless residents annually at the Winter Homeless Shelter. Serve up to 100 domestic violence residents annually at the Emmaus House. Serve up to 1,700 families each month at the Community Pantry. Continue to provide renter’s and stop eviction services to eligible low-income families.

Funding Sources: CDBG funds

Program 1-2.

Utilize HOME Investment Partnership Program (HOME) funds. The HOME program assists cities, counties and nonprofit community housing development organizations (CHDOs) to create and retain affordable housing. The County intends to use a portion of existing HOME Program Income to activate a HOME First-time Homebuyer (FTHB) program. The County intends to submit updated Program Guidelines to the California Department of Housing and Community Development (HCD) to issue down-payment assistance loans for eligible very

low and low-income first-time homebuyers. In addition, the County also intends to use a portion of existing HOME Program Income to start a rehabilitation program. The Housing and Economic Development Department will continue to apply for available HOME funding opportunities during the upcoming program period.

Time Frame: Annually during program period

Responsible Agency: Housing and Economic Development Department, Community Services and Workforce Development (CSWD) Department

Quantified Objectives: Assist 10 very low and low-income first-time homebuyers with HOME First-time Homebuyer (FTHB) program funds. Assist an additional 10 very low and low-income homebuyers with HOME Rehab funds.

Funding Sources: Existing HOME Program Income, future HOME funds.

Program 1-3.

Utilize Community Services Block Grants (CSBG). The CSBG funds provide a range of services and activities to assist the needs of low-income individuals including the homeless, migrants and the elderly. The Community Services and Workforce Development (CSWD) Department intends to continue utilizing CSBG funds to fund services to low-income residents of San Benito County. CSWD intends to apply annually for available CSBG funding opportunities during the upcoming program period. CSBG funds will be utilized to provide the following services listed below:

Home Renters Assistance.

The Community Services and Workforce Development (CSWD) Department intends to continue providing low-income families with renter's assistance and stop eviction services. Eligible families who are in the process of being evicted and who cannot afford their first month's payment can apply and receive services. During the prior program period eligible families received a grant in the amount of \$650. CSWD anticipates that grant amounts will remain at \$650 during the upcoming program period. Funds from the CSBG allocation will continue to provide staff support in the form of approximately 1.25 full-time employees (FTE). CSBG funds will assist with the department's service delivery quality including serving seasonal migrant workers, workforce development, PG&E assistance and rental assistance. With CSBG funds it is estimated that CSWD will serve approximately 7,000 participants on an annual basis.

Time Frame: Annually during program period

Responsible Agency: Community Services and Workforce Development (CSWD) Department

Quantified Objectives: Maximize CSGB funds to fund 1.25 full-time employees. Continue to provide renter's assistance and stop eviction services to assist approximately 7,000 eligible participants on an annual basis.

Funding Sources: CSBG funds

Program 1-4.

Emergency Housing and Assistance Program (EHAP).

The Community and Services Workforce Development (CSWD) Department intends to continue to apply annually for EHAP funds to provide rental assistance for emergency and transitional shelter purposes. EHAP funds will be utilized to provide facility operating grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families. With EHAP funds, it is estimated that a minimum of 90 families

annually will be assisted through the renter's assistance and emergency and transitional shelter programs during the upcoming program period.

Time Frame: Annually during program period

Responsible Agency: Community Services and Workforce Development (CSWD) Department

Quantified Objectives: Maximize EHAP funds to provide renter's assistance to approximately 90 families annually.

Funding Sources: EHAP funds

Program 1-5.

Federal Emergency Shelter Grants (FESG).

FESG funds provide for emergency shelters, services and transitional housing for homeless individuals and families. The Community Services and Workforce Development (CSWD) Department intends to continue applying for FESG funds during the upcoming program period in order to subsidize and provide housing-related programs and services within the County.

Time Frame: Ongoing

Responsible Agency: Community Services and Workforce Development (CSWD) Department

Objectives: Maximize FESG funds in order to subsidize and provide housing-related programs and services within the County.

Funding Sources: FESG funds

Program 1-6.

Emergency Food and Shelter Program (EFSP).

EFSP was created to supplement and expand the work of local Social Services agencies, both non-profit and governmental, in an effort to help people with economic (not disaster-related) emergencies. Funding from this program may provide shelter in motels/hotels when necessary. Another shelter provision is the supplementation of one month's rent/mortgage and/or one month's utility bills, or it may also purchase food for a meal site or pantry. The Community Services and Workforce Development (CSWD) Department intends to apply annually for available EFSP funds to provide low-income families with renter's assistance and stop eviction services.

Time Frame: Annually during program period

Responsible Agency: Community Services and Workforce Development (CSWD) Department

Objectives: Continue to provide \$650 EFSP grants to eligible families. Continue to subsidize and provide low-income families with renter's assistance and stop eviction services within the County.

Funding Sources: EFSP funds

Program 1-7.

Section 8 Housing.

The Section 8 Housing program provides rental assistance to low-income individuals and families. The Section 8 Housing program is currently being administered by the Santa Cruz County Housing Authority. Section 8 housing is currently offered within the City of Hollister and San Juan Bautista jurisdictions. The Housing and Economic Development Department intends to partner with the Santa Cruz County Housing Authority to establish a permanent

Section 8 Housing in the unincorporated area of the County. The Housing and Economic Development Department will progress with future implementation of housing-related programs such as the Section 8 Housing program.

Time Frame: 2012

Responsible Agency: Housing and Economic Development Department

Objectives: Establish a permanent Section 8 Housing Program in the unincorporated area of the County in order to provide rental assistance to low-income individuals and families.

Funding Sources: Staff time

Program 1-8.

Mortgage Credit Certificate Program (MCC).

The MCC Program provides tax credits to income eligible homebuyers. The MCC Program reduces the amount of Federal income tax the homeowner pays, thus giving more available income to qualify and pay for a mortgage loan. Due to the validity of the MCC program the County Housing and Economic Development Department intends to pursue the establishment of the MCC program within the unincorporated area of the County.

Time Frame: 2014

Responsible Agency: Housing and Economic Development Department

Objectives: Establish a MCC Program in the unincorporated area of the County to assist first-time homebuyers to qualify for home by providing assistance with income tax payments.

Funding Sources: Staff time

Program 1-9.

Emergency Shelters.

As established by Senate Bill No. 2 (Chapter 633, Statutes of 2007), Government Code Section 65583(a)(4) requires a local government to identify in its Housing Element a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The County is currently considering allowing emergency shelters as a permitted use in the R1 and RM zoning districts. The lands within the R1 and RM zones of the County have sufficient capacity to allow at least one year-round emergency shelter. Upon further consideration and analysis the County will select one or both of these zones to accommodate the need for emergency shelter in accordance with Senate Bill No. 2.

1. The County shall amend the Zoning Ordinance to allow emergency shelter, transitional housing, and supportive housing that shall be treated as residential uses and subject to only those restrictions on uses in the same zone.
2. In order to comply with SB2, the words “by right” shall be added to clearly indicate emergency shelters are allowed by right in the selected zoning district(s) without any discretionary approval.

Time Frame: 2010

Responsible Agency: Planning and Building Department

Objectives: Identify zone or zones to accommodate the need for emergency shelters.

Funding Sources: None Required

Program 1-10

Community Reinvestment Act (CRA)

Federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries, annually evaluate the credit needs for public projects in communities where they operate. Part of the County’s efforts in developing preservation programs will be to meet with

the Community Reinvestment Act Lenders Group organized by the County to discuss future housing needs and applicability of the Community Reinvestment Act.

Time Frame: Ongoing

Responsible Agency: Housing and Economic Development Department

Objectives: Utilize CRA funds in order to subsidize, preserve and provide housing-related programs and services within the County.

Funding Sources: CRA funds

Development of Housing

Goals for Development of Housing

To promote the provision of adequate housing for all persons in the County including those with special housing needs and to emphasize the basic human need for housing as shelter.

Policies for Development of Housing

Policy 2A.

The County shall encourage and assist the construction of a variety of housing types with varying densities and prices, for both sales and rental that are affordable to all income groups, particularly very low income and special needs groups.

Policy 2B.

The County shall continue to approve developments that provide housing for all income groups where consistent with the County Housing Element.

Policy 2C.

The County shall assure that new housing efficiently uses land and causes minimum environmental impact.

Policy 2D.

The County shall encourage private builders and developers to participate in federal, state or other programs that assist in providing and maintaining housing affordable to all income groups and special needs groups.

Policy 2E.

The County shall participate, whenever eligible, in federal, state or other programs that assist in providing and maintaining housing affordable to all income groups and special needs groups.

Policy 2F.

The County shall assist and cooperate with non-profit housing development corporations and self-help housing sponsors.

Policy 2G.

The County shall continue to work cooperatively with neighboring cities, and the Association of Monterey Bay Area Governments (AMBAG) to ensure that the County plans for its “fair share” of housing needs.

Policy 2H.

The County shall cooperate with and seek the advice of developers, builders, financial institutions, community groups, nonprofit agencies, and interested citizens on housing needs and the solutions to housing problems.

Policy 2I.

The County shall ensure that there is sufficient land zoned for a variety of housing types, residential densities and housing prices that will meet the needs for projected growth while providing flexibility on the identification of housing sites.

Policy 2J.

The County shall review homeless needs and participate in coordinated programs to meet identified needs.

Policy 2K.

The County shall provide emergency housing for the health and safety of San Benito County residents.

Policy 2L.

The County shall require, through specific plans, neighborhood design standards and development review, a mix of housing types, densities, designs and prices/rents in each planning area where land is available.

Policy 2M.

The County shall disperse lower, moderate and higher cost housing throughout the County, each planning area and each subdivision where feasible due to the availability of land and adequate service facilities.

Policy 2N.

The County shall work cooperatively with the Cities of Hollister and San Juan Bautista to develop and implement coordinated and compatible housing policies and programs.

Policy 2O.

The County shall assist where possible with the removal of infrastructure constraints for the provision of waste water and water service.

Policy 2P.

The County shall annually review the availability of sites where public services are accessible or may be provided to facilitate and encourage the development of a variety of types of housing for all income levels consistent with the County's identified need and fair share responsibilities.

Policy 2Q.

The County shall encourage appropriately designed second units as a means of developing small, affordable units.

Policy 2R.

The County shall use land efficiently to encourage a diversity of housing types and to implement "smart" and sustainable development principles.

Policy 2S.

The County shall continue to develop appropriate solutions to meet farmworker housing needs and support efforts and provide assistance to providing temporary or permanent affordable farmworker housing.

Programs for Development of Housing

Program 2-1.

1. The County shall continue to cooperate with and advise developers in the use of density-bonus incentives for affordable housing as permitted by State law. Bonus incentives are available to developers for including affordable units in their projects.
2. Additionally, the County shall establish as one such incentive priority processing of development projects that establish a substantial amount of housing to be made affordable to very-low-, low-, and moderate-income households. Priority in these projects shall be granted in processing subdivision applications, building permits, plan-checking, building inspections, and other steps in the process from project proposal to building occupancy.

Time Frame: 1—ongoing; 2—2011

Responsible Agency: Planning and Building Department

Objectives: Provide incentives and flexibility to maximize development of housing in the unincorporated area of the County.

