

# SAN BENITO COUNTY HOUSING ELEMENT 2014 – 2023

Adopted by the San Benito County Board of Supervisors on April 12, 2016







# **SAN BENITO COUNTY HOUSING ELEMENT 2014 – 2023**

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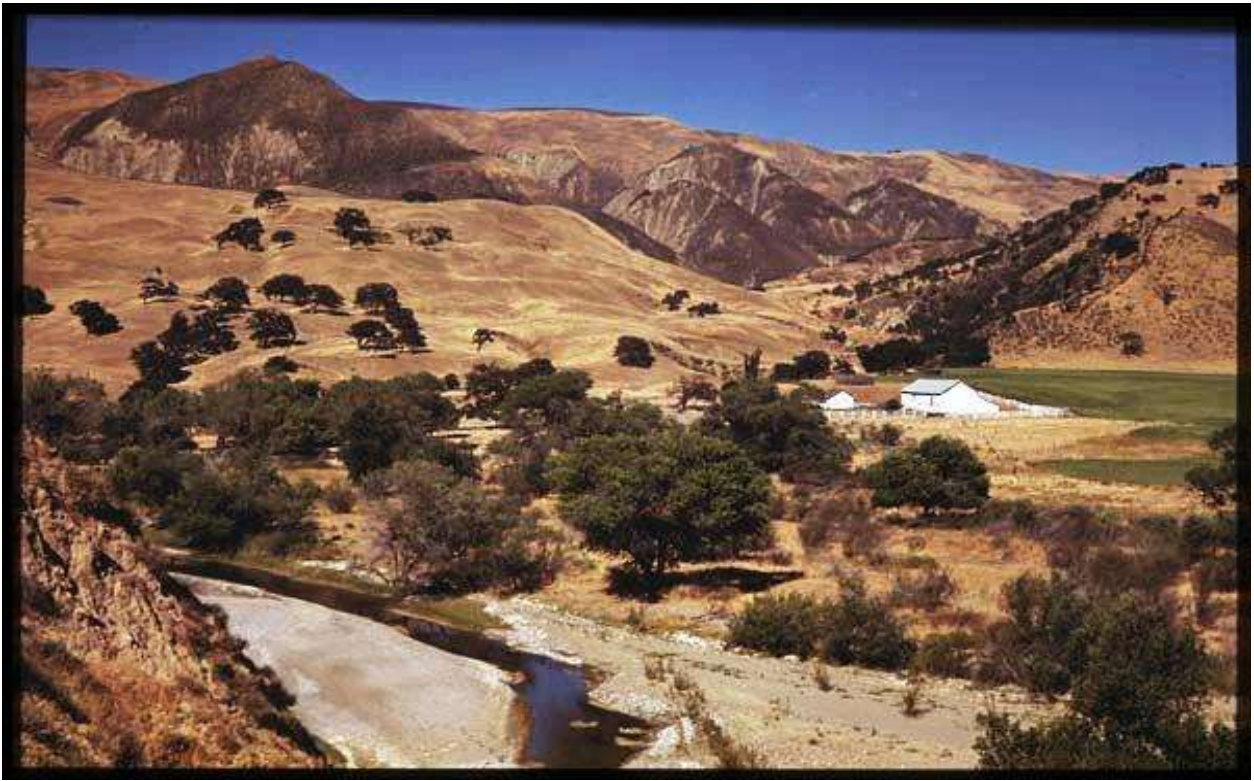
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## Preface

### 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. 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 56,115. The County contains two incorporated cities, both

located in the north-west portion of the County. The City of Hollister has a total population of 35,558 (63.4 percent) and the population of San Juan Bautista is 2,052 (3.6 percent).<sup>1</sup> 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 the early 2010s, 88.3 percent of the County population resided in the Hollister Civil Division (49,559) with another 10.5 percent in the San Juan Bautista Civil Division (5,894). The remaining 1.2 percent of the population resides in the San Benito-Bitterwater Civil Division (662).<sup>2</sup>

<sup>1</sup> U.S. Census Bureau, 2009–2013 5-Year American Community Survey Table DP05 (Demographic and Housing Estimates).

<sup>2</sup> 2009–2013 5-Year American Community Survey Table DP05 (Demographic and Housing Estimates).

Approximately 99 percent of the County is unincorporated land, with approximately 79 percent of that land being in some form of public or private open space. The majority of the open space lands are in private ownership under Williamson Act Contract (64.5 percent), with the remainder in government ownership (13.2 percent). 91 percent 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 2007 through 2014, and the current program period is from 2014 through 2023. 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 2010, 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 2014 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 December 31, 2015.

### **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 2010. 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.





## SECTION 5

# HOUSING ELEMENT

California State law requires that general plan housing elements be updated every eight years in certain metropolitan areas, including that containing unincorporated San Benito County, and that these elements be approved by the Department of Housing and Community Development. Under State Government Code §65583:

The 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, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.





## Existing Housing Needs

San Benito County is a locale with growth likely in its future and with a need to accommodate population in new housing and preserved existing housing. Illustrating this, the Association of Monterey Bay Area Governments (AMBAG) in 2014 prepared its Regional Growth Forecast, giving a picture of population, housing, and employment growth through 2035.

The figures developed by AMBAG, with local jurisdictions included in consultations, began with a projection of job growth in the region based on past trends combined with present concentrations

of industry sectors found in the AMBAG region, the Counties of Santa Cruz, Monterey, and San Benito. The Forecast used this as a partial basis for projecting population in addition to other populations considered such as college students, military, and prison inmates; particular attention was given to outward-bound commuters, especially those employed in Silicon Valley, whose residence in the AMBAG region—San Benito County being a clear example of this—is not directly related to the region’s job growth. These population projections became a basis for projecting growth in housing, with some populations’ residence in group quarters taken into account.

**Table 1  
AMBAG 2014 Regional Forecast for San Benito County**

	San Benito County	City of Hollister	City of San Juan Bautista	Unincorporated County
<b>Population</b>				
2010	55,269	34,928	1,862	18,479
2020	73,103	39,975	1,993	31,135
2025	75,604	41,704	2,015	31,885
2030	78,418	43,551	2,053	32,814
2035	81,332	45,397	2,092	33,843
Annual Growth	1.56%	1.05%	0.47%	2.45%
2010–2035 Change	47.16%	29.97%	12.35%	83.14%
<b>Housing</b>				
2010	17,870	10,401	745	6,724
2020	22,620	11,176	834	10,610
2025	23,221	11,534	843	10,844
2030	24,200	12,114	852	11,234
2035	25,057	12,620	861	11,576
Annual Growth	1.36%	0.78%	0.58%	2.20%
2010–2035 Change	40.22%	21.33%	15.57%	72.16%
<b>Employment</b>				
2010	16,200	10,497	411	5,292
2020	18,513	12,175	490	5,848
2025	18,836	12,449	497	5,890
2030	19,187	12,732	508	5,947
2035	19,546	13,031	516	5,999
Annual Growth	0.75%	0.87%	0.91%	0.50%
2010–2035 Change	20.65%	24.14%	25.44%	13.36%

Source: AMBAG 2014 Regional Forecast, [ambag.org/sites/default/files/documents/FINAL%20Adopted%20Forecast%20and%20Documentation.pdf](http://ambag.org/sites/default/files/documents/FINAL%20Adopted%20Forecast%20and%20Documentation.pdf) October 10, 2015.



Under the Forecast, San Benito County is viewed to reach a 2035 population of 81,332, growing 1.6 percent annually to a level 47 percent greater than in 2010; to have 25,057 housing units, 1.4-percent annual growth leading to a 40-percent rise; and 19,546 jobs, 0.8-percent growth each year for a 20.7-percent overall increase. Looking separately at the unincorporated area of San Benito County in 2035, however, the projection suggests population would grow 2.5 percent annually to 83 percent over 2010 and housing would increase 2.2 percent each year to 72 percent, notably higher than for the San Benito County as a whole, while employment would rise less, 0.5 percent annually to 13 percent.

### Population Characteristics

The analysis of the Population Trends section relied on U.S. Census Bureau, 2010 Census data, while at the same time every attempt has been made to include newer data from other reliable sources. Along with Census data, this section also includes data from the California Department of Finance (DOF), California Department of Housing and Community Development (HCD), Metropolitan Transportation Commission (MTC), U.S. Bureau of Labor Statistics and Association of Monterey Bay Area Governments (AMBAG).

*Population Growth Trends in San Benito County.* Table 2a compares total population and population growth rate percentages for San Benito County, City of Hollister, City of San Juan Bautista and State of California between 1960 and 2010. According to the U.S. Census Bureau, 2010 Census San Benito County had a total population of 55,269. The two incorporated cities within the County which include the City of Hollister had a total population of 34,928 and San Juan Bautista had a total population of 1,862 as of 2010. In the

County consistent population growth had occurred from 1960 to 1990, and then a decrease in the population growth rate percentage occurred from 2000 to 2010 at just 3.82%. The City of Hollister had experienced consistent growth from 1960 to 1990, and then a significant decrease in population growth rate also occurred from 2000 to 2010 at just 1.49%. The City of San Juan Bautista population's growth had been consistently increasing except for a decrease from 1990 to 2000; however from 2000 to 2010 growth has reoccurred back to a consistent rate at 20.20%. From 2000 to 2010 some of the factors that contributed toward the population growth rate being relatively lower in the County was the fact that the City of Hollister which is the most populated City in our County had a sewer moratorium that was mandated by the California Regional Water Quality Control Board from 2002 to 2008 suspending the issuance of building permits for new construction; therefore development was stagnant during those years. Also starting in late 2007 there was a downturn in the residential real estate market in the County as our County was one of the hardest hit residential foreclosure markets in the State of California.

However from 1960 to 2010 the overall population growth rate percentage in San Benito County exceeded the State of California (Table 2a). San Benito County's overall population growth rate percentage from 1960 to 2010 was 254.37% and the State of California was at 137.02%. Within San Benito County, the City of Hollister consistently contributed toward the largest share of population growth rate percentage between 1960 and 2010 at 475.32%. Growth rate percentages from 1960 to 2010 in the City of San Juan Bautista maintained the lowest growth in the County at 78.01% and even experienced a population decrease from 1990 to 2000.



**Table 2a  
Total Population and Population Percent Changes 1960 – 2010**

	1960	1970	1980	1990	2000	2010	Population % Change 1960–2010
<b>San Benito County</b>							
Total Population	15,596	18,226	25,005	36,697	53,234	55,269	
Population % Change	1960–1970 16.86%	1970–1980 37.19%	1980–1990 46.75%	1990–2000 45.06%	2000–2010 3.82%	2010–2020 N/A	<b>254.37%</b>
<b>City of Hollister</b>							
Total Population	6,071	7,663	11,488	19,212	34,413	34,928	
Population % Change	1960–1970 26.22%	1970–1980 49.91%	1980–1990 67.23%	1990–2000 79.12%	2000–2010 1.49%	2010–2020 N/A	<b>475.32%</b>
<b>City of San Juan Bautista</b>							
Total Population	1,046	1,164	1,276	1,570	1,549	1,862	
Population % Change	1960–1970 11.28%	1970–1980 9.62%	1980–1990 23.04%	1990–2000 (-1.33%)	2000–2010 20.20%	2010–2020 N/A	<b>78.01%</b>
<b>State of California</b>							
Total Population	15,717,204	19,971,069	23,667,764	29,760,021	33,871,653	37,253,956	
Population % Change	1960–1970 27.06%	1970–1980 18.51%	1980–1990 25.74%	1990–2000 13.81%	2000–2010 9.98%	2010–2020 N/A	<b>137.02%</b>
<i>Source: California Department of Finance Table Historical Census Populations of Counties and Incorporated Cities/Towns in California 1850–2010</i>							

*Regional Population Growth.* Table 2b compares total population and population growth rate percentages for four neighboring counties which include San Benito County, Santa Clara County, Monterey County and Merced County between 1980 and 2010. From 1980 to 2010 San Benito County experienced the highest population growth rate percentage at 121.03%. Merced County experienced the second highest population

growth rate percentage at 90.09%, Monterey County was third at 42.90% and Santa Clara County was fourth at 37.57%. The growth rate from 2000 to 2010 declined in most of the neighboring counties to rates ranging from 3.30% to 5.88%. However, Merced County was an exception as population growth rates remained stable throughout.



Table 2b Neighboring Counties Total Population and Population Percent Changes 1980 – 2010					
	1980	1990	2000	2010	Population % Change 1980- 2010
<b>San Benito County</b>					
Total Population	25,005	36,697	53,234	55,269	
Population % Change	1980–1990 46.75%	1990–2000 45.06%	2000–2010 3.82%	2010–2020 N/A	<b>121.03%</b>
<b>Santa Clara County</b>					
Total Population	1,295,071	1,497,577	1,682,585	1,781,642	
Population % Change	1980 – 1990 15.63%	1990 – 2000 12.35%	2000 – 2010 5.88%	2010 – 2020 N/A	<b>37.57%</b>
<b>Monterey County</b>					
Total Population	290,444	355,660	401,762	415,057	
Population % Change	1980 – 1990 22.45%	1990 – 2000 12.96%	2000 – 2010 3.30%	2010 – 2020 N/A	<b>42.90%</b>
<b>Merced County</b>					
Total Population	134,558	178,403	210,554	255,793	
Population % Change	1980 – 1990 32.58%	1990 – 2000 18.02%	2000 – 2010 21.48%	2010 – 2020 N/A	<b>90.09%</b>
<i>Source: California Department of Finance Table Historical Census Populations of Counties and Incorporated Cities/Towns in California 1850–2010</i>					

*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 area median income (AMI) in San Benito County and outlying counties.

*Demographic Characteristics*

The analysis of the Demographic Characteristics section relied primarily on U.S. Census Bureau, 2010 Census data, while including newer data from other reliable sources when possible. Along with Census data, this section also includes data from the California Department of Finance (DOF), California Department of Housing and Community Development (HCD), Metropolitan Transportation Commission (MTC) and Association of Monterey Bay Area Governments



(AMBAG). 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.

*Population by Age and Sex.* Table 3a shows the San Benito County population breakdown by age and sex. The highest population percentages in the County are in age groups ranging from under 5 years to 17 years old and 25 to 59. There is a drop off in the population percentages in the age groups of 18 to 24 and 60 and older. The male and female population is very consistent in population percentages throughout all age groups.

**Table 3a**  
**San Benito County Population by Age and Sex**

Age	Both Sexes Number and Percentage		Male Number and Percentage		Female Number and Percentage	
All Ages	55,269	100%	27,629	100%	27,640	100%
Under 5	4,092	7.4%	2,068	7.5%	2,024	7.3%
5 to 9	4,326	7.8%	2,202	8.0%	2,124	7.7%
10 to 14	4,709	8.5%	2,462	8.9%	2,247	8.1%
15 to 17	2,939	5.3%	1,456	5.3%	1,483	5.4%
18 and 19	1,595	2.9%	890	3.2%	705	2.6%
20	771	1.4%	397	1.4%	374	1.4%
21	700	1.3%	374	1.4%	326	1.2%
22 to 24	2,036	3.7%	1,033	3.7%	1,003	3.6%
25 to 29	3,409	6.2%	1,718	6.2%	1,691	6.1%
30 to 34	3,522	6.4%	1,745	6.3%	1,777	6.4%
35 to 39	3,585	6.5%	1,775	6.4%	1,810	6.5%
40 to 44	4,036	7.3%	1,981	7.2%	2,055	7.4%
45 to 49	4,279	7.7%	2,141	7.7%	2,138	7.7%
50 to 54	3,970	7.2%	1,969	7.1%	2,001	7.2%
55 to 59	3,367	6.1%	1,669	6.0%	1,698	6.1%
60 and 61	1,141	2.1%	559	2.0%	582	2.1%
62 to 64	1,432	2.6%	736	2.7%	696	2.5%
65 and 66	803	1.5%	381	1.4%	422	1.5%
67 to 69	1,007	1.8%	496	1.8%	511	1.8%
70 to 74	1,168	2.1%	588	2.1%	580	2.1%
75 to 79	935	1.7%	432	1.6%	503	1.8%
80 to 84	749	1.4%	287	1.0%	462	1.7%
85 +	698	1.3%	270	1.0%	428	1.5%
18 +	39,203	70.9%	19,441	70.4%	19,762	71.5%
65+	5,360	9.7%	2,454	8.9%	2,906	10.5%

*Source: U.S. Census Bureau, 2010 Census, Summary File 1*





*Median Age.* According to U.S. Census Bureau, 2010 Census data the median age in San Benito County was 34.3 years of age. The median age in San Benito County increased from 2005 when it was 32.6 years of age and the 2000 median age in San Benito County was 31.4 years of age. The median age in San Benito County has increased 1.7 years of age since 2000. A factor in the median age slightly increasing is that individuals and households that move into San Benito County tend to reside for longer periods of time due to housing affordability compared to surrounding areas.

*Youth Under 18.* According to U.S. Census Bureau, 2010 Census data the population of youth less than 18 years old in San Benito County is 16,021 or 28.98% of the total population. Population less than 18 years old is slightly lower in 2010 at 28.98% than 2006 when it was 29.9%. However, San Benito County can still be described as having a relatively high percent of people under 18.

*First-time Homebuyer.* 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 CoreLogic as of July 2015, the median home sales prices in San Benito County was \$430,000, up 8.9 percent over the July 2014 figure of \$395,000, up 17 percent from June 2013's \$367,500, and up 72 percent from June 2012's \$250,000. Despite the current median home sales price in San Benito County, first-time homebuyers' entry into the San Benito County real estate market is feasible with relatively low residential mortgage interest rates close to 4 percent, low down payment programs such as the United States Department of Agriculture (USDA) zero down payment requirement, United States

Department of Veteran Affairs (VA) zero down payment requirement, Federal Housing Administration (FHA) 3.5% down payment requirement, and local HOME Investment Partnerships Program (HOME) down payment assistance program. The current residential real estate and lending market conditions allow many moderate-income households and even some low-income households to purchase single family residences, condominiums or town homes as first-time homebuyers. Condominiums and town homes listed on the open market are well below the current median home sales price with the average list price of a condominium or townhouse being at approximately \$270,000.

*65 Years and Older.* Table 3a shows there were a total of 5,360 people 65 years of age or older in San Benito County for a total population percentage of 9.7%. There was a total of 2,454 males and 2,906 females 65 years of age or older in San Benito County.

*Ethnicity.* The dominant ethnic group in San Benito County continues to be the Hispanic/Latino population. The percentage of this ethnic group has remained dominant in San Benito County for the past three decades. There was an increase in percentage of population of Hispanic/Latino's in San Benito County from 46.7% in 2000 to 56.4% in 2010. Table 3b shows the racial and ethnic composition in San Benito County which includes the total number of individuals and percentages. Factors that contribute toward having a dominant Hispanic/Latino population are San Benito County's major employment industries which include agriculture, manufacturing, retail and education along with affordable housing compared to neighboring counties. Many Hispanic/Latinos are employed within these



employment sectors and due to relatively affordable housing opportunities they can afford

to live and work within San Benito County.

**Table 3b  
Ethnic Composition of San Benito County**

	San Benito County		Unincorporated Area	
Total:	56,115	100.0%	18,505	100.0%
Not Hispanic or Latino:	24,185	43.1%	11,723	63.4%
White alone	21,025	37.5%	10,703	57.8%
Black or African American alone	477	0.9%	114	0.6%
American Indian and Alaska Native alone	188	0.3%	100	0.5%
Asian alone	1,060	1.9%	199	1.1%
Native Hawaiian and Other Pacific Islander alone	0	0.0%	0	0.0%
Some other race alone	181	0.3%	42	0.2%
Two or more races:	1,254	2.2%	565	3.1%
Two races including Some other race	117	0.2%	91	0.5%
Two races excluding Some other race, and three or more races	1,137	2.0%	474	2.6%
Hispanic or Latino:	31,930	56.9%	6,782	36.6%
White alone	25,747	45.9%	5,184	28.0%
Black or African American alone	257	0.5%	55	0.3%
American Indian and Alaska Native alone	343	0.6%	18	0.1%
Asian alone	90	0.2%	5	0.0%
Native Hawaiian and Other Pacific Islander alone	0	0.0%	0	0.0%
Some other race alone	4,293	7.7%	1,148	6.2%
Two or more races:	1,200	2.1%	372	2.0%
Two races including Some other race	690	1.2%	158	0.9%
Two races excluding Some other race, and three or more races	510	0.9%	214	1.2%

*Source: 2009-2013 American Community Survey 5-Year Estimates Table B03002 (Hispanic or Latino Origin by Race, margins of error not shown)*

*Language.* 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. Among people at least five years old living in San Benito County according to the U.S. Census Bureau, 2009–2011 American Community Survey 38 percent spoke a language other than English at home. Of those speaking a language other than English at home 91 percent spoke Spanish and 9 percent spoke some other

language; 53 percent reported that did not speak English “very well” (Figure 1a). Aside from English, Spanish continues to be the second dominant language in San Benito County.

*Household Growth*

*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 55% of all dwelling units in the early 2010s were owner-occupied and 45% were renter-occupied. Countywide the percent of owner-occupied units was slightly higher than the State average at 58.4 percent, a decrease from 68 percent in 2000, potentially a result of foreclosures on city lots. Table 4a indicates that the percent of owner-occupied units in the unincorporated area was significantly higher than countywide at 68.7 percent. In the unincorporated area, 91 percent of owner-occupied units were single-family detached, while 64 percent of renter-occupied units were single-family detached; the second-most common rental unit type was mobile homes, and the third was single-family attached.<sup>3</sup> Table 4b shows the population per household between owner-occupied and renter-occupied units within and around San Benito County.

*Vacancy.* 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. In the early 2010s, the countywide vacancy rate was 5.2 percent, up from 4 percent in 2007 and 3.7 percent in 2000. In the unincorporated area, the vacancy rate was higher, at 6.3 percent in the early 2010s; however, this rate would have been higher if excluding the substantially lower vacancy rates of Aromas, at 3.1 percent, and Ridgemark, at 1.7 percent.

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<sup>3</sup> 2009–2013 American Community Survey 5-Year Estimates Table B25032 (Tenure By Units In Structure).



**Table 4a**  
**Housing Tenure in San Benito County and Unincorporated Area**

	San Benito County		Unincorporated Area		Aromas <sup>4</sup>		Ridgemark		Tres Pinos	
	Units	%	Units	%	Units	%	Units	%	Units	%
Total units:	17,930	100.0%	6367	100.0%	939	100.0%	1,287	100.0%	163	100.0%
Occupied	16,995	94.8%	5968	93.7%	910	96.9%	1,265	98.3%	154	94.5%
Owner occupied	10,465	58.4%	4372	68.7%	715	76.1%	1,008	78.3%	81	49.7%
Renter occupied	6,530	36.4%	1596	25.1%	195	20.8%	257	20.0%	73	44.8%
Vacant	935	5.2%	399	6.3%	29	3.1%	22	1.7%	9	5.5%
Ownership vacancy rate		2.0%				1.2%		1.7%		3.0%
Rental vacancy rate		5.1%				2.3%		6.1%		4.9%

*Source: 2009-2013 American Community Survey 5-Year Estimates Tables B25002: (Occupancy Status) and B25003: (Tenure), margins of error not shown; California Department of Finance Demographic Research Unit Census 2010 Demographic Summary Profile File (for ownership and rental vacancy rates, with data unavailable for the unincorporated area as a whole)*

**Table 4b**  
**Population per Household**

	2000		2009–2013	
	Owner-occupied	Renter-occupied	Owner-occupied	Renter-occupied
California	2.95	2.78	2.98	2.88
San Benito County	3.22	3.53	3.20	3.40
Aromas CDP	3.14	4.07	2.89	3.18
Hollister city	3.53	3.54	3.37	3.56
Ridgemark CDP	2.46	2.49	2.67	2.85
San Juan Bautista city	2.11	3.00	2.45	2.90
Tres Pinos CDP <sup>5</sup>			2.37	3.15
Unincorporated Area	2.80	3.60	3.02	3.10

*Sources: Census 2000 Summary File 3 (SF 3) Table H015 (Total Population In Occupied Housing Units By Tenure) and Table H007 (Tenure); 2009–2013 American Community Survey 5-Year Estimates Table B25008 (Total Population In Occupied Housing Units By Tenure) and Table S2502 (Demographic Characteristics For Occupied Housing Units)*

<sup>4</sup> Includes areas outside San Benito County, in Monterey County.

<sup>5</sup> The Tres Pinos Census-designated place was created in preparation for the 2010 Census, and no 2000 number is available.



*Nonfamily households.* Households listed as nonfamily 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 Households.* 17 percent of San Benito County households (2,883) were one-person households in the early 2010s, while 18 percent (1,059) were one-person households in the unincorporated area. The City of Hollister had the majority of the entire County’s one-person households, while San Juan Bautista had the highest proportion of all places in the whole County. Ridgemark had the highest proportion of all places in the unincorporated area, with a quarter of all the unincorporated area’s single-occupancy households.<sup>6</sup> Such households increased as a share of total households over the previous decade, as 14 percent of San Benito County households and 16 percent in the unincorporated area were single-occupancy.<sup>7</sup>

*Family Households.* The percentage of family households in San Benito County decreased slightly from 2000 to the early 2010s from 81 to 79 percent, and in the unincorporated area from 80 to 78 percent.<sup>8</sup> The majority of the family households included married couples with 10,227 (60 percent) countywide and 3,905 (65%) in the

unincorporated area. 6 percent of the family households in the unincorporated area were living in poverty in the early 2010s, up from 3 percent in 2000.<sup>9</sup>

*Overcrowding*

An overcrowded household is considered to be a household with 1.01 or more (excluding kitchen and bathroom) persons per room in the household. The proportion of overcrowded units dropped significantly from 2000 to the early 2010s, from 14.8 percent to 7.6 percent across the County and from 10.7 percent to 6.0 percent in the unincorporated area. Countywide, overcrowding decreased by a greater proportion for owner-occupied units than the renter-occupied, while little such difference occurred in the unincorporated area (see Table 5a).

<sup>6</sup> 2009–2013 American Community Survey 5-Year Estimates, Table B11016 (Household Type By Household Size).

<sup>7</sup> 2000 Census Summary Tape File 1 Table P18.

<sup>8</sup> 2009–2013 American Community Survey 5-Year Estimates Table B11016 (Household Type By Household Size)

<sup>9</sup> 2009–2013 American Community Survey 5-Year Estimates Table B17019 (Poverty Status In The Past 12 Months Of Families By Household Type By Tenure).





**Table 5a**  
**Comparison of Overcrowded Households in San Benito County**  
**(Greater than 1.01 persons per room)**

	2000		2009–2013	
	Countywide	Unincorporated	Countywide	Unincorporated
All overcrowded households	2,351 (14.8% <sup>10</sup> )	593 (10.7%)	1,298 (7.6%)	363 (6.0%)
Owner-occupied	1,063 (45.0% <sup>11</sup> )	252 (42.5%)	456 (35.1%)	156 (43.0%)
Renter-occupied	1,288 (55.0% <sup>12</sup> )	341 (57.5%)	842 (64.9%)	207 (57.0%)

*Source: Census 2000 Summary File 3 (SF 3) Table H020 (Tenure By Occupants Per Room) and 2009–2013 American Community Survey 5-Year Estimates Table B25014 (Tenure By Occupants Per Room).*

<sup>10</sup> Percentage of all occupied housing units.

