

SAN BENITO COUNTY

Housing Advisory Committee

Committee:

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



MINUTES

Monday, August 1, 2022

11:00 A.M.

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

Webinar ID: 860 6607 0930

Webinar Password: 381904

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:

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A. Zoom on Web-browser:

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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.

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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

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

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

Dana Serpa-Ostoja, Office Assistant II, read the teleconference instructions to members participating remotely.

No public comment at this time.

2. PLEDGE OF ALLEGIANCE

Robert Gibson, Chair of the Planning Commission, led the pledge of allegiance.

No public comment at this time.

3. ROLL CALL

Committee Members:

1. *Bea Gonzales, 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.*

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, and Robert Gibson, Chair of the Planning Commission, were present in chambers for the meeting. Jonathan Casey, Financial or Accounting public member, and Victor Gomez, Development Community public member, were present via teleconference for the meeting. G.W. Devon Pack, Planning Commissioner-Vice Chair of the Housing Advisory Committee, arrived late and in person to the meeting. Betsy Dirks, Board of Supervisor, and Seth Capron, Affordable Housing public member, Arrived late via teleconference to the meeting.

4. ACKNOWLEDGE CERTIFICATE OF POSTING

Victor Gomez, Development Community public member, motioned to acknowledge the certificate of posting.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, seconded that motion.

Motion passed four (4) to zero (0).

No public comment at this time.

- 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.**

No public comment at this time.

REGULAR AGENDA

- 6. Proposed resolution pursuant to AB 361- Adopt proposed resolution authorizing teleconferencing options for meetings of the Committee for the period of August 1, 2022, through September 1, 2022, pursuant to AB 361.**

Robert Gibson, Chair of the Planning Commission, motioned to pass AB 361.

Victor Gomez, Development Community public member, seconded this motion.

Motion passed four (4) to zero (0).

No public comment at this time.

- 7. Adopt July 11, 2022, minutes.**

Victor Gomez, Development Community public member, stated that he would like to abstain from this vote as he was not present at the last meeting.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, stated that we will mark him down as an abstention for the record.

Robert Gibson, Chair of the Planning Commission, motioned to approve the July 11, 2022, minutes.

Jonathan Casey, Financial or Accounting public member, seconded this motion.

Motion passed three (3) to zero (0) with (1) abstention.

No public comment at this time.

- 8. Overview: Updates to Ch. 21.03 Affordable Housing Regulations.**

Stephanie Reck, Assistant Planner, presented the updates for CH 21.03 Affordable Housing Regulations.

Dana Serpa-Ostojka, Office Assistant II, stated for the record that Betsy Dirks, Board of Supervisor, joined the meeting via teleconference.

Jonathan Casey, Financial or Accounting public member, stated that he dissents on the provision added to section 21.03.012 "Collection and Use of In-Lieu Fees" as he would like to see the funds being used for large projects, rather than to backfill the impact fee waiver.

Stephanie Reck, Assistant Planner, clarified that this is one of the options the Board can choose from, and they do not have to use the funds for this purpose if they choose not to.

Jonathan Casey, Financial or Accounting public member, stated that his concern is that the funds will be used to cover these infrastructure costs and they will not be used to support housing development, and this is why he does not agree with this provision.

Joel Ellinwood, Assistant County Counsel, added that he has one addition he thought we already made to the document for section 21.03.013 "Density Bonus and Incentives". The first sentence references government code section 65915 through 65916, which should now go through 56918 as there are multiple new code sections in that range that apply to the county. The general principal is that there are very specific requirements in the code as far as density bonus is concerned. This is just echoing what is in state law, but the legislature tweaks these provisions on a frequent basis, so it is his recommendation that we have the minimum amount of local regulation and that we rely primarily on state law and should just incorporate it in reference.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, asked if we should remove A 1-4 if they are just a reiteration of government code.