Funding Sources: Staff Time

Program 2-2.

The County shall continue to cooperate with neighboring cities in the County, developers and builders and with financial institutions to secure tax-exempt mortgage revenue bonds.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department, Housing and Economic Development Department

Objectives: Leverage funds to maximize the development of housing in the unincorporated area of the County.

Funding Sources: Staff Time

Program 2-3.

The County shall annually review its eligibility for various federal and state programs that will provide rehabilitation and maintenance assistance for low-income units and special needs groups. The County shall submit applications for programs for which the County is eligible, as appropriate.

Time Frame: Annually during the program period

Responsible Agency: Planning and Building Department, Housing and Economic Development Department

Objectives: Leverage and maximize funds to assist with the development of housing in the unincorporated area of the County.

Funding Sources: Staff Time

Program 2-4.

The Planning Commission shall hold a meeting annually to review the Housing Monitoring Report and make a report to the County Board of Supervisors

Time Frame: Annually during the program period

Responsible Agency: Planning Commission, Planning and Building Department

Objectives: To provide consistent updates on housing services, policies and programs.

Funding Sources: Staff Time

Program 2-5.

The County shall seek financial assistance to provide financing to assist housing construction of extremely low, very low, low, and moderate-income units that serve families and special needs groups using CDBG, USDA, HOME, CalHome, and other Federal and State funding sources.

Time Frame: Annually during the program period

Responsible Agency: Housing and Economic Development Department

Objectives: Leverage and maximize funds to assist with the development of affordable housing in the unincorporated area of the County.

Funding Sources: CDBG, USDA, HOME, CalHome, and other Federal and State funding sources.

Program 2-6.

San Benito County intends to use its existing allocation from the California Housing Finance Agency (CalHFA) of Prop 63, Mental Health Services Act (MHSA) funds to provide up to eight (8) affordable rental housing units to serve extremely low-income households within the MHSA population. The San Benito County Behavioral Health Department, in conjunction with the County Housing and Economic Development Department, intends to work with a local non-profit affordable housing developer to utilize the allocated (MHSA) funds to acquire and if needed rehabilitate existing single-family market rate residential units to convert into a permanent and affordable shared housing environment to serve the MHSA population. The proposed affordable rents for MHSA units will be restricted and made available to serve extremely low-income households. Extremely low-income is defined by households who make below 30% of the County area median income. With a total allocation of \$878,600 and a declining real estate market, it's the County's estimation that two separate four bedroom market rate single-family residential units will be acquired and if needed rehabilitated to generate up to eight (8) affordable rental housing units. The United States Bureau of the Census defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. For purposes of meeting the United States Bureau of the Census definition of a housing unit each single bedroom will be identified as a housing unit. Furthermore, the County will ensure MHSA units which are proposed to be acquired and if needed rehabilitated will be in compliance with Government Code Section 65583.1 in order to receive credit toward the County's share of Regional Housing Needs Allocation (RHNA).

Time Frame: 2012

Responsible Agency: Behavioral Health Department, Housing and Economic Development Department

Quantified Objectives: Provide up to eight (8) affordable rental housing units to serve extremely low-income households within the MHSA population.

Funding Sources: Prop 63, Mental Health Services Act (MHSA) funds

Program 2-7.

The Community Services and Workforce Development (CSWD) Department who oversees the San Benito County Farmworker Migrant Center applied and received grant funds from the California Office of Migrant Services (OMS) during the prior program period. San Benito County received a grant of 2 million dollars in 2006 for the future remodel of Bunkhouse #300 located at the County Farmworker Migrant Center. Funding received for FY 2008/2009 totaled \$346,000. The San Benito County Community Services and Workforce Development (CSWD) Department is currently working with the Office of Migrant Services (OMS) to oversee a remodel of an additional Bunkhouse (Bunkhouse #300) located at the County Farmworker Migrant Center which is scheduled to be completed by June, 2010. Bunkhouse # 300 is proposed to add 22 additional group rooms (housing units) to expand total capacity from 46 to 68 total group rooms (housing units). The County Farmworker Migrant Center would increase its capacity to serve up to 272 individuals for farmworker housing between Bunkhouse #100, Bunkhouse #200, and Bunkhouse #300.

Time Frame: 2010

Responsible Agency: Community Services and Workforce (CSWD) Development

Quantified Objectives: Construct Bunkhouse #300 to add 22 additional group rooms (housing units) for farmworker housing.

Funding Sources: OMS funds

Program 2-8.

The self-help housing program offers very low and low-income families the opportunity to use their “sweat equity” as the down payment on a new home that would otherwise be out of their reach. Families work side by side devoting time in finishing their new homes. Self-help housing is that which is privately and public funded, and which the future owner-resident and sponsoring agency provide funding, materials and/or labor.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department, Housing and Economic Development Department

Objectives: Assist in the development of affordable housing by working with qualified sponsors and agencies that contribute funds and/or labor for self-help housing development within the County in order to maximize funding sources for the construction of affordable housing.

Funding Sources: CDBG, USDA, HOME, CalHome, and other Federal and State funding sources.

Program 2-9.

Encourage appropriately designed second units. Second units shall be encouraged as a means of developing small, affordable units throughout the County. Second units can provide a significant source of affordable housing. Often smaller than typical homes, second units can provide housing for younger persons, seniors, single parents, and lower-income people. Second units can also provide a source of income for the owner of the main home, making housing more affordable for the primary homeowner as well.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department, Housing and Economic Development Department

Objectives: Assist in the development of appropriately designed second units as a means of developing small, affordable units throughout the County.

Funding Sources: Staff time, private funds.

Program 2-10.

Continue to allow the construction of accessory senior dwelling units, residences with deed restrictions requiring their residents to be at or above a certain age.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department, Housing and Economic Development Department

Objectives: Assist in the development of affordable new senior housing for the elderly. There is not a limitation on the number of second units permitted annually. Currently there is an average of four to five per year.

Funding Sources: Staff time, private funds.

Program 2-11.

Prioritize processing and reserve the majority of the excess wastewater transmission capacity on the Southside Road sewer main for a mixed use affordable housing project with at least five percent of the rental housing constructed for disabled access/livability. The Planning Commission will conduct a workshop(s) with property owners within the Rural/Urban Land Use designation near Southside Road and non-profit housing developers in 2010 to solicit input for a project. Sewer service for this program will be dependent upon the capacity of the City of Hollister wastewater treatment facility.

Time Frame: Workshop(s) in 2010.

Responsible Agency: Planning Department, Community Workforce and Development

Objective: 150 dwelling units (42 very low; 42 low; 66 moderate; 8 of which designed for disabled residents)

Funding Sources: Initially Staff time, grant funds.

Program 2-12.

Expand Temporary Farm labor housing.

1. Amend the zoning ordinance to allow the use of recreational vehicles for seasonal farm labor housing up to 180 days.
2. Explore a pilot program by encouraging use rural schools for clustering seasonal farm labor housing during school vacation.

Time Frame: Amend zoning ordinance by December 2010. Establish pilot program with a rural school by May 2011.

Responsible Agency: Planning Commission, and Community Action Agency

Objective: Temporary farmworker housing – 50 recreational vehicles per season

Funding Sources: Staff time, Farmers Home Administration, Community Development Block Grants.

Program 2-13.

Amend the Growth Management Ordinance (No. 733) to direct growth toward existing urbanized areas and to make further encouragement of affordable housing development.

1. Add to the ordinance an exemption for development that connects to public water lines and wastewater treatment facilities.

2. Add to the ordinance an exemption for developments with at least 50 percent of the housing units as affordable with a range of affordability.
3. Add to the ordinance an exemption for development permitted under development agreements, with preference given toward agreements that include a substantial component of housing made affordable to very-low-, low-, and moderate-income households.
4. Expand the ordinance's point-rating system to grant points to any non-exempt project that proposes housing made affordable to very-low-, low-, and moderate-income households, as opposed to the current reward granting points for developments with 30 percent or more affordable housing.

Time Frame: 2010

Responsible Agency: Planning and Building Department

Objectives: Assist the County in meeting its Regional Housing Needs Allocation, including for income levels of moderate and below. Direct growth toward existing urbanized areas. Allow an increase in residential density that reduces land costs passed on to homebuyers and renters. Reduce costs to the public related to development in rural lands, rather than urbanized areas, that otherwise would require overextended law enforcement and fire protection, extension and additional maintenance of roads and utilities, separate wastewater disposal facilities and the costs of managing them, and degradation of groundwater quality associated with development away from public water and sewer lines.

Funding Sources: Staff time

Program 2-14.

Suspend the existing Inclusionary Housing Ordinance (No. 766) and, to replace the ordinance, develop a program that provides incentives for the development and preservation of affordable housing.

Time Frame: 2010

Responsible Agency: Planning and Building Department

Objective: Remove a governmental constraint on the provision of affordable housing in the County.

Funding Sources: Staff time

Program 2-15.

To accommodate growth in the unincorporated County based on recent population projections and housing need, the County shall designate additional acreage for Residential Multiple (RM) zoning Single-Family Residential (R1) zoning districts in the following amounts:

1. Designate 10.0 additional acres for Residential Multiple (RM) zoning to satisfy housing need for very-low-income households and for and low-income households. Of this acreage, at least 50 percent shall be reserved for only those uses that are allowed in the RM zoning district and shall not be subject to overlay zoning that would permit other uses, whether conditionally or ministerially. In addition, acreage designated under this category shall be required to develop at the zoning district's maximum density, or higher with the granting of a below-market-rate-housing density bonus or other mechanism allowing additional density for the primary purpose of encouraging availability of housing affordable to very-low- and low-income households.³⁵

³⁵ In compliance with State Government Code §65583.2(h).

2. Designate 3.9 additional acres for Residential Multiple (RM) zoning to satisfy housing need for the lower-income half of moderate-income households.
3. Designate 53.4 additional acres for Single-Family Residential (R1) zoning to satisfy housing need for the upper-income half of moderate income households and for above-moderate income households.

Time Frame: 2012

Responsible Agency: Planning and Building Department

Objective: Designate sites to allow construction of housing at multiple densities to allow ownership and rentership of housing by families and individuals at various levels of income.

Funding Sources: Staff time

Program 2-16.

The County shall amend the County Zoning Ordinance (Ordinance 479 as subsequently amended) to allow administrative approval of front setbacks under 20 feet for lots under 7,200 square feet in Residential Multiple (RM) zoning, with 15 feet as the absolute minimum front setback.

Time Frame: 2010

Responsible Agency: Planning and Building Department

Objectives: Increase logical consistency among residential zoning district standards and increase usability of RM-zoned lots.

Funding Sources: Staff time

Program 2-17

Low-income Housing Tax Credit Program (LIHTC)

The LIHTC Program provides for federal and state tax credits for private and non-profit developers and investors who agree to set aside all or an established percentage of their rental units for households at or below 60 percent of AMI for no less than 30 years. These tax credits may also be utilized on rehabilitation projects, contributing to the preservation of affordable housing.

Time Frame: Ongoing

Responsible Agency: Housing and Economic Development Department

Objectives: Work with local non-profit affordable housing developers to utilize LIHTC funds in order to provide newly constructed affordable housing rental units within the County.