<sup>11</sup> Percentage of all overcrowded housing units.

<sup>12</sup> Percentage of all overcrowded housing units.



## Employment and Income

### *Employment*

*Commute to Higher Wage Jobs, More Affordable Housing.* A slight majority of employed San Benito County residents, 51.8 percent, commutes to a workplace outside the County,<sup>13</sup> as detailed in Table 6a. Of these outward commuters, 95.2 percent commute to one of three neighboring counties—to Santa Clara County, with 67.3 percent of outward San Benito County commuters; Monterey County, with 21.2 percent; or Santa Cruz County, with 6.8 percent. With Santa Clara County likely to add about 208,000 more jobs through 2035,<sup>14</sup> a 20-percent increase, San Benito County is likely to experience pressure to provide relief for Santa Clara County’s housing constraints, even as San Benito County jobs are likely to rise 22 percent, or almost 4,000 jobs.<sup>15</sup>

In-migration over recent decades of San Francisco Bay Area residents, often seeking more affordable housing, has contributed to the high proportion of Santa Clara County-bound commuters. San Benito County residents who commute to the Bay Area in turn find a wider variety of job opportunities, lower unemployment rate, and higher wages that they bring back into San Benito County and its lower cost of living. As a result the

influx of commuters to the population base has contributed to the 125.27% increase in the AMI of San Benito County from 1990 to 2010 (Table 6b).

<sup>13</sup> 2009–2013 American Community Survey 5-Year Estimates, Residence County to Workplace County Commuting Flows for the United States and Puerto Rico Sorted by Residence Geography.

<sup>14</sup> Caltrans Economic Analysis Branch, Santa Clara County Economic Forecast, <[www.dot.ca.gov/hq/tpp/offices/eab/socio\\_economic\\_files/2015/Final%20Forecasts/Santa%20Clara.pdf](http://www.dot.ca.gov/hq/tpp/offices/eab/socio_economic_files/2015/Final%20Forecasts/Santa%20Clara.pdf)> October 8, 2015.

<sup>15</sup> Caltrans Economic Analysis Branch, Santa Clara County Economic Forecast, <[www.dot.ca.gov/hq/tpp/offices/eab/socio\\_economic\\_files/2015/Final%20Forecasts/San%20Benito.pdf](http://www.dot.ca.gov/hq/tpp/offices/eab/socio_economic_files/2015/Final%20Forecasts/San%20Benito.pdf)> October 8, 2015.



Table 6a San Benito County Commute Work Patterns				
County of Residence	County of Work	Number of Commuters		
		1990	2000	2009–2013
San Benito	San Benito	10,592	11,883	11,644
San Benito	Santa Clara	3,767	8,054	8,415
San Benito	Monterey	970	1,604	2,646
San Benito	Santa Cruz	623	715	848
San Benito	Santa Clara, Monterey and Santa Cruz	5,360	10,373	11,909

*Sources: Census 2000 data summary provided by Metropolitan Transportation Commission (MTC), published May 2004, Table A1, page 36; American Community Survey 2009–2013 5-year estimates, Residence County to Workplace County Commuting Flows*

Table 6b San Benito County Area Median Income (AMI) 1990–2010	
Year	San Benito County AMI
1990	\$36,000
2000	\$53,900
2010	\$81,100
<b>AMI % Change (1990 – 2010)</b>	<b>125.27%</b>

*Source: State Department of Housing and Community Development (HCD)*

Table 6c San Benito County and Neighboring Counties Median Home Sales Prices			
Jurisdiction	July 2015 Median Home Sales Price	July 2014 Median Home Sales Price	% Change
San Benito County	\$430,000	\$395,000	8.9
Santa Clara County	\$835,000	\$722,000	15.7
Monterey County	\$437,250	\$405,000	8.0
Santa Cruz County	\$625,000	\$590,000	5.9
Merced County	\$200,000	\$175,000	14.3

*Source: CoreLogic  
<http://www.corelogic.com/downloadable-docs/dq-news/july-2015-ca-home-sale-activity-by-city.pdf>*

Those commuting from San Benito County to higher paying counties such as Santa Clara County, Monterey County and Santa Cruz County will enjoy a higher standard of living in the more cost-effective County of San Benito. According to

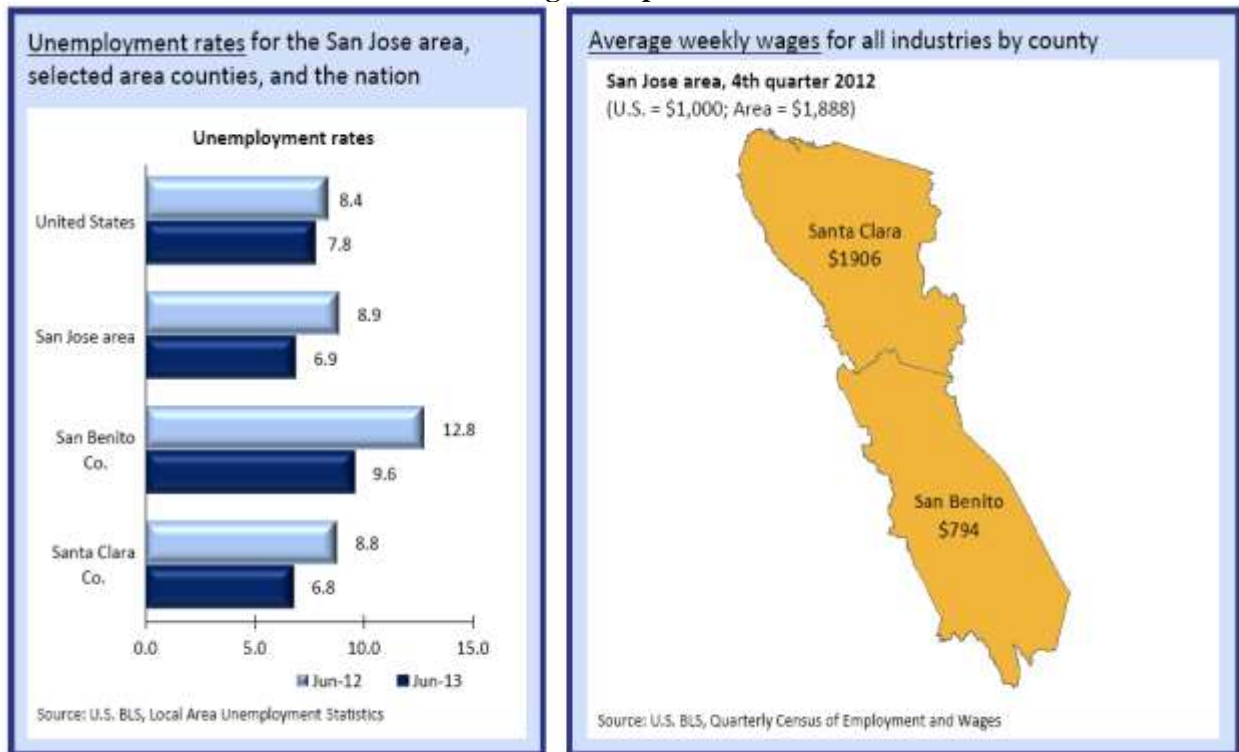
CoreLogic as of July 2015, the median home sales price for San Benito County was \$430,000 compared to Santa Clara County of \$835,000 (Table 6c).



Figure 2a shows that the unemployment rate in San Benito County is significantly higher than Santa Clara County. Job opportunities in the Bay Area and higher wages allow Bay Area commuters to earn higher wages and bring them back into a

more economical area such as San Benito County. Figure 2a also shows that the average weekly wage for all industries in Santa Clara County is \$1,906 compared to San Benito County at \$794.

**Figure 2a**  
**San Benito County and Santa Clara County Unemployment and Wage Comparisons**





*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	family income below 30% of the median income
<b>Low-Income</b>	
Very low	family income between 30% and 50% of the median income
Other lower	family income between 50% and 80% of the median income
<b>Above Low-Income</b>	
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 7a 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 2015 San Benito County median household income of \$81,100.

<b>Income Level</b>	<b>Percent of Median Income</b>	<b>2015 Median Income</b>	<b>Income Range Amount</b>	<b>Monthly Payment Range</b>
Extremely Low	Less than 30%	\$81,100	Less than \$24,330	Less than \$608
Very Low	30%–50%	\$81,100	\$24,331–\$40,550	\$609–\$1,013
Other Lower	50%–80%	\$81,100	\$40,551–\$64,880	\$1,014–\$1,622
Moderate	80%–120%	\$81,100	\$64,881–\$97,320	\$1,623–\$2,433
Above Moderate	120% or more	\$81,100	\$97,321 and greater	\$2,434 and greater

*Source: 2015 California Tax Credit Allocation Committee, San Benito County, with housing affordability regarded as spending up to 30% of income toward gross monthly housing costs.*

Based on income ranges, households with incomes of less than \$24,330 would be classified as extremely low-income. Households with incomes between \$24,331 and \$40,550 would be

classified as very low or low-income. Households with incomes between \$40,551 and \$64,880 would be classified as other lower-income. Households between \$64,881 and \$97,320 would be classified





as moderate-income. Above moderate-income would be classified as households with income of \$97,321 or greater.

Table 7b compares the median household income with neighboring counties for 2015. San Benito County has experienced a very high per-capita income growth over previous decade. A significant increase in residents commuting to the Bay Area has contributed to that increase in per-capita income, where salaries have exceeded local wages. Table 7c shows the number of households at lower income levels, including homeownership and renting households. Table 7d shows median incomes for a family of four in San Benito County and neighboring counties; notably, a Santa Clara County median income gives the earner \$25,200 more than the San Benito County median income, while the median for Fresno and Merced Counties gives the earner \$23,200 less, and the Monterey County median gives \$12,400 less.

<b>San Benito County</b>	<b>\$81,100</b>
Fresno County	\$57,900
Merced County	\$57,900
Monterey County	\$68,700
Santa Clara County	\$106,300
Santa Cruz County	\$87,000

*Source: State Department of Housing and Community Development State Income Limits for 2015*

	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
Extremely Low	700	1,245	1,945
Very Low	725	1,115	1,840
Low	1,515	1,290	2,805
Low Moderate	825	,755	1,580
High Moderate	7,060	1,605	8,665
Total	10,830	6,010	16,840

*Source: United States Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), San Benito County, Calif., 2008–2012, <[www.buduser.gov/portal/datasets/cp/CHAS/data\\_querytool\\_chas.html](http://www.buduser.gov/portal/datasets/cp/CHAS/data_querytool_chas.html)>, provided by HCD December 15, 2015. Low and high moderate are, respectively, moderate income levels below and above area median income.*

<b>Income Category</b>	<b>Family Size</b>							
	<b>One</b>	<b>Two</b>	<b>Three</b>	<b>Four</b>	<b>Five</b>	<b>Six</b>	<b>Seven</b>	<b>Eight</b>
Extremely Low	17,050	19,500	21,950	24,350	28,410	32,570	36,730	40,890
Very Low	28,400	32,450	36,500	40,550	43,800	47,050	50,300	53,550
Low	45,100	51,550	58,000	64,400	69,600	74,750	79,900	85,050
<b>Median</b>	56,750	64,900	73,000	<b>81,100</b>	87,600	94,100	100,550	107,050
Moderate	68,100	77,850	87,550	97,300	105,100	112,850	120,650	128,450

*Source: Department of Housing and Community Development Official State Income Limits for 2015*



<b>Industries<sup>16</sup></b>	
Management Occupations	\$160,080
Business and Financial Operations Occupations	\$95,030
Computer and Mathematical Occupations	\$123,910
Architecture and Engineering Occupations	\$111,860
Life, Physical, and Social Science Occupations	\$84,800
Community and Social Service Occupations	\$58,380
Legal Occupations	\$142,030
Education, Training, and Library Occupations	\$62,220
Arts, Design, Entertainment, Sports, and Media Occupations	\$70,940
Healthcare Practitioners and Technical Occupations	\$110,260
Healthcare Support Occupations	\$39,220
Protective Service Occupations	\$50,770
Food Preparation and Serving Related Occupations	\$24,770
Building and Grounds Cleaning and Maintenance Occupations	\$31,260
Personal Care and Service Occupations	\$28,520
Sales and Related Occupations	\$53,010
Office and Administrative Support Occupations	\$47,380
Farming, Fishing, and Forestry Occupations	\$23,890
Construction and Extraction Occupations	\$61,160
Installation, Maintenance, and Repair Occupations	\$55,110
Production Occupations	\$40,080
Transportation and Material Moving Occupations	\$36,700
<b>County Employees</b>	
Account Clerk I–III	\$27,468 – \$42,612
Office Assistant I–III	\$24,912 – \$38,652
Correctional Officer I–III	\$40,980 – \$63,612
Correctional Sergeant	\$57,684 – \$73,644
Library Assistant I–II	\$28,980 – \$40,572
Mental Health Case Manager I–II	\$40,188 – \$56,304
Road Maintenance Worker I–III	\$30,708 – \$47,676
Social Worker I–IV	\$38,268 – \$68,448
Welfare Fraud Investigator I–II	\$44,100 – \$62,076
<b>Schools</b>	
Secondary teacher, first year <sup>17</sup>	\$44,098 – \$51,662
Instructional Aide I–III <sup>18</sup>	\$14,278 – \$20,686
<i>Sources: Bureau of Labor Statistics, Occupational Employment Statistics, May 2014 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates San Jose–Sunnyvale–Santa Clara, CA &lt;<a href="http://www.bls.gov/oes/current/oes_41940.htm">www.bls.gov/oes/current/oes_41940.htm</a>&gt;, November 12, 2015 (for industries in 2014); San Benito County Human Resources Department (for County employees in 2015); San Benito County Office of Education (for schools in 2015)</i>	

<sup>16</sup> Industry pay is based on data from the San Jose–Sunnyvale–Santa Clara Metropolitan Statistical Area, which includes San Benito County and Santa Clara County. Data specific to San Benito County was unavailable or inconsistently available. Area median income in Santa Clara County in 2014 was 30 percent higher than in San Benito County, and accordingly these pay figures are likely higher than actual annual pay in San Benito County. The figures also represent a range of jobs within the field and serve as averages.

<sup>17</sup> During the 2013–2014 school year.

<sup>18</sup> 184 six-hour work days per year (plus holidays).



*Local Workforce.* A particular challenge for the programs of the Housing Element is to ensure housing affordability for the local workforce. A combination of data from the United States Bureau of Labor Statistics, San Benito County Human Resources Department, and San Benito County Office of Education was used to provide the range of salaries for persons employed in San Benito County listed in Table 7e. Most workers fall in the low or moderate-income category when measured against California Department of Housing and Community Development 2015 Income limits for San Benito County.

### **Housing Stock Characteristics**

#### *Housing Units and Type*

Table 8a shows how many housing units can be found in San Benito County and how the proportions of different housing types have changed since 2000. These numbers can illustrate whether any gaps exist in housing types available in the County. Countywide a total of 17,930 housing units are present including year-round, vacant, seasonal, and migratory units. The unincorporated area has a total of 6,367 occupied and vacant units (see Table 8a). Overall, the number of housing units increased in San Benito County between 2000 and the early 2010s by 8.7 percent (notably less than the 1990–2000 35 percent increase). The most numerous increase to housing stock into the early 2010s was in the form of single-family detached homes. Meanwhile, the largest proportion of increase was reported to be in multi-family housing units, especially five-plus structures in the unincorporated area, though the small numbers involved might be more affected by the survey’s margin of error than larger numbers might. As

noted earlier, the 2014 AMBAG Regional Forecast projects 1.36-percent housing growth in San Benito County and 2.20 percent in the unincorporated area.

A notable gap is visible in the unincorporated area between single-family dwelling units, 89.2 percent of units, and multi-family dwellings, 2.7 percent. 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), although necessary services such as water and sewer lines are difficult to extend to unincorporated places.

It appears that the number of attached dwelling units may have been underreported in Census 2000 and more recent American Community Survey estimates. 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,<sup>19</sup> and the 2009–2013 American Community Survey reports 256, with a margin of error allowing only for a maximum of 307.

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<sup>19</sup> 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 8a**  
**Housing Units in San Benito County by Type**  
**(2000 and 2009–2013 Five-Year Average)**

Type of Dwelling Unit(s)	2000	% of Total	2009–2013	% of Total	Net Change	% Change
<b>Countywide</b>						
Total:	16,499	100.0%	17,930	100.0%	1,431	8.7%
Single-family	13,671	82.9%	14,662	81.8%	991	7.2%
1, detached	12,644	76.6%	13,781	76.9%	1,137	9.0%
1, attached	1,027	6.2%	881	4.9%	-146	-14.2%
Multi-family	1,956	11.9%	2,430	13.6%	474	24.2%
2–4	1,109	6.7%	1,471	8.2%	362	32.6%
5+	847	5.1%	959	5.3%	112	13.2%
Mobile home	858	5.2%	838	4.7%	-20	-2.3%
Boat, RV, van, etc.	14	0.1%	0	0.0%	-14	-100.0%
<b>Unincorporated Area</b>						
Total:	5,927	100.0%	6,367	100.0%	440	7.4%
Single-family	5,266	88.8%	5,681	89.2%	415	7.9%
1, detached	4,841	81.7%	5,318	83.5%	477	9.9%
1, attached	425	7.2%	363	5.7%	-62	-14.6%
Multi-family	112	1.9%	173	2.7%	61	54.5%
2–4	70	1.2%	42	0.7%	-28	-40.0%
5+	42	0.7%	131	2.1%	89	211.9%
Mobile home	537	9.1%	513	8.1%	-24	-4.5%
Boat, RV, van, etc.	12	0.2%	0	0.0%	-12	-100.0%
<i>Source: Census 2000 Summary File 3 Table H030 (Units in Structure) and 2009–2013 American Community Survey 5-Year Estimates Table B25024 H030 (Units in Structure)</i>						

*Housing Conditions*

*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.

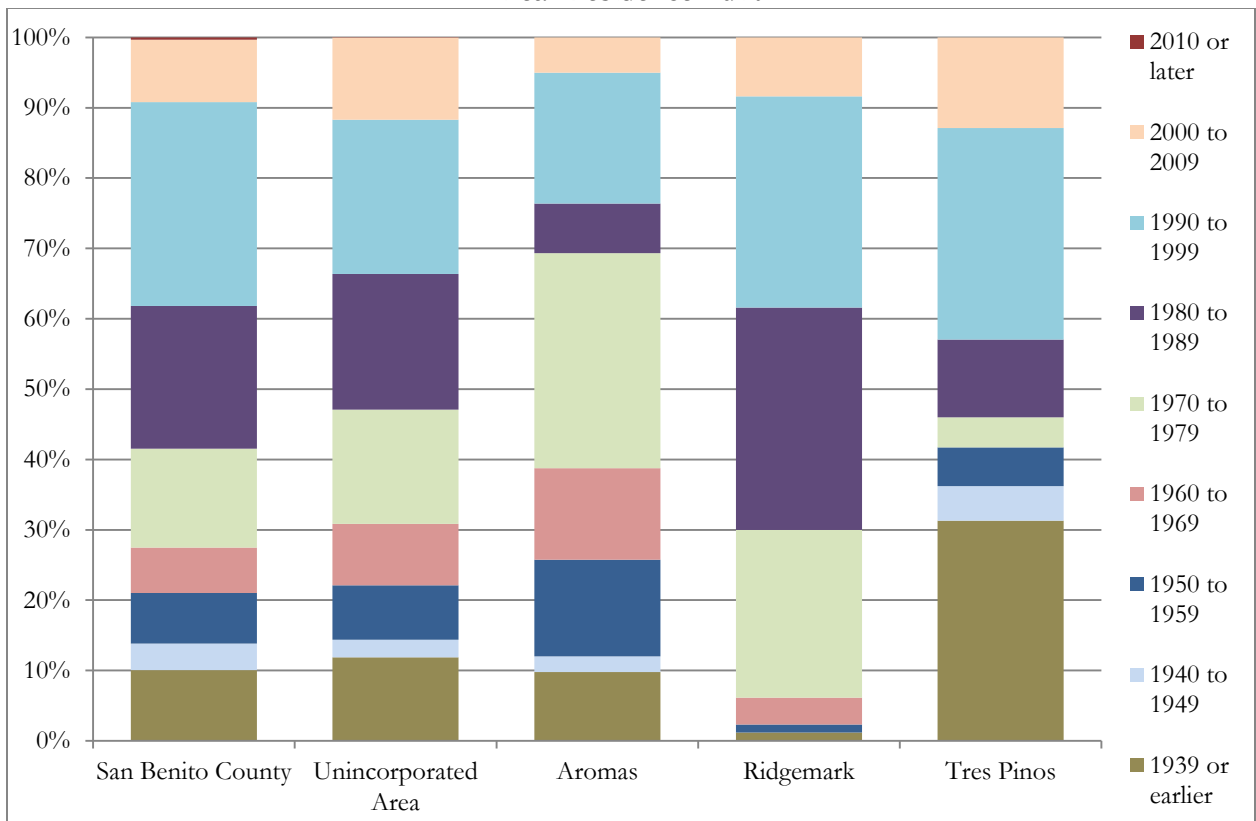
About 62 percent of the housing stock in San Benito County and about 66 percent of the unincorporated area is approaching or beyond 30 years of age (see Table 8b and Figure 3a). The Census-designated places of Aromas and Ridgemark were almost even in the number of residences that have reached this age, Ridgemark having slightly more, but Aromas had overall older residences, with almost double approaching or beyond 40 years.



Table 8b Year Residence Built										
	Total residences	2010 or later <sup>20</sup>	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
San Benito County	17,930	60 0.3%	1,591 8.9%	5,197 29.0%	3,634 20.3%	2,523 14.1%	1,156 6.4%	1,293 7.2%	672 3.7%	1,804 10.1%
Unincorporated	6367	1 0.0%	745 11.7%	1,396 21.9%	1,227 19.3%	1,035 16.3%	555 8.7%	493 7.7%	158 2.5%	757 11.9%
Aromas	939	0 0.0%	47 5.0%	175 18.6%	66 7.0%	287 30.6%	122 13.0%	129 13.7%	21 2.2%	92 9.8%
Ridgemark	1,287	0 0.0%	108 8.4%	386 30.0%	407 31.6%	307 23.9%	49 3.8%	15 1.2%	0 0.0%	15 1.2%
Tres Pinos	163	0 0.0%	21 12.9%	49 30.1%	18 11.0%	7 4.3%	0 0.0%	9 5.5%	8 4.9%	51 31.3%

*Source: 2009–2013 American Community Survey 5-Year Estimates Table DP04 (Selected Housing Characteristics)*

**Figure 3a**  
Year Residence Built



*Source: 2009–2013 American Community Survey 5-Year Estimates Table DP04 (Selected Housing Characteristics)*

<sup>20</sup> Because this table uses the 2009–2013 American Community Survey 5-Year Estimates, the number of residences built from 2010 onward is lower than reality both because of the lack of post-2013 data and the estimates' method of representing the survey's five-year range and the changing conditions within that time as a single value.



About 38 percent of San Benito County housing stock and 33 percent of unincorporated stock was built from 1990 forward. Only 9 percent countywide and 11 percent in unincorporated areas were built from 2000 onward, perhaps affected by the housing market’s downturn, though the lack of a similar statewide drop in construction entering the 2000s suggests more likely factors were the 2002–2008 Hollister sewer-connection moratorium and the County’s 2000–2011 annual development cap, plus other more locally specific economic factors.

Other characteristics of housing stock conditions are observed by the County. This happens primarily through its Code Enforcement staff, which responds to concerns about deteriorated housing conditions. However, low staffing generally limits the response to those conditions observed by members of the public who file complaints. Typically this is based on outward property appearance, and deteriorated conditions might exist in interiors that the County would generally not have authority to inspect and abate without a court order. Code Enforcement is nevertheless aware of areas in which housing conditions are more likely need improvement than in other locations. (Program HOU-3-3 addresses this County function.)

*Housing Affordability*

Generally, housing is considered to be affordable if a family/person does not need to spend more than 30 percent 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.

Median rent in the early 2010s was \$1,233 for San Benito County overall. Table 9a reflects the current market rental rates for San Benito County, based on information provided by a local realtor. This represents a rise in rental prices over average rents observed in 2009, which were entirely outside and below the present rent ranges shown in Table 9a. Meanwhile, the maximum rent that can be charged to be considered affordable based on income is reflected in Table 9b, which lists the range of affordable housing rental rates for various income categories, (extremely low, very low, low, and moderate). Based on this table, the market-rate rental types of Table 9a are mostly affordable to moderate-income households, some apartments and duplexes are affordable to low-income households, but households with very low or extremely low income would find affordable market-rate rentals scarce or unavailable without assistance. As Table 7e suggests, many occupations fall into the latter category.

Table 9a San Benito County Market Rental Rates	
<b>Apartments</b>	
One bedroom and flats	\$700.00–\$1100.00
Two bedroom	\$1000.00–\$1300.00
Three bedroom	\$1200.00–\$1500.00
<b>Duplexes</b>	
Two bedroom	\$1100.00–\$1500.00
Three bedroom	\$1300.00–\$1800.00
<b>Single-Family Homes</b>	
Two bedroom	\$1200.00–\$1600.00
Three & four bedroom	\$1800.00–\$2500.00
<i>Source: The Pivetti Company, October 2015</i>	





**Table 9b**  
**San Benito County Maximum Affordable Rent by Residential Unit Size**

	Studio	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms
Moderate	\$1,564	\$1,675	\$2,011	\$2,323	\$2,594	\$2,860
Low	\$1,043	\$1,116	\$1,340	\$1,548	\$1,729	\$1,907
Very Low	\$652	\$698	\$838	\$968	\$1,081	\$1,192
Extremely low	\$391	\$419	\$503	\$581	\$648	\$715

*Source: California Tax Credit Allocation Committee Maximum Rent Schedule 2015, San Benito County ([www.treasurer.ca.gov/ctcac/2015/supplemental.asp](http://www.treasurer.ca.gov/ctcac/2015/supplemental.asp)), including derived estimates based on "100% Income Level" for Moderate (120% income level) and Low (80% income level)*

**Table 9c**  
**San Benito County Affordable Housing Maximum Purchase Prices**

Income Group	Unit Size/ Household	HUD <sup>21</sup> Income Adjusted for Family Size	Maximum Affordable Purchase Price for Single-Family Residence <sup>22</sup>	Maximum Affordable Purchase Price for Condo <sup>23</sup>
Very Low	Studio / 1	\$28,400	\$132,000	\$100,000
	1 Bedroom / 2	\$32,450	\$152,000	\$120,000
	2 Bedroom / 3	\$36,500	\$170,000	\$138,000
	3 Bedroom / 4	\$40,550	\$190,000	\$158,000
	4 Bedroom / 5	\$43,800	\$205,000	\$173,000
Low	Studio / 1	\$45,100	\$210,000	\$178,000
	1 Bedroom / 2	\$51,550	\$240,000	\$208,000
	2 Bedroom / 3	\$58,000	\$270,000	\$238,000
	3 Bedroom / 4	\$64,400	\$300,000	\$268,000
	4 Bedroom / 5	\$69,600	\$325,000	\$293,000
Moderate	Studio / 1	\$68,100	\$317,000	\$285,000
	1 Bedroom / 2	\$77,850	\$365,000	\$330,000
	2 Bedroom / 3	\$87,550	\$410,000	\$375,000
	3 Bedroom / 4	\$97,300	\$440,000	\$420,000
	4 Bedroom / 5	\$105,100	\$475,000	\$440,000

*Source: Hollister residential lending consultant, October 2015.*

<sup>21</sup> United States Department of Housing and Urban Development.

