

# **SAN BENITO COUNTY**

## **Housing Advisory Committee**

*Committee:*

*Chair of the Board of Supervisor Bea Gonzales, District 5;  
Board of Supervisor Betsy Dirks, District 1;  
Chair of the Planning Commission, Robert Gibson, District 4;  
Planning Commissioner, G.W. Devon Pack, District 5;  
Development Community Public Member, Victor Gomez;  
Affordable Housing Public Member, Seth Capron, and  
Financial or Accounting Public Member, Jonathan Casey*

## **AGENDA**

**Monday, June 6, 2022**

**11:00 A.M.**

San Benito County Administration Building  
Board of Supervisors Chambers  
481 Fourth Street, Hollister, California

**Webinar ID: 863 2339 8642**  
**Webinar Password: 685370**

**Pursuant to AB 361, and the resolution adopted thereunder, relating to the convening of public meetings in response to the COVID-19 pandemic, and pursuant to the recommendation from Dr. Gellert dated January 5, 2022, members of the Committee are allowed to attend the meeting via teleconference and to participate in the meeting to the same extent as if they were present.**

**The meeting will be available through Zoom those who wish to join or require accommodations with the instructions below:**

**This meeting can be accessed in the following methods:**

**Through Zoom (<https://zoom.us/join>) per the instruction stated below**

**Participating by Zoom:**

Three ways to attend Zoom meetings: on a web browser, through the Zoom App, or over the phone. Each webinar will have a webinar ID and password, which is a unique number associated with an instant or scheduled meeting (found at the top of this text). The chat feature is disabled for all participants. Additionally, the video function is not available to the public. Zoom regularly provides new versions of the Zoom desktop client and Zoom mobile app to

release new security features and fix bugs. To ensure you can join the meeting and participate through public comment, please launch the web address to download the Zoom application: <https://zoom.us/support/download>. Furthermore, we recommend upgrading to the latest version of Zoom once it is available. Please visit <https://support.zoom.us/hc/en-us/articles/201362233-Upgrade-update-to-the-latest-version> to ensure you have the newest Zoom update.

**A. Zoom on Web-browser:**

a. If joining through web-browser, launch the address <https://zoom.us/join> or open the direct link listed below: <https://zoom.us>

**B. Or launch the Zoom app on your Tablet or Smartphone:**

b. Select "**JOIN A MEETING**"

c. The participant will be prompted to enter **Webinar ID and Password listed above** and name to join the meeting. The meeting agenda can be found at <https://www.cosb.us/>

d. The participant can launch audio through their computer or set it up through the phone.

e. **Public Comment:** Select the "**Participants Tab**" and click "**Raise hand**" icon, and the Zoom facilitator will unmute you when your turn arrives.

**C. Zoom Audio Only (phone):**

a. If you are **calling in as audio-only**, please dial **US: +1 669 900 6833 or +1 408 638 0968**

b. It will ask you to enter the **Webinar ID listed above**, followed by the "**#**" key (pound key), then enter **Webinar Password listed above** at the top page of the agenda. The meeting agenda can be found at <https://www.cosb.us/>

c. It will then ask for a **Participant ID**, press the "**#**" key (pound key) to continue.

d. Once you enter the Zoom meeting, you will automatically be placed on mute.

e. **Public Comment:** If you are using a phone, please press **"\*9"** (star-nine) to raise your hand, and the Zoom facilitator will unmute you when your turn arrives.

**Written Comments & Email Public Comment**

Members of the public may submit comments via email by 5:00 PM on the Friday prior to the meeting to the Assistant Planner, Stephanie Reck, at [sreck@cosb.us](mailto:sreck@cosb.us)

**Public Comment Guidelines**

**A.** The Committee welcomes your comments.

**B.** If participating on Zoom, once you are selected you will hear that you have been unmuted: At this time, please state your first name, last name, and county you reside in for the record.