Funding Sources: LIHTC funds

Program 2-18

The Affordable Housing Program (AHP) and Community Investment Program (CIP)

The Affordable Housing Program (AHP) and Community Investment Program (CIP) are facilitated by the Federal Home Loan System for the purposes of expanding the affordable housing supply. The San Francisco Federal Home Loan Bank District provides service to San Benito County, and throughout California. Subsidies are awarded on a competitive basis usually in the form of low-interest loans and must be used to finance the purchase, construction, and/or rehabilitation of rental housing.

Time Frame: Ongoing

Responsible Agency: Housing and Economic Development Department

Objectives: Utilize AHP and CIP funds in order to expand affordable housing supply within the County.

Funding Sources: AHP and CIP funds

Program 2-19

The Housing Assistance Council (HAC)

The Housing Assistance Council (HAC) operates revolving loan funds to provide seed money for rural housing and development projects intended to benefit very low and low-income households. HAC makes short-term loans at below market interest rates to local nonprofits, for profits and government entities developing affordable housing for low-income, rural residents. Loans from these funds are used for a wide variety of housing development purposes, for all types of affordable and mixed income housing projects, and for both rental and ownership units.

Time Frame: Ongoing

Responsible Agency: Housing and Economic Development Department

Objectives: Utilize HAC funds to provide seed money for rural affordable housing development projects within the County.

Funding Sources: HAC funds

Maintenance of Housing

Goals for Maintenance of Housing

To encourage the preservation, maintenance and improvement of existing housing and the replacement of unsafe or dilapidated housing. Stimulate and encourage private housing rehabilitation. Make use of Federal and State programs for such rehabilitation.

Policies for Maintenance of Housing

Policy 3A.

The County shall continue rehabilitation of substandard residential units using federal and state subsidies for low and moderate-income households.

Policy 3B.

The County shall continue code compliance by the Building Inspection Division and other appropriate agencies of the Building, Electrical and Fire Codes; and Health and Safety Regulations.

Policy 3C.

The County shall continue to require the replacement of unsafe or dilapidated housing units.

Policy 3D.

The County shall periodically survey housing conditions to identify substandard residential units.

Policy 3E.

The County shall help preserve legally constructed housing stock and expand opportunities for affordable rental housing in San Benito County where there is not a risk to the general health and welfare from septic systems.

Policy 3F.

The County shall place a high priority to conserve and improve the condition of the existing affordable housing stock, investigating means to improve substandard housing and to maintain safe living conditions for all types of dwellings.

Programs for Maintenance of Housing

Program 3-1.

The local chapter of Habitat for Humanity is dedicated to eliminating substandard housing in our community by providing safe, decent, affordable homes. With the stability of a permanent home, families can devote increased attention to jobs, education and health. Habitat for Humanity offers low-income homeowners the opportunity to have their homes rehabilitated and/or repaired. In addition to their rehabilitation component for low-income households, Habitat for Humanity of San Benito County will begin in late 2009, a new community program called, *A Brush with Kindness*. *A Brush with Kindness* is a compassionate program serving low-income homeowners impacted by age, disability and family circumstances who struggle to maintain their homes. Homeowners with disabilities and senior citizens will be given priority. *A Brush with Kindness* will focus on exterior home repair services (painting, minor exterior repairs, landscaping, and exterior cleanup) performed by volunteers and led by Habitat for Humanity staff.

Time Frame: Ongoing

Responsible Agency: Local chapter of Habitat for Humanity, Housing and Economic Development Department

Objectives: Continue to partner with Habitat for Humanity to identify sites and leverage funds to assist in rehabilitation and/or repairs of selected residential units. Ongoing promotion of housing rehabilitation and *Brush with Kindness* programs.

Funding Sources: CDBG, HOME, CalHome, private funds

Program 3-2.

The County shall review its eligibility for Federal and State home repair, renovation, and replacement programs annually and apply for programs, as appropriate. The County will continue to encourage the continued affordability of both rental and ownership housing opportunities. The County shall stimulate and encourage private and affordable housing rehabilitation and make use of available Federal and State programs. The County Housing and Economic Development Department will also network with qualified local non-profit affordable housing developers to identify sites and leverage funds to assist in the development of affordable housing rehabilitation. The County Housing and Economic Development Department will also partner with the local chapter of Habitat for Humanity to identify sites and leverage funds to assist in rehabilitation and/or repairs of selected residential units for the upcoming program period.

Time Frame: Annually during program period

Responsible Agency: Local chapter of Habitat for Humanity, Housing and Economic Development Department, Planning and Building Department

Objectives: Assist in the development of affordable housing by working with qualified sponsors and agencies in order to maximize funding sources for the construction of affordable rehabilitation housing.

Funding Sources: CDBG, USDA, HOME, CalHome, and other Federal and State funding sources.

Program 3-3.

The County intends to continue funding a Code Enforcement Officer position during the upcoming program period. The Code Enforcement Officer will review all properties within the unincorporated area of the County for property maintenance and compliance issues. The Code Enforcement Officer will implement housing, building and fire code enforcement to ensure compliance with basic health and safety building standards, and provide information about rehabilitation loan programs for use by qualifying property owners who are cited. In particular, contact owners of structures that appear to be in declining or substandard condition, offer inspection services, and advertise and promote programs that will assist in funding needed work.

Time Frame: Ongoing

Responsible Agency: Code Enforcement, Planning and Building Department

Objectives: The Code Enforcement Officer will continue to implement housing, building and fire code enforcement to ensure compliance with basic health and safety building standards, and provide information about rehabilitation loan programs for use by qualifying property owners who are cited.

Funding Sources: Staff time, collection of fees.

Program 3-4.

The County intends to establish a site to place at least six temporary mobile homes that can be used for up to six months by persons/families displaced as a result of code enforcement actions because the structure is unauthorized/unsafe/sub-standard.

1. The Planning Department will apply to amend the use permit for Southside Road transitional housing to allow placement of six recreational vehicles for up to 180 days per displaced family until a permanent site is established.
2. The Planning Department will solicit donation of unwanted temporary mobile homes from community organizations and advertisement in local news publications.
3. Conduct a feasibility study of establishing a site at the Southside Road Labor Camp for families displaced by code enforcement action.

Timeframe:

Solicit donation of unwanted temporary mobile homes: Winter 2011

Feasibility Study for Southside Road Labor Camp: 2011

Establish site: 2013

Responsible Agency: Planning Department, Code Enforcement

Funding Sources: Initially Staff time and Fees from Code Enforcement.

Program 3-5.

The County shall continue to periodically update the status of housing conditions to determine the need for housing rehabilitation and the removal of unsafe units.

Time Frame: Annually during program period

Responsible Agency: Code Enforcement, Building Inspection

Objectives: Ensure compliance with basic health and safety building standards, and provide information about rehabilitation loan programs for use by qualifying property owners who are cited.

Funding Sources: Staff time

Program 3-6.

The County will contact property owners of units at-risk of converting to market rate housing within one year of affordability expiration to discuss the County's desire to preserve units as affordable housing. Participation from agencies interested in purchasing and/or managing units at-risk will be sought.

Time Frame: Annually during program period

Responsible Agency: Housing and Economic Development Department

Objectives: Preserve and maintain existing inventory of restricted homeownership and rental units designated as affordable housing within the County.

Funding Sources: Staff time

Equal Opportunity in Housing

Goals for Equal Opportunity in Housing

To assure that housing opportunities are open to all without regard to income, source of income, marital status, familial status, age, sex, sexual orientation, religion, creed, color, race, national origin, ancestry, or disability.

Policies for Equal Opportunity in Housing

Policy 4A.

The County shall ensure that all laws and regulations prohibiting discrimination in lending, the sale of homes, and rental practices are enforced.

Policy 4B.

The County shall promote housing programs that maximize equal opportunity and avoid economic segregation.

Policy 4C.

The County shall support housing discrimination case processing and enforcement of Fair Housing laws through the State Department of Fair Employment and Housing.

Policy 4D.

The County shall assess housing programs to assure equal opportunity in housing.

Policy 4E.

The County shall address the housing needs of special groups within the County including large families, female-headed households, farmworkers, the elderly, the homeless, and the handicapped.

Policy 4F.

The County shall allow the development of special needs housing to stimulate construction of housing of special needs group homes (assisted living for seniors, handicapped, farmworkers, the homeless and the disabled) with a use permit.

Policy 4G:

The County shall annually evaluate the needed homeless emergency/transitional facilities in the unincorporated area and/or through interagency agreements with the Cities of Hollister and San Juan Bautista.

Programs for Equal Opportunity in Housing

Program 4-1.

The Fair Housing Act, Title VIII of the Civil Rights Act of 1968, Article III, Sec. 15-36, et seq. prohibits discrimination in housing because of: race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children -under 18), handicap (Disability), sexual orientation, age and marital status. The County Housing and Economic Development Department will continue to distribute fair housing materials in both English and Spanish on behalf of the HUD Approved Certified Counseling Agencies to the community at large. Materials will be displayed throughout local community including senior centers, social service offices, and other public locations. Information regarding Fair Housing will continue to be mentioned at all housing-related homebuyer, credit management, financial literacy and foreclosure prevention workshops. County staff will continue to refer all fair housing issues to local HUD Approved Certified Counseling Agencies such as Monterey County Housing Alliance (MOCHA) and Project Sentinel who offer services such as fair housing assistance, homebuyer education, mortgage default resolution counseling, pre-purchase counseling, post-purchase counseling, predatory lending, renter's assistance and services for the homeless. The County's overall goal was obtained during the program period.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department, Housing and Economic Development Department, Community Services and Workforce Development Department

Objectives: The County will continue to partner with local HUD Approved Certified Counseling Agencies for ongoing promotion of Fair Housing throughout the community, at large.

Funding Sources: Staff time

Program 4-2.

Language Barriers.

The County will ensure all housing-related materials relating to activities, services and programs are distributed in multiple languages. The County Housing and Economic Development Department will continue to conduct bilingual affordable housing-related workshops to the public in both English & Spanish. All marketing efforts, fliers and materials will be made available in English and Spanish to the public. The County Affordable Housing webpage will continue to be updated which offers qualifying documents such as applications, checklist and information to the public in both English and Spanish. The County Housing and Economic Development Department will continue to distribute additional fair housing materials in both English and Spanish on behalf of the HUD Approved Certified Counseling Agencies to the community at large. Materials will be displayed throughout local community and senior centers, social service offices, and other public locations.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department, Housing and Economic Development Department, Community Services and Workforce Development Department

Objectives: The County will continue to ensure all housing-related materials relating to activities, services and programs are distributed in multiple languages.

Funding Sources: Staff time

Program 4-3.

Equal Housing Opportunities.

The County will continue to promote and protect housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color or household composition. The County will continue to remove market constraints regarding the construction of multi-family, single family, condominium and townhouse development due to liability.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department, Housing and Economic Development Department, Community Services and Workforce Development Department

Objectives: The County will make a maximum effort to protect Equal Housing Opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Funding Sources: Staff time

Program 4-4.

Reasonable Accommodation.

The County will continue to provide reasonable accommodation for persons with disabilities by using flexible approaches to retrofitting and converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department

Objectives: The County will make a maximum effort to provide Reasonable Accommodation.