<sup>22</sup> Assumptions for Single Family Residence: 35% housing-to-cost ratio, 30 yr. fixed, 4.00% fixed rate, 5% down payment, 1.25% property taxes, .03% homeowner's insurance, .61% mortgage insurance factor for \$87,550 income and below under conventional loan, 0.8% mortgage interest factor for \$97,300 income and above under FHA loan.

<sup>23</sup> Assumptions for Condo: 35% housing-to-cost ratio, 30 yr. fixed, 4.00% fixed rate, 5% down payment, 1.25% property taxes, .03% homeowner's insurance, .61% mortgage insurance factor under conventional loan except 0.8% under FHA loan for \$105,100 income, \$200/mo. HOA dues.



2015	\$459,900
2014	\$420,000
2013	\$375,000
2012	\$280,000
2011	\$260,000
2010	\$280,000
2009	\$260,000
2008	\$254,000
2007	\$450,000
2006	\$625,000
2005	\$575,000
2004	\$498,000
2003	\$378,000
<i>Source: California Association of Realtors and Jason Noble, Nino Real Estate.</i>	

According to the California Association of Realtors, San Benito County’s 2015 median home sales price was approximately 50 percent higher, at \$459,900, in inflation-adjusted dollars than the 2010 median price of \$280,000. At the same time, mortgage interest rates are low by historical standards, approximately 4 percent at present. The current market conditions allow many moderate-income households to purchase single family residences and/or condominiums as first-time homebuyers. Several residential properties are listed well below the median \$459,900 price level on the open market, generally condominiums, townhouses, or relatively small single-family residences on small lots, though mostly within incorporated Hollister. 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; while lending is granted less freely post-2007, lower prices and lower interest rates open affordability to a wider group of income levels. See Table 9d for a history of median home sales pricing in San Benito County.

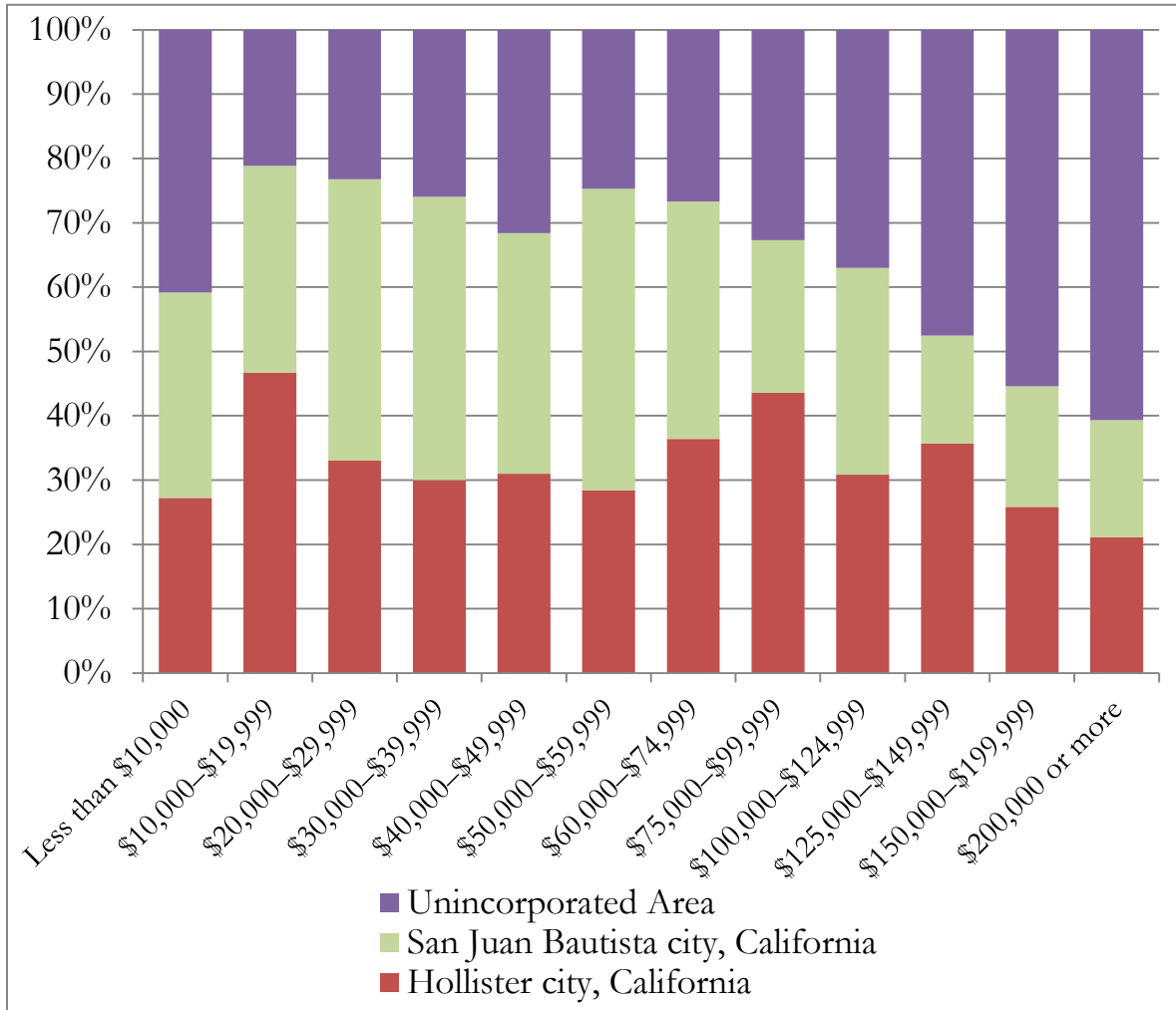
*Overpaying*

Generally, housing is considered to be affordable if a family/person does not need to spend more than 30 percent 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 Figure 4a for a range of income levels by jurisdiction.

<sup>24</sup> Median prices for single-family residences and residential condominiums in all of San Benito County; 2003–2008 data represents December of each respective year, 2009–2014 data represents each full year, and 2015 data represents January through October.



**Figure 4a**  
**Range of Income Levels by Jurisdiction**



Source: 2009–2013 American Community Survey 5-Year Estimates Table B19001 (Household Income in The Past 12 Months in 2013 Inflation-Adjusted Dollars)



*Rentals.* Of the rented housing units in the entirety of San Benito County in the early 2010s, 54 percent cost their lessees over 30 percent of their respective annual household incomes.<sup>25</sup> For the unincorporated area the figure was 47 percent, while 56 percent of Hollister and San Juan Bautista residential rental units were in this situation. This is described in more detail for lower-income households by Table 10a.

*Homeowners.* In all of San Benito County in the early 2010s, 45 percent of all owner-occupied residences cost their owners over 30 percent of their respective households' annual income.<sup>26</sup> In the unincorporated area, 43 percent fell under this condition, compared with 46 percent in Hollister and 53 percent in San Juan Bautista. Table 10b further described overpayment by homeowners in lower-income households.

*Extremely low-income housing costs.* According to HUD data representing 2008 through 2012,<sup>27</sup> approximately 1,945 extremely-low income households resided in the County, representing 12 percent of total households. 80 percent of these households paid more than 30 percent of their household income toward housing costs; of these overpaying households, 89 percent paid more than 50 percent of income toward housing. The proportion was similar between owners

(36 percent of extremely-low income households) and renters (64 percent), and both renters and owners in such households experienced high incidence of housing problems, such as incomplete facilities, overcrowding, and high cost burden, with 84 percent of households affected.

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<sup>25</sup> 2009–2013 American Community Survey 5-Year Estimates Table B25106 (Tenure By Housing Costs As A Percentage Of Household Income In The Past 12 Months).

<sup>26</sup> 2009–2013 American Community Survey 5-Year Estimates Table B25091 (Mortgage Status By Selected Monthly Owner Costs As A Percentage Of Household Income In The Past 12 Months).

<sup>27</sup> United States Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), San Benito County, California, 2008–2012, <[www.huduser.gov/portal/datasets/cp/CHAS/data\\_querytool\\_chas.html](http://www.huduser.gov/portal/datasets/cp/CHAS/data_querytool_chas.html)>, November 12, 2015.



**Table 10a**  
**Lower Income Renter Households Overpaying for Housing as a Percentage of Income (Rent and Utilities)**

Renter Households Characteristics	San Benito County		Unincorporated Area	
	Number	Percent of Total Households	Number	Percent of Total Households
Total renter-occupied units (renter households)	6,085	100.0%	1,535	100.0%
Total lower income (0-80% of HAMFI) renter households	3,785	62.2%	865	56.4%
Lower income renters paying more than 30% but less than 50%	1,145	18.8%	340	22.1%
Extremely Low Income (0-30%)	160	2.6%	10	0.7%
Income between 30%-50%	475	7.8%	150	9.8%
Income between 50% -80%	510	8.4%	180	11.7%
Lower income renters paying more than 50%	1,600	26.3%	220	14.3%
Extremely Low Income (0-30%)	945	15.5%	60	3.9%
Income between 30%-50%	510	8.4%	75	4.9%
Income between 50% -80%	145	2.4%	85	5.5%
Lower income renters paying more than 30%	2,745	45.1%	560	36.5%
Extremely Low Income (0-30%)	1,105	18.2%	70	4.6%
Income between 30%-50%	985	16.2%	225	14.7%
Income between 50% -80%	655	10.8%	265	17.3%

*Source: CHAS Data Sets Table S10708 (<[www.huduser.org/portal/datasets/cp.html](http://www.huduser.org/portal/datasets/cp.html)>), based on 2007–2011 American Community Survey 5-Year Estimates*

**Table 10b**  
**Lower Income Owner Households Overpaying for Housing as a Percentage of Income (Rent and Utilities)**

Owner Households Characteristics	San Benito County		Unincorporated Area	
	Number	Percent of Total Households	Number	Percent of Total Households
Total owner- occupied units (owner households)	10,700	100.0%	4,385	100.0%
Total lower income (0-80% of HAMFI) owner households	2,740	25.6%	995	22.7%
Lower income owner households paying over 30%, under 50%	435	4.1%	145	3.3%
Extremely Low Income (0-30%)	75	0.7%	30	0.7%
Income between 30%-50%	75	0.7%	50	1.1%
Income between 50% -80%	285	2.7%	65	1.5%
Lower income owner households paying more than 50%	1,220	11.4%	431	9.8%
Extremely Low Income (0-30%)	505	4.7%	205	4.7%
Income between 30%-50%	235	2.2%	75	1.7%
Income between 50% -80%	480	4.5%	151	3.4%
Lower income owner households paying more than 30%	1,655	15.5%	576	13.1%
Extremely Low Income (0-30%)	580	5.4%	235	5.4%
Income between 30%-50%	310	2.9%	125	2.9%
Income between 50% -80%	765	7.1%	216	4.9%

*Source: CHAS Data Sets Table S10708 (<[www.huduser.org/portal/datasets/cp.html](http://www.huduser.org/portal/datasets/cp.html)>), based on 2007–2011 American Community Survey 5-Year Estimates*



## Conservation of Assisted 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 would not be converted during the 2014–2023 program period unless equivalent units were established during that time. 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 Housing Authority of the County of Santa Cruz administers a Housing Choice Voucher (Section 8) program with 344 vouchers for the Cities of Hollister and San Juan Bautista.<sup>28</sup> The vouchers being portable from residence to residence, and also from region to region, this program involves no residences that would directly require conservation as affordable housing. Program HOU-1-7 provides that San Benito County will coordinate in the 2014–2023 program period with the Santa Cruz County Housing Authority to explore the feasibility of establishing Section 8 housing in the unincorporated area.

<sup>28</sup> Jennifer Panetta, Housing Authority of the County of Santa Cruz, October 8, 2015.

### *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 2014–2023 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 and \$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 and 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.* The County has required annual monitoring of all units that have participated in the County’s Inclusionary Housing Program and HOME Program. This has involved 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 homeowners 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 has performed property history reports on a semiannual basis for 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 former Inclusionary Housing Ordinance (County Ordinance 766) 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 was 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. Policies HOU-1F and



HOU-1G authorize the County to continue preservation of affordable housing stock and use of price controls for below-market-rate housing.

*Actions to Assist Borrowers.* The County Housing and Economic Development Department and City of Hollister Redevelopment Agency, now respectively the part of the County Resource Management Agency and the Hollister Successor Agency, have performed multiple bilingual workshops for the public on homeownership and foreclosure prevention. The purpose of the homeownership workshops has been 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 has been to educate at-risk homeowners on their options in order to preserve their affordable unit. The County Resource Management Agency also refers at-risk homeowners to local HUD Approved Certified Counseling Agencies along with providing important lender contact information. See Table 11a 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 11a**  
**Local HUD Approved Certified Counseling Agencies**

<b>Organization</b>	<b>Address</b>	<b>City</b>
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
<i>Source: San Benito County Housing and Economic Development Department</i>		

*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, although the County recently approved precursor steps to one such development.

*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 unit’s 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 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 and \$195,000. Residential Real Estate Review, Inc. also estimates that restricted low and moderate-income homeownership units are valued between

\$160,000 and \$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 11b for a list of local Affordable Housing Developers who would be interested in acquiring at-risk units.

<b>Non-Profit</b>	<b>Address</b>	<b>City</b>
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. Area median income (AMI) in 2015 being \$81,100 in San Benito County, and moderate-income purchasers earning up to 120 percent of AMI based on household size, a

moderate-income household of four can support a sales price up to \$440,000. 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 four earning up to 80 percent of area median income can support a sales price up to \$300,000. 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.



Tables 11c and 11d below estimates the preservation cost when bringing in a qualified applicant from the waiting list to acquire an at-risk unit.

Table 11c 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 Costs per Unit	\$22,750
<i>Source: San Benito County Resource Management Agency, Residential Real Estate Review, Inc, 2009</i>	

Table 11d 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 Costs per Unit	\$20,800
<i>Source: San Benito County Resource Management Agency, Residential Real Estate Review, Inc., 2009</i>	

*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 11e Rehabilitation Costs	
Fee/Cost Type	Cost per Unit
Acquisition	\$180,000
Rehabilitation	\$35,000
Total Cost Per Unit	\$215,000
<i>Source: San Benito County Housing and Economic Development Department, South County Housing, 2009</i>	

*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 11f New Construction/Replacement Costs	
Fee/Cost Type	Cost per Unit
Land	\$66,000
Construction and Development	\$264,000
Total Cost Per Unit	\$330,000
<i>Source: San Benito County Resource Management Agency, South County Housing, 2009</i>	

*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 and 2010 due to the maximum 15-year maturity date as stated in the original Promissory Note, Loan Provision Agreement, and Deed of Trust. See Table 11g.



Table 11g Affordable Units at Risk of Conversion in Unincorporated Area of San Benito County			
Affordable Project Name Type of Restriction and/or Subsidy	Unit Type	Total # of Units Restricted or Subsidized	Projected # of Units at Risk of Conversion for Planning Period 2014–2023
Riverview Estates Subdivision – Resale Restriction Agreement			
Moderate-Income Units	For-sale	26	4
Low-Income Units	For-sale	28	2
Oak Creek Subdivision – Resale Restriction Agreement			
Moderate-Income Units	For-sale	5	0
Oak Creek Subdivision – Deed Restriction			
Low-Income Units (Accessory Second Dwelling Units)	Rental	8	0
Riverview Estates Subdivision – 1998 HOME Funds (Down Payment Assistance)			
Low-Income Units	For-sale	25	1
<b>Total</b>		<b>92</b>	<b>7</b>
<i>Sources: San Benito County Community Services and Workforce Development, San Benito County Housing and Economic Development and City of Hollister Redevelopment Agency.</i>			



## Special Housing Needs

### Persons with Disabilities Including Developmental Disabilities

According to the U.S. Census Bureau, 2009-2011 American Community Survey there were a total of 103 males and 247 females under 18 years old with a disability in San Benito County. There were a total of 1,132 males and 1,400 females between the ages of 18 to 64 years old with a disability in San Benito County. There were a total of 865 males and 997 females 65 years and older with a disability in San Benito County (See Table 12a). 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. Persons with a disability may also need to spend a disproportionately high share of his/her monthly income on housing. Higher density mixed-income developments are recommended to help create more affordable housing opportunities for all income levels. These developments could provide housing for persons with disabilities. 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). 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 Constraints

section’s discussion of housing for persons with disabilities describes permitting requirements and regulations regarding such housing.

**Table 12a**  
**Disabled Population by Age Cohort in**  
**San Benito County**

San Benito County	Estimate	
Total Population:	55,055	100.0%
Total Male Population:	27,273	49.5%
Under 18 years:	8,055	14.6%
With a disability	103	0.2%
No disability	7,952	14.4%
18 to 64 years:	16,721	30.4%
With a disability	1,132	2.1%
No disability	15,589	28.3%
65 years and over:	2,497	4.5%
With a disability	865	1.6%
No disability	1,632	3.0%
All male with a disability	2,100	3.8%
Total Female Population:	27,782	50.5%
Under 18 years:	7,942	14.4%
With a disability	247	0.4%
No disability	7,695	14.0%
18 to 64 years:	16,800	30.5%
With a disability	1,400	2.5%
No disability	15,400	28.0%
65 years and over:	3,040	5.5%
With a disability	997	1.8%
No disability	2,043	3.7%
All female with a disability	2,644	4.8%
<b>All with a disability</b>	<b>4,744</b>	<b>8.6%</b>

*Source: U.S. Census Bureau, 2009-2011 American Community Survey*





*Persons with Developmental Disabilities*

The State Department of Housing and Community Development (HCD) describes developmental disability and its relationship to housing in this way:<sup>29</sup>

According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities.

Table 13a includes data from the San Andreas Regional Center, a nonprofit provider of services in Campbell for people with developmental disabilities, to help illustrate the local population of those with developmental disabilities, "defined as those with severe, life-long disabilities attributable to mental and/or physical impairments."<sup>30</sup>

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<sup>29</sup> Department of Housing and Community Development memo to Planning Directors, June 21, 2012, <[www.hcd.ca.gov/housing-policy-development/noticecoverltrsb812.pdf](http://www.hcd.ca.gov/housing-policy-development/noticecoverltrsb812.pdf)> October 14, 2015.

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<sup>30</sup> Department of Housing and Community Development memo, June 21, 2012.



**Table 13b**  
**Active Developmental Services Consumers by Zip Code**

Zip Code	Community Care	Home Prnt/Grdn	ICF	Indep Living	Own Hm	Other	Grand Total
95023	14	9	6	14	254	3	300
95043	0	0	0	0	3	0	3
95045	0	0	0	0	14	0	14
95075	0	0	0	0	1	0	1

*Source: California Department of Developmental Services Client Development Evaluation Report, January 2, 2014*

**Table 13c**  
**Active Developmental Services Consumers by Zip Code and City**

City	Zip Code	Consumer Count
Hollister	95023	242
Paicines	95045	3
San Juan Bautista	95045	9

*Source: California Department of Developmental Services Client Development Evaluation Report, January 2, 2014*

HCD further explains the needs of this group, which is addressed by Program HOU-2-18:

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. . . . Incorporating ‘barrier-free’ design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration

should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

### 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 U.S. Census Bureau, 2010 Census data is provided in Table 14a. The 2010 Census data indicates that there is a total of 5,360 individuals 65 years or older living in San Benito County. The 5,360 individuals 65 years or older living in San Benito County make up a total of 9.7 percent of the entire population. Out of the 65 years or older population there are a total of 2,454 males and



2,906 females in San Benito County. 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.

#### *Elderly Facilities*

Within San Benito County's unincorporated area the Whispering Pines Inn provides a 36-bed assisted living facility for the elderly in San Benito County. The Whispering Pines Inn facility is licensed for 36 beds serving up to 36 individuals at any given time. Table 14b reflects the statistics of the total facilities offered in San Benito County.



Table 14a Elderly Population Statistics in San Benito County		
POPULATION	San Benito County	Percentage (%)
<b>Total Population</b>	<b>55,269</b>	<b>100%</b>
Population 65+	5,360	9.7%
Male 65+	2,454	4.4%
Female 65+	2,906	5.3%

*Source: U.S Census Bureau, 2010 Census, Summary File 1*

Table 14b Elderly Facilities in San Benito County				
Name of Facility	Total # of Rooms	Total # of Individuals Served	Transit Service	Distance from Community Services
Whispering Pines Inn Assisted Care Facility	36	36	Dial-A-Ride County Express	2-5 miles
<b>Total</b>	<b>36</b>	<b>36</b>		

*Source: San Benito County Housing and Economic Development Department*

Table 14c 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.
Whispering Pines Inn	Facility Services	Daily Meals, housekeeping, transportation, activities, recreational programs and protective supervision.
Community Food Bank	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*

*Elderly Services*

There are a multitude of services offered to assist the elderly population. Jovenes de Antaño is a

non-profit organization and has been incorporated since May 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 and implements programs focusing on the needs of low-income individuals and households within our community through the use of bi-lingual/bi-cultural staff, outreach into our rural areas, senior advocacy and networking with local, regional, and nation agencies that strive to meet our common challenges. Jovenes de Antaño services approximately 200 individuals per month. The Whispering Pines Inn facility offers a variety of services to the elderly which include daily meals, transportation, recreational activities and protective supervision. The Community Food Bank 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 Food Bank provides approximately 1,750 bags of food each week to over 5,000 residents in San Benito County. Also the San Benito County Public Authority has a program called In Home Support Services which assist the elderly by providing in home care. The San Benito County In Home Support Services program currently assist approximately 540 individuals a month. A listing of elderly services is listed below in Table 14c.

#### *Grandparents as Caregivers*

583 grandparents reported to be responsible for their grandchildren in 2009 through 2013,<sup>31</sup> with 161 in the unincorporated area 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.

### **Large Families and Female Headed Households**

#### *Large 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.

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<sup>31</sup> U.S. Census Bureau, 2009-2013 5-Year American Community Survey Table B10002.



<b>Table 15a</b> <b>Large Households by Residential Ownership or Rentership</b>		
	<b>San Benito County</b>	<b>Unincorporated Area</b>
Total occupied housing units:	16,995	5,968
Owner occupied:	10,465	4,372
5-or-more person household	1,652 (15.8%)	675 (15.4%)
Renter occupied:	6,530	1,596
5-or-more person household	1,448 (22.2%)	295 (18.5%)
<i>Source: 2009-2013 American Community Survey 5-Year Estimates Table B25009 (Tenure by Household Size, margins of error not shown)</i>		

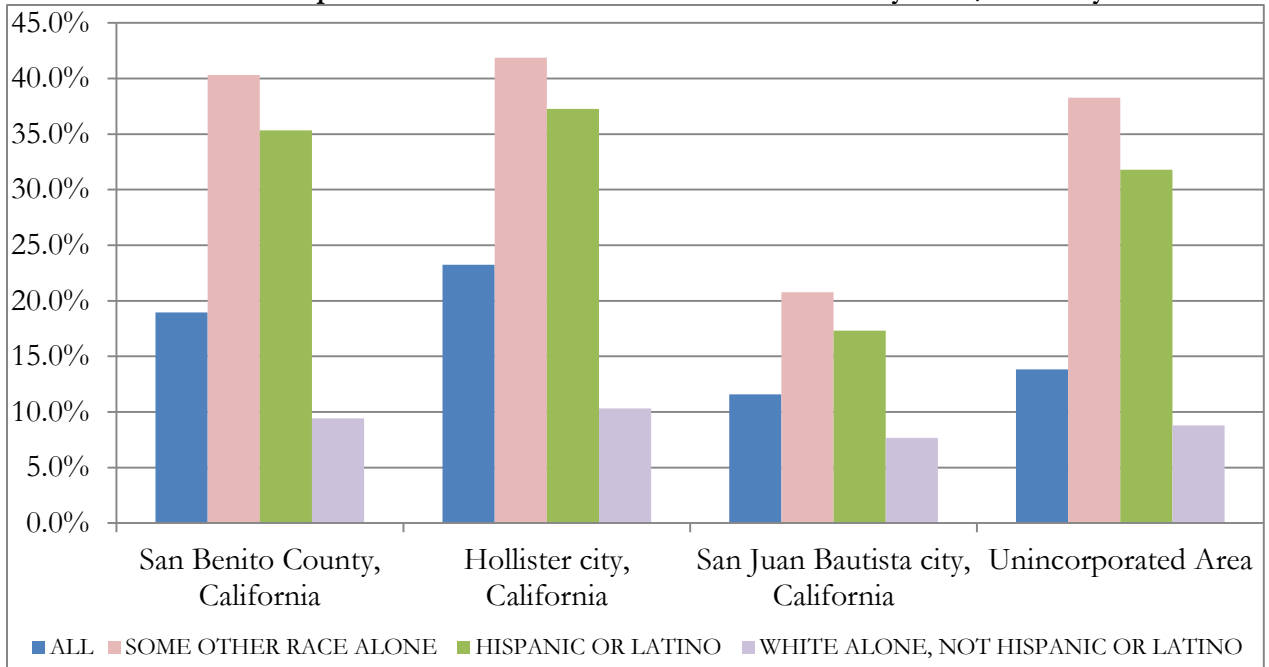
<b>Table 15b</b> <b>Large Families Above and Below Poverty Level</b>		
	<b>San Benito County</b>	<b>Unincorporated Area</b>
All families	13,458	4,659
Families below poverty level: <sup>32</sup>	1,238	298
Families of 5 or more below poverty level	379	54
% among families below poverty level	30.6%	18.1%
Families at or above poverty level:	12,220	4361
Families of 5 or more at or above poverty level	2,459	870
% among families at or above poverty level	20.1%	19.9%
<i>Source: 2009–2013 American Community Survey 5-Year Estimates Table B17013 (Poverty Status In The Past 12 Months Of Families By Household Type By Number Of Persons In Family)</i>		

<sup>32</sup> A “family” is a group of related people residing together. The table refers to the family’s poverty level according to income during the 12 months prior to the data’s collection.