Joel Ellinwood, Assistant County Counsel, stated they are simply reiterating what is in state law, but state law requires local ordinance to incorporate these, if we do it in this way that is fine. If there is ever any issue state law will prevail. The code sections we are talking about are very long and complex, and it is difficult for staff to say what density bonuses are available and needs to be worked through on a project-by-project basis.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, confirmed that A 1-4 are okay the way they are written. Joel Ellinwood, Assistant County Counsel, stated that is correct.

Stephanie Reck, Assistant Planner, stated that she would also correct the section to read "Cal. Gov't Code 56915-56918".

Jonathan Casey, Financial or Accounting public member, asked about the recent negotiations and plan with the Council of Governments. Does that dovetail with what we are seeing here, or do we know yet the impact of what that planning is. Are we within the plans? Would we need to go back and revisit this if we were outside of the plan?

Joel Ellinwood, Assistant County Counsel, stated that it was his understanding the Council of Governments (COG) does the allocation of the different units for affordable housing. They are assigned by the regional agency to the county and by HCD to the county. COG came up with a way to allocate that between the two cities and the unincorporated county. As far as he knows there is no movement from the jurisdictions to appeal that plan. The COG will formally adopt the allocation and we can proceed with the preparations of the housing element update with those allocation numbers.

Jonathan Casey, Financial or Accounting public member, stated that he understands what Joel Ellinwood, Assistant County Counsel, is saying and that it would be best if we didn't have to go

back and look at this. I want to make sure that 20% of total units of housing built must be affordable and if that dovetails with what the new requirements will be coming out of that plan.

Joel Ellinwood, Assistant County Counsel, stated there is no relationship between the housing allocation and the density bonus provisions. They are separate.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, stated for the record, as it sounds like according to County Counsel none of the local jurisdictions will appeal the numbers, can we read in the numbers and how they are being disbursed. I saw a recent Benito link article which stated that 5,005 home would be disbursed with the majority in the city, less than 1,000 in San Benito County, and less than 150 in San Juan, does anyone have those numbers?

Joel Ellinwood, Assistant County Counsel, stated that we need to let the process run its course. All we can say at this point as far as we know, neither of the two cities nor county are planning to appeal the allocation formula that was preliminary adopted by COG and will be finalized in the next month or two.

Let the record show that Joel Ellinwood, Assistant County Counsel, had to leave the meeting, and Ekam Brar, Deputy County Counsel, filled in.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, stated that she understands what County Counsel is saying and that if the numbers were available, it would be nice to have them on the record for this Advisory Committee.

Joel Ellinwood, Assistant County Counsel, stated that it is not over till its over. Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, was receptive to this.

Jonathan Casey, Financial or Accounting public member, addressed the change in 21.03.013 "Density Bonus and Incentives" subsection (C) regarding an increase in restricted condominiums from ten (10) years to fifteen (15) years. Jonathan Casey, Financial or Accounting public member, stated that it is probably okay as regulatory agreements can extend it beyond the 15 years. But we don't need anything in there that says, "or other agreements" so this update is fine.

Seth Capron, Affordable Housing public member, addressed the change in 21.03.014 "Affordable by Design" regarding the option to connect with Planning staff to incorporate affordable design standards. Seth Capron, Affordable Housing public member, asked if this has any practical effect or if it is just a conceptual guideline.

Stephanie Reck, Assistant Planner, stated that it is both practical and conceptual. The intent of this section is to allow the developer the option of incorporating affordable standards that would make the units efficient and support cost reductions in development. This section was intentionally left brief as affordable design standards are evolving. If a developer would like to incorporate affordable design standards, then they can connect with Planning staff to determine what affordable design standards are current and relevant.

Seth Capron, Affordable Housing public member, asked if that changes the requirements for the number of affordable homes. Does it have any effect on what is approved or is it just guidelines on how a developer could build things more inexpensively.

Stephanie Reck, Assistant Planner, stated this section is an option for the developer. If they want to include these standards we will address it on a project-by-project basis, but it does not have any bearing on the requirements for the number of affordable units.