Funding Sources: Staff time

Program 4-5.

Ensure promotion of County deed-restricted affordable units throughout the community, at large. Promote awareness of deed-restricted affordable units that could be purchased through re-sale. The County Housing and Economic Development Department will continue to conduct bilingual affordable housing workshops regarding County below market homeownership opportunities to the public. The County Housing and Economic Development Department will continue to partner with the City of Hollister Redevelopment Agency and local non-profit affordable housing developers to conduct bilingual workshops regarding deed-restricted affordable units to the public. A waiting list of potential low and moderate-income applicants will continue to be established. Information about the pre-qualification program will be posted on the County housing web-site and at the Planning and Building Department and Community Services Workforce Development Department.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department, Housing and Economic Development Department, Community Services and Workforce Development Department

Objectives: Streamline the re-sale of deed restricted affordable units and educate the public about the availability of the units and the real estate community about the resale process regardless of race, religion, sex, marital status, ancestry, national origin, color or household composition.

Funding Sources: Staff time

Program 4-6.

Housing Programs Coordinator.

The County recently hired a Housing Programs Coordinator to administer the Housing and Economic Development Department. The County intends to continue funding the Housing Programs Coordinator position during the upcoming program period. The Housing Programs Coordinator will continue to partner with local HUD Certified Counseling Agencies, City of Hollister Redevelopment Agency and local non-profit affordable housing developers to promote Fair Housing information. The Housing Programs Coordinator will continue to conduct several bilingual affordable housing related workshops (Homeownership, Credit Management, Financial Literacy and Foreclosure Prevention) to the public. The Housing Programs Coordinator will also continue to assist with the administration and monitoring of the HOME Program.

Time Frame: Ongoing

Responsible Agency: Housing and Economic Development Department

Objectives: The Housing Programs Coordinator will continue to enhance and manage the County's Affordable Housing Program, HOME Program, promote Fair Housing and pursue additional housing-related funding resources.

Funding Sources: Staff time

Program 4-7.

Exempt the net increase in floor area dedicated to providing handicap accessible housing from building permit impact fees.

Time Frame: 2010

Responsible Agency: Planning and Building Department

Objectives: Reduce governmental constraint on housing for disabled by reducing costs directly related to accessibility needs.

Funding Sources: Staff time

Program 4-8

Mortgage Prevention Housing Counseling Services

The Housing and Economic Development Department will solicit HUD-Approved organizations and/or firms to provide bilingual (English & Spanish) mortgage foreclosure prevention housing counseling services to residents of San Benito County. The services shall provide information on rights and responsibilities, and information and referral, in the subject areas of mortgage foreclosure prevention.

Time Frame: 2010

Responsible Agency: Housing and Economic Development Department

Objectives: Establish new bilingual (English & Spanish) HUD-Approved mortgage foreclosure prevention housing counseling services in San Benito County.

Funding Sources: Local Housing Trust Fund

Program 4-9

Rental Housing Counseling Services

The Housing and Economic Development Department will solicit organizations and/or firms to provide bilingual (English & Spanish) rental housing counseling services to residents of San Benito County. The services shall provide tenant/landlord referral and mediation services benefiting residents and landlords of San Benito County. Services provided will encompass all rental concerns.

Time Frame: 2010

Responsible Agency: Housing and Economic Development Department

Objectives: Establish new bilingual (English & Spanish) rental housing counseling services in San Benito County.

Funding Sources: Local Housing Trust Fund

Program 4-10

Fair Housing Counseling Services

The Housing and Economic Development Department will solicit organizations and/or firms to provide bilingual (English & Spanish) fair housing counseling services to residents of San Benito County. Housing services shall include an organization who is qualified to engage in fair housing enforcement activities; including but no limited to: complaint intake, complaint investigation, testing for fair housing violations and enforcement of meritorious claims.

Time Frame: 2010

Responsible Agency: Housing and Economic Development Department

Objectives: Establish new bilingual (English & Spanish) fair housing counseling services in San Benito County.

Funding Sources: Local Housing Trust Fund

Program 4-11

Homebuyer Education Workshops

The Housing and Economic Development Department will solicit HUD-Approved organizations and/or firms to provide bilingual (English & Spanish) homebuyer education workshops to residents of San Benito County. The homebuyer education workshops shall be presented by HUD-trained homebuyer educators, following the format and content required by HUD.

Time Frame: 2010

Responsible Agency: Housing and Economic Development Department

Objectives: Establish new bilingual (English & Spanish) HUD-Approved homebuyer education workshops in San Benito County.

Funding Sources: Local Housing Trust Fund

Energy Conservation

Goals for Energy Conservation

To establish development and construction standards which encourage energy conservation in residential uses. Promote the use of energy conservation methods in housing for all segments of the community.

Policies for Energy Conservation

Policy 5A.

The County shall require energy-conserving construction, as required by state law.

Policy 5B.

The County shall encourage innovative site designs and orientation techniques, which incorporate passive and active solar designs and natural cooling techniques.

Policy 5C.

The County shall promote a weatherization and retrofit program for existing housing units that fall below current state performance standards for energy efficiency.

Policy 5D.

The County shall promote opportunities for use of solar energy by assuring solar access. The County shall pursue all avenues of solar access and energy conservation currently provided by California law and consider a local ordinance to further promote energy conservation.

Policy 5E.

The County shall promote energy efficient land use planning by incorporating energy conservation as a major criterion for future decision making.

Policy 5F.

The County shall promote energy conservation through education and outreach programs.

Policy 5G.

The County shall require solar access to be considered in environmental review and/or decision-making for all subdivisions.

Programs for Energy Conservation

Program 5-1.

Low-Income Heating & Energy Assistance Program (LIHEAP).

The LIHEAP program provides funds to help low-income households make home heating more affordable, avoid shutoff of utility services during the winter, and maintain a warm, safe, and healthy environment for households with young children, the elderly, and the disabled. The Energy Assistance Program (EAP) provides payments made to energy companies and in most cases directly to clients to help pay a portion of home heating costs. Client education and furnace repair/replacement are also offered. The Community Services and Workforce Development (CSWD) Department intends to apply annually for available LIHEAP and/or EAP funding opportunities during the upcoming program period.

Time Frame: Annually during program period

Responsible Agency: Community Services and Workforce Development (CSWD) Department

Quantified Objectives: Serve over 700 families during the upcoming program period. Continue to provide assistance with payment of utility and propane bills.

Funding Sources: EAP funds

Program 5-2.

The Weatherization program in San Benito County is currently offered by Central Coast Energy Services (CCES), a local not-for-profit organization based in Watsonville, California. CCES currently serves Monterey, Santa Cruz, Monterey and San Benito counties. The Weatherization program includes both health and safety and energy efficiency inspections, installation of energy conservation measures such as insulation, weather-stripping, compact fluorescent light bulbs, and possible replacement of refrigerator, stove, furnace, water heater, windows, and doors among many other measures. CCES's programs are free of cost and are provided to home owners as well as tenants in an effort to conserve energy and improve

living conditions of low-income households. CCES will continue to work in conjunction with the San Benito County Housing and Economic Development Department to further promote the Weatherization program to the community through referrals. Outreach materials will continue to be displayed throughout the local community at large, including senior centers, social service offices, and other public locations. Information regarding the Weatherization program will also be mentioned at all housing-related workshops. CCES recently received a huge boost through the American Reinvestment and Recovery Act (ARRA). CCES has allocated Weatherization funding through the ARRA for San Benito County. CCES estimates that up to 30 dwelling units will be weatherized in San Benito County during the upcoming program period.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department, Housing and Economic Development Department and Community Services and Workforce Development Department

Objectives: Work with CCES to use ARRA Weatherization allocation for San Benito County to weatherize up to 30 dwelling units. Ongoing promotion of the Weatherization Program throughout the community, at large.

Funding Sources: Staff time

Program 5-3.

The County shall continue to strive for greater energy conservation in residential development. The County will look into CDBG, CalHome and HOME monies that are available for rehabilitation and/or energy conservation programs for lower-income households. Additionally, the County will continue to provide information to all residents regarding available rehabilitation programs, and increase public awareness of self-help, energy conservation and rehabilitation programs through outreach programs.

Time Frame: Annually during program period

Responsible Agency: Planning and Building Department, Housing and Economic Development Department

Objectives: Ongoing promotion of the Energy Conservation and Rehabilitation Programs throughout the community, at large.

Funding Sources: Staff time

Program 5-4.

The County shall enforce Title 24 provisions of the California Administrative Code for residential energy conservation measures.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department

Objectives: Enforce Title 24 provisions

Funding Sources: Staff time

Program 5-5.

The County shall encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development. The County will make available an informational fact sheet for distribution that will describe the measures that can be instituted in homes for little cost and will save energy and utility expenses.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department

Objectives: Encourage energy conservation in all existing rental and homeownership developments.

Funding Sources: Staff time

Program 5-6.

The County shall study a solar access ordinance, which would provide solar access in all new subdivisions and planned unit developments. Such an ordinance would include criteria, which could be included in subdivision review. Requirement of solar water and space heating should be considered.

Time Frame: 2012

Responsible Agency: Planning and Building Department

Objectives: Adopt a solar access and energy conservation ordinance, which will encourage all new construction to be energy efficient and properly situated to take advantage of the sun.

Funding Sources: County funds and Staff time

Implementation Schedule and Timelines for Policies and Programs

1-Year Time Frame (2010)

Program 1-2.

Utilize HOME Investment Partnership Program (HOME) funds. The County intends to use a portion of existing HOME Program Income to activate a HOME First-time Homebuyer (FTHB) program.

Program 1-9.

Emergency Shelters. Senate Bill (No. 2) adds provisions to the housing element that would require a local government to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. San Benito County intends to identify a zone or zones as required by Senate Bill No. 2.

Program 2-7.

The Community Services and Workforce Development (CSWD) will utilize grant funds from the California Office of Migrant Services (OMS) for a future remodel of an additional bunkhouse located at the Southside Road Migrant Center labor camp.

Program 2-11.

Prioritize processing and reserve the majority of the excess wastewater transmission capacity on the Southside Road sewer main for a mixed use affordable housing project with at least five percent of the rental housing constructed for disabled access/livability.

Program 2-12.

Expand Temporary Farm labor housing. Amend the zoning ordinance to allow the use of recreational vehicles for seasonal farm labor housing up to 180 days.

Program 2-13.

Amend the Growth Management Ordinance to direct growth toward existing urbanized areas and to make further encouragement of affordable housing development.

Program 2-14.

Suspend the existing Inclusionary Housing Ordinance (No. 766) and, to replace the ordinance, develop a program that provides incentives for the development and preservation of affordable housing.

Program 2-16.

Amend the County Zoning Ordinance to allow administrative approval of front setbacks under 20 feet for lots under 7,200 square feet in Residential Multiple (RM) zoning, with 15 feet as the absolute minimum front setback.

Program 3-1.

The County will work with the local chapter of Habitat for Humanity to help promote *A Brush with Kindness housing program*.

Program 4-7.

Exempt the net increase in floor area dedicated to providing handicap accessible housing from building permit impact fees.

Program 4-8.