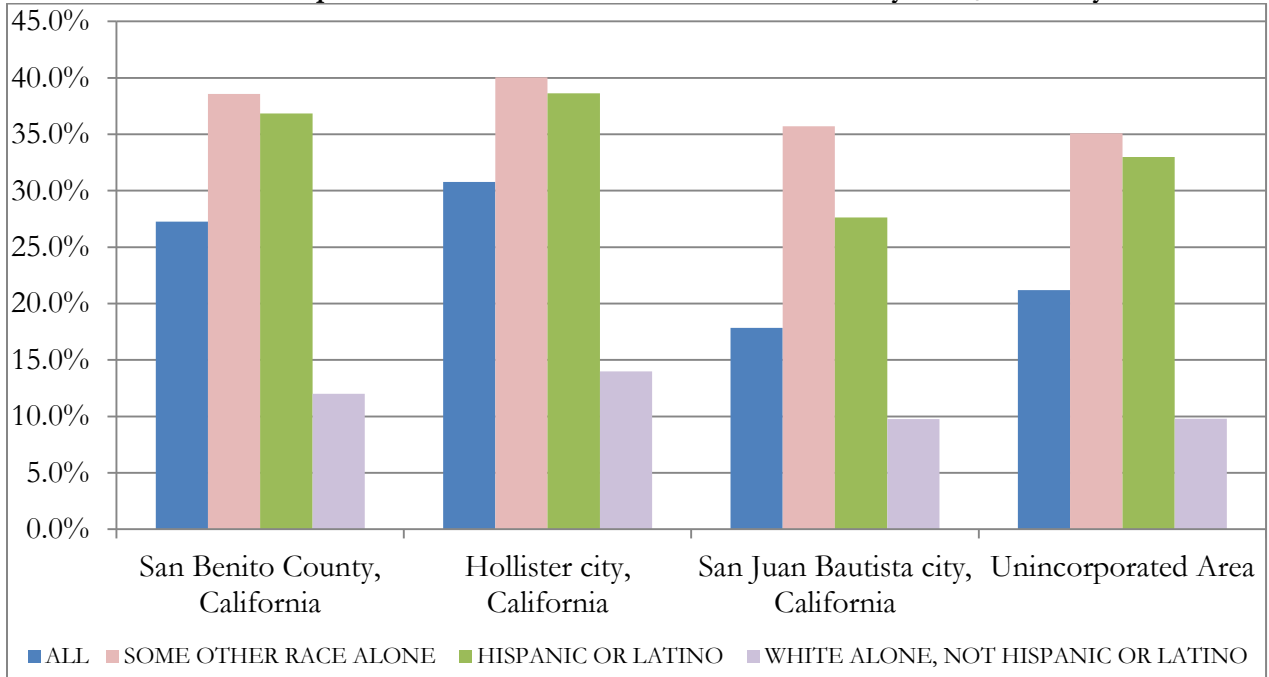


**Figure 5a**  
**Owner-Occupied Households With Five or More Persons by Race/Ethnicity**



Source: 2010 Census Summary File 1 Tables H16 and H16.A through H16.G. Includes only the three highest-population local racial/ethnic groups as reported by the 2010 Census.

**Figure 5b**  
**Renter-Occupied Households With Five or More Persons by Race/Ethnicity**



Source: 2010 Census Summary File 1 Tables H16 and H16.A through H16.G. Includes only the three highest-population local racial/ethnic groups as reported by the 2010 Census.



Just over 16 percent of the households in the State of California were large households in the 2010 Census. In San Benito County, 22 percent of households were large, down from 23 percent in 2000. In the unincorporated area, the proportion also went down, to 16 percent in 2010 from 18 percent in 2000. Figures 5a and 5b demonstrate that Hispanic/Latino and “some other race alone” (racial groups not listed by the Census) households were noticeably more likely to have five or more residents than non-Hispanic/non-Latino white and, to a lesser extent, the general population. Meanwhile, in the entire County, 27 percent of renters lived in large households compared with 19 percent of owners; in the unincorporated area, while the proportion of large households was smaller, the difference between renters and owners was somewhat more pronounced.

As shown in Table 15b, families in the entire County living below the poverty level more frequently had five or more members living as household residents than those families living at or above the poverty level. However, the unincorporated area had distinctly fewer such families and showed the reverse pattern, though with a narrower difference. In total, 379 families in the entire County with five or more members, or 2.8 percent of all County families, were below the poverty line; 54, or 1.2 percent, were in the unincorporated area.

*Female-Headed Households*

Another special-needs group in San Benito County is female heads of family households, who on average

- earn less money

- require day care with costs that reduce available income for shelter and living expenses for families with young children, and
- may be subject to housing discrimination because of children.

According to the 2010 Census a total of 3,654 female heads of households live in San Benito County, making up a total of 21.7 percent of all total households. There are a total of 2,117 female heads of households with no husband present in the household in San Benito County making a total of 12.6% of the total household population. There are a total of 1,203 female heads of households with no husband present in the household in San Benito County with children 18 years or under making a total of 7.2 percent of all total households.

**Farmworkers**

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. Local employment in manual labor with crops on average pays \$10.22 per hour with an annual wage of \$21,260, while farmworkers attending to live animals on average earn \$13.69 per hour with an annual wage of \$28,480.<sup>33</sup> Farm workers may live in substandard housing because of a lack of temporary and permanent housing.

<sup>33</sup> May 2014 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates, San Jose–Sunnyvale–Santa Clara, CA (including San Benito County), [http://www.bls.gov/oes/current/oes\\_41940.htm](http://www.bls.gov/oes/current/oes_41940.htm)



*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, or 3) migrant. Permanent farm workers are typically employed year around 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 whose travel to farm work makes the worker unable to return to his/her permanent residence

within the same day, and these workers arrive during the cultivating or harvesting of crops then 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 migrant labor facilities are insufficient. 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 will stay because they lack insufficient funds to return home.

According to the United States Department of Agriculture (USDA) 2012 Census of Agriculture, a total of 2,169 seasonal and migrant farmworkers work on 242 farms located within San Benito County. A smaller percentage of farms, 24.4 percent, employ 10 employees or more accounting for 74.6 percent of the farmworker population. Table 16a summarizes data from the 2012 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 16a**  
**USDA 2012 Farmworker Census: Hired Farm Labor**

Item	San Benito
Hired farm labor .....	
farms	242
workers	2,169
\$1,000 payroll	29,249
Farms with-	
1 worker .....	62
farms	62
workers	39
2 workers .....	78
farms	
workers	
3 or 4 workers .....	43
farms	161
workers	
5 to 9 workers .....	39
farms	249
workers	
10 workers or more .....	59
farms	1,619
workers	
Workers by days worked:	
150 days or more .....	157
farms	1,118
workers	
Farms with-	
1 worker .....	41
farms	41
workers	39
2 workers .....	78
farms	
workers	
3 or 4 workers .....	23
farms	79
workers	
5 to 9 workers .....	25
farms	157
workers	
10 workers or more .....	29
farms	763
workers	
Less than 150 days .....	150
farms	1,051
workers	
Farms with-	
1 worker .....	43
farms	43
workers	23
2 workers .....	46
farms	
workers	
3 or 4 workers .....	30
farms	105
workers	
5 to 9 workers .....	30
farms	180
workers	
10 workers or more .....	24
farms	677
workers	
Reported only workers working	
150 days or more .....	92
farms	586
workers	
\$1,000 payroll	13,515
Reported only workers working	
less than 150 days .....	85
farms	609
workers	
\$1,000 payroll	1,724
Reported both - workers working 150	
days or more and workers	
working less than 150 days .....	65
farms	532
150 days or more, workers	
less than 150 days, workers	442
\$1,000 payroll	14,010
Total migrant workers (see text) .....	32
farms	807
workers	
Migrant farm labor on farms with hired labor .....	27
farms	707
workers	
Migrant farm labor on farms reporting only	
contract labor .....	5
farms	100
workers	
Unpaid workers (see text) .....	259
farms	642
workers	

Source: USDA 2012 Census of Agriculture Full Report Volume 1, Chapter 2 (County Level): Table 7. Hired Farm Labor -- Workers and Payroll,  
<[www.agcensus.usda.gov/Publications/2012/Full\\_Report/Volume\\_1,\\_Chapter\\_2\\_County\\_Level/California/st06\\_2\\_007\\_007.pdf](http://www.agcensus.usda.gov/Publications/2012/Full_Report/Volume_1,_Chapter_2_County_Level/California/st06_2_007_007.pdf)>



Table 16b shows that the total number of San Benito County farms in 2012 who hired farm laborers increased to 242, 6 percent over the 228 farms in 2007, though 14 percent lower than the 280 farms in 2002. Also shown is a decreased number of San Benito County hired farm laborers

in 2012, the figure of 2,169 workers being 26 percent lower than in 2007 and 48 percent lower than in 2002. This is due, in part, to the shifting ownership of many locally run, family farms to larger, corporate owned farms.

	<b>2012</b>	<b>2007</b>	<b>2002</b>	<b>1997</b>
Hired Farm Labor (Farms)	242	228	280	212
Hired Farm Labor (Workers)	2,169	2,945	4,193	4,097
<i>Source: USDA 2012 Census of Agriculture <a href="http://www.agcensus.usda.gov/Publications/2012/Full_Report/Volume_1,_Chapter_2_County_Level/California/st06_2_007_007.pdf">http://www.agcensus.usda.gov/Publications/2012/Full_Report/Volume_1,_Chapter_2_County_Level/California/st06_2_007_007.pdf</a></i>				

*Farmworker Housing.* A labor camp is defined as a facility with five or more agricultural employees. The type of labor camp can vary from a house to a facility with multiple units. The San Benito County Community Services and Workforce Development Department worked with the State Department of Housing and Community Development (HCD) Office of Migrant Services (OMS) to complete the remodel of an additional bunkhouse (bunkhouse #300) located at the Southside Migrant Center which was completed in 2010 to expand total capacity from 46 to 68 rooms for farmworker housing. The San Benito County Southside Migrant Center now offers 67

cabins, 68 rooms, and 13 legal farm labor trailers which serve a total of 626 combined individuals and families dedicated to farmworker housing. In addition to the rooms and units located at the Southside Migrant Center, there are 13 legal farm labor complexes in the unincorporated area of San Benito County with a combined capacity to serve an additional 411 farm workers. A total of 161 combined cabins, rooms, trailers and complexes serve up to 1,037 families and individuals in San Benito County regarding farmworker housing. Table 16c shows a summary of farmworker housing offered in San Benito County.



Table 16c San Benito County Farmworker Housing				
Location	Cabins/Rooms/ Trailers	RESIDENTS SERVED	Transit Service	Distance from Community Services
San Benito County Southside Migrant Center				
Cabins	67 units	289	Dial-A- Ride, County Express	2-5 miles
Bunkhouse #100	24 rooms	272		
Bunkhouse #200	22 rooms			
Bunkhouse #300	22 rooms			
Legal Farm Labor Trailers	13 trailers	65		
Migrant Center total	148 units	626		
Unincorporated Legal Farm Labor Units	100 units <sup>34</sup>	411	Varies	Varies
<b>Total Farmworker Housing</b>	<b>248</b>	<b>1,037</b>		
<i>Source: The San Benito County Community Services &amp; Workforce Development Department, San Benito County Health &amp; Human Services Agency, San Benito County One Stop Career Center and San Benito County Housing &amp; Economic Development Department.</i>				

<sup>34</sup> Estimate of units among 16 complexes.





*Farmworker Additional Services.* 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 local Employment Development Department is located about five miles to the north. Public schools are more than a mile from the facility. Southside Road Migrant Center services include, but are not limited to, meals (unaccompanied adults); San Benito County 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 State Department of Housing and Community Development (HCD) Office of Migrant Services (OMS). Additional resources are funded by various Federal, State and local grants which include Community Services Block Grants (CSBG) for winter shelter salaries, Community Development Block Grants (CDBG) for the homeless shelter and three 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.

*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, nonprofits, and held a public workshop 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 Services and Workforce Development Department as of October 2013 the Migrant Center had nine families on the waiting list for farmworker housing.

### **Local Workforce**

A special housing needs group identified during public discussion of local housing needs is the local worker. The greater Bay Area has experienced significant job growth over the past 30-plus 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 the Existing Housing Needs section.

### **Families and Persons in Need of Emergency Shelters**

*Homeless Census.* According to the 2011 San Benito County Homeless Census it is estimated that a total of 401 persons experience homelessness on an annual basis. The 2011 San Benito County Homeless Census was performed using the U.S. Department of Housing and Urban Development (HUD) recommended practices for counting



homeless individuals. This study included a field enumeration of homeless individuals residing in San Benito County on January 26, 2011. Below are additional results from the 2011 San Benito County Homeless Census.

**HOMELESSNESS**  
DEFINITION

1. An individual who lacks a fixed, regular, and adequate nighttime residence, and
2. An individual who has a primary nighttime residence that is:
  - » A supervised publicly or privately operated shelter designed to provide temporary living accommodations; or
  - » An institution that provides a temporary residence for individuals intended to be institutionalized; or
  - » A public or private place designed for, or ordinarily used as, a regular sleeping accommodation for human beings

• *Demographics*

- It is estimated that 401 persons experience homelessness in San Benito County on an annual basis.
- 61% of those enumerated were residing in transitional or emergency shelters on the night of January 25th 2011. The remaining 39% were unsheltered, living on the street, in vehicles or encampments.
- Many of the homeless individuals in San Benito County were white, males between the ages of 30 and 40.
- More than half of homeless respondents were male (24 of 42), while 18 respondents were female.

- The majority of survey respondents were either White/Caucasian (10 of 15), or identified as Hispanic or Latino (23 of 39). Three respondents were two or more races, one was Black/African American, and one respondent identified as “other.”

- Half (19 of 39) of all respondents were between 31 – 50 years old.

• *Residency*

- Most (33 of 42) respondents were already living in San Benito County when they most recently became homeless.

• *Primary Causes of Homelessness*

- More than half (22 of 39) of survey respondents cited job loss as the primary cause of their homelessness.
- 15% (6 of 39) respondents cited alcohol or drug use as the primary cause of their homelessness.

• *Duration of Homelessness*

- More than half (24 of 42) of respondents indicated this was the first time they had experienced homelessness.
- Eleven respondents had been without permanent housing for twelve or more months.
- The majority (26 of 42) of respondents have been homeless for six months or less.
- Nearly half of respondents (18 of 37) indicated that since they most recently became homeless, they had needed




medical care but were unable to receive it.

- Some respondents (3 of 40) indicated they were experiencing chronic health problems.
- *Government Benefits and Assistance*
  - Most (all but 1) survey respondents indicated they were receiving some form of government assistance.
  - Virtually all (38 of 39) respondents indicated that they were receiving one

or more forms of government assistance.


- A large majority (33 of 39) respondents were receiving Food Stamp, more than half (23 of 39).
- One in five (8 of 40) homeless individuals were chronically homeless.
- *Chronic*
  - One in five (8 of 40) homeless individuals were chronically homeless.



**An individual or family residing in a place not meant for human habitation, a safe haven or in an emergency shelter that also:**

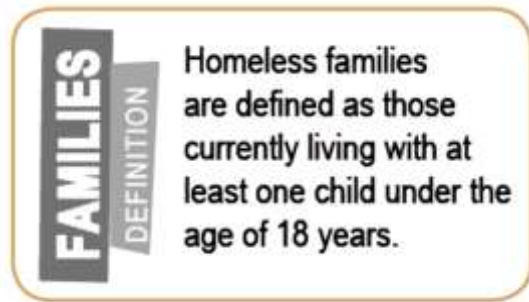
- » Has been continually homeless for one year or more; or
- » Has experienced four or more episodes of homelessness within the past 3 years
- » Has an adult head of household with diagnosable substance use disorder, serious mental illness, developmental disability, post traumatic stress disorder, cognitive impairments resulting from trauma, or chronic physical illness or disability, including the co-occurrence of 2 or more of those conditions

- *Veterans*
  - Two of 40 survey respondents ages 18 and older indicated that they were veterans of the United States Armed Forces in 2011.
  - One out of two homeless veterans were unsheltered.



**Homeless families are defined as those currently living with at least one child under the age of 18 years.**

- *Families and Children*
  - Many respondents (13 of 42) indicated that they had at least one child under the age of 18 living with them.



*Homeless Special Needs.* 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 17a shows a summary of homeless housing provided in the County.

**Table 17a**  
**San Benito County Emergency Shelter & Transitional Housing Facilities**

<i>Location</i>	<i>Rooms/ Bunkhouse</i>	<i>Cabins/ Trailers</i>	<i>Total # of Individuals Served</i>	<i>Transit Service</i>	<i>Distance from Community Services</i>
San Benito County Southside Migrant Center					
Transitional Housing		15	75	Dial-A-Ride County Express	2-5 miles
Winter Emergency Shelter		15	87	Dial-A-Ride County Express	2-5 miles
Homeless Shelter	24		<b>24</b>	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: San Benito County Community Services & Workforce Development Department, San Benito County Health & Human Services Agency, San Benito County Homeless Coalition and San Benito County Housing & Economic Development Department*

*Homeless Current 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 nonprofit 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 17a). The 24 bedroom bunkhouse homeless shelter component is currently operated by the Homeless Coalition of San Benito County. In addition, the Emmaus House is a local non-profit organization which offers a year around domestic violence shelter to both the City of Hollister and County of San



Benito residents. The Emmaus House services up to 10 women with children 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.

*Homeless Additional Services.* 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 more than a mile from the facility. Between the three homeless components located at the San Benito County Migrant Center, services and resource 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 resourced 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, nonprofits, 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 a site for a permanent year-round homeless shelter that will accommodate families, singles, adults and children.

*Homeless Projected Needs.* During 2013 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 has identified specific zoning/sites as required by Senate Bill No. 2 for a year round homeless shelter to help meet future demand.



## Regional Housing Needs Assessment (RHNA) 2014–2023

This Housing Element addresses the RHNA projection period of **January 1, 2014**, to **December 31, 2023**. The San Benito County Council of Governments adopted RHNA allocations for the jurisdictions in San Benito

County, which are required to accommodate the allocations for the 2014–2023 program period. Unincorporated San Benito County was allocated 837 units (see Table 18a). Of those, 38 percent, or 318 of the new households, must be made affordable to lower income (extremely low, very low and low) households.

<b>Jurisdiction</b>	<b>Need Allocation</b>	<b>Income Group's Share of Jurisdiction Total</b>
<b>Hollister</b>	<b>1,316</b>	
Very low	312	23.7%
Low	189	14.4%
Moderate	258	19.6%
Above moderate	557	42.3%
<b>San Juan Bautista</b>	<b>41</b>	
Very low	10	24.4%
Low	6	14.6%
Moderate	8	19.5%
Above moderate	17	41.5%
<b>Unincorporated San Benito County</b>	<b>837</b>	
Very low	198	23.7%
Low	120	14.3%
Moderate	164	19.6%
Above moderate	355	42.4%
<b>Total</b>	<b>2,194</b>	
<i>Source: Council of San Benito County Governments, San Benito County Regional Housing Needs Allocation Plan, July 2014.</i>		





**RHNA Credit for New Housing Units Since Start of Projection Period**

The Council of San Benito County Governments Regional Housing Needs Allocation Plan was adopted in July 2014. Some of the need has been met from construction occurring between

January 1, 2014, and July 31, 2015. Table 18b indicates that a new construction need remains of 766 dwelling units for the remainder of the program period, August 2015 through the end of 2023. 42 percent of the new construction need will be for extremely low, very low and low income housing—318 units.

<b>Table 18b Adjusted New Construction Need and Housing Need by Income Level in Unincorporated San Benito County January 1, 2014 to December 31, 2023</b>			
<b>Income Level</b>	<b>Need Allocation</b>	<b>January 2014– July 2015 Units</b>	<b>Remaining 2015–2023</b>
Extremely low (11.8%)	99	0	99
Very low (11.8%)	99	0	99
Low (14.3%)	120	0	120
Moderate (19.6%)	164	12	152
Above moderate (42.4%)	355	59	296
<b>Total</b>	<b>837</b>	<b>71</b>	<b>766</b>
<i>Sources: Council of San Benito County Governments, San Benito County Regional Housing Needs Allocation Plan, July 2014; County building permit records. Extremely low and very low each represent half of the very-low-income figure for unincorporated San Benito County found in Table 18a.</i>			



## Sites for Regional Housing Needs 2014–2023

Table 18a indicates that unincorporated San Benito County must include sites for a total of 837 new housing units during the 2014–2023 program period with 99 for extremely-low-income households, 99 for very-low-income households, 120 for low-income households, 164 for moderate-income households, and 355 for above-moderate-income households. Tables 19a through 19c demonstrate that much of the 2014–2023 Regional Housing need can be met with projects under construction, recently approved development, and ongoing programs for second

units. Table 19e indicates that sites will be made available through buildout of lands targeted for urban development for some of the remaining regional housing needs.

After considering sites that are currently available and developments likely to become available during the program period, plus 40 moderate-income accessory senior dwelling units under Program HOU-2-8, a need remains for 198 very-low-income units (which for this purpose includes extremely-low-income units) and 54 low-income units, with allocations for moderate and above-moderate income levels satisfied.



Table 19a New Construction Sites from Recorded Subdivisions Under Construction									
Subdivision Name	Street	Assessor's Parcel Number	Zoning	Sewer/Water	Very Low <sup>35</sup>	Low	Moderate	Above Moderate	2014–2023 Units
<b>Major Subdivision</b>									
TSM 04-71 (Rodriguez)	Magladry Rd.	017-20-0-012-0 to -018-0	AP	septic/well	0	0	0	2	2
TSM 08-77 (Tyler Knolls)	Tyler Court		R1	Sunnyslope County Water District	0	0	0	8	8
Santana Ranch Units 1 and 6	Santana Ranch Dr.	Various	SR-SP	Sunnyslope County Water District/City of Hollister	0	0	0	45	45
<b>Minor Subdivision</b>									
MS 1162-05 (Dotta)	Buena Vista Road	018-22-0-008-0	AR	septic/well	0	0	0	2	2
MS 1186-06 (Young)	Comstock Road	017-03-0-030-0	AP	septic/well	0	0	0	3	3
MS 1198-06 (Wynn)	Santa Ana Valley Road	025-09-0-052-0	AP	septic/well	0	0	0	3	3
MS 1205-07 (Casillas)	John Smith Road	022-13-0-024-0	AP	septic/well	0	0	0	1	1
MS 1210-07 (Turner)	Payne Road	011-03-0-044-0	R/OS	septic/well	0	0	0	1	1
MS 1214-07 (Han)	Bolado Road	022-25-0-005-0	AP	septic/well	0	0	0	1	1
MS 1217-08 (Sewell)	San Juan Canyon Road	018-20-0-039-0	R/OS	septic/well	0	0	0	4	4
MS 1224-10 (Baumgartner/Morris)	Mission Vineyard Road	018-20-0-026-0 and -045-0	R/OS	septic/well	0	0	0	2	2
MS 1229-12 (Bluff)	Comstock Road	017-03-0-032-0	AP	septic/well	0	0	0	1	1
MS 1233-13 (Ecos Energy)	Buena Vista Road	019-11-0-022-0		septic/well	0	0	0	1	1
<b>Regional Housing Need</b>					<b>198</b>	<b>120</b>	<b>152</b>	<b>296</b>	<b>766</b>
Sites from Existing Lots					0	0	0	74	74
<b>Remaining Sites Needed</b>					<b>198</b>	<b>120</b>	<b>152</b>	<b>222</b>	<b>692</b>

Table 19b New Construction Sites from Approved Developments									
Development Name	Street	Assessor's Parcel Number	Zoning	Sewer/Water	Very Low	Low	Moderate	Above Moderate	2014–2023 Units
<b>Major Subdivision</b>									
TSM 07-70 (Lico and Greco)	Enterprise Rd.	020-29-0-029-0			0	0	0	14	14

<sup>35</sup> Includes extremely-low-income units.



**Table 19b  
New Construction Sites from Approved Developments**

Development Name	Street	Assessor's Parcel Number	Zoning	Sewer/Water	Very Low	Low	Moderate	Above Moderate	2014–2023 Units
TSM 07-75 (Rodriguez)	Union Rd.	021-07-0-010-0	AP/PUD	septic/well	0	0	0	8	8
TSM 06-72 (Intravia)	San Juan–Hollister Rd.	021-13-0-030-0	AP/PUD	septic/well	0	0	0	5	5
TSM 06-74 (Guerra)	John Smith Rd.	025-19-0-061-0	R/PUD	septic/well	0	0	0	5	5
TSM 07-76 (Sunset Hills Development)	Santa Ana Valley Rd.	025-10-0-015-0	AP	septic/well	0	0	0	8	8
TSM 08-78 (Guerra)	John Smith Rd.	025-19-0-066-0	R/PUD	septic/well	0	0	0	17	17
<b>Specific Plan and Development Agreement</b>									
Santana Ranch <sup>36</sup>	East of Fairview Road at Sunnyslope and Hillcrest	Various	SR-SP	Sunnyslope County Water District/City of Hollister	0	55 <sup>37</sup>	263 <sup>38</sup>	699	1,017
Fairview Corners <sup>39</sup>	Fairview Rd.		FVCSP		0	11	11	198	220
<b>Regional Housing Need</b>					<b>198</b>	<b>120</b>	<b>152</b>	<b>296</b>	<b>766</b>
Sites from Approved Developments					0	66	274	954	1,294
Sites from Existing Lots (Table 19a)					0	0	0	74	74
<b>Remaining Sites Needed</b>					<b>198</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>252<sup>40</sup></b>

<sup>36</sup> Excludes the portion of the development already established under a recorded final subdivision map.

<sup>37</sup> Under the currently effective Santana Ranch development agreement, 5 percent of the development’s 1,092 residential units, or 55 units, are to be reserved for low-income households.

<sup>38</sup> The Santana Ranch Specific Plan proposes 318 units in its Residential Multiple (RM-SR) district. The units would be a mix of housing types, including attached residences and cluster housing. Meanwhile, the Santana Ranch development agreement reserves 5 percent of the 1,092 units, or 55 units, for moderate-income households and the same percentage and number for low-income households. Subtracting from the 318 RM-SR units the 55 units reserved for low-income households leaves the 263 units stated in the table, which would include the 55 units reserved for moderate-income households and 208 units that would likely be of the aforementioned housing forms typically affordable to moderate-income households.

<sup>39</sup> The Fairview Corners development agreement allows up to 220 “primary dwelling units”; if this maximum is constructed, the agreement requires that five percent of the total be reserved for low-income households and five percent be reserved for moderate-income households, though a further provision allows accessory units as an alternative to the reservation.

<sup>40</sup> This is the total of all remaining need, being therefore the sum of remaining low- and very-low-income need, the other income groups’ need having been satisfied.



Table 19c New Construction from Other Housing Programs							
Program	Zoning	Sewer/ Water	Very Low	Low	Moderate	Above Moderate	2014– 2023 Units
Program HOU-2-8 (Accessory Senior Dwelling Units)	Various	Various	0	0	40	0	40
<b>Regional Housing Need</b>			<b>198</b>	<b>120</b>	<b>152</b>	<b>296</b>	<b>766</b>
Sites from Existing Lots (Table 19a)			0	0	0	74	74
Sites from Approved Lots (Table 19b)			0	66	274	954	1,294
Other Housing Programs			0	0	40	0	40
Total Sites Satisfying Need			0	66	314	1,028	1,408
<b>Remaining Sites Needed</b>			<b>198</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>252</b>

Accounting for available lots in tentatively approved and recorded subdivisions, plus units to result from Program HOU-2-8, reveals a need for identifying sites for 252 units. Existing approved or tentative development sites satisfy and exceed the County’s allocation of units for moderate- and above-moderate-income sites, and so the remainder is composed of low-income units, 54, and very-low-income units, 198.