Seth Capron, Affordable Housing public member, addressed the change to 21.03.015 "Development Standards" subsection (A) which stipulates that inclusionary units shall be dispersed throughout the residential development to prevent a concentration of affordable units. Seth Capron, Affordable Housing public member, stated that as having built numerous developments with mixed market rate and low-income housing together it is challenging to disperse the units with self-help housing because it is not practical as the projects typically take a longer amount of time to complete than other units. You can have small groupings, which doesn't isolate them, but can include them in blocks of ten (10) or twelve (12) so that it doesn't have as big of an impact during construction, but that is something which is very particular to self-help housing that would not apply to contractor built low-income housing.

Stephanie Reck, Assistant Planner, asked if we include a provision for 21.03.015 "Development Standards" subsection (A) which excludes self-help housing from this regulation if that would address this concern.

Seth Capron, Affordable Housing public member, stated that excluding self-help housing from this provision would address this concern. Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, stated that she agreed with this and would like to see self-help housing excluded from this provision.

Stephanie Reck, Assistant Planner, stated that she will connect with County Counsel and include this edit in the next update.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, asked to have the record reflect that Seth Capron, Affordable Housing public member, joined the meeting via teleconference.

Stephanie Reck, Assistant Planner, read the updates for 21.03.015 "Development Standards" subsection (C) (D) which deal with the replication of requirements for market rate and affordable housing. Arielle Goodspeed, Principal Planner, stated for the record that Planning staff connected with County Counsel regarding these two subsections and the direction provided was to remove these provisions. Stephanie Reck, Assistant Planner, stated that she overlooked this edit and asked the committee members to disregard these two provisions as Planning staff's intent is to remove these subsections.

It should be noted for the record that Robert Gibson, Chair of the Planning Commission, Seth Capron, Affordable Housing public member, Betsy Dirks, Board of Supervisor, Victor Gomez, Development Community public member, expressed concerns for these sections and were receptive to removing these provisions.

Victor Gomez, Development Community public member, stated that he has an issue with the language in 21.03.015 "Development Standards" subsection (A) which stipulates that inclusionary units shall be dispersed throughout the residential development to prevent a concentration of affordable units. It is not always feasible to have the homes spread out in a development. In many cases the cities or counties I have worked in have come to me and said if you do more concentrated, high-density units, so if your building 400 single family homes, you can do either 75 single family homes or 100 apartments, the jurisdictions would rather see 100 affordable

apartments. This is concerning, if there was some discretion that would be helpful. I understand the intent of spreading the units out as this is something I have done with my developments. At first, we were concentrating multi-housing and now we are spreading it out. In many cases we are building parks and you want the lower-income units closer to the amenities if we spread them out that may not be the case. There needs to be some discretion in this one.

Robert Gibson, Chair of the Planning Commission, asked if we change the language from “shall” to “may” if that would alleviate his concerns. Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, stated there is a big legal difference between “shall” and “may”. G.W. Devon Pack, Planning Commissioner-Vice Chair of the Housing Advisory Committee, stated we could strike the entire sentence, but substituting “may” would be better than striking the entire clause.

Victor Gomez, Development Community public member, stated this is a good point and would like to hear Joel’s points on this matter. We could even add language that states the Board of Supervisors could grant an exemption to this.

Ekam Brar, Deputy County Counsel, stated that the Office of County Counsel would have to get back to us on legality of changing “shall” to “may”.

Seth Capron, Affordable Housing public member, stated that he is very concerned with changing any language from “shall” to “may” as we might as well strike the provision at that point as it wouldn’t mean much. My concern is that if we allow flexibility on any items, it is almost a guarantee that projects will be built with concentration. Any project that has single family homes the developer would want to concentrate them and separate them from the market rate development. We could leave language in for single family detached units that they be dispersed throughout the project.

Victor Gomez, Development Community public member, stated that he feels Seth Capron, Affordable Housing public member, makes a good point to have subsection (A) be applicable to single-family homes. It would make sense to have these units blended in as they do not need to be concentrated. If we have multi-housing wrapped into, we should be able to concentrate it.