Mortgage Prevention Housing Counseling Services. The Housing and Economic Development Department will solicit HUD-Approved organizations and/or firms to provide bilingual (English & Spanish) mortgage foreclosure prevention housing counseling services to residents of San Benito County.

Program 4-9.

Rental Housing Counseling Services. The Housing and Economic Development Department will solicit organizations and/or firms to provide bilingual (English & Spanish) rental housing counseling services to residents of San Benito County.

Program 4-10.

Fair Housing Counseling Services. The Housing and Economic Development Department will solicit organizations and/or firms to provide bilingual (English & Spanish) fair housing counseling services to residents of San Benito County.

Program 4-11.

Homebuyer Education Workshops. The Housing and Economic Development Department will solicit HUD-Approved organizations and/or firms to provide bilingual (English & Spanish) homebuyer education workshops to residents of San Benito County.

Program 5-3.

The County will look into CDBG, CalHome and HOME monies that are available for rehabilitation and/or energy conservation programs for lower-income households.

2-Year Time Frame (2011)

Program 1-2.

Utilize HOME Investment Partnership Program (HOME) funds. The County intends to use a portion of existing HOME Program Income to activate a HOME Rehabilitation Program.

Program 2-12.

Explore a pilot program by encouraging use rural schools for clustering seasonal farm labor housing during school vacation.

Program 5-2.

CCES will continue to work in conjunction with the San Benito County Housing and Economic Development Department to further promote the Weatherization program to the community through referrals.

3-Year Time Frame (2012)

Program 1-7.

Section 8 Housing. The Housing and Economic Development Department intends to partner with the Santa Cruz County Housing Authority to establish a permanent Section 8 Housing in the unincorporated area of the County.

Program 2-6.

San Benito County intends to use its existing allocation from the California Housing Finance Agency (CalHFA) of Prop 63, Mental Health Services Act (MHSA) funds to provide housing to extremely low-income individuals and households.

Program 2-15.

Designate 10.0 additional acres for Residential Multiple (RM) zoning to accommodate very-low- and low-income households, 3.9 additional acres to accommodate the lower-income half of moderate-income households and 53.4 additional acres for Single-Family Residential (R1) zoning to accommodate above-moderate income households and the upper-income half of moderate income households.

Program 5-6.

Adopt a solar access and energy conservation ordinance, which will encourage all new construction to be energy efficient and properly situated to take advantage of the sun.

5-Year Time Frame (2014)

Program 1-8.

Mortgage Credit Certificate Program (MCC). The MCC Program provides tax credits to income eligible homebuyers. The County Housing and Economic Development Department intends to establish the MCC program within the unincorporated area of the County.

Program 3-4.

The County intends to establish a site to place at least six temporary mobile homes that can be used for up to six months by persons/families displaced as a result of code enforcement actions because the structure is unauthorized/unsafe/sub-standard.

Annual Time Frame

Program 1-1.

Apply for Community Development Block Grant (CDBG) funds to provide funding for housing activities, public improvements, public facilities, and public service projects serving lower-income people in small, typically rural communities.

Program 1-3.

Apply for Community Services Block Grants (CSBG). The CSBG funds will provide a range of services and activities to assist the needs of low-income individuals including the homeless, migrants and the elderly.

Program 1-4.

Apply for Emergency Housing and Assistance Program (EHAP). The EHAP funds will be used to provide rental assistance for emergency and transitional shelter purposes.

Program 1- 5.

Apply for Federal Emergency Shelter Grants (FESG). FESG funds will be used to provide for emergency shelters, services and transitional housing for homeless individuals and families.

Program 1- 6.

Emergency Food and Shelter Program (EFSP). EFSP funds will be used to provide low-income families with renter's assistance and stop eviction services.

Program 2-3.

The County shall annually review its eligibility for various federal and state programs that will provide rehabilitation and maintenance assistance for low-income units and special needs groups. The County shall submit applications for programs for which the County is eligible, as appropriate.

Program 2-4.

The Planning Commission shall hold a meeting annually to review the Housing Monitoring Report and make a report to the County Board of Supervisors

Program 2-5.

The County shall seek financial assistance to provide financing to assist housing construction of extremely low, very low, low, and moderate-income units that serve families and special needs groups using CDBG, USDA, HOME, CalHome, and other Federal and State funding sources.

Program 3-2.

The County shall review its eligibility for Federal and State home repair, renovation, and replacement programs annually and apply for programs, as appropriate.

Program 3-5.

The County shall continue to periodically update the status of housing conditions to determine the need for housing rehabilitation and the removal of unsafe units.

Program 3-6.

The County will contact property owners of units at-risk of converting to market rate housing within one year of affordability expiration to discuss the County's desire to preserve units as affordable housing.

Program 5-1.

Low-Income Heating & Energy Assistance Program (LIHEAP). The County intends to apply annually for available LIHEAP and/or EAP funding opportunities.

On-Going Time Frame

Program 1-10.

The County will meet with the Community Reinvestment Act Lenders Group organized by the County to discuss future housing needs and applicability of the Community Reinvestment Act.

Program 2-1.

The County shall continue to cooperate with and advise developers in the use of density-bonus incentives for affordable housing as permitted by State law and shall establish priority processing of development permits as one such incentive

Program 2-2.

The County shall continue to cooperate with neighboring cities in the County, developers and builders and with financial institutions to secure tax-exempt mortgage revenue bonds.

Program 2-8.

The County shall continue to promote and encourage the self-help housing program which offers very low and low-income families the opportunity to use their “sweat equity” as the down payment on a new home that would otherwise be out of their reach.

Program 2-9.

Encourage appropriately designed second units. Second units shall be encouraged as a means of developing small, affordable units throughout the County.

Program 2-10.

Continue to allow the construction of accessory senior dwelling units, residences with deed restrictions requiring their residents to be at or above a certain age.

Program 2-17.

Low-income Housing Tax Credit Program (LIHTC). The County will work with local non-profit affordable housing developers to utilize LIHTC funds in order to provide newly constructed affordable housing rental units within the County

Program 2-18.

Affordable Housing Program (AHP) and Community Investment Program (CIP). The County will utilize AHP and CIP funds in order to expand affordable housing supply within the County.

Program 2-19.

Housing Assistance Council (HAC). The County will utilize HAC funds to provide seed money for rural affordable housing development projects within the County.

Program 3-3.

The County intends to continue funding a Code Enforcement Officer position.

Program 4-1.

The Fair Housing Act, Title VIII of the Civil Rights Act of 1968, Article III, Sec. 15-36. The County will continue to promote and comply with all related Fair Housing Act policies.

Program 4-2.

Language Barriers. The County will ensure all housing-related materials relating to activities, services and programs are distributed in multiple languages.

Program 4-3.

Equal Housing Opportunities. The County will continue to promote and protect housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color or household composition.

Program 4-4.

Reasonable Accommodation. The County will continue to provide reasonable accommodation for persons with disabilities by using flexible approaches to retrofitting and converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities.

Program 4-5.

Ensure promotion of County deed-restricted affordable units throughout the community, at large. Promote awareness of deed-restricted affordable units that could be purchased through re-sale.

Program 4-6.

Housing Programs Coordinator. The County intends to continue funding the Housing Programs Coordinator position during the upcoming program period.

Program 5-4.

The County shall enforce Title 24 provisions of the California Administrative Code for residential energy conservation measures.

Program 5-5.

Encourage energy conservation in all existing rental and homeownership developments.

11. PUBLIC PARTICIPATION

State law requires cities and counties to make a “diligent effort” to achieve participation by all segments of the community in preparing a housing element (Section 65583 (c) (6) of the California Government Code). This diligent effort translates into local jurisdictions doing more than issue the customary public notices and conduct standard public hearings prior to adopting a housing element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process.

During preparation of the 2007-2014 General Plan Housing Element, the County solicited input early in the process, prior to actually beginning preparation of the Draft Element. This was done in order to identify issues upfront and then include solutions, policies, and programs in the Draft Element that would address the citizens and stakeholders concerns. Public participation for the 2007–2014 County Housing Element included several types of public outreach. These processes included workshops, public review and citizen meetings. Meetings were held at various times to ensure that all members of the community had access to the participation process. San Benito County partnered with the City of Hollister for outreach efforts with social service organizations and community groups. County staff and City of Hollister staff attended meetings between July and September of 2008 of organizations that serve special housing needs groups, provide jobs and/or represent community business interests. A County Planning Commissioner was also designated to serve in a capacity as a liaison for the outreach meetings. The County and City met with the following organizations on the following dates:

| Date | Organization |
|--------------------|--|
| July 21, 2008 | Hollister Youth Alliance |
| July 23, 2008 | Homeless Task Force |
| July 30, 2008 | Community Action Network (CAN) |
| August 6, 2008 | San Benito County Chamber of Commerce |
| August 7, 2008 | One Stop Career Center’s Partner’s Meeting |
| September 11, 2008 | Community Action Board (CAB) |
| October 1, 2008 | Jovenes de Antano |
| October 25, 2008 | Joint County/City Housing Element Outreach for Special Needs Housing Workshop in the morning |

Source: San Benito County Planning and Building & Housing and Economic Development Department

In addition to the above outreach efforts, the County and City participated as an invited guest at the Senior Lunch Program at the Hollister Community Center and provided bi-lingual translation in English and Spanish. The County partnered with the City to help prepare and distribute a bi-lingual (English and Spanish) rental housing survey to determine the specialized or underserved housing needs of the community. The housing surveys were conducted and completed at various apartment complexes and were made available to the public throughout the local County library, local non-profit affordable housing developers, Community Pantry, Community Services and Workforce Development (CSWD) Department, Housing and Economic Development Department, Health and Human Services Agency and other local community service agencies.

San Benito County and the City of Hollister collaborated to host a special needs housing public workshop on October 25, 2008. Because of the large Hispanic population working and residing in the City and County, notices were prepared in both English and Spanish. Additionally, bilingual (English and Spanish) County and City staff attended the workshop to assist residents in understanding the purposes of the workshop and to relay their input. Decision-makers as well as representatives from a variety of interest groups attended. The workshop included a summary of issues identified from outreach efforts with community groups and social service organizations. Input received from workshop participants was recorded and the suggested solutions were identified. A complete summary of the topics, issues and recommended solutions that came out of the workshop is contained in a table included as Appendix C.

The County has maintained an effort to involve the public throughout the housing element process by consistently and conscientiously reaching out to members of the public throughout the process. The list below summarizes the County's diligent efforts in promoting public participation in the Housing Element Update process:

1. Face-to-face meetings with community organizations including verbal invitation to the Workshop and encouragement of participation by the organizations' members
2. Self-generated Workshop fliers printed in English and Spanish
3. Survey conducted face-to-face, in English and Spanish, by City Planning Interns
4. E-mail distribution of publicity for survey sent to community organizations and local government departments
5. Advertisement in local newspapers *Hollister Free Lance* and *Pinnacle*
6. Local newspaper article announcing upcoming Workshop
7. Assistance from community organizations distributing publicity for process
8. Radio announcement broadcast for Workshop on Spanish-language radio station KMPG

All potentially affected agencies were contacted by direct mailing (at minimum) prior to subsequent hearings and meetings held by the County in reviewing and ultimately adopting the final housing element. The County made a diligent effort to incorporate all feedback from the special needs workshop, rental housing survey, community outreach focus-group meetings and other sources into the 2007 – 2014 Housing Element.