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. As 252 units at 20 dwellings per acre require 12.6 acres, the unincorporated County currently has more than the sufficient existing area to accommodate the 252 units under the requisite residential density.

Table 19d and Table 19e illustrate how this conclusion is made. Table 19d gives an inventory of vacant or underutilized properties within the Residential Mixed 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. The Constraints section gives further information on R1 and RM zoning in its discussion of land use controls, with details on lot standards, setbacks, allowable residential uses, and other characteristics of zoning districts in Table 20a.

Table 19e narrows this list to indicate areas best suited to accommodate the remaining allocated units; in this case, land currently zoned RM is



needed, and the table shows what of this land will likely be developable during the planning period's remainder.

The tables state 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, with some consideration given to practical space needs such as street rights-of-way. 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 6a identifies the vacant and underutilized properties in the General Plan land use district of Residential Mixed.

For each of the sites listed in this analysis, the approximate acreage of physically constrained land within the site is removed from consideration.

The maximum residential density, with accommodation for features such as streets, 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 19e 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 frequently been approved.





Table 19d Vacant and Underutilized Land in the Residential Mixed General Plan Land Use Designation								
APN	Acres	Owner	Zoning	Current Land Use	Sewer/Water	Constraints	Realistic Capacity (R1)	Realistic Capacity (RM)
<b>Community of Tres Pinos</b>								
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
022-20-0-011-0	0.74	John W & Jae M Eade	R1	Vacant	Tres Pinos		4	14
022-20-0-013-0	1	Schmidt Trust	R1	Residence	Tres Pinos		3	9
022-22-0-043-0	5.16	Gerald Posey	C2/R1	Commercial, underdeveloped	Tres Pinos		19	62
022-23-0-036-0	4.42	Gerald Posey	C2/R1	Commercial, underdeveloped	Tres Pinos		5	21
<b>Subtotal</b>	<b>27.07</b>						<b>73</b>	<b>226</b>
<b>Area A – Southside and Enterprise Roads</b>								
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
	<b>68.2</b>						<b>170</b>	<b>477</b>
<b>Area B – Enterprise Road</b>								
020-29-0-029-0	52.66	Lico & Greco	AP	Dry farm	Sunnyslope	Fault, slopes	78	221 <sup>41</sup>
	<b>52.66</b>						<b>78</b>	<b>221</b>
<b>Area D – West of Ridgemark</b>								
020-32-0-022-0	28.65	Lynn Hilden	RM/R1	Vacant	Sunnyslope	Slope, fault	14	40
	<b>28.65</b>						<b>14</b>	<b>40</b>
<b>Near Airline/Fairview/Ridgemark</b>								
020-31-0-011-0	3.72	Jackson Family Trust	RR	Residence	Sunnyslope	Creek	10	45

<sup>41</sup> R1 and RM capacity excludes development already approved under TSM 07-70 (Lico and Greco).

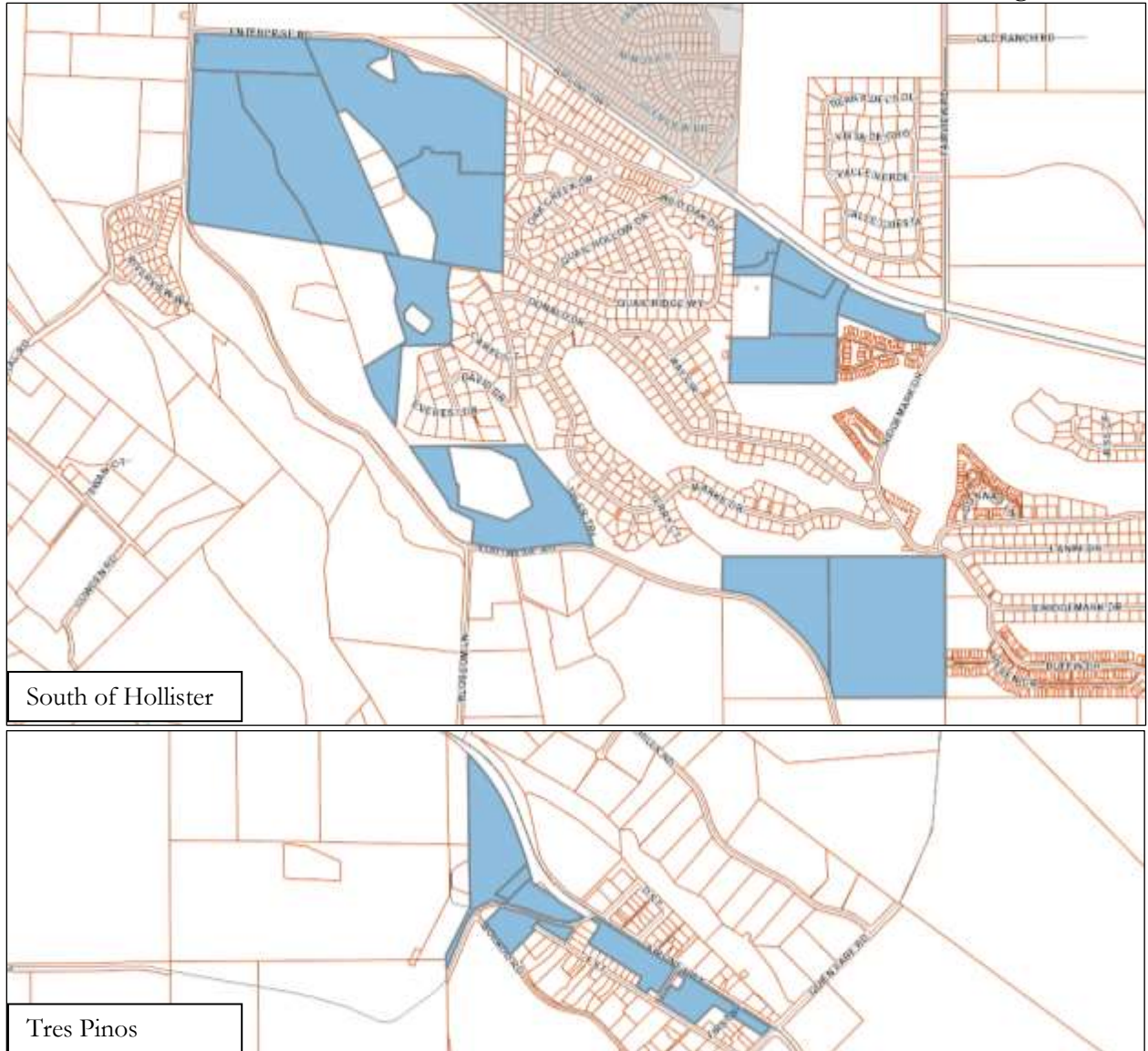


**Table 19d  
Vacant and Underutilized Land in the Residential Mixed General Plan Land Use Designation**

APN	Acres	Owner	Zoning	Current Land Use	Sewer/Water	Constraints	Realistic Capacity (R1)	Realistic Capacity (RM)
020-31-0-012-0	1.1	Patrick & Tamara A Jackson	RR	Residence	Sunnyslope		2	7
020-33-0-005-0	3.75	Sunnyslope County Water District Inc	AP	SCWD office	Sunnyslope	Slope	5	21
020-33-0-007-0	10.44	Mota Rev. Trust	RM	Residence	Sunnyslope		46	131
020-33-0-010-0	7	Nadar & Taniya Javid	RM	Residence	Sunnyslope	Creek	27	88
020-33-0-051-0	3.64	Nadar & Taniya Javid	RM	Vacant	Sunnyslope	Creek	12	35
	<b>31.51</b>						<b>102</b>	<b>327</b>
<b>Area G – South of Ridgemark</b>								
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
	<b>47.5</b>						<b>213</b>	<b>597</b>
Total Rural/Urban Vacant/Underutilized Land	<b>255.59</b>						<b>650</b>	<b>1888</b>



**Figure 6a**  
**Vacant and Underutilized Land in the Residential Mixed General Plan Land Use Designation**





**Table 19e  
Potential Housing Sites**

APN	Acres	Owner	Zoning	General Plan	Realistic District du/ac	Current Land Use	Sewer/Water	Constraints	Realistic Capacity <sup>42</sup>
<b>Near Airline/Fairview/Ridgemark (Figure 6b)</b>									
020-33-0-007-0	10.44	Mota Rev. Trust	RM	Res. Mixed	14	Single residence	Sunnyslope		131
020-33-0-010-0	7	Nadar & Taniya	RM	Res. Mixed	14	Single residence	Sunnyslope	Creek	88
020-33-0-051-0	3.64	Javid	RM	Res. Mixed	14	Vacant	Sunnyslope	Creek	35
<b>Subtotal</b>	<b>22.94</b>								<b>254</b>
		New Sites Needed (Table 19c)							252
Total	22.94	Total Units from Available Residentially-Zoned Sites							254
		Remaining Units Needed							0

<sup>42</sup> As described earlier in the text, realistic capacity is derived from applying the near-maximum density, with a conservative calculation to allow for non-residential features such as streets, to each property after removing the approximate acreage of physically constrained land within the site from consideration. Estimates also take into account existing structures and assume no built land uses will be displaced.



The sites listed in Table 19e, representing land already zoned RM, satisfy the remaining need for residentially-zoned land. 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 reserved for those income levels, thereby triggering density bonuses.

### **Zoning for a Variety of Housing Types**

#### *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 Zoning Ordinance currently allows emergency shelters by right within an overlay zoning district known as Emergency Shelter (ES). This district, encompassing a total of 204 acres, is found in locations where the County has determined to be suitable for shelter residents' access to services or where existing similar facilities currently exist. The County established this overlay district as part of implementation of the 2007–2014 Housing Element in satisfaction of Senate Bill 2 (2007), which required the County to provide appropriate zoning and site(s) for an emergency shelter without discretionary review.

In addition, residents in need of emergency shelter can obtain vouchers issued by the Red Cross for hotel use.

#### *Transitional and Supportive Housing*

Transitional housing is interim housing helping families move from homelessness to self-

sufficiency by providing short-term housing (usually two years) at very low rent to qualified families. Supportive housing is defined as housing with no limit on length of stay and connected with services helping the resident remain in housing and maintain good health and ability to live and work in the community. The current Zoning Ordinance does not mention transitional or supportive housing, whether by right or by conditional use permit. However, Program HOU-2-12 will amend the zoning code to clarify that transitional and supportive housing shall be treated as a residential use subject to the same requirements as other residential uses in the same zone.

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.

#### *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, Health and Safety Code §17021.6, housing for up to 36 beds in group quarters is to be permitted according to permit requirements applicable to other forms of agricultural uses. The County Zoning Ordinance contains a provision matching this, allowing such housing with no more discretionary review than that for agriculture in the same zone. In much of the County, this means that agricultural employee housing can be approved by ministerial review, including that for farmworkers who work on a site other than that where the housing is located. A deed restriction limiting the housing's residents to agricultural employees, however, is a requirement.

#### *Mobilehomes 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.

#### *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.)





### *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 Zoning Ordinance amendment of Program HOU-2-12 would remove a constraint to the development of transitional and supportive housing and consequently assist in the potential establishment of SRO housing, which could contain features of transitional and supportive housing.

### **Second Units**

The County presently allows accessory second dwelling units on most 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.

### **Energy Conservation**

Programs HOU-5-2 through HOU-5-6 propose means by which the County can encourage conservation of energy. The programs include weatherization, Title 24 enforcement, and solar access, which have potential to encourage ongoing housing affordability through energy savings. In addition, Pacific Gas and Electric (PG&E) serves San Benito County with electrical service and, in some locations, natural gas service, and the company also offers information, assistance, efficiency incentives, and rebates for energy conservation.



## 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.

### *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 7a and 7b, Land Use Maps). Consistent with the countywide goal to maintain a rural character, and to direct development from environmentally hazardous areas, the vast majority of the County is identified for the districts of Rangeland (1 unit per 40 acres) and Agriculture (1 unit per five acres). However, the Land Use Element provides for areas of urban density in the Residential Mixed land use category and more specially designed categories corresponding to urban-density specific plans. A range of development densities is allowed with 30 percent required to be on average 8 units per acre with mixed development types and up to 20 units per acre in other locations.

The Land Use Element contains goals, objectives and policies to direct growth to infill areas and cities, to allow clustering of lots to preserve open space, to permit new communities to accommodate and absorb population growth, and to encourage a range of housing types. Among



the policies is Policy LU-4.4, in which the County promotes housing with potential for inherent affordability by encouraging multi-family housing close to services, employment, transit, and other residential development.

Policy LU-4.9 of the Land Use Element allows for the Transfer of Development Credit program, which would also provide an opportunity to conserve natural resources and simultaneously promote infill development with smaller lots. The County, including a Transfer of Development Credit (TDC) committee, has explored and defined 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 instituted in County Code §21.09.001 *et seq.*

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.





**Figure 7a**  
**San Benito County Land Use Districts**

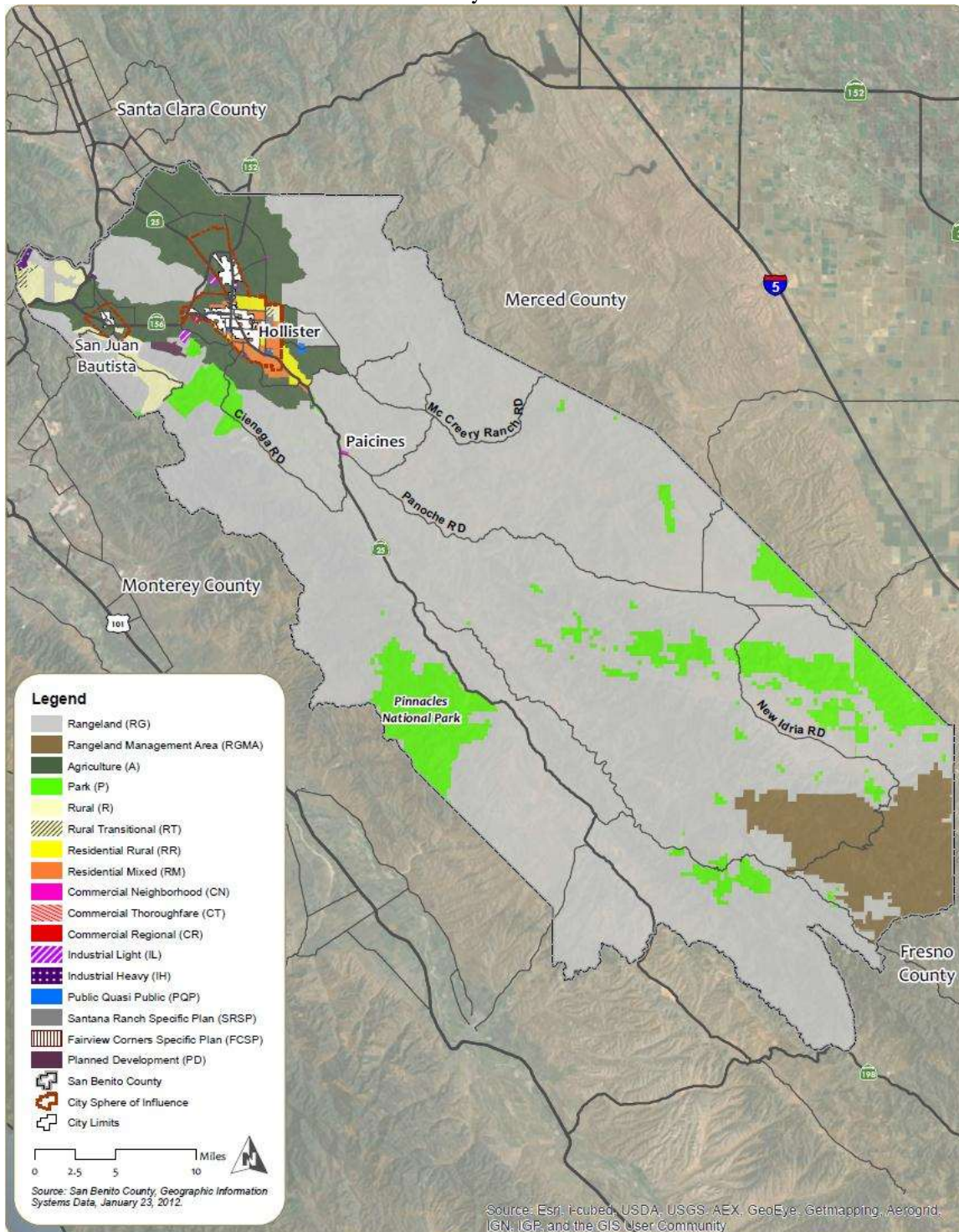
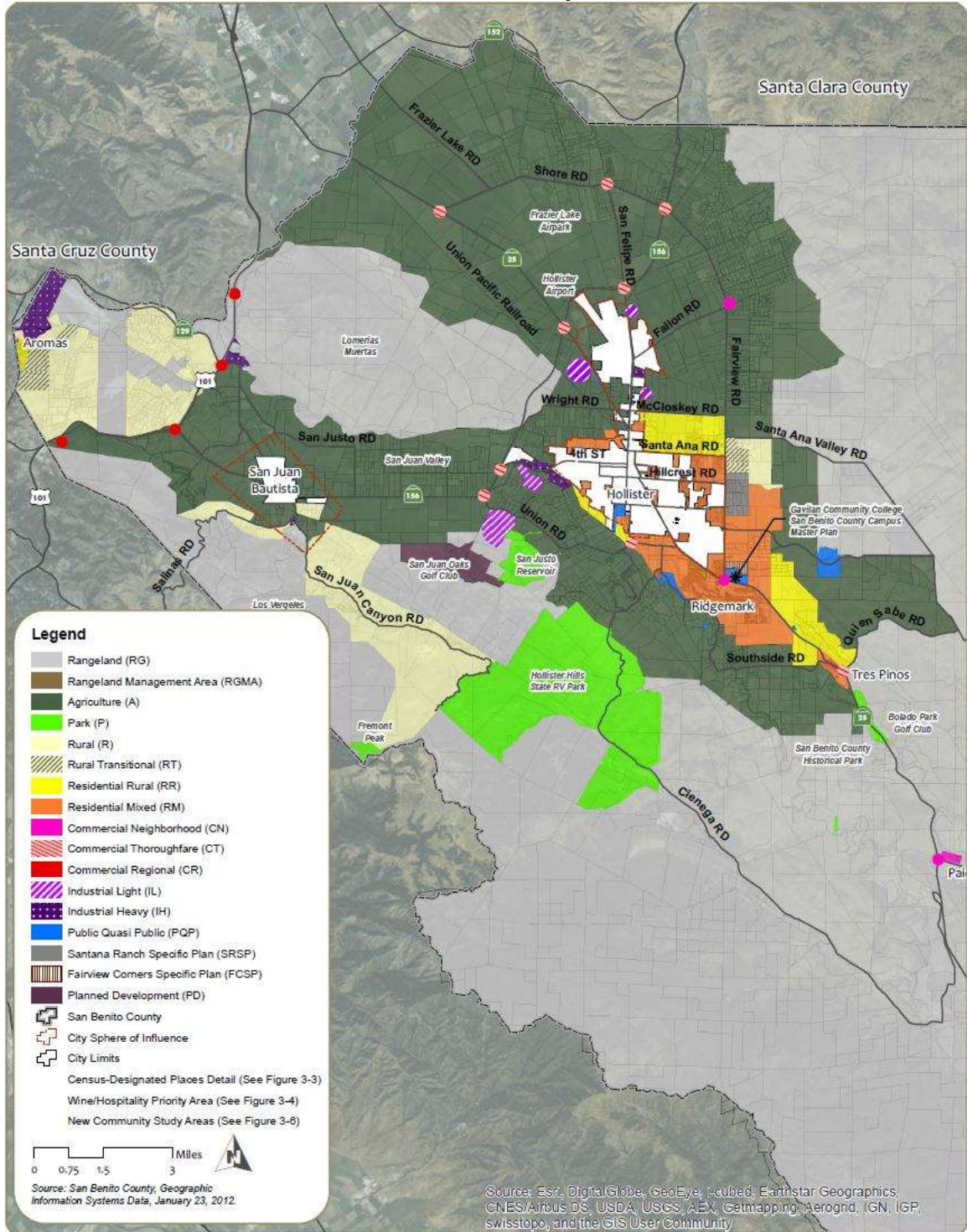






Figure 7b  
Northern San Benito County Land Uses





*Economic Development.* This element aims to benefit the economic well-being of all residents of the County over the long term. Its goals seek to encourage existing businesses to remain and expand in the County, to attract new businesses and high-quality jobs for local residents, to encourage the growth and the local wine and hospitality industries, to expand local tourism, to improve local workforce skills, to promote partnerships among local public and private entities, to improve access to recreational opportunities for quality of life, and to promote health equity. Policies promote the participation of local residents in the economy and the benefits that residents would receive, means for drawing strengths of the regional economy into the County, and the sustaining of economic prosperity into the future.

*Circulation.* 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. Goals and policies consider this and promote options in transportation, including public transportation as well as viable opportunities for bicycling, walking, and carpooling. The Circulation Element also plans for road systems to accommodate the intensity of development allowed on the General Plan Land Use Map.

*Public Facilities and Services.* Quality of life has a relationship to efficiency and reliability of community services and resources. This element encourages the proper functioning of basic local infrastructure, such as educational facilities, communications, emergency response, water supply, wastewater treatment, waste management and recovery, and drainage.

*Natural and Cultural Resources.* The County aims through this element to preserve its natural qualities, maintain its open space, sustain wildlife and its habitat, offer residents continued and expanded access to recreation, maintain quality and availability of water, support mineral extraction with low environmental impact, promote renewable energy and efficiency, protect historic and cultural resources, and preserve visual resources including dark nighttime skies. 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 such resources may not be developed with residential uses.

*Health and Safety.* In consideration of hazards present in the County, this element gives direction on protecting residents and responding to disasters. Policies promote readiness and planning for emergency, minimizing flood damage, reducing exposure to seismic risk, protecting residents from fire, improving air quality, managing hazardous materials and waste, promoting safe aviation operations, and eliminating harmful noise. Some policies in this element as well as others in Land Use and Natural and Cultural Resources limit the type and intensity of development or otherwise impose costs on development. However, most areas with unstable soil, potential wild land fire, slope hazard, or high noise level are already limited to a development density of one unit per five acres or less dense.

In July 2015, shortly prior to the update and adoption of the 2014–2023 Housing Element, the County adopted a comprehensive update to the County 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.

*Administration.* The General Plan provides further policies in this element for the plan's own implementation and maintenance, including the Housing Element's periodic update, and also for efficient and predictable government process and decisions and for interagency and interentity coordination.

#### *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 20a 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. 71 residential building permits, 59 of them for above-moderate-income households plus 12 for moderate-income, were issued during 2014 and 2015 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 20a). 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 five-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 AT&T 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 20a**  
**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 <sup>2</sup>	Lot with $< 10,000$ ft <sup>2</sup> and on Curve with Turning Radius $> 150'$ <sup>43</sup>	Lot with on Curve of Radius $< 150'$ <sup>44</sup>
Agricultural Rangeland (AR)	1 du/40 ac	Single-family res., plus 2 <sup>nd</sup> res. for family member or ag. employee if adequate acreage for minimum bldg. site requirement	Min 30'	Lesser of 20% lot width or 35', never $< 8'$	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 $< 8'$	Lesser of 20% lot or 35', never $< 20'$	35'	3:1			
Rural (R)	1 du/5 ac	Same as for AR	Same as AP	Same as AP	Same as AP	35'	3:1			
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) Public sewer & water Well/septic	2 du/ac 1 du/ac	Single-family residence	25'	Lesser of 15% lot width <sup>45</sup> or 32', never $< 8'$	Lesser of 20% lot or 35', never $< 20'$	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) Well/septic	1 du/2.5 ac	Single-family residence, duplex on corner lots	20'; lots below 7,200	Lesser of 10% lot	Lesser of 20% lot or	30', max 40% of lot	3:1	Min 60 feet	Min 50 feet	45 feet

<sup>43</sup> Fifty foot minimum lot width also applies to lots on tangents and on curved right-of-way lines having a radius over 150 feet.

<sup>44</sup> This includes a lot at the end of a cul-de-sac.

<sup>45</sup> Seventy-five (75) feet shall be maintained from any building occupied by people located on another lot.



**Table 20a**  
**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 ≥10,000 ft <sup>2</sup>	Lot with <10,000 ft <sup>2</sup> and on Curve with Turning Radius >150' <sup>43</sup>	Lot with on Curve of Radius <150' <sup>44</sup>
Public water/septic Public sewer & water	1 du/ac  1 du/5,000 ft <sup>2</sup>		ft <sup>2</sup> – 15'	width <sup>46</sup> or 20', never <6'; lots below 7,200 ft <sup>2</sup> – 6'	35', never <20'					
Residential Multiple (RM) Well/septic Public water/septic Public sewer/water	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'; lots below 7,200 ft <sup>2</sup> – 15' with admin. approval	Lesser of 10% lot width <sup>47</sup> or 20', never <6'	Lesser of 20% lot or 30', never <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		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

<sup>46</sup> 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.

<sup>47</sup> 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. Corner lots are ministerially allowed to have duplexes that exceed R1's maximum density.

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, with affordable-housing density bonuses allowing exceedance of this permissible density. 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 homeowners'



associations. Receiving approval from the HOA review may be problematic for multi-unit developments.

*Lot Size.* A feature of each of the main zoning districts that could constrain affordability is lot size. Table 21a shows that most of the land in the County lies land use districts 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.

*Mobile Homes and Accessory Dwelling Units.* Within the Zoning Ordinance are rules on mobile homes and accessory dwelling units. 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, rural 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.

Another type of accessory unit is open to residence by anyone regardless of family or employee status. This type of unit must also observe the zoning district’s density requirements, in addition to requiring connection to public water and sewer lines. Units are allowed to contain up to 900 square feet (1,200 when additional space for accessibility is needed) and two bedrooms. Unlike rural second homes for family members and employees, these second units are infrequently proposed, a possible result of the limited number of unincorporated lots that not only have sufficient land area to meet density requirements but also have the necessary water and sewer service connections.

A special type of accessory unit is the accessory senior dwelling unit, limited to occupancy by residents age 55 or older (lowered from age 62 in 2004) but not by family or employee status. 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), may contain at most 1,050 square feet (1,200 for accessibility, if needed) and two bedrooms, and is allowed to exceed the zoning district density requirements. Such houses are frequently proposed by County residents, a likely result of the exemption from density standards.



*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, depending on dwelling size, one and a half to two stalls per dwelling unit with one stall needing to be covered, plus guest parking for every four units. The County also requires one covered parking space to be provided to new senior units. According to the land values stated in Table 21b, two parking stalls for a residence on a building site close to the urban services necessary for an affordable project will together have a land value of approximately \$5,000 to \$10,000, while a cover structure and additional driveway space for access to the spaces will have substantial value in addition to the parking spaces themselves. Although covered parking can be provided in a garage or a carport at the preference of the owner or builder, the costs of the additional structure may be a hardship on an affordable project. Under local and State law, a developer of an affordable project can obtain a concession of a reduced parking requirement in exchange for producing housing for lower-income households, thereby reducing project costs and increasing project viability.