**C.** Each individual speaker will be limited to a presentation total of three (3) minutes, or such other time as may be designed by the Chair.

**D.** Please keep your comments, brief, to the point, and do not repeat prior testimony, so that as many people as possible can be heard. Your cooperation is appreciated.

If you have any questions, please contact **Stephanie Reck**, at (831) 902-2289, or email [sreck@cosb.us](mailto:sreck@cosb.us)

**The San Benito County Housing Advisory Committee welcomes you to this meeting and encourages your participation.**

- *If you wish to speak on a matter that does not appear on the agenda, you may do so during the Public Comment period at the beginning of the meeting. Except as otherwise provided by law, no action shall be taken on any item not appearing on the agenda. When addressing the Committee, please state your name for the record. Please address the Committee as a whole through the Chair.*
- *If you wish to speak on an item contained in the agenda, please seek recognition from the Chairman prior to consideration of the item.*

### 11:00 A.M. CALL TO ORDER

1. TELECONFERENCE INSTRUCTIONS
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
  - Committee Members:**
    1. *Bea Gonzales, Chair of the Board of Supervisor District 5;*
    2. *Betsy Dirks, Board of Supervisor District 1;*
    3. *Robert Gibson, Chair of the Planning Commission, District 4;*
    4. *G.W. Devon Pack, Planning Commissioner, District 5;*
    5. *Victor Gomez, Development Community Public Member;*
    6. *Seth Capron, Affordable Housing Public Member; and*
    7. *Jonathan Casey: Financial or Accounting Public Member.*
4. ACKNOWLEDGE CERTIFICATE OF POSTING
5. PUBLIC COMMENT: *Opportunity to address the Committee on items of interest not appearing on the agenda. No action may be taken unless provided by Govt. Code Section 54954.2.*

### REGULAR AGENDA

6. Proposed resolution pursuant to AB 361- Adopt proposed resolution authorizing teleconferencing options for meetings of the Committee for the period of June 6, 2022, through July 5, 2022, pursuant to AB 361.
7. Adopt May 2, 2022, minutes.
8. Overview of AB 1482 the Tennant Protection Act of 2019.
9. Overview: Parts of Aromas covered by Section (8) eight.
10. Discussion: County land that can be dedicated to self-help housing.
11. Discussion: Mechanism and trigger for expenditure of in-lieu funds.
12. Overview: Developments with (1) one to (10) ten units in San Benito County.
13. Discussion: Implement (1) one to (5) five units with no inclusionary requirement and phase (6) six to (10) ten units for the in-lieu fee and inclusionary requirement.

14. Discussion: Round up fractional units of (.5) point five or greater to the nearest whole number.
15. Discussion: Remove option to pay for fractional units only.
16. Discussion: One fee applicable to “for-sale” units.
17. Discussion: Remove Paragraph (C) from § 21.03.008 or look at the language for exceptions.
18. Discussion: Impact fee waiver.
19. Discussion: Adding ADU's to the Affordable Housing Ordinance and reduction of impact fees for ADU's.
20. Discussion: Include Santana Ranch Apartments building cost to rental data for the Inclusionary Housing Study.

**ADJOURNMENT:**

*As required by Gov. Code Section 54957.5 any public record distributed to the San Benito Housing Advisory Committee less than 72 hours prior to this meeting in connection with any agenda item shall be made available for public inspection at the office of the Clerk of the Board, San Benito County Administration Building, 481 Fourth Street, Hollister, CA 95023. Public records distributed during the meeting will be available for public inspection at the meeting if prepared by the County. If the public record is prepared by some other person and distributed at the meeting it will be made available for public inspection following the meeting at the office of the Clerk of the Board.*

***In compliance with the Americans with Disabilities Act (ADA) the Board of Supervisors meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Clerk of the Board's office at (831) 636-4000 at least 48-hours before the meeting to enable the County to make reasonable arrangements to ensure accessibility.***