Staff continues to consider all comments received by the public from all sources; any specific concerns related to development standards or any other County policy or approval process have been and will continue to be thoroughly considered by staff in assembling the final draft of the housing element. The County will remain open to dialogue with all members of the public, as well as public and private agencies, after the document is adopted by the County Board of Supervisors and certified by the State of California.

Meetings with Community Groups:

County and City staff members met with community groups that serve the special needs populations of the area. Below is a list of the community groups that participated and provided feedback during the outreach process. The organizations offered useful information generated in their day to day assistance of special needs groups.

1. Homeless Task Force
2. Emmaus House
3. Community Action Network (CAN)

4. Chamber of Commerce
5. Workforce Investment Board (WIB)
6. Jovenes de Antaño
7. One Stop Career Center
8. Community Action Board (CAB)
9. Hollister Youth Alliance
10. Affordable Housing Providers
 - South County Housing
 - Community Services Development Corporation (CSDC)
 - Community Housing Improvement Systems and Planning Association (CHISPA)

Survey of City Rental Housing:

With assistance from County staff, City planning staff prepared a survey for residents of rental housing in the City of Hollister. The survey was distributed to various apartment complexes, which form much of the area's supply of rental housing. The survey illustrated the characteristics of rental housing dwellers and their needs including the high percentage of income required to obtain housing. Below is a list of the organizations that assisted in the preparation and distribution of the survey.

1. City of Hollister, Planning Department
2. City of Hollister Redevelopment Agency
3. County Planning Department
4. County Housing and Economic Development Department
5. County Community Services and Workforce Development (CSWD) Department
6. Hollister Youth Alliance
7. Community Pantry

Special Needs Housing Workshop:

After conducting community group meetings and collecting survey results, City and County staff invited back community groups as well as all interested public to attend a workshop regarding special needs housing issues. Ideas raised in the community group meetings were presented once again to those present in order to generate dialogue among the workshop attendees and to draw out further feedback and ideas from the public. A Spanish translator was available at the workshop.

Appendix A
Project Rating Scale for Minor Subdivisions

§ 21.07.045 PROJECT RATING SCALE FOR MINOR SUBDIVISIONS.

(A) *Mandatory requirements.* A score of zero in any of the following categories will disqualify an application from further consideration. It shall be the applicant's responsibility to provide evidence satisfactory to the county to establish fulfillment of these mandatory requirements.

(1) *Domestic water supply.* A score of zero shall be given if the project's proposed domestic water supply does not meet minimum county standards for quantity and quality. The San Benito County Environmental Health Department shall make the determination of whether the proposed water supply meets minimum standards.

(2) *Wastewater disposal.* A score of zero shall be given if the project does not comply with the Central Coast Basin Plan of the Regional Water Quality Control Board, or meet minimum local standards. The San Benito County Environmental Health Department shall make the determination of whether the proposed sewage disposal system meets minimum standards.

(B) *Primary requirements.* It shall be the applicant's responsibility to provide evidence satisfactory to the county to establish fulfillment of these primary requirements. Failure to meet any of the primary requirements does not automatically remove the application from consideration. Primary requirements make up approximately 75% of the total points available for applications. A maximum of 64 points may be earned for primary requirements.

(1) *Grade 1 soils.* Proposed subdivision not located in an area designated as Grade 1 or Class 1 soils as identified by the latest soil survey of San Benito County as prepared by the soil conservation service, or the soils on-site have been determined to be Grade 2 or less from an on-site soils test performed by a soils engineer. The soils test shall be peer reviewed by a qualified soils engineer at the expense of the applicant. (12 points)

(2) *Flood hazard.*

(a) Project completely out of 100-year floodplain. (10 points)

(b) Building envelopes outside of 100-year floodplain. (1 point)

(3) *Access.* Driveways, roads, and other ingress/egress points meet minimum county standards for access, including, but not limited to, standards for slope, width, length, and right-of-way. (10 points)

(4) *Steep slopes.*

(a) Site and access roads not located within areas of 30% slopes. (7 points)

(b) Building envelopes only outside of 30% slopes. (3 points)

(5) *Fire hazard.*

(a) Project located within a local response area for fire protection. (6 points)

(b) Project located within an area identified as moderate fire hazard. (2 points)

(6) *Seismic hazard.*

(a) Entire project located outside the Alquist-Priolo fault hazard zone. (5 points)

(b) Building envelopes located outside Alquist-Priolo fault hazard zone. (1 point)

(7) *Landslide hazard.*

(a) No landslide features located on property. (5 points)

(b) Building envelopes outside landslide features. (1 point)

(8) *Habitat area.* Project not located in an area designated as critical habitat by the U.S. Fish and Wildlife Service (USFWS) or California Department of Fish and Game (CDFG). A habitat assessment may be submitted by a qualified biologist showing that the subject site is not habitat. The habitat assessment shall be peer reviewed by a qualified biologist at the expense of the applicant.

(a) Project not located in critical habitat for the California tiger salamander, as identified by the U.S. Fish and Wildlife Service (USFWS). (5 points)

(b) Project not located in critical habitat for California red-legged frog, as identified by the U.S. Fish and Wildlife Service. (3 points)

(c) Project not located in critical habitat for the San Joaquin kit fox, as identified by the U.S. Fish and Wildlife Service. (1 point)

(C) *Secondary point categories.* Projects may earn points in the following categories when a benefit to the community can be clearly demonstrated. A maximum of 31 points may be earned in this section.

(1) *Water and wastewater systems.*

(a) Project connecting to an existing water system and has provided a valid "will-serve" letter. (1 point)

(b) Dual distribution systems, i.e. separate delivery systems for potable water and outside irrigation water. (1 point)

(c) Wastewater disposal. Project served by a public system or batch plant. (1 point)

(2) *Geology and soils.*

(a) Depth to groundwater greater than 15 feet. (2 points)

(b) Building sites not located within high risk areas for liquefaction. (1 point)

(c) Building sites and access roads not located within landslide susceptibility zones 3 or 4. (1 point)

(d) Building envelopes and access roads not located within areas greater than 30% slope. (2 points)

(e) Total acreage of areas within 30% slopes not counted towards parcel size. (1 point)

(f) Grading does not require an initial study and negative declaration. (1 point)

(3) *Traffic and circulation.*

(a) Project located in or proposes a benefit area for traffic impacts. (1 point)

(b) Project minimizes access points. (1 point)

(c) Project not located in an airport approach or overflight zone. (2 points)

(d) Project consistent with airport land use plan. (1 point)

(4) *Preservation and conservation.*

(a) *Agricultural preservation.*

1. Fifty percent or more of project set aside for agricultural preservation. (3 points)

2. Twenty-five percent or more of project set aside for agricultural preservation. (1 point)

(b) *Habitat conservation.*

1. Fifty percent or more of project set aside for habitat conservation. (3 points)

2. Twenty-five percent or more of project set aside for habitat conservation. (1 point)

(c) Historic preservation. Project proposes to conserve historic resources. (1 point)

(5) *Design.*

(a) Avoids impacts to ridgelines. (2 points)

(b) Notes on map requiring passive solar orientation. (1 point)

(c) Avoids lots with greater than three to one depth ratio, and avoids sharp corners, odd shapes, and other awkward design features. (1 point)

(d) Notes on map requiring construction to exceed Building Code energy efficiency requirements by 20%. (1 point)

(6) *Location.*

(a) Sphere of influence.

1. Project within City of Hollister or City of San Juan Bautista sphere of influence and conforms to city general plan and zoning designations. (3 points)

2. Project within City of Hollister or City, of San Juan Bautista planning area and

conforms to city general plan and zoning designations. (3 points)

(b) Project does not share a common property line with a state designated mineral resource area. (1 point)

(1966 Code, § 31-13.1) (Ord. 733, § 1(part); Ord. 751, § 1(part); Ord. 797, § 1(l); Ord. 818, § 1 (l); Ord. 848, § 1(part), 2009)

§ 21.07.046 PROJECT RATING SCALE FOR MAJOR SUBDIVISIONS.

(A) *Mandatory requirements.* A score of zero in any of the following categories will disqualify an application from further consideration. It shall be the applicant's responsibility to provide evidence satisfactory to the county to establish fulfillment of these mandatory requirements.

(1) *Domestic water supply.* A score of zero shall be given if the project's proposed domestic water supply does not meet minimum county standards for quantity and quality. The San Benito County Environmental Health Department shall make the determination of whether the proposed water supply meets minimum standards.

(2) *Wastewater disposal.* A score of zero shall be given if the project does not comply with the Central Coast Basin Plan of the Regional Water Quality Control Board, or meet minimum local standards. The San Benito County Environmental Health Department shall make the determination of whether the proposed sewage disposal system meets minimum standards.

(B) *Primary requirements.* It shall be the applicant's responsibility to provide evidence satisfactory to the county to establish fulfillment of these primary requirements. Failure to meet any of the primary requirements does not automatically remove application from consideration. A maximum of 138 points can be earned in this section.

(1) *Grade 1 soils.* Proposed subdivision not located in an area designated as Grade 1 or Class 1 soils as identified by the latest soil survey of San Benito County as prepared by the soil conservation service, or the soils on-site have been determined to be Grade 2 or less from an on-site soils test performed by a soils engineer. The soils test

shall be peer reviewed by a qualified soils engineer at the expense of the applicant. (26 points)

(2) *Flood hazard.*

(a) Project completely out of 100-year floodplain. (22 points)

(b) Building envelopes outside of 100-year floodplain. (10 points)

(3) *Access.*

(a) Driveways, roads, and other ingress/egress points meet minimum county standards for access, including, but not limited to, standards for slope, width, length, and right-of-way. (22 points)

(4) *Steep slopes.*

(a) Site and access roads not located within areas of 30% slopes. (16 points)

(b) Building envelopes only outside of 30% slopes. (6 points)

(5) *Fire hazard.*

(a) Project located within a local response area for fire protection. (14 points)

(b) Project located within an area identified as moderate fire hazard. (4 points)

(6) *Seismic hazard.*

(a) Entire project located outside the Alquist-Priolo fault hazard zone. (10 points)

(b) Building envelopes located outside Alquist-Priolo fault hazard zone. (2 points)

(7) *Landslide hazard.*

(a) No landslide features located on property. (10 points)

(b) Building envelopes outside landslide features. (2 points)

(8) *Habitat area.* Project not located in an area designated as critical habitat by the U.S. Fish and Wildlife Service (USFWS) or California Department of Fish and Game (CDFG). A habitat assessment may be submitted by a qualified biologist showing that the subject site is not habitat. The habitat

assessment shall be peer reviewed by a qualified biologist at the expense of the applicant.

(a) Project not located in critical habitat for California tiger salamander, as identified by the U.S. Fish and Wildlife Service. (10 points)

(b) Project not located in critical habitat for California red-legged frog, as identified by the U.S. Fish and Wildlife Service. (6 points)

(c) Project not located in critical habitat for the San Joaquin kit fox, as identified by the U.S. Fish and Wildlife Service. (2 points)

(C) *Secondary point categories.* Projects may earn points in the following categories when a benefit to the community can be clearly demonstrated.