Table 20b Residential Parking Requirements	
Type of Residential Use	Off-Street Parking Stalls Required
Multiple family	One and one-half stalls per dwelling unit or two stalls for each unit having three or more bedrooms or rooms which could be used as bedrooms <sup>48</sup> , plus one stall for every four units for guests. One stall for each unit shall be covered with a garage or carport
Rooming houses, residence clubs, fraternity and sorority houses	One stall for each two occupants plus four stalls

*Source: County Code §25.31.020.*

*Family Requirements.* Portions of the Zoning Ordinance contain provisions applying to family members. The ordinance regards family members as including a property owner’s “grandparent, parents, siblings, children and grandchildren”; a relative “[b]y marriage”; a “long-term member of the same household”; or someone related “[a]s determined by the Planning Commission.” Family is given a more inclusive definition than family members and is descriptive of more household types, and mentions of family are frequently coupled with “persons” to apply zoning provisions to individuals and unrelated household members. However, the more restrictive term applies to the aforementioned rural second homes limited to family and employees and also to mobile homes for family members requiring

Table 20b Residential Parking Requirements	
Type of Residential Use	Off-Street Parking Stalls Required
Single- and two-family dwellings	Two stalls per dwelling unit, one of which shall be a covered carport or garage

<sup>48</sup> Typically, any room of habitable interior space that has at least 120 square feet, sufficient ingress and egress, no direct garage access, and a closet but is not a kitchen, bathroom, or living room would be considered a bedroom. With the exception of studio apartments, residences are generally assumed to have a living room that would not be considered a bedroom. A count of parking stalls would be derived from this observation.



medical supervision. This can be a constraint on the availability of housing to some persons lacking a family relationship to local residents. While the ordinance allows some flexibility in defining family membership, it could place a burden on unrelated individuals to prove a sufficient association with other persons without certainty that the association will be recognized.

### Fees and Exactions

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, typically required 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. Also included in the necessary fees is the CEQA environmental document filing fee required under State Fish and Game Code §711.4, in 2015 \$2,210 for projects requiring a negative declaration (mitigated or not) or \$3,069.75 for those requiring an environmental impact report, plus a \$50 County Clerk filing 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 school and traffic impact fees are generally the highest of the fees.

Table 20e 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.

Typical development fees (including impact fees)<sup>49</sup> for a 1,800 square-foot single-family home in unincorporated San Benito County can cost up to approximately \$30,000. Impact fees can range varying on geographic location (see Table 20e). According to local developers, typical costs for constructions range from \$60-\$70 per square foot, a 1,800 square-foot house, would cost approximately \$126,000 for materials and additional monies for purchase price of the land, anywhere from \$225,000 to \$375,000 depending on the size of parcel (see Table 21b). Considering total costs for land and construction, permit fees of \$30,000 for a typical 1,800 square-foot house range from 10 to 20 percent 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 20e). Typical construction and land costs for a 32,000 square-foot, 40-unit, multi-family residential development is approximately \$2,070,000. Therefore, permit fees would represent only 10 percent 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

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<sup>49</sup> As of 2010.





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 can be 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 typical unconstrained minor subdivision may receive tentative map approval within 8 months of application. Constrained parcels may take 8 months to a year to process. Major subdivisions generally take over a year due to the environmental review process.

**Table 20c  
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 per hour	\$75.	n/a	n/a	n/a	\$575. + \$100. per hour
APPEAL – Commission - CEQA	\$500. deposit + \$100 per hour	\$75.	n/a	n/a	n/a	\$575. + \$100. per hour
APPEAL – Staff – Land Use	\$500. deposit + \$100 per hour	\$75.	n/a	n/a	n/a	\$575. + \$100. per hour
APPEAL – Staff - CEQA	\$500. deposit + \$100 per hour	\$75.	n/a	n/a	n/a	\$575. + \$100. per hour
APPEAL – Staff – Code Violation	\$100 per hour	n/a	n/a	n/a	n/a	\$100. per hour
BUILDING SITE REVIEW	15% of Permit Fee	5% of Fee	n/a	n/a	n/a	20% of permit fee
CERTIFICATE OF COMPLIANCE	\$500 deposit + \$100 per hour	\$500.	\$371	\$221.	n/a	\$1,592. + \$100. per hour
EXTENSION – TENTATIVE MAP	\$500.	\$75.	\$267.	n/a	n/a	\$842.
EXTENSION – USE PERMIT	\$500.	\$75.	\$267.	n/a	n/a	\$842.
FACSIMILE	\$5 first page + \$1 add'l	n/a	n/a	n/a	n/a	Rate per page
GENERAL PLAN AMENDMENT – Map Change	\$1,000. deposit + \$25 per acre + \$100 per hour	\$150. + \$2 per acre	\$523.	n/a	n/a	\$1,673 + \$27. per acre + \$100. per hour





**Table 20c  
Planning Review Fees**

SERVICE APPLICATION TYPE	PLANNING FEES	LEGAL SURCHARGE	PUBLIC WORKS	ENVIRON HEALTH	COUNTY FIRE	TOTAL FEES DUE AT TIME OF APPLICATION
GENERAL PLAN AMENDMENT – Text Change	\$1,000. deposit + \$25 per acre + \$100 per hour	\$150.	\$523.	n/a	n/a	\$1,673 + \$25. per acre + \$100. per hour
HOURLY RATE	\$100.	n/a	n/a	n/a	n/a	\$100. per hour
LOT LINE ADJUSTMENT	\$1,100.	\$50	\$267	\$122.	n/a	\$1,539
MAP/BLEUPRINT PHOTOCOPY	\$15.00 per page	n/a	n/a	n/a	n/a	\$15.00 per page
MAJOR SUBDIVISION – Tentative Map (5 or more lots)	\$3,100. + \$25 per lot	\$225. + \$5. per lot	\$1.485 + \$15. per lot	\$158. Per lot	\$100.	\$4,910.00. + \$203. per lot
MILEAGE CHARGE	Current CA State Rate	n/a	n/a	n/a	n/a	Current CA Rate
MINOR SUBDIVISION – Tentative Map No sewer and/or water	\$2,400 + \$25. per lot	\$150. + \$2. per lot	\$756. + \$20 per lot	\$122. Per lot	\$100.	\$3,406. + \$169. per lot
MINOR SUBDIVISION – Tentative Map With Sewer and Water	\$2,400. + \$25. per lot	\$150. + \$2. per lot	\$230. + \$20 per lot	\$221. Per lot	\$100.	\$2880.+ \$268. per lot
MONITORING OF CEQA MITIGATION	\$100 per hour	Actual Cost	n/a	n/a	n/a	\$100. per hour
NON-CONFORMING BUILDING SITE REVIEW	\$250.	\$25.	\$267.	\$221.	\$50.	\$813.
OIL WELL INSPECTION	\$200.	n/a	n/a	n/a	n/a	\$200.
PARCEL MERGER	\$1,100.	\$45.	\$267.	\$221.	n/a	\$1,633.
PHYSICAL ADDRESS – New w/o permit	\$35.	n/a	n/a	n/a	n/a	\$35.
PLANNING INSPECTION 1 Hour Minimum	\$100. per hour	n/a	n/a	n/a	n/a	\$100. per hour
PHOTOCOPY – Text document	\$0.50 per page	n/a	n/a	n/a	n/a	\$.50 per page
PRELIMINARY MAP	\$1,950.	\$90.	\$641.	\$122.	n/a	\$2,803.
PUBLIC HEARING CONTINUANCE	\$250.	n/a	\$602.	n/a	n/a	\$852.
REFUND PROCESSING FEE	\$275.	n/a	n/a	n/a	n/a	\$275.
REPROCESSING (Minor Change)	50% of original application fee	\$100	\$70.	\$122.	n/a	\$292. + 50% of original Application fee
RECLAMATION PLAN	\$2,800. + \$10 per acre	\$375. + \$3. per acre	\$560. + \$2. per acre	n/a	n/a	\$3,735. + \$15. per acre
REQUESTED LETTER – PLANNING GENERAL INFO	\$120.	n/a	n/a	n/a	n/a	\$120.



**Table 20c**  
**Planning Review Fees**

SERVICE APPLICATION TYPE	PLANNING FEES	LEGAL SURCHARGE	PUBLIC WORKS	ENVIRON HEALTH	COUNTY FIRE	TOTAL FEES DUE AT TIME OF APPLICATION
REVERSION TO ACREAGE	\$1,100.	\$60.	\$267.	\$122.	n/a	\$1,549.
ROAD ABANDONMENT	\$175.	\$90.	\$539.	n/a	n/a	\$804.
SCENIC CORRIDOR REVIEW	\$500. + \$100 per hour	\$40.	n/a	\$122.	\$50.	\$712. + \$100. per hr
SPECIAL PLAN REVIEW (Landscaping-Grading-Fencing-Etc.)	\$500. + \$100. per hour	\$40.	\$240.	\$221.	\$50.	\$1,051. + \$100. per hr
SPECIFIC PLAN OF LAND USE	\$2,500. + \$25. per acre	\$150. + \$2. per acre	\$720.	\$122.	\$50.	\$3,542. + \$27. per acre
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, Commercial & Industrial	\$3,000.	\$150.	\$838.	\$221.	\$50.	\$4,259.
USE PERMIT – MAJOR Oil Well-Oil/Gas Storage-Labor Camps	\$3,000.	\$150.	\$773.	\$122.	\$50.	\$4,095.
USE PERMIT – MAJOR Surface Mining	\$2,800. + \$10. per acre	\$375. + \$3. per acre	\$773.	\$210.	n/a	\$4,158. + \$13. per acre
USE PERMIT – MINOR Rural Home Enterprise, Admin. Commercial & Admin. Industrial	\$500.	\$75.	\$773.	\$221.	\$50.	\$1,619.
USE PERMIT – MINOR Home Occupation	\$500.	\$75.	\$326.	\$210.	n/a	\$1,111.
USE PERMIT – MINOR Senior Second, Guest House, Third Unit	\$500.	\$60.	\$218.	\$221.	\$50.	\$1,049.
USE PERMIT – MINOR Sign Permit (Non-billboard)	\$250.	\$40.	\$109.	n/a	n/a	\$399.
USE PERMIT – SIGNS Temporary - Seasonal	\$35.00	n/a	n/a	n/a	n/a	\$35.
USE PERMIT – MINOR Temp Mobile Home, Fruit Stand	\$100.	\$75.	\$70.	\$221.	\$50.	\$516.
USE PERMIT RENEWAL – Planning	\$400.	\$50.	\$267.	\$76.	n/a	\$793.
VARIANCE	\$1,000.	\$90.	\$267.	\$122.	\$50.	\$1,529.
ZONE CHANGE Filed with project	\$1,000. deposit + \$25. per acre + \$100 per hour	\$75. + \$3. per acre	\$208. \$1. per acre	\$122.	n/a	\$1,405. \$29. per acre + \$100. per hour



Table 20c Planning Review Fees						
SERVICE APPLICATION TYPE	PLANNING FEES	LEGAL SURCHARGE	PUBLIC WORKS	ENVIRON HEALTH	COUNTY FIRE	TOTAL FEES DUE AT TIME OF APPLICATION
ZONE CHANGE Filed separately	\$1,000. deposit + \$25. per acre + \$100 per hour	\$150. + \$3. per acre	\$208. + \$2. per acre	\$122.	n/a	\$1,480. + \$30. per acre + \$100. per hour
<i>Planning Fees adopted January 6, 2009 by San Benito County Board of Supervisors Ordinance 833, effective February 6, 2009; Public Works fees adjusted September 5, 2012; Environmental Health fees adjusted July 1, 2013.</i>						

In addition to the listed project fees, the Table 20d lists additional fees required for the purpose of environmental review of projects under the California Environmental Quality Act (CEQA):

Table 20d Environmental Review Fees				
SERVICE	PLANNING	LEGAL	PUBLIC WORKS	TOTAL
Statutory Exemption	\$250.	\$100.	\$359.	\$709.
Categorical Exemption	\$250.	\$100.	\$359.	\$709.
Request for Proposal	\$600.	\$100.	\$457.	\$1,157.
Consultant – Contract Preparation	\$1,000.	\$100.	\$70.	\$1,170.
Initial Study – Negative Declaration	\$750.	\$100.	\$359.	\$1209.
Notice of Preparation	\$500.	\$100.	\$394.	\$994.
E I R Administrative Fee	25% of Consultant Contract	2%	5%	32%
<i>Planning Fees adopted January 6, 2009 by San Benito County Board of Supervisors Ordinance No. 833, effective February 6, 2009; Public Works fees adjusted September 5, 2012.</i>				

Table 20e Residential Building Impact Fees by County Area						
Impact fees	Aromas	Bolsa	San Juan Bautista Area	Hollister Area	Fairview East	Tres Pinos
Drainage	\$0	\$1,340	\$0	\$3,340	\$1,340	\$0
Traffic <sup>50</sup>	\$1,717	\$5,233	\$5,233	\$5,233	\$5,233	\$5,233
Per square foot:						
Road Equipment	\$0.70	\$0.70	\$0.70	\$0.70	\$0.70	\$0.70
Schools	\$2.97	\$5.83	\$2.97	\$6.56	\$5.99	\$5.83

<sup>50</sup> Accessory dwellings generally receive a 38 percent reduction in the traffic impact fee.



<b>Impact fees</b>	<b>Aromas</b>	<b>Bolsa</b>	<b>San Juan Bautista Area</b>	<b>Hollister Area</b>	<b>Fairview East</b>	<b>Tres Pinos</b>
Fire Protection	\$0.53	\$0.25	\$0.25	\$0.25	\$0.25	\$0.25
Law Enforcementf	\$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 for 1,800-square-foot dwelling	\$14,047	\$23,817	\$17,329	\$27,131	\$24,105	\$22,477



Table 20f Details of Residential Building Permit Impact Fees		
Purpose	Fee	Per
Drainage		
In mapped area <sup>51</sup>	\$1,340.00	Building permit
If in Basin E4 and E5	Add \$2,000.00	Building permit
Traffic <sup>52</sup>		
If in Zone 1 <sup>53</sup> (single-family)	\$1,717	Residential dwelling unit
If in Zone 1 (multi-family)	\$1,058	Residential dwelling unit
If in Zone 2 <sup>54</sup> (single-family)	\$5,233	Residential dwelling unit
If in Zone 2 (multi-family)	\$3,223	Residential dwelling unit
If in Zone 3 <sup>55</sup> (single-family)	\$1,799	Residential dwelling unit
If in Zone 3 (multi-family)	\$1,109	Residential dwelling unit
Road Equipment	\$0.70	Residential living space square feet
Schools <sup>56</sup>		
Aromas/San Juan School Dist.	\$2.63	Square foot of living space
San Benito High School	\$3.20	Square foot of living space
Jefferson, Southside, Tres Pinos, and Willow Grove districts	\$2.63	Square foot of living space
Hollister School District	\$3.36	Square foot of living space
Quail Hollow and Oak Creek subdivisions	\$2.92	Square foot of living space
Coalinga–Huron Unified	\$5.95	Square foot of living space
Fire Protection		
Countywide	\$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 <sup>57</sup>	\$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 <sup>58</sup>	\$1.80	Square foot of residential living space

<sup>51</sup> Adjusted January and July per Construction Cost Index.

<sup>52</sup> Adjusted January and July per Construction Cost Index. This is a transportation impact mitigation fee developed interjurisdictionally by San Benito County, the City of Hollister, and the Council of San Benito County Governments. Both San Benito County and the City of Hollister collect the transportation impact mitigation fee. The zones are independent of corporate boundaries, although Hollister lies fully within Zone 2.

<sup>53</sup> Northwest corner of County in area surrounding Highway 101 and westward.

<sup>54</sup> Northwestern half of County, including Hollister and San Juan Bautista areas, but excluding Zone 1.

<sup>55</sup> Southeastern half of County.

<sup>56</sup> New structures and additions over 500 square feet.

<sup>57</sup> New structures and additions that exceed 50 percent.

<sup>58</sup> New structures and additions that exceed 50 percent.



*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 (\$.21) twenty-one cents of the property tax dollar – about twelve cents less than the statewide average of (\$.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 (\$.11) eleven cents.<sup>59</sup> 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 approximately half of the local-resident workforce (52%) 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.

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<sup>59</sup> ERAF shifted a proportion of the local property taxes from the state to fund constitutional mandates for education.

### **Building Permit Processing**

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 2013 California Building Code, which incorporates and amends the 2012 International Building Code. The 2012 IBC/2013 California Building Code will be the applicable code the County is required to enforce under state law, though in July 2016 the 2015 California Building Code will become effective. 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.

### **On/Off-Site Improvement Costs**

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 20a), 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<sup>60</sup> 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.

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<sup>60</sup> As of 2010.





**Table 20g**  
**Road Standards for Lots Under Five Acres**

Road Classification	Dwelling Units Reserved	R/W Width	Curb to Curb Width	Roadbed Width	Curb and Gutter	Sidewalks	Lighting	Noise Cont. and Street Trees	Design Speed Min.	Traffic Index	Allowable ADT @ Buildout
Common drive PVT	2-4	30	16	18	No	No	No	No	10 mph	3.0	40
Cul-de-sac or loop	5-50	60	40	42	Yes	Yes (8)	Yes	Trees	20 mph	4.0	500
Local RES (through)	51-200	60	40	42	Yes	Yes	Yes	Trees	30 mph	4.5	1,500
Collector no access	201-600	60	40	42	Yes	Yes	Yes	Both	50 mph	5	6,000
Collector access	201-800	84	64	66	Yes	Yes	Yes	Both	40 mph	6	8,000
Arterial	601-2000	110	94	96	Yes	Yes	Yes	Both	60 mph	7	20,000
Expressway	2001-3600	130	2-40	2-42	Yes	Yes	Yes	Both	70 mph	8	36,000

*Source: County Code §23.29.001.*

**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 the Special Housing Needs section, 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 2013 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.

The County implements and enforces Chapter 11 of the 2013 California Building 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).

## **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 21a 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 the Sites for Regional Housing Needs section as available and conducive to new subdivision and development are located within the Residential Mixed land use district, which is minimally affected by the stated hazards.



**Table 21a**  
**Acreeage Affected by Selected Significant Environmental Hazards<sup>61</sup>**

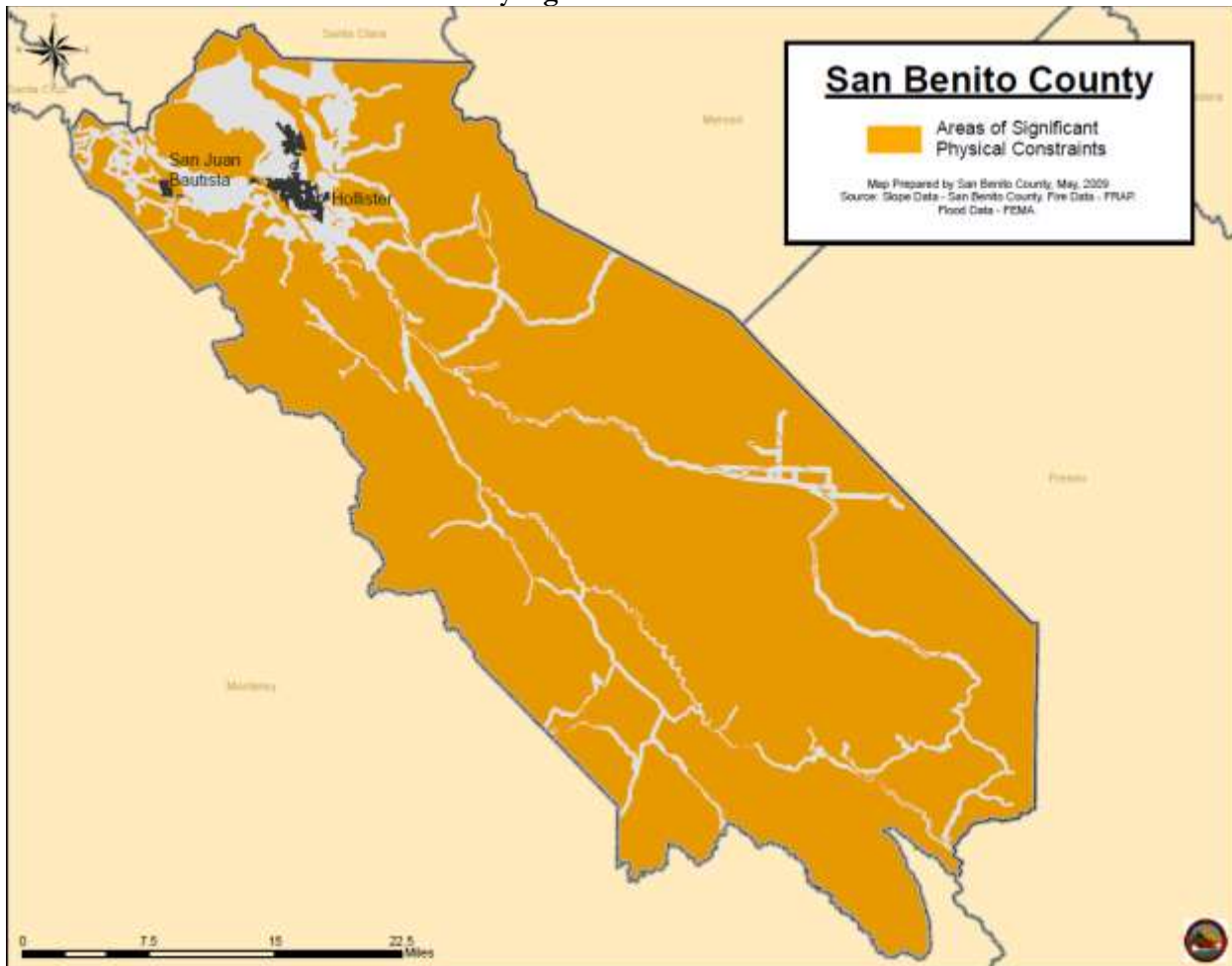
District	Total District Acreage	100-year Flood Plain	30 % Slopes or Steeper	Within Moderate Fire Hazard Area and > 1000' from County Road <sup>62</sup>	Within High Fire Hazard Area and > 800' from County Road	Within Very High Fire Hazard Area and > 600' from County Road	Acreeage Affected by 1 or More 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	

<sup>61</sup> As calculated in 2009 using land use designations of the 1992 General Plan.

<sup>62</sup> 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.



**Figure 7c**  
**Lands Affected by Significant Environmental Hazards**



A further 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 discussion within this section.

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 33 percent population increase from 2005 to

2020. Air quality has potential to affect potential development projects if growth exceeds the AMBAG growth projections.

*Land Costs*

Limited availability of affordable land can be among the most significant constraints to the development of affordable housing in San Benito County. 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 unaffordability has

fallen and risen during recent years of the regional housing market, the County has remained established as a viable alternative for Bay Area employees seeking less costly housing.

According to the County Assessor, the approximate value of land in San Benito County is the following, as of January 1, 2015:

Table 21b Land Values (January 1, 2015)	
Type of Land	Value Range of Land
Townhouse/condominium lot	no vacant lots
10,000+ square foot building site (with sewer and water service)	\$225,000 – 275,000
1 acre building site	\$225,000 – 300,000
5 acre building site	\$300,000 – 375,000
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.)
<i>Source: County Assessor</i>	

The figures represent an increase over the values of 2009, at the time of the previous County Housing Element’s update, the largest change being a 22 to 50 percent rise for lots close to 10,000 square feet. However, the change from 2004, the year of an earlier Housing Element update, was net zero for the one-acre category and a decline for 10,000 square feet and five acres, the latter falling the most at 16 to 33 percent in reduced value.

The status of these land costs does not necessarily permit the feasibility of developing housing for lower income levels. As discussed in the Existing Housing Needs section’s discussion of housing affordability, development would have to produce units costing at most \$440,000 for moderate incomes, \$293,000 for low incomes, and \$173,000 for very low incomes in order to be affordable to

typical five-person households within those income groups. The market incentive for producing affordable, for-sale housing in the County is weak to nonexistent, but some existing units are available at levels within reach of lower-income households, with the 2015 median home price at \$459,900 (9 percent above 2014, 22 percent above 2013, and 77 percent over 2009, as discussed in the Existing Housing Needs section’s discussion of housing affordability). 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 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. Some low-income households can do the same as moderate-income households, while many would be limited to rentals. Affordable housing for very low income may be from a limited rental supply, 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.<sup>63</sup> The Engineering News-Record (ENR) Construction Cost Index rose faster than United States inflation from 2005 to 2015, its level in 2015 being 10 percent greater than its 2005 level adjusted for inflation and 11 percent greater than ENR's measurement specific to San Francisco. The publication's Building Cost Index in 2015 was 7 percent over the 2005 level adjusted for inflation and 15 percent greater for San Francisco. Meanwhile, transportation of materials and equipment became more costly from 2005 to 2014, as US gasoline prices rose 24 percent and diesel prices rose 31 percent in real dollars; in California gasoline rose slightly more while diesel rose slightly less, though California prices were generally higher than in the US overall.<sup>64</sup> 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<sup>65</sup> \$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<sup>66</sup> from \$10,000 to \$12,000, but can be as high as \$20,000 where soils are severely constrained.<sup>67</sup> 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 later.

As discussed earlier, much market-based affordable housing in San Benito County can only be provided through the construction of townhomes, apartments, and condo development. However, these housing types' greater potential for liability and the resulting costs of liability insurance, higher than that for single-family residences, can make these developments prohibitive, motivating developers to limit their projects to detached single-family homes on individual lots. The market lacks incentive to construct mixed types of housing by developers. In order to stimulate the construction of mixed-type projects in the R1 zoning districts and for Planned Unit Developments with public sewer and water, current County zoning requires that housing in a project within those districts be of mixed types, while in the RM zoning district development is required to occur at a minimum average density of 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

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<sup>63</sup> Evan Hill, San Benito County Building Official, 2009.

<sup>64</sup> US Energy Information Administration, <[www.eia.gov/dnav/pet/pet\\_pri\\_gnd\\_dcus\\_sca\\_a.htm](http://www.eia.gov/dnav/pet/pet_pri_gnd_dcus_sca_a.htm)>, October 7, 2015.

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<sup>65</sup> As of 2009.

<sup>66</sup> As of 2009.

<sup>67</sup> Mike Dunn, contractor/development in San Benito County, 2004.





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*

The previous Housing Element was adopted in 2010 as the economy was reacting to the financial crisis events of 2007 and 2008. Earlier in that decade, financing became widely available with minimal borrower qualification. Down payments and details about borrower assets and income were often minimal or not required. Varied loan products became available allowing homebuyers to borrow larger sums than with conventional fixed-rate and to qualify for financing despite subpar credit; this included “subprime” loans, often adjustable rate mortgages (ARMs) with low promotional (“teaser”) interest rates directed at borrowers with weak credit histories. At the same time, mortgage interest rates declined from 2000 onward, many Californians migrated to less expensive areas of the state, and income rose substantially for the state’s wealthiest residents. All were factors leading Californians into modestly greater homeownership, including for young and non-white Californians, and residential real estate into rapidly escalating prices, which rose beyond doubling from 2000 to 2006. The rise also allowed for refinancing to ease owners’ debt burdens.