Stephanie Reck, Assistant Planner, stated that she will go back and edit this section with these comments in mind. It appears that if we word this to be applicable only to single-family homes, excluding self-help housing, multi-family housing, and rental units would address the concerns presented here.

Seth Capron, Affordable Housing public member, stated that it may also be useful to include specific definitions as sometimes duplexes or six (6) packs of townhomes on small lots are considered multi-housing, we should ensure those are not included in that definition because those could easily be dispersed just as easily as single-family homes could in most projects. Single-family wouldn’t have to just be detached, it would include units that are built on separate lots so that if you had attached housing that was on separate lots, like a townhome, this would qualify.

Stephanie Reck, Assistant Planner, asked we can include that Single-family attached and detached homes would qualify for these provisions. Seth Capron, Affordable Housing public member, agreed with this.

Arielle Goodspeed, Principal Planner, stated that one of the main concerns is that if you were trying to do duplexes or triplexes onto one lot you are generally trying to compact the square footage and that can be difficult.

Betsy Dirks, Board of Supervisor, asked about the Lands of Lee proposal in which he has duplexes disbursed throughout the project.

Arielle Goodspeed, Principal Planner, stated this was correct, and for them to meet this requirement is why they had the average square footage to also include the ADU's. If they had excluded the ADU's then the square footage would have been higher and unfeasible to build the duets.

Betsy Dirks, Board of Supervisor, stated this seems like a good idea and that she is understanding why Lands of Lee proposed their project in this way. Is there a way we can make it where others can do this as well? What if a developer doesn't have the ADU's to accomplish this? It seems that we would want people to mix their homes if it is possible. It seems like it would provide the opportunity for on-site affordable development in a project.

Seth Capron, Affordable Housing public member, stated that we could address that if we provide a minimum threshold for square footage. Arielle Goodspeed, Principal Planner, stated that we do a minimum by bedroom size, because we want to provide some flexibility with unit sizes or types.

Jonathan Casey, Financial or Accounting public member, stated that if we leave the 75% (which should read as 80%) and set a minimum of square footage per number of bedrooms, this may address that.

Stephanie Reck, Assistant Planner, stated that we will be striking subsection (C) which deals with the square footage requirement. Jonathan Casey, Financial or Accounting public member, added that he agrees, that including some minimums or maximums would make sense.

Seth Capron, Affordable Housing public member, asked if we will have something in the ordinance that keeps the developer from building all one-bedroom units or 2-bedroom units. Arielle Goodspeed, Principal Planner, stated that we could add a provision which would encompass that. This may be a section we bring back to the HAC with some options. Seth Capron, Affordable Housing public member, agrees with this and stated that in subsection (D) having a matching number of bedrooms may not be a bad idea and we should discuss this more before striking the section.

Stephanie Reck, Assistant Planner, stated that she can connect with County Counsel and Seth Capron, Affordable Housing public member, to address these concerns and draft some language that would cover these issues. Seth Capron, Affordable Housing public member, was receptive to this.

Victor Gomez, Development Community public member, stated that he appreciated the flexibility in 21.03.015 "Development Standards" subsection (E) as building inclusionary housing in the same timeframe as market rate housing is not always an achievable task and the flexibility is critical for them.

Betsy Dirks, Board of Supervisor, asked why it is the case that building both in the same time frame is not always feasible. Is that due to financing issues? Victor Gomez, Development Community public member, stated this is correct and it is all due to financing. Every situation is different, so the proposed language makes sense, in some cases it won't be a challenge and in other cases it is with affordable financing.

No public comment at this time.

9. Discussion: Mechanism and trigger for expenditure of in-lieu fund.

Stephanie Reck, Assistant Planner, presented an overview of 21.03.012 "Collection and Use of In-Lieu Fees".

Jamila Saqqa, the City of Hollister Housing Coordinator, stated that she had one idea after reviewing the agenda, it was creating a local housing trust which the money could be put into and there are grants we can seek which will match the funding so we can increase the amount of money in the fund balance to use for larger projects. I'm not sure what it would look like to create one, but Monterey County recently created a multi-jurisdictional program which we could reference.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, thanked Jamila Saqqa, the City of Hollister Housing Coordinator, for her comments and the matching is a good idea. Would we as the HAC or the county lose the opportunity to control where the money is going is we formulate a local housing trust and match the funds.