(1) *Water and wastewater systems.*

(a) *Water system.*

1. Project water system integrated with major public or private water system, e.g. Sunnyslope County water system, City of Hollister water system, San Juan Bautista water system, Tres Pinos County Water District, and the like. (5 points)

2. Project water system under the jurisdiction of the State Department of Health Services (DHS). (3 points)

(b) *Wastewater disposal.*

1. Water conservation project connects to a public wastewater treatment facility. (5 points)

2. Project proposes private batch plant for wastewater disposal. (3 points)

(c) *Fire suppression.*

1. *For projects served solely by wells.* Project description states that all new dwellings shall be required to install automatic fire sprinkler system with alarm plus appropriately sized water tank. (3 points)

2. *For projects connected to existing municipal water system.* Project description states that all new dwellings shall

be served by hydrant/hydrant system. (3 points)

3. *For projects served by San Felipe water distribution system.* Project description states that that all new dwellings shall be served by a wharf hydrant plus appropriately sized water storage tank for back-up. (3 points)

(d) *Water conservation.*

1. Dual distribution systems, i.e. separate delivery systems for potable water and outside irrigation water. (2 points)

2. Project description includes mandatory water conserving or xeriscape design landscaping in front yards. (1 point)

(e) Depth to groundwater greater than 15 feet at disposal and building site. (1 point)

(2) *Geology and soils.*

(a) Building sites not located within high risk areas for liquefaction. (1 point)

(b) Building sites and access roads not located within landslide susceptibility zones 3 or 4. (1 point)

(c) Building envelopes and access roads not located within areas greater than 30% slope. (2 points)

(d) Total acreage of areas within 30% slopes not counted towards parcel size. (1 point)

(e) *Grading.*

1. Total grading of project site equals less than 50 cubic yards and will not require a grading permit. (2 points)

2. Grading is minimal and does not require an initial study and negative declaration. (1 point)

(3) *Hazardous materials.* No regulated hazardous materials located on the site or on a site sharing a common property line site. (1 point)

(4) *Noise exposure (as shown in general plan noise element).*

(a) Equal to or less than 45 dbA Leq (daytime) and 35 dbA Leq (nighttime) for residential. (2 points)

(b) Equal to or less than 50 dbA Leq (daytime) and 40 dbA Leq (nighttime) for residential. (1 point)

(5) *Airport proximity.*

(a) Project not located within an airport approach safety or overflight zone. (3 points)

(b) Project consistent with airport land use plan. (1 point)

(6) *Preservation and conservation.*

(a) Preservation of agricultural land, wildlife habitat and open space/parkland.

1. The project description provides for permanent preservation of viable agricultural land through transfer of density credits and/or agricultural conservation easements.

| Percentage of site preservation | |
|---------------------------------|----------|
| 10% and at least 10 acres | 1 point |
| 20% and at least 20 acres | 2 points |
| 30% and at least 30 acres | 3 points |
| 40% and at least 40 acres | 4 points |
| 50% or greater & 50 acres | 5 points |

2. The project description and tentative map provides for permanent preservation of wildlife habitat and/or open space/parkland through the establishment of habitat conservation easements or designated non-buildable areas on or off-site. The amount of open space/park land and wildlife habitat preserved must exceed the acreage that would be designated as non-developable as a result of environmental constraints or the mitigation of environmental impacts. Examples of environmental constraints could include habitat areas, floodplain, landslides, earthquake fault zones, and slopes of 30% or greater. The Planning Director may allow environmentally constrained areas to be included as open space/parkland on a case by case basis.

| Percentage of site preservation | |
|---------------------------------|----------|
| 10% and at least 10 acres | 1 point |
| 20% and at least 20 acres | 2 points |
| 30% and at least 30 acres | 3 points |
| 40% and at least 40 acres | 4 points |
| 50% or greater and 50 acres | 5 points |

(b) *Trails.* Proposed trails shall not be in conflict with any applicable habitat conservation plan.

1. Project includes trail easement for public use with the ability to connect to other existing and recognized trail systems. (3 points)

2. Project includes an internal trail. (1 point)

(7) *Design.*

(a) Project description specifies that a note shall be placed on the parcel map requiring new dwellings to provide for a passive solar orientation. (1 point)

(b) Accommodates natural terrain, preserves desirable views, avoids visual impacts to ridgelines. (2 points)

(c) Avoids excessively deep or narrow lots, avoids sharp angles. Width to depth ratio does not exceed one to three. (1 point)

(d) Landscaping. Landscape plan provided to County Planning with project application. (3 points)

(e) Notes on map requiring construction to exceed Building Code energy efficiency requirements by 20%. (1 point)

(8) *Traffic and circulation.* Circulation.

(a) Accommodates various transportation modes (e.g., walking, biking, private automobile, public transit). (1 point)

(b) Efficient design of proposed circulation to link existing and planned

transportation systems, including streets, bike routes, walkways, and trails. (1 point)

(c) Project is located in or proposed to establish a benefit area for road improvements. (3 points)

(9) *Affordable housing.* Construction of a mixture of housing units affordable to households ranging from very low to moderate incomes, in excess of the county's goal of 20% per project.

| | |
|----------------------------|----------|
| 30% affordable housing mix | 3 points |
| 35% affordable housing mix | 5 points |
| 40% affordable housing mix | 8 points |

(10) *Community benefit factors.*

(a) *Public facilities.*

1. Provides and constructs on site recreational facilities, privately owned and maintained by a homeowners association or other acceptable private maintenance entity. (3 points)

2. Provides dedicated public parkland on or adjacent to the project, subject to approval by the Planning Director. (7 points)

3. Provides access including pedestrian/bike path to neighborhood serving commercial uses within one mile of project. (3 points)

(b) *Capital improvements.*

Construction of public works or capital improvements above and beyond what is normally required by ordinance or as mitigation of a project impact. Points shall be awarded for each of the following improvements:

| | |
|-----------------------|----------|
| Road improvements | 3 points |
| Traffic improvements | 3 points |
| Bridges | 5 points |
| Drainage improvements | 3 points |
| Bike trails | 1 point |

(c) *Transit improvements.*

Construction of, or contribution to, mass transit improvements and/or facilities. (5 points)

(d) *Economic benefits.* Long term, full time job creation, sales tax generation, and/or transient occupancy tax. (5 points)

(e) *Subsequent phase.* The project is a subsequent phase and continuous extension of a previously approved project that received points for constructing capital improvements, community benefit facilities or transit improvements. (3 points)

(1966 Code, § 31-13.2) (Ord. 733, § 1(part); Ord. 751, § 1(part); Ord. 797, § 1(II); Ord. 818, § 1 (II); Ord. 848, § 1(part), 2009)

§ 21.07.047 PROCEDURES TO BREAK TIES IN PRELIMINARY ALLOCATION RANKINGS.

If two or more applications are tied after final rankings, ties shall be broken in the following manner:

(A) Priority shall be given to applications that have been in the allocation ranking system and have not received full allocation in the previous year; and

(B) Further ties shall be broken based on the highest score in the order of the following categories.

- (1) Grade 1 soils.
- (2) Flood hazard.
- (3) Access.
- (4) Slopes.
- (5) Fire hazard.
- (6) Seismic hazard.
- (7) Habitat.
- (8) Landslide hazard.

(9) Total points gained for primary requirements.

(10) Total points gained for secondary requirements.

(1966 Code, § 31-13.3) (Ord. 797, § 1(III); Ord. 818, § 1 (II); Ord. 848, § 1(part), 2009)

Appendix B
Impact Fee Schedule

SAN BENITO COUNTY BUILDING & PLANNING

-BUILDING IMPACT FEE SUMMARY-

Effective February 1, 2010

DRAINAGE:

SBC ORDINANCE NO. 529

(Effective 4/20/88)

If in mapped area

Adjust January and July per Construction Cost Index

\$1,340.00 per Building Permit
plus \$2,000.00 per Building Permit if in Basin E4 and E5

TRAFFIC:

SBC ORDINANCE NO. 554

(Effective 10/11/89)

If in mapped area, includes most of County

Adjust January and July per Construction Cost Index

\$24,210.00 Residential Dwelling Unit *(RESOLUTION 2009-04)* *(Effective 01-13-09)*

\$11.24 / 1,000 SF Commercial

\$1.93 / 1,000 SF Industrial *(RESOLUTION 86-113)*

\$5.63 / 1,000 SF Office

\$15,978.00 Senior Second Units (1,050 SQ FT) *(RESOLUTION 2003-09)* *(Effective 01/14/03)*

\$12,401.39 Union Road Benefit Area *(RESOLUTION 2003-17)*

Temporary Mobile Homes - See Exhibit A (pg. 2) for fees *(RESOLUTION 2002-24)* *(Effective 03/05/02)*

ROAD EQUIPMENT:

SBC ORDINANCE NO. 554

(Effective 10/23/89)

Throughout County

and **(RESOLUTION 89-154)**

\$0.70 / SF of Residential Living Space – Fixed

SCHOOLS: Residential: (New structures & additions over 500 Sq. Ft.) SCHOOL DISTRICT RESOLUTIONS

\$2.97 / SF of Living Space - Aromas/San Juan School District *(Resolution 0910-03)* *(Effective 11-03-09)*

\$2.97/ SF of Living Space - San Benito High School *(Resolution 08-10)* *(Effective 03/11/08)*

\$2.63/ SF of Living Space - Jefferson, Southside, Tres Pinos & Willow Grove *(Effective 2006)*

\$2.63/ SF of Living Space – Hollister School District *(Resolution 27:05-06)* *(Effective 07/27/06)*

\$2.92/ SF of Living Space for Quail Hollows & Oak Creek Sub-divisions

\$5.95/ SF – Coalinga-Huron Unified *(Effective 10/14/08)*

Commercial and Industrial:

\$0.47/ SF Enclosed Space - San Benito High School *(Resolution 08-10)* *(Effective 03/11/08)*

\$0.42/ SF Enclosed Space - North County School District *(Resolution #05/06-09)* *(Effective 05/15/06)*

\$0.42/ SF Enclosed Space – Jefferson, Southside, Tres Pinos & Willow Grove *(Effective 2006)*

\$0.42/ SF Enclosed Space – Hollister School District *(Resolution 27:25-06)* *(Effective 07-27-06)*

\$0.47/SF Aromas/San Juan School District *(Resolution 0910-03)* *(Effective 11-03-09)*

FIRE PROTECTION (Residential and Commercial/Industrial)

Throughout County

SBC ORDINANCE NO. 504

(Effective 1/14/87)

\$0.25 / SF of all Covered Space

Aromas Tri-County Fire District

SBC ORDINANCE NO. 504

(Effective 6/3/93)

\$0.53 / SF of all Covered Space

(Resolution 08-10)

(Effective 03/25/08)

GENERAL CAPITAL IMPROVEMENTS:

SBC ORDINANCE NO. 574

(Effective 7/12/90)

INCLUDING LAW ENFORCEMENT:

SBC ORDINANCE NO. 515

(Effective 9/15/87)

Throughout County

\$0.38 / SF of all Covered Space – Residential and Non-Residential

INCLUDING JAIL/JUVENILE HALL:

SBC ORDINANCE NO. 93-107

(Effective 8/5/93)

Throughout County

\$0.47 / SF of all Covered Space – Residential Only

HABITAT CONSERVATION MITIGATION FEE: **SBC ORDINANCE NO. 541**

(Effective 8/31/88)

If in mapped area (New structures & additions that exceed 50%)

\$0.15 / SF of Living Space – **fixed plus \$.02 per square foot for Agriculturally related structures.**

\$150.00 for lots under 1 acre *

\$300.00 for lots from 1 to 5 acres* * Fee collected by Planning

\$600.00 for lots over 5.1 acres* .