Following 2006, however, prices declined, low promotional interest rates expired, many homeowners lost the ability to refinance loans on properties with market values lower than the owners’ debts, and a wave of foreclosures occurred, especially for subprime borrowers. These factors led to financial crisis in California, the United States, and internationally, causing great instability in higher levels of the financial market, failure of some financial institutions, and disinvestment in the greater economy.

During the financial crisis, lending tightened to a degree that mortgage credit in mid-2008 was over seven times less available than at recent years’ peak of availability in mid-2006 and has remained at that lowered level through mid-2015.<sup>68</sup> Loan applicants were less likely to qualify for mortgages without higher down payments and higher credit scores. Meanwhile, local residential prices reached the past decade’s lowest point in 2008 and 2009 and remained close to that level through 2013. This allowed more households than in the mid-2000s to find relative affordability in local housing, though meeting stricter criteria for loan qualification remained a requirement.

The federal government has promoted initiatives to help reduce foreclosures, including those among homeowners with subprime ARMs. These include the Housing Affordable Refinance Program (HARP), allowing refinancing when otherwise not possible, and the Home Affordable Mortgage Program (HAMP), restructuring loans to reduce monthly payments. Both are scheduled

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<sup>68</sup> Mortgage Bankers Association, “Mortgage Credit Availability Increased Slightly in September,” October 2, 2015, <[www.mba.org/news-research-and-resources/forecasts-data-and-reports/single-family-research/mortgage-credit-availability-index](http://www.mba.org/news-research-and-resources/forecasts-data-and-reports/single-family-research/mortgage-credit-availability-index)> October 7, 2015.



to expire at 2016's end but have been extended from earlier expiration dates more than once.

Loans insured by the Federal Housing Administration (FHA) have taken a greater role since the financial crisis; these constituted 3 to 7 percent of mortgage originations nationally in the early 2000s but represented 28 percent in late 2008 and 13 percent in mid-2015.<sup>69</sup> These loans involve looser qualification criteria, including lower credit scores and lower down payments, than conventional loans and apparently have helped offset the reduced availability of mortgage credit.

Today, financing gives a mixed picture for affordability. Mortgage credit availability is almost as low as in the middle of 2008. The median-priced home costs \$459,900, approximately midway between the 2006 price peak and the 2008–2012 price lows, inflation-adjusted. However, a fixed interest rate for a 30-year mortgage, having steadily declined from the 2000s to a historically low level in 2012, stands at 4 percent.<sup>70</sup> Provided that a prospective buyer can obtain credit, the low interest rate brings current prices into a level of affordability close to earlier price lows that existed under higher interest rates.

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<sup>69</sup> US Department of Housing and Urban Development (HUD), August 2015 National Scorecard, [portal.hud.gov/hudportal/documents/huddoc?id=Scorecard\\_2015\\_08\\_508C.pdf](http://portal.hud.gov/hudportal/documents/huddoc?id=Scorecard_2015_08_508C.pdf) October 9, 2015.

<sup>70</sup> Freddie Mac (Federal Home Loan Mortgage Corporation), "Insight and Outlook" <http://www.freddiemac.com/finance/ehforecast.html> October 9, 2015.



Table 21c Mortgages Originated or Denied in San Benito County, 2014				
Income level	Total applications	Loans originated	Applications denied	Percentage denied
Extremely low (<30% <sup>71</sup> )	5	0	5	100.0%
Very low (30–50%)	5	4	1	20.0%
Low (50–80%)	61	46	15	24.6%
Below-median moderate (80–100%)	122	109	13	10.7%
Above-median moderate (100–120%)	117	104	13	11.1%
Above moderate (>120%)	294	256	38	12.9%
<b>Total</b>	<b>604</b>	<b>519</b>	<b>85</b>	<b>14.1%</b>
<i>Source: Consumer Financial Protection Bureau Home Mortgage Disclosure Act data</i>				

<sup>71</sup> Below 30 percent of area median income, \$81,100 in San Benito County as of 2015.



## 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 8a)—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 Route 25 took place in 2009 and 2010, and improvements for Route 156 are scheduled for construction during the 2014–2023 Housing Element program period.

State Route 25 northwest of Hollister serves as the primary link for San Benito County to the Bay Area. The road consists of two lanes with a median barrier constructed in 2010. 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 that would remove “choke points.”<sup>72</sup> However, while the project has been

planned, the expansion is unlikely to occur during the 2014–2023 program period.

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 expansion, a project the San Benito County Council of Governments is coordinating with Caltrans District 5. Construction will substantially be funded by the State as Route 156 is an interregional road system.<sup>73</sup>

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<sup>72</sup> Correspondence with Mary Dinkuhn and Lisa Rheinheimer, San Benito County Council of Governments, May 4, 2009.

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<sup>73</sup> Personal communication with Lisa Rheinheimer, San Benito County Council of Governments, 2009.



**Figure 8a**  
**San Benito County Circulation Element**  
**Hollister and San Juan Bautista Roadway Classifications**



*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 (SSCWD), and San Benito County Water District (SBCWD). In order to coordinate with water and wastewater agencies in the accommodation of local housing needs, and to comply with Senate Bill 1087 (2005), the County will provide the 2014–2023 Housing Element to these agencies upon adoption.

*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.<sup>74</sup> 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.

*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 the Sunnyslope County Water District. The City also provides wastewater service across the entire community, though the service was prohibited from expanding between 2002 and 2008, when 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. During that time, growth in Hollister was mostly halted until the reconstructed wastewater treatment facility began operation in 2008, when the moratorium was rescinded.

*Sunnyslope County Water District*

The Sunnyslope County Water District (SSCWD) serves water to the eastern portions of the City of Hollister and unincorporated lands north, east and south of Hollister. The district also provides

<sup>74</sup> Personal communication with John Gregg, Manager, San Benito County Water District, 2004.

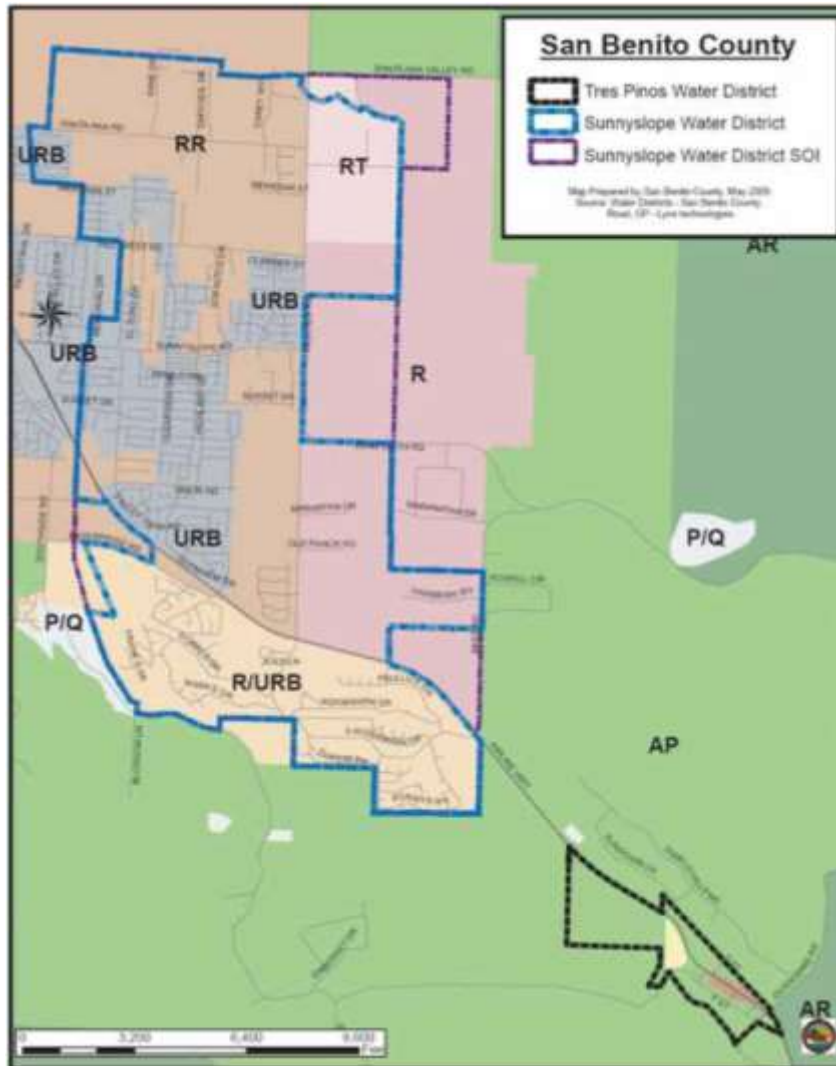




wastewater treatment service for most of the lands designated for urban-level residential density near

Ridgemark and the Enterprise Road corridor (see Figure 8b).

**Figure 8b**  
**Sunnyslope and Tres Pinos Water Districts in Relation to General Plan Land Uses Districts**



*SSCWD Wastewater Service Capacity.*<sup>75</sup> In 2013 the SSCWD completed an upgrade and expansion of

the Ridgemark Wastewater Treatment Plant capacity to 350,000 gallons per day. SSCWD currently serves approximately 1,200 wastewater customers and the average daily flows received by the wastewater plant prior to the present drought was 180,000 gallons per day. SSCWD has capacity for approximately 600 additional residential sewer

<sup>75</sup> Discussion of SSCWD capacity, Hollister-area water and wastewater facilities, and the HUAWMP was derived from correspondence with Don Ridenhour, General Manager, Sunnyslope County Water District, October 7, 2015.





connections. While the SSCWD is not currently planning to add recycled water treatment to the Ridgemark Wastewater Treatment Plant in the near future, the capacity of the plant and recycled water facilities will be evaluated as part of the update of the 2008 Hollister Urban Area Water Master Plan (HUAWMP).

#### *Hollister-Area Infrastructure Improvements*

The SSCWD, City of Hollister, and SBCWD have recently completed an upgrade to the Lessalt Water Treatment Plant, a facility designed to improve local water quality in addition to contributing water quantity to the City and SSCWD systems. The upgrade has increased the plant's functional capacity from 1.6 million gallons per day to 2.0 million gallons per day on average. The three agencies have begun construction of the West Hills Water Treatment Plant, a new surface water treatment plant planned for completion in December 2017 that will have a capacity 4.5 million gallons per day. Both water treatment plants will produce water that meets all State and Federal water quality requirements and will, together with the groundwater production wells operated by the City and SSCWD, be able to meet water demands for the current and future Hollister Urban Area for several years. As part of the Hollister Urban Area Water Master Plan (HUAWMP) update, future infrastructure needs for providing water and wastewater service to the Hollister Urban Area will be evaluated and recommended projects and their anticipated timing to meet growth in demand within the Hollister Urban Area will be identified.

*Additional Water Supply Needed.* While adequate water supplies are available for development projects under construction within the City and SSCWD and supplies exist for some future development, the exact number of housing units

and commercial demand that can be served with existing water supplies will be evaluated in the update to the 2008 HUAWMP. The definition of adequate water supplies has changed due to the existing drought and other factors that reduce the reliability of imported Federal Water Project water. Due to water quality concerns and regulations, the City and SSCWD are interested in increasing their surface water supplies and do not plan an increase in the use of groundwater in the near future. Several options to increase surface water supplies are being evaluated such as the North County Groundwater Bank, banking excess surface water with other agencies in wet years and directly purchasing surface water supplies from other agencies. The quantity of water supplies needed to serve the Hollister Urban Area and the timing of that need will be determined in the update to the HUAWMP. However, the unknown pace of new development driven by market variables makes projecting demand and timing of additional water supply difficult, while the duration of the current drought could also affect water purveyors' ability to serve new development in the next few years.

#### *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 Residential Mixed land use designation and zoned for single-family residential, though Commercial Neighborhood and Commercial Thoroughfare designations are present. However, the district's facilities have very low capacity, with services limited to existing users in the district and a minimum of available water for firefighting. The capacity of the wastewater treatment plant was upgraded when floods damaged a disposal pond in 1998 but still remains low for current



needs, and a water moratorium remains due to water supply and transmission limitations. Water is drawn from one well, currently at risk of damage from low groundwater, and the well receives water from the Tres Pinos Creek basin. Upstream from Tres Pinos is Paicines Reservoir, which stores and supplies water into this basin but has limited supply that is shared with area viticulture. In turn, the basin around the district's well is low in supply. No capital improvements program is in place to fund water supply, water line, and water storage improvements, though a long-term plan is under discussion that could result in changed rates and capacity, including potential supply and storage.

#### *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*

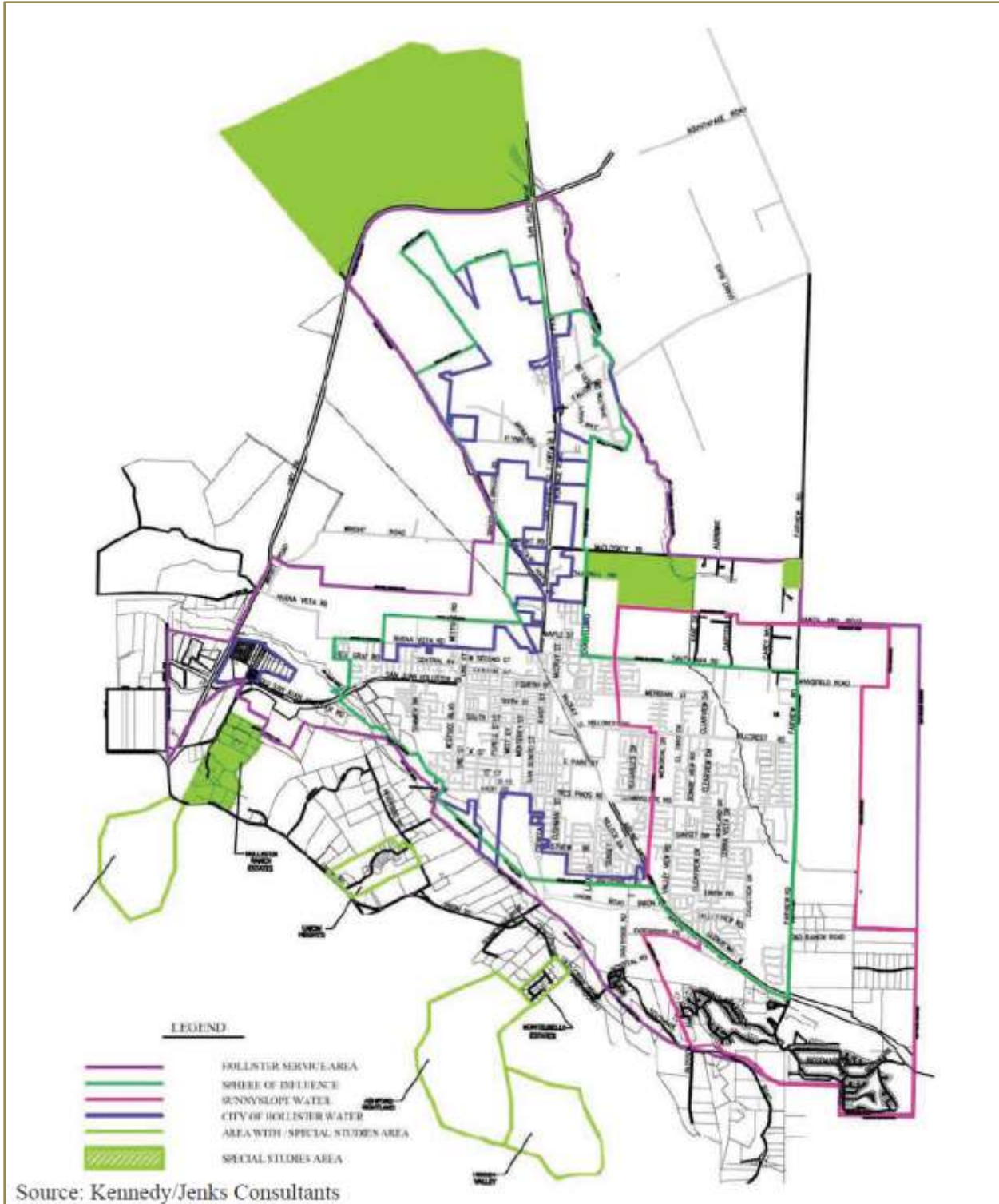
The County currently contracts with the City of Hollister Fire Department for the provision of fire services in the County. This department covers needs in the County's local responsibility area, generally the flatter lands in and around Hollister, westward to San Juan Bautista, and northwestward to the Santa Clara County line. In addition to the two existing Hollister fire stations, a third is planned in the unincorporated County three miles

northeast of Hollister and is scheduled to open in late 2016 or early 2017. Following commencement of its County contract, formerly held by CAL FIRE, Hollister Fire added 15 firefighters to serve its expanded area of responsibility. Meanwhile, CAL FIRE covers the state responsibility area, generally the County's more rugged terrain, including all of the southern County, plus lands east of Fairview Road and south of Fallon Road. CAL FIRE maintains two year-round facilities, Battalion 7 located in Aromas and Battalion 5 located east of Hollister, and also seasonally uses the Beaver Dam, Bear Valley, and Antelope stations in the southern County. When requested by CAL FIRE, Hollister Fire also provides response in state responsibility areas under a mutual aid agreement between the two departments. 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.

At the discretion of the Board of Supervisors, the County established County Service Area 43, which allows the County 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.



Figure 8c  
City of Hollister Service Area Map







## Programs

This 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 Objectives include 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 22a Quantified Objectives				
Income Category	New Construction	Rehabilitation	Conservation/Preservation	First-Time Homebuyer Program
Extremely Low	99			
Very-Low	99	5		5
Low	120	5	6	5
Moderate	152		4	
Above Moderate	296			
<b>TOTALS</b>	<b>766</b>	<b>10</b>	<b>10</b>	<b>10</b>



**Program Overview and Quantified Objectives**

*Availability of Housing*

**GOAL HOU-1**

**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.**

**HOU-1A.**

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 be granted priority for development.

**HOU-1B.**

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.

**HOU-1C.**

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

**HOU-1D.**

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

**HOU-1E.**

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

**HOU-1F.**

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.

**HOU-1G.**

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.

**HOU-1H.**

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.

**Program HOU-1-1: Community Development Block Grant (CDBG)**

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 Resource Management Agency 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 CDBG 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.

*Emmas 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 Food Bank.* The Community Food Bank of San Benito County is a non-profit organization offering a self-help supplemental food program serving low-income and elderly families in San Benito County. The Food Bank’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 Food Bank 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 Food Bank. The County estimates during the upcoming program period that the Food Bank 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, Resource Management Agency

*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 Food Bank. Continue to provide renter’s and stop eviction services to eligible low-income families.

*Funding Sources:* CDBG funds

### **Program HOU-1-2. HOME Investment Partnership Program (HOME)**

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 Resource Management Agency will continue to apply for available HOME funding opportunities during the upcoming program period.



*Time Frame:* Annually during program period

*Responsible Agency:* Resource Management Agency, 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 HOU-1-3. Community Services Block Grants (CSBG)**

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 receives annually CSBG funding to provide a number of services, but not limited to:

- Operations of the Emergency Winter Shelter Program for homeless Families. This program is operated during the cold winter months of December to March of every year and serves up to 30 homeless families.
- Hotel Vouchers: Emergency hotel vouchers are offered as funding is available as an emergency basis prioritizing families, elderly and individuals with disabilities and with illnesses.
- Transportation assistance is available in the form of tokens (passes)
- 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 through CSBG and other funding sources. 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. This amount may increase to the fair market rental rates established by HUD in our efforts to support our low-income community. Funds from the CSBG allocation will continue to provide staff support for the implementation of these services. 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 4,000 participants on an annual basis.

*Time Frame:* Annually during program period

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

*Quantified Objectives:* Maximize CSBG funds to fund 1.25 full-time employees. Continue to provide services to 4,000 low-income eligible participants on an annual basis.

*Funding Sources:* CSBG funds

**Program HOU-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 HOU-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 HOU-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 HOU-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 Resource Management Agency 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 Resource Management Agency will progress with future implementation of housing-related programs such as the Section 8 Housing program.

*Time Frame:* 2017

*Responsible Agency:* Resource Management Agency

*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 HOU-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 Resource Management Agency intends to pursue the establishment of the MCC program within the unincorporated area of the County.

*Time Frame:* 2019

*Responsible Agency:* Resource Management Agency

*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 HOU-1-9. 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:* Resource Management Agency

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

*Funding Sources:* CRA funds

**Program HOU-1-10. Affordable Housing Development Priority**

To encourage local housing to be affordable to extremely low, very low, low and moderate-income families and members of the local workforce, the County shall grant affordable housing units priority for development.

*Time Frame:* Ongoing

*Responsible Agency:* Resource Management Agency

*Objectives:* Help ensure that housing is available and 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).

*Funding Sources:* Staff time

**Program HOU-1-11.**

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

*Time Frame:* Ongoing

*Responsible Agency:* Resource Management Agency

*Objectives:* Locate and use resources available to the County to promote availability and affordability of housing.

*Funding Sources:* Staff time

*Development of Housing*

**GOAL HOU-2**

**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.**

**HOU-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.

**HOU-2B.**

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

**HOU-2C.**

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

**HOU-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.

**HOU-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.



**HOU-2F.**

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

**HOU-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.

**HOU-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.

**HOU-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.

**HOU-2J.**

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

**HOU-2K.**

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

**HOU-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.

**HOU-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.

**HOU-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.

**HOU-2O.**

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

**HOU-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.

**HOU-2Q.**

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

**HOU-2R.**

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

**HOU-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.

**Program HOU-2-1. Density Bonus**

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—2017

*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 HOU-2-2. Tax-Exempt Mortgage Revenue Bonds**

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

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

*Funding Sources:* Staff Time

**Program HOU-2-3. Program Eligibility Review**

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:* Resource Management Agency

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

*Funding Sources:* Staff Time

**Program HOU-2-4. Annual Housing Monitoring Report**

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 HOU-2-5. Federal and State Housing Funding Sources**

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:* Resource Management Agency

*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 HOU-2-6.**

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:* Resource Management Agency

*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 HOU-2-7. Second Units**

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. The County shall also review its local regulations with regard to State law governing the permitting of second units, including Assembly Bill 1866 (2002), and, if needed, shall revise these local regulations for compliance with State law, with special attention to lot size, sewage disposal, and water supply requirements.

*Time Frame:* Ongoing; local regulation review—2017

*Responsible Agency:* Resource Management Agency

*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 HOU-2-8. Accessory Senior Dwelling Units**

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:* Resource Management Agency

*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 HOU-2-9. Mobile Home Parks Zoning**

The County shall consider opportunities for expanded permitting of mobile home parks under the County Zoning Ordinance, including the identification of additional zoning district(s) in which mobile home parks may be allowed.

*Time Frame:* 2016

*Responsible Agency:* Resource Management Agency

*Objectives:* To allow additional opportunities for development of a housing type affordable to lower-income households.

*Funding Sources:* Staff time

**Program HOU-2-10. Affordable Housing Requirement**

The County shall consider developing and adopting an ordinance to require that development contribute to the local supply of affordable housing.

*Time Frame:* 2016

*Responsible Agency:* Resource Management Agency

*Objectives:* To maintain balance in the local supply of housing for both higher- and lower-income populations.

*Funding Sources:* Staff time



**Program HOU-2-11. Homeless Shelter**

The County shall identify sites for a homeless shelter, both within and outside the Emergency Shelter (ES) overlay zoning district and with the public involved in site identification discussions, and shall adopt programs that encourage the homeless shelter to be an entry point in the continuum of housing, including transitional programs.

*Time Frame:* 2016

*Responsible Agency:* Resource Management Agency

*Objectives:* To establish a shelter for homeless persons with supportive services allowing users to transition into housing.

*Funding Sources:* Staff time

**Program HOU-2-12. Transitional and Supportive Housing**

The County shall amend the Zoning Ordinance to allow transitional and supportive housing to be permitted as a residential use subject to no more requirements than those applying to other residential uses in the same zone.

*Time Frame:* 2016

*Responsible Agency:* Resource Management Agency

*Objectives:* To remove regulatory barriers to accommodating need for transitional and supportive housing.

*Funding Sources:* Staff time

**Program HOU-2-13. 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:* Resource Management Agency

*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 HOU-2-14. 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:* Resource Management Agency

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

*Funding Sources:* AHP and CIP funds

**Program HOU-2-15. 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:* Resource Management Agency

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

*Funding Sources:* HAC funds



**Program HOU-2-16. Temporary Farm Labor Housing**

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 2016. Establish pilot program with a rural school by May 2017.

*Responsible Agency:* Resource Management Agency

*Objective:* Temporary farmworker housing – 50 recreational vehicles per season

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

**Program HOU-2-17. Transfer of Development Rights**

The County shall establish a transfer of development rights from the unincorporated area to the City of Hollister and/or the City of San Juan Bautista for the purpose of locating housing types affordable to moderate-, low-, and very-low-income households close to adequate public services, including utilities and transportation, and amenities including goods and services.

*Time Frame:* 2017

*Responsible Agency:* Resource Management Agency

*Objectives:* Locate affordable housing in areas supportive to such housing and to their residents.

*Funding Sources:* Staff time

**Program HOU-2-18. Housing for Persons with Developmental Disabilities**

The County shall coordinate with the San Andreas Regional Center to inform their clients of housing and related services available for persons with developmental disabilities and shall provide information on such housing and services on the County website.

*Time Frame:* Ongoing

*Responsible Agency:* Resource Management Agency

*Objectives:* Identify housing and services supportive to persons with developmental disabilities and integrate this group with the community.

*Funding Sources:* Staff time

**Program HOU-2-19. Higher-Density Housing**

The County shall amend its General Plan Land Use Element to include a land use district permitting residential density of up to 30 dwelling units per acre. The County shall concurrently also amend its Zoning Ordinance to include a zone permitting residential density of up to 30 dwelling units per acre and requiring that any development occur at no less than 20 dwelling units per acre. In addition, the County shall identify locations feasible for development permissible under such a land use district and zone, especially those close to urban services of the incorporated cities, and shall establish said land use district and zone there.

*Time Frame:* Ongoing

*Responsible Agency:* Resource Management Agency

*Objectives:* Allow opportunities for development of housing types of economical design and density.

*Funding Sources:* Staff time

*Maintenance of Housing*

**GOAL HOU-3**

**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.**

**HOU-3A.**

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



**HOU-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.

**HOU-3C.**

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

**HOU-3D.**

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

**HOU-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.

**HOU-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.

**Program HOU-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 performs a community program called A Brush with Kindness, which serves 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, Resource Management Agency

*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 HOU-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 Resource Management Agency will also coordinate 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 Resource Management Agency 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, Resource Management Agency

*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 HOU-3-3. Code Enforcement Officer**

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 HOU-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 Resource Management Agency 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 Resource Management Agency 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.

*Time Frame:*

- Solicit donation of unwanted temporary mobile homes: Winter 2017
- Feasibility Study for Southside Road Labor Camp: 2017
- Establish site: 2019

*Responsible Agency:* Resource Management Agency, Code Enforcement

*Funding Sources:* Initially staff time and fees from Code Enforcement.