Jamila Saqqa, the City of Hollister Housing Coordinator, stated that is a good point and also relevant of the fact that she has not looked into this in-depth, but wanted to present the idea. This is something she will look into and can get back to them. They are in the same boat in the City of Hollister where they have limited funds but want to remain in control of those funds.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, stated that she would like for Jamila Saqqa, the City of Hollister Housing Coordinator, to bring back more information on this. It would be a good way to double the money with the matching, but it is important that we don't lose control of the money we have. Even if a Resident Advisory Committee is in control but it remains local.

Stephanie Reck, Assistant Planner, stated that she will go back into the ordinance to see if setting up a trust is something that is permissible with the language in the ordinance and if not can provide for such language as to make this a feasible option.

No public comment at this time.

10. Discussion: Identifying surplus land for affordable housing developments.

Stephanie Reck, Assistant Planner, presented a review of 0 Buena Vista Rd and N Chappell Rd and asked the committee members to recommend which parcel they would like to present to the Board for affordable housing.

Stephanie Reck, Assistant Planner, stated that Abraham Prado, Assistant Director of Planning and Building, was intended to be here today to present an overview of the annexation process. Stephanie Reck, Assistant Planner, asked if the committee members would like to have Abraham Prado, Assistant Director of Planning and Building at the next meeting to discuss this process.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, stated that she would like to have Abraham Prado, Assistant Director of Planning and Building, discuss this with us at the next meeting.

Jonathan Casey, Financial or Accounting public member, asked if the property to the North of 0 Buena Vista Road is a county property.

Stephanie Reck, Assistant Planner, stated the Northern most parcel is county, and that LAFCO only confirmed the Eastern most parcel would have to be annexed with 0 Buena Vista Road. Stephanie Reck, Assistant Planner, then asked if this were property the committee members would like staff to move forward with. The first step being connecting with the property owner to see if they would agree to the annexation prior to presenting to the Board.

Robert Gibson, Chair of the Planning Commission, Jonathan Casey, Financial or Accounting public member, Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, verbally expressed agreement with this. No committee members expressed and dissent.

Stephanie Reck, Assistant Planner, stated that she would connect with County Counsel to determine the most appropriate and legal way to approach the landowner to the East of 0 Buena Vista Road regarding annexation into the City of Hollister.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, stated for the record that she is on the LAFCO Commission, and she would have to connect with legal counsel to ensure that she is not creating a legal conflict based on her participation in this committee.

Jonathan Casey, Financial or Accounting public member, stated that we had discussed multiple options for this property from farmworker housing to modular homes. Would the landowner to the East have any sway on what we can do with the property if they sign off on the annexation?

Ekam Brar, Deputy County Counsel, stated that we would have to research the legality of this and would bring this information back to the committee. Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, stated that we should absolutely look into that as this would be a good location for self-help housing.

Seth Capron, Affordable Housing public member, stated that it seems like it would be difficult to make any commitment to the landowner as there wouldn't have been any project that has gone through the approval process. Jonathan Casey, Financial or Accounting public member, stated that there has been some press regarding what could happen with this property, and I think we would want to proceed cautiously and if they have been paying attention to what's been going on they will ask the same questions.

Enrique Arreola, Deputy Director of Community Services and Workforce Development, provided additional details for the properties located at N Chappell Rd. Enrique Arreola, Deputy Director of Community Services and Workforce Development, stated that we were provided with some misinformation as there are no plans to have this property developed for tiny homes. That is a discussion for a different property, apologies for any confusion. For the undeveloped portion there has been no final decision made in terms of a final project. We have been discussing affordable housing which may be a future project if funding is secured.

Seth Capron, Affordable Housing public member, asked what the size is of the larger undeveloped portion of the property. Enrique Arreola