PARKS AND RECREATION: (New structures & additions that exceed 50%) **SBC ORDINANCE NO. 542**

Throughout County

\$1.80 / SF of Residential Living Space – **Fixed** *(Board can adjust)* **RESOLUTION 2001-112** *(Effective 9/4/01)*

EXHIBIT A

*Traffic Impact Fees for Temporary Mobile Homes
Effective **June 5, 2006**, by
San Benito County Board of Supervisors
Resolution No. 2002-24*

The following Filing Fees will be collected at time of application:

| | Agricultural Worker | Caretaker | Medical Need |
|---|------------------------|---------------------|---------------------|
| <u>Initial</u> Application | \$ <u>5,170.00*</u> | \$ <u>7,984.00*</u> | \$ <u>2,132.00*</u> |
| <u>First</u> Renewal (6 years): | | | |
| Traffic Deposit | <u>5,170.00*</u> | <u>4,793.00*</u> | <u>2,132.00*</u> |
| <u>Second</u> Renewal (9 years): | | | |
| Traffic Deposit | <u>NONE</u> | <u>3,197.00*</u> | <u>2,132.00*</u> |

NOTE: The Traffic Impact Fees were adjusted for **Temporary Mobile Homes (TMH)** pursuant to San Benito County Board of Supervisors Resolution No. 02-24 and effective March 5, 2002. A maximum of the following staggered traffic impact fees will be collected with the building permit application for the temporary mobile home:

- . Agricultural Worker - \$10,000.00
- . Caretaker - \$15,464.00
- . Medical Need/Impairment - \$ 6,186.00

Traffic deposits collected with application for renewal will be **refunded** only if the request is **denied**.

* ***The first year fee will be doubled for any use permit applied for when violations and/or unauthorized temporary mobile homes exist, with the balance due upon the second renewal***

Appendix C
Housing Element Workshop Topics

Housing Element Workshop Topics

Farmworker:

- Affordable rental units, zoning designations for multifamily housing, and rental assistance programs are needed.
- Affordable units for families who work in agriculture (50% of income or more derived from agriculture, including field workers, cannery workers, packing workers, food processors etc.).
- The migrant center has a waiting list for the first time this year. Existing migrant center has capacity for 150-200 unaccompanied males or females and 67 families from June to November. Local migrant centers have waiting lists. There is room for expansion at the Migrant Center.
- Expand existing services provided by local migrant housing centers in an attempt to meet the needs of the migrant population in the community.
- Farm worker family support services in education, health, housing, counseling, tax preparation and others. Provide financial training for persons at the labor camp.
- First time home buyer program for family members.
- Why can't seasonal workers be permanent (migrant housing available June 1 through November 30)?
- Programs to consider placing migrant farm worker housing on marginal land near the operations should be considered.
- Migrant Center is spending money to feed and house migrant workers, but what are they doing for the community?
- Pursue USDA funds for the 2010 application cycle for farm workers and single families. This funding may not be available in the future.
- Work with companies to provide housing.
 - Consider making it easier for companies to establish housing specifically for farmworkers.
 - Remember that farmworker housing provided by employers puts liability on employers.
 - County could encourage donation to a farmworker-housing fund as an alternative to liability.
 - County could simplify its rules for establishing farmworker housing, as the rules now come in many forms and need much explaining.
- Seek additional funding sources for new or ongoing operational expenses.
- Work with agricultural employers to create programs to implement employee housing.

Senior:

- Senior affordable housing, affordable rental stock, multifamily-housing zoning designations, rental assistance programs, and smaller housing units (one- to two-bedroom) are needed.
- Expand existing services provided by existing organizations to meet the needs of the senior population in the community.
- Senior support services such as estate planners, accountants, insurance agents, Medicare specialist, real estate attorneys, counseling, tax attorneys.
- Expand existing support program for seniors with Alzheimer's to provide support that promotes maximum benefit.
- First time home buyer program for family members.
- Difficulty affording a rental unit with two fixed incomes leads to living with sibling or being homeless. Living with sibling invades sibling's privacy and removes independence of senior.
- Education for retirement.
- Senior housing should not be confined to senior developments or ethnic groups. Senior housing should be included in all housing programs.
- Senior services should be integrated into senior housing projects.
- Senior housing should be built so that it can be utilized by persons with wheel chairs or walkers (doorways, door handles, bathroom, and bedroom).
- Explore the model of the Tenants And Owners Development Corporation of San Francisco.
- National Council of Aging provides jobs. They ask a return on their investment. Jobs are minimum wage and 20 hours per week. Typically, jobs help community because they are designed for local residents and to assist non-profit organizations. Helps prevent homelessness for seniors.
- Seek additional funding sources for new or ongoing operational expenses.
- Use growth management allocations to reserve a percentage of low income for seniors.

Homeless/Transitional:

- Residents needing assistance in making transitions include a diverse group:
 - Foster youth transitioning to adulthood.
 - Ex-offenders transitioning to general society.
 - Residents of substandard housing transitioning to housing meeting standards.
 - Those with mental health issues transitioning to living independently.
 - Transition to economic self-sustainability.
- Affordable residential units must be available to allow for transition.
- Provide job training.
- Offer a year-round homeless shelter. Existing winter shelter is for 18 and over. This year introduced volunteer program for occupants for community clean up.
- Homeless Shelter to support both individuals and families
- Increase Capacity of Homeless Shelter (more bedrooms)
- Designated Site or Zone for future Homeless Shelter

- Rehabilitation Facility for Homeless
- Counseling and Support Services, including mental health services
- Single Room Occupancy Units (SRO)
- Local educational center for job training needed
 - Should include financial education in addition to job training
- Neighborhood community centers needed for providing services to those who are transitioning
- Boarding houses or designated apartments in apartment complexes for former foster youths reaching adulthood
 - Prevent homelessness
- Closure of substandard housing.
 - Relocation solution needed.
- Back-on-track program (BOTA) needed (offering jobs such as work for foreclosures, house cleaning, West Nile virus, maintenance of landscaping in Hollister).
 - Need money to run a house for a Back on Track program (\$24,000).
- Nonprofits should create “superboard” (consortium) looking for funds for a year-round homeless shelter. Most non-profits are not sustainable financially. Form a consortium with a super board of non-profits to help establish endowments and pool resources. City and county staff should be part of the consortium.
 - Millions of dollars available but local groups seek them separately; they should do it together.
 - This “consortium” should include a planner (from local government).
- Indemnification program for commercial properties.
- See also:
 - Bill Wilson Center in San Jose.
 - Sun Street in Salinas.
 - Fort Ord, where homeless and substance abusers were offered transitional housing.
 - They pay for housing but get those funds back (a savings mechanism).
 - Case manager assigned to each person.
 - This would facilitate grant.
 - Consult with Emmaus House.
- Senate Bill No. 2 (Cities/Counties Must Identify Adequate Site(s) w/Zoning).
- Develop a Strategic 5-to-10-year plan.
- Pursue State HCD funding programs and seek additional funding sources.
- Streamline efforts with all stakeholders (For-Profits, Non-Profits, Community, etc.).

Local Workforce:

- Increase availability of affordable rental housing and affordable homeownership housing.
- Add local industry and employment opportunities.
- Work with Habitat for Humanity to help rehabilitate housing.

- Higher-density zoning.
- The County is updating its Inclusionary Housing Ordinance.
- The City's Redevelopment Agency has proposed a second mortgage program to assist with down payments for first-time home buying. (This program has since been implemented.)
- Pursue State HCD funding programs such as HOME and CDBG.
- Encourage employer-assisted housing programs.

Female Single Head of Household:

- Makes less money so housing choices typically limited.
- Possible housing discrimination.
- Child care is costly, and child-care facilities are needed.
- Offer programs to establish child care facilities close to housing.
- Day care for single head of households in an apartment complex.
- Consider child-care center facilities near major employers/employment centers (e.g. Natural Selection)
- Youth centers and play areas should be located within or near housing.
- More choices for housing types.
- Provide rental housing that is affordable.
- Female-head-of-household should be able to locate near schools.
- Consider plans for community centers especially in higher density and mixed use areas.
- Affordable rental housing with facilities for children

Large-Family Household:

- There is an adequate supply of housing with three or more bedrooms. However, many three- and four-bedroom homes do not meet the local demand, as costs of homes of these homes are not affordable for some households.
- Increase availability of affordable homeownership housing.
- Increase supply of three-bedroom apartments.
- Housing programs for foreclosed homes may be a way to provide housing for large-family households.

Low-Income Household:

- Not enough housing affordable for all income levels.
- Housing prices are inflated by the Bay Area—the housing stock is affordable to another region.
- Median income is inflated by commuters earning more money in the Bay Area.
- Child care facilities and youth centers are needed.
- Low-income senior housing needed.
- Rental housing (apartments).
 - Three-bedroom apartments.
- Resale of foreclosed homes.
- Reduced rent in exchange for work.
- Low-income housing should be near schools.

- Bring affordable housing to in areas needing revitalization, because they help bring improvements to the area.
- Reduce utility costs with solar energy.
 - Research grant program for solar energy with roof replacement.
- Establish programs encouraging a more diverse supply of housing types.
 - Starter rentals (foster children, first-time rental).
 - Studios.
 - Down-sizing—transition from family to semi-retirement or retirement.

Foreclosures:

- Post-occupancy program for homeowners transitioning from to ownership to rental.
- Foreclosure-avoidance programs.
- Neighborhood-stabilization program.
- Currently, San Benito County is seventh in State for number of housing units involved in foreclosures; per capita, San Benito County is second in State for foreclosures.
- Why should only first-time homebuyers be offered assistance? Some people lost homes or want to relocate to Hollister.
- Resale-of-foreclosed-homes program should be extended to second- and third-time homeowners.
- Foreclosure Prevention Workshops.

Disability:

- Collaborate with the City and County to identify area to improve sidewalks (curb cuts, etc.) and accessibility between properties. There is confusion about which jurisdiction is responsible for which street frontage and why sidewalks are missing. (An attorney in attendance said he receives a lot of calls on this topic.)
- 10 percent of apartments in new developments must be accessible.
 - Type A requires unobstructed paths.
 - Type B requires grab bars, etc.

Additional Feedback:

- Add RDA boundary map to the City's Housing Element and elsewhere in the City's General Plan.
- Reuse upstairs spaces in Downtown Hollister.
- What can agencies do to provide incentives?
- Efficiency of housing units' energy usage? Assistance for existing units? Standards for new housing? (Can it be done in a low-cost manner?)
- Tenants and Owners Development Corporation.
 - See also South County Housing.
- Fewer and fewer students are leaving San Benito County.
- Post-occupancy program to educate homeowners needed (e.g., you can't just build a second unit in the backyard without proper permits).