**Program HOU-3-5. Housing Condition Monitoring**

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 HOU-3-6. Affordable Unit Conversion Risk Coordination**

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:* Resource Management Agency

*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*

**GOAL HOU-4**

**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.**

**HOU-4A.**

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

**HOU-4B.**

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

**HOU-4C.**

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

**HOU-4D.**

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

**HOU-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.

**HOU-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.

**HOU-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.

**Program HOU-4-1. Fair Housing**

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 Resource Management Agency 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:* Resource Management Agency, 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 HOU-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 Resource Management Agency 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 Resource Management Agency 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:* Resource Management Agency, 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 HOU-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, 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 HOU-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. The County shall also adopt an ordinance to specify procedures for permitting reasonable accommodation requests in general in order to address needs of individuals with disabilities for whom regulations present barriers not experienced by those without disabilities.

*Time Frame:* Ongoing; procedures ordinance—2017

*Responsible Agency:* Planning and Building Department

*Objectives:* Remove regulatory and procedural barriers to housing for people with disabilities.

*Funding Sources:* Staff time



**Program HOU-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 resale. The County Resource Management Agency will continue to conduct bilingual affordable housing workshops regarding County below market homeownership opportunities to the public. The County Resource Management Agency will continue to partner with the City of Hollister Redevelopment Successor 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 website and at the Resource Management Agency and Community Services Workforce Development Department.

*Time Frame:* Ongoing

*Responsible Agency:* Resource Management Agency, Community Services and Workforce Development Department

*Objectives:* Streamline the resale 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 HOU-4-6. Housing Programs Administration.**

The Resource Management Agency will continue to partner with local HUD Certified Counseling Agencies, City of Hollister Redevelopment Successor Agency and local non-profit affordable housing developers to promote Fair Housing information. The Resource Management Agency will continue to conduct bilingual affordable housing related workshops (Homeownership, Credit Management, Financial Literacy and Foreclosure Prevention) to the public. The Resource Management Agency will also continue

to assist with the administration and monitoring of the HOME Program.

*Time Frame:* Ongoing

*Responsible Agency:* Resource Management Agency

*Objectives:* The Resource Management Agency 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 HOU-4-7.**

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

*Time Frame:* 2016

*Responsible Agency:* Resource Management Agency

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

*Funding Sources:* Staff time

**Program HOU-4-8. Mortgage Prevention Housing Counseling Services**

The Resource Management Agency will continue to partner with a HUD-approved organization and/or firm to provide bilingual (English and 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:* Ongoing

*Responsible Agency:* Resource Management Agency

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

*Funding Sources:* Local Housing Trust Fund

**Program HOU-4-9. Rental Housing Counseling Services**

The Resource Management Agency will solicit organizations and/or firms to provide bilingual



(English and 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:* 2017

*Responsible Agency:* Resource Management Agency

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

*Funding Sources:* Local Housing Trust Fund

**Program HOU-4-10. Fair Housing Counseling Services**

The Resource Management Agency will solicit organizations and/or firms to provide bilingual (English and 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 not limited to complaint intake, complaint investigation, testing for fair housing violations, and enforcement of meritorious claims.

*Time Frame:* 2017

*Responsible Agency:* Resource Management Agency

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

*Funding Sources:* Local Housing Trust Fund

**Program HOU-4-11. Homebuyer Education Workshops**

The Resource Management Agency will continue to partner with a HUD-approved organization and/or firm to provide bilingual (English and 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:* Ongoing

*Responsible Agency:* Resource Management Agency

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

*Funding Sources:* Local Housing Trust Fund

**Program HOU-4-12.**

The County, for compliance with federal and State fair-housing law, will consider options for modifying the County Zoning Ordinance to allow housing options for individuals whose relationship to other current or prospective household members does not conform to the current definition of the terms *family* and *family member*.

*Time Frame:* 2016

*Responsible Agency:* Resource Management Agency

*Objectives:* Maintain compliance with federal and State fair-housing law and allow equal opportunity in housing for households with individuals unrelated or distantly related to other households members and for individuals seeking housing without the benefit of close local family relations.

*Funding Sources:* Staff time

*Energy Conservation*

**GOAL HOU-5**

**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.**

**HOU-5A.**

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

**HOU-5B.**

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



**HOU-5C.**

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

**HOU-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.

**HOU-5E.**

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

**HOU-5F.**

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

**HOU-5G.**

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

**Program HOU-5-1. Low-Income Heating & Energy Assistance**

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 HOU-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 Resource Management Agency 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.

*Time Frame:* Ongoing

*Responsible Agency:* Resource Management Agency and Community Services and Workforce Development Department

*Objectives:* Work with CCES to weatherize up to 30 San Benito County dwelling units. Ongoing



promotion of the Weatherization Program throughout the community, at large.

*Funding Sources:* Staff time

**Program HOU-5-3. Energy Conservation Programs**

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:* Resource Management Agency

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

*Funding Sources:* Staff time

**Program HOU-5-4. Title 24**

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

*Time Frame:* Ongoing

*Responsible Agency:* Resource Management Agency

*Objectives:* Enforce Title 24 provisions

*Funding Sources:* Staff time

**Program HOU-5-5. Energy Conservation Information**

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:* Resource Management Agency

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

*Funding Sources:* Staff time

**Program HOU-5-6. Solar Access**

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:* 2018

*Responsible Agency:* Resource Management Agency

*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





## Additional Housing Element Requirements

### Public Participation

The County included the 2014–2023 Housing Element as an item for review by the County Planning Commission at three of its evening meetings. Each meeting was announced by advertising in the local newspaper of general circulation, the *Hollister Free Lance*; by agenda posting in public locations; and by e-mail list. Recipients of notice included local residents, businesses, public officials, and advocacy groups. Each meeting invited input from Commissioners and all interested members of the public on programs and other components of both the 2007–2014 and the 2014–2023 Housing Elements. The meetings were the following dates:

- August 19, 2015. Public comment: None was offered at this meeting.
- September 24, 2015. One member of the public spoke: Encourage affordable housing with units for people with developmental disabilities, consider incentives for such development including parking reductions and priority for awarding housing funds, and encourage use of available area services for people with developmental disabilities.
  - Program HOU-2-18 responds to this comment and to requirements of Senate Bill 812 (2010), regarding the needs of persons with developmental disabilities.
- October 21, 2015. One member of the public spoke: Accessory units are superior to clustered apartments with less “breathing space,” and “tiny” housing can serve as

flexible living space adaptable to quickly changing population needs.

- Program HOU-2-7 calls for “appropriately designed second units” and for potential revision of current local regulations with regard to State law regarding such units for the purpose of facilitating this housing type’s availability and development. Program HOU-2-8 and current zoning regulations allow accessory units for residents beyond age 55 without regard to residential density in most parts of the County jurisdiction. “Tiny housing” is currently permissible under the same regulations applying to primary and secondary housing units, although some building permit impact fees are charged according to living space floor area, and smaller units are consequently charged less. The County intends not to favor any one of these housing types or “clustered apartments” but instead allow each to contribute to availability and affordability of the local housing supply.

### Consistency with General Plan

State Government Code §65300.5 instructs that the elements “comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.” The elements of the 2035 County General Plan were reviewed for their consistency with one another prior to the adoption of the plan in July 2015. The same has taken place for the 2014–2023 Housing Element, and the County finds it to be consistent with regard to the other elements. A body of policy that is internally consistent gives clarity to guidance of decisions made in the locale and allows the Housing Element’s policies and





programs to proceed without conflict with other elements. Should any of those other elements be amended, the change's consistency with the rest of the General Plan, including the Housing Element, will be verified again.



## Appendix—Review of 2007–2014 Housing Element Programs

The following programs were included in the County General Plan 2007–2014 Housing Element. These programs are evaluated for their effectiveness, and their appropriateness for continuation into the 2014–2023 program period is considered.

### 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 15<sup>th</sup> 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

*Status/Effectiveness:* The County was awarded \$500,000 in 2011 in CDBG funds for housing services to help fund the County’s temporary homeless shelter, the Emmaus House and the Community Food Bank (formerly the Community Pantry).

In 2012, CSWD received a CDBG public services grant in the amount of \$500,000 to support several local programs including Emmaus House, One Stop Career Center to provide workforce services, and the Homeless Coalition to provide shelter for homeless individuals, though it did not include funding for the Food Bank.

In October 2014, CSWD received a CDBG Facilities grant in the amount of \$1,500,000 for the construction of a Homeless Service Center. This grant did not include Public Services.

*Appropriateness:* The program will continue into the 2014–2023 program period.

#### **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.

*Status/Effectiveness:* The FTHB program was established but not funded and implemented, while the HOME Program Income funds went toward a multifamily residential project.

*Appropriateness:* The program will be continued into the 2014–2023 program period.

#### **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 CSBG 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

*Status/Effectiveness:* The County receives approximately \$250,000 annually from CSBG to provide a wide range of activities to assist children, youth, elders, families, migrant workers and homeless individuals. Funds are also used to operate the Winter Shelter for homeless families during the months of December through March.

*Appropriateness:* The program will continue into the 2014–2023 program period with modifications related to current need.

**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

*Status/Effectiveness:* The County received an EHAP grant of \$27,000 for the operations of the Family Homeless Winter Shelter during December through March. 20 homeless families participated in the program in 2011–2012. San Benito County submitted an EHAP application for \$150,000, but was not awarded in 2012. Since then, CSWD has not received EHAP funding.

*Appropriateness:* The County will continue to apply for EHAP funding, and the program will continue into the 2014–2023 program period.

**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

*Status/Effectiveness:* Local nonprofit organizations have received \$40,000 annually in FESG funding on an annual basis to



support seniors, the Food Bank, the Homeless Coalition, and other services.

*Appropriateness:* The program will continue into the 2014–2023 program period.

**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

*Status/Effectiveness:* \$8,661 was received in 2011 to provide rental assistance to prevent eviction. A maximum assistance in the amount of \$1,000 was provided to low-income residents. San Benito County did not receive EFSP funds from that time forward. However, CSWD did receive two \$500,000 CDBG Drought grants, one in September 2014 and the other in December 2014, to assist low-income families with rental subsidies.

*Appropriateness:* The County will continue to seek these funds and provide them when needed into the 2014–2023 program period.

**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

*Status/Effectiveness:* The Housing Authority of the County of Santa Cruz, which administers the Housing Choice Voucher Program (Section 8) in the incorporated cities of Hollister and San Juan Bautista, closed its Section 8 waiting list in 2012 and is not accepting applications until further notice. As of March 2015, 4,199 families were on the waiting list, and applications were accepted for those who went on the list prior to September 2007.

*Appropriateness:* The program will be continued into the 2014–2023 program period.

**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

*Status/Effectiveness:* No action took place.

*Appropriateness:* The program will continue into the 2014–2023 program period.

**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.

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.

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

*Status/Effectiveness:* The County Board of Supervisors enacted Ordinance 901 in 2012 to establish an overlay zone, Emergency Shelter (ES), in which emergency shelters would be allowed without discretionary review. Two zones covering approximately 204 acres were mapped, one adjacent to City of Hollister lands in an area also considered by the City of Hollister for the same use, and the other near existing County facilities and public-service housing.

*Appropriateness:* The program’s intent has been satisfied and does not require continuation into the following program period, but a need continues for constructing an actual shelter in addition to permitting transitional and supportive housing as a residential use in compliance with SB 2. 2014–2023 Program HOU-2-11 addresses the shelter, while Program HOU-2-12 addresses transitional and supportive housing.

**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

*Status/Effectiveness:* No action.





*Appropriateness:* The program will continue into the 2014–2023 program period.

### Development of Housing

#### 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. Bonus incentives are available to developers for including affordable units in their projects.

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

*Status/Effectiveness:* The County’s affordable-housing regulations provide density bonuses for affordable housing. Developers doing business in the County were made aware of these regulations and the incentives. Priority processing of housing affordable to lower-income households was not explicitly given priority.

*Appropriateness:* The program will continue into the 2014–2023 program period.

#### 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

*Status/Effectiveness:* No action.

*Appropriateness:* The program will continue into the 2014–2023 program period.

#### 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

*Status/Effectiveness:* San Benito County has a federally funded weatherization program operated by a local non-profit agency, Central Coast Energy Services, Inc. The weatherization program is funded by three federal funding sources which include, Department of Energy, American Recovery and Reinvestment Act, Department of Energy, Weatherization Assistance Program and Low-Income Home Energy Assistance Program (LIHEAP), Weatherization Assistance Program. The weatherization program provides energy efficient improving measures and maintenance to reduce energy cost and improve living conditions for low-income homeowners and renters. In 2012, a total of 44 low-income homeowners and renters were assisted by the weatherization



program and \$44,319 was expended. The County has otherwise not received this funding.

*Appropriateness:* The program will continue into the 2014–2023 program period.

**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

*Status/Effectiveness:* This meeting took place in review of 2010 through 2012, but the program was not completed for subsequent calendar years.

*Appropriateness:* The program will be continued into the 2014–2023 period.

**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.

*Status/Effectiveness:* During his employment with the County, the County Housing Programs Coordinator received approval from the County Board of Supervisors to activate program income from the HOME

Investment Partnerships program as these funds are to be used for low-income affordable-housing projects and programs. He also worked with various nonprofit affordable housing developers for potential financial assistance opportunities for the various targeted income groups. However, he voluntarily pursued a new opportunity in 2013, and his position was not refilled. Remaining Planning staff later assisted local developers in paperwork related to State and federal financial assistance, including HOME funds, for development of a 41-unit apartment development at Buena Vista Road and Line Street.

*Appropriateness:* The County will continue to seek this funding and will extend the program into the 2014–2023 period.

**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

*Status/Effectiveness:* The proposed 41-unit Buena Vista Road rental apartment development, reserved for lower-income households, has been partially funded by MHSA funds and is intended to include four units for MHSA clients. This follows a process by which the County Behavioral Health Department received and considered proposals from nonprofit affordable-housing developers to use MHSA funds for housing for the MHSA population.

*Appropriateness:* The MHSA funds have been dedicated for units to be constructed, and with no further funds available the program is considered complete and will not be continued into the 2014–2023 program period.

**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

*Status/Effectiveness:* 22 rooms (88 beds) with related facilities were completed and opened October 22, 2010. The Southside Migrant Center Expansion was funded by the Joe Serna Jr. Farmworker Housing Grant, Community Services Block Grants (CSBG), Community Development Block Grants (CDBG), Emergency Food and Shelter Program (EFSP), Emergency Housing Assistance Program (EHAP), Low Income Heating & Energy Assistance Program (LIHEAP), and other grants. Meanwhile State Office of Migrant Services grants have funded the operations of the San Benito County Migrant Center.

*Appropriateness:* The program was completed and will not be continued into the 2014–2023 period.



**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.

*Status/Effectiveness:* The County informed interested developers and landowners of their eligibility for the self-help housing program. However, no self-help housing units were constructed within the unincorporated area of the County during the program period.

*Appropriateness:* The program will continue into the 2014–2023 program period.

**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.

*Status/Effectiveness:* The County promoted second units as an affordable-housing option to prospective developers and landowners.

The County continues to allow second units. Their development receives a reduction in the most substantial building permit impact fee, the traffic fee, resulting in a fee approximately 10 percent lower than for a first unit. The County has permitted approximately five second units per year, generally accessory senior dwelling units.

*Appropriateness:* The program will be continued into the 2014–2023 period.

**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.

*Status/Effectiveness:* Such units are allowed under an administratively processed use permit and are allowed to contain up to two bedrooms and two residents total, with up to 1,050 square feet plus an additional 150 square feet when needed for accessibility. For this type of unit, the County Zoning Ordinance waives the minimum building site





area, effectively granting a density bonus by allowing the senior unit to exceed the zoning district’s residential density. A deed restriction limiting occupancy to residents 55 or older is generally a condition of approval for these residences. The County has permitted approximately five accessory senior dwelling units per year.

*Appropriateness:* The program will be continued into the 2014–2023 period.

**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.

*Status/Effectiveness:* 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 feasibly be used for additional development in the area. However, progress has not been made in the establishment of the affordable housing on Southside Road identified as an objective in this program, and the suggested workshops were not held. In addition, this immediate area already contains the below-market-rate Riverview Estates and the Southside Migrant Center.

*Appropriateness:* The County has reconsidered the appropriateness of locating new lower-income housing close to such housing already in existence, effectively concentrating such housing. The program will not be continued into the 2014–2023 program period.

**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.

*Status/Effectiveness:* The above steps were not completed.

*Appropriateness:* The County will retain this program for the 2014–2023 Housing Element.

**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

*Status/Effectiveness:* The program was completed as part of County Ordinance 848 in December 2009. However, while the program proposed specific incentives for affordable housing and development in urbanized areas, the ordinance was viewed as an impediment to housing availability in general and was entirely repealed by County Ordinance 883 in October 2011.

The repeal took place during a period of overall slowing of development in general following the economic events of 2007 and 2008. Since the repeal, the County has approved on average over 400 potential new lots per year, approximately 6 to 8 times the amount allowed under the former ordinance,

making housing availability potentially much less limited.

*Appropriateness:* The program will not be continued into the 2014–2023 period.

**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

*Status/Effectiveness:* The County in December 2010 replaced County Ordinance 766, which required that residential development provide inclusionary housing units and/or pay in-lieu fees paid toward inclusionary housing, with Ordinance 866. The newer ordinance locally implemented density bonuses of the type required by State law, with incentives and concessions granted to residential development that reserves units for lower-income households. Also included were bonus credits under the County’s transferable development credits (TDC) program granted for lower-income housing, permitting duplexes regardless of density limits on corner lots in the Single-family Residential (R1) zone, and additional personnel for expedited processing of developments providing affordable housing.

Following the enactment of Ordinance 866, no residences reserved for lower-income households have been constructed, and the fund that once received in-lieu fees has been depleted. However, up to 131 future below-market-rate units have been included in development agreements for larger projects—109 in the Santana Ranch development and up to 22 in the Fairview Corners development—and the County has also





approved a rezoning to allow the 41-unit Buena Vista Road rental apartment development for lower-income households.

*Appropriateness:* The program has been completed will not be continued into the 2014–2023 period.

**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.<sup>76</sup>
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

<sup>76</sup> In compliance with State Government Code §65583.2(h).

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

*Status/Effectiveness:* While the County did not undertake rezoning for the specific purpose of completing this program, the County did approve the Santana Ranch development east of Hollister, with 113.6 acres of R1-equivalent zoning and 50.5 acres of RM-equivalent zoning. This exceeded the program’s prescribed rezoning for RM and R1, albeit under different zone names, and did so in advance of the program’s time frame of 2012. Similarly, the Fairview Corners development southeast of Hollister later established additional acreage approved for development equivalent to the R1 zone, also under a zone with a different name. Further additional rezoning to R1 and RM followed, including that for the 41-unit Buena Vista Road apartment development, the units’ building permits now having been approved.

No below-market-rate construction has taken place since the rezonings. However, the first residences of the Santana Ranch development, market-rate, are currently under construction and will lead to the development agreement’s trigger point at which below-market-rate units are required to be constructed. Meanwhile, the 41 below-market-rate Buena Vista Road apartments are expected to begin construction soon.

*Appropriateness:* The program is satisfied and will not be continued into the 2014–2023 period. However, as a supplement to the currently available R1 and RM zoning, the County will consider Program HOU-2-17, to establish a transfer of development rights from the County to the two incorporated cities to allow affordable residential uses to be located closer to supportive services, including utilities and amenities.



**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

*Status/Effectiveness:* The County enacted Ordinance 899 in July 2012, completing the amendment. While the program allows for some additional flexibility in new RM-zone development, it mostly brings the RM zone into agreement with the R1 zone for development resembling that which is allowed in R1, and no construction has taken place that uses this provision.

*Appropriateness:* The program is complete and will not be continued into the 2014–2023 period.

**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

*Status/Effectiveness:* The County worked with prospective developers in identifying properties with a greater likelihood for LIHTC eligibility, including features such as proximity to food, medical services, and public transportation.

*Appropriateness:* The program will be continued into the 2014–2023 period.

**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

*Status/Effectiveness:* The program was not activated.

*Appropriateness:* The program will be continued into the 2014–2023 period.

**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

*Status/Effectiveness:* The program was not activated.

*Appropriateness:* The program will be continued into the 2014–2023 period.

### **Agricultural Employee Housing.<sup>77</sup>**

Allow agricultural employee housing without discretionary review beyond that required for agriculture in the same zone.

2010

*Status/Effectiveness:* The County enacted Ordinance 902 to allow agricultural employee housing in compliance with State Health and Safety Code §17021.6 et seq. to be subjected to no more discretionary review under the County Zoning Ordinance than that required for agriculture in the same zone.

*Appropriateness:* The action is complete and will not become a program during the 2014–2023 period.

### **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

<sup>77</sup> This action taken by the County was stated by the State Department of Housing and Community Development to be a condition of Housing Element compliance with State law.

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

*Status/Effectiveness:* Such activity has taken place in San Benito County but not necessarily within the unincorporated area.

*Appropriateness:* The program will be continued into the 2014–2023 program period.

#### **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.

*Status/Effectiveness:* The County remained eligible during the program period for these types of programs; however, local real-estate market conditions made use of these programs impractical.

*Appropriateness:* The program will continue into the 2014–2023 period.

**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.

*Status/Effectiveness:* The County has 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 and responds to families living in unauthorized unsafe structures/trailers that can be permanently displaced by code enforcement.

*Appropriateness:* The Code Enforcement Officer is demonstrated as a necessary position that 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. The officer will continue these activities in addition to contacting owners of structures that appear to be in declining or substandard condition, offering inspection services, and advertising and promoting programs that will assist in funding needed work. The program will continue into the coming period.

**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.

*Status/Effectiveness:* The County has not permitted use of recreational vehicles as residences at the Southside Road site or elsewhere. The solicitation of vehicles and the feasibility study have also not happened.

*Appropriateness:* The program will continue into the 2014–2023 program period.

**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

*Status/Effectiveness:* Code Enforcement continued its general activities of abating

nuisances resulting from resident complaints, including those regarding Building Code violations, substandard housing conditions, and health/safety risks.

*Appropriateness:* The program will be continued into the 2014–2023 period.

**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

*Status/Effectiveness:* Annual monitoring of affordable units’ occupancy was performed prior to the Housing Programs Coordinator’s departure in 2013. In addition, default expiration of the units affordability (expiration of the properties’ resale-restriction agreements) will take place approximately 20 years in the future under the existing resale-restriction agreements applying to local below-market-rate housing units.

*Appropriateness:* The program will be continued into the 2014–2023 period.

**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

*Status/Effectiveness:* The County continued to promote and comply with all related Fair Housing Act policies.

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.

*Appropriateness:* The County Resource Management Agency 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 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

*Status/Effectiveness:* The County distributed housing materials including handouts, brochures, and applications are published in English and Spanish.

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 and Spanish prior to the Housing Programs Coordinator’s departure in 2013. 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. The County office of Community Services and Workforce Development also generally distributes all housing-related materials relating to activities, services and programs in multiple languages.

*Appropriateness:* The County Resource Management Agency will continue to conduct bilingual workshops and distribute all

housing-related materials to the community 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. 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

*Status/Effectiveness:* The County continued to promote and comply with this practice.

*Appropriateness:* The program will continue.

**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

*Status/Effectiveness:* When feasible for the applicant, the County requires Americans with Disabilities Act compliance.

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.

*Appropriateness:* 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 2014 through 2023.

**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 resale 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

*Status/Effectiveness:* Public events such as workshops and presentations on housing

have taken place to promote available deed-restricted units.

*Appropriateness:* The program will be continued into the 2014–2023 program period.

**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

*Status/Effectiveness:* The Housing Programs Coordinator, who carried out the listed functions, was employed and funded from 2008 through 2013, when the staff member voluntarily pursued a new opportunity. The position was not refilled. A consulting firm has been contracted for the HOME Program, while other functions of the position have been performed by Planning Department staff.



*Appropriateness:* The program will be modified to instruct the County’s continued responsibility for the functions and purpose of the Housing Programs Coordinator.

**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

*Status/Effectiveness:* The program remains to be completed.

*Appropriateness:* The program will be continued.

**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

*Status/Effectiveness:* The County entered into an MOU with Neighborhood Housing Services Silicon Valley (NHSSV), with services activated July 20, 2010.

*Appropriateness:* The program will continue into the 2014–2023 program period to maintain the service.

**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

*Status/Effectiveness:* The program was not activated.

*Appropriateness:* The program will be continued into the 2014–2023 program period.

**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 not 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

*Status/Effectiveness:* The program was not activated.

*Appropriateness:* The program will continue into the 2014–2023 program period.

**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

*Status/Effectiveness:* The County entered into a memorandum of understanding with Neighborhood Housing Services Silicon Valley (NHSSV), with services activated July 20, 2010.

*Appropriateness:* The program will continue into the 2014–2023 program period to maintain the service.

**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

*Status/Effectiveness:* CSWD received \$93,851 in 2011 to operate the program. The County also received \$282,572 to assist low-income residents with utility assistance (electric, gas, propane) from a range of \$170 to \$320 depending on household income. Services are provided in an effort to provide assistance and to prevent shut-off. Over 900 residents receive assistance on an annual basis. The County was then awarded \$142,673 in 2012 for LIHEAP. CSWD continues to receive annual LIHEAP grants to assist low-income residents with utility assistance. Funds received are close to approximately \$350,000.

*Appropriateness:* The program will continue into the 2014–2023 program period.

**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

*Status/Effectiveness:* The program assisted 56 residences in 2011. Promotion was made by County Housing Programs Coordinator with other County affordable-housing programs. Brochures and a press release were prepared. Over 1,000 CCES program applications/information were distributed during outreach efforts and events at the San Benito County Community Food Bank, Meals on Wheels/Jovenes de Antaño, Hollister One-Stop Career Center, and Community Services and Workforce Development, and at the companies Cedar Valley Manufacturing and Earthbound Farms.

*Appropriateness:* The program will continue into the 2014–2023 program period.

**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

*Status/Effectiveness:* While energy conservation has been promoted by means such as weatherization and Title 24 provisions, this funding has not taken place, and outreach on this specific issue has been minimal.

*Appropriateness:* The program will be continued into the 2014–2023 program period.

**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

*Status/Effectiveness:* Energy conservation measures are required for new construction and for very substantial remodeling activity.



*Appropriateness:* The program will be continued.

**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

*Status/Effectiveness:* A handout has been made available at the County Planning and Building Department offering suggestions from the Monterey Bay Chapter of the American Institute of Architects on sustainable practices, such as efficient electrical fixtures and passive heating and cooling.

*Appropriateness:* The program will be continued into the 2014–2023 program period.

**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

*Status/Effectiveness:* Energy conservation measures are required for new construction and for very substantial remodeling activity, and a handout from the Monterey Bay Chapter of the American Institute of Architects has been made available at the County Planning and Building Department offering sustainability suggestions including passive heating and cooling. The County Subdivision Ordinance allows for solar-access easements in agreement with State Government Code §66475.3. However, the County has not adopted an ordinance related to this program.

*Appropriateness:* The program will be continued into the 2014–2023 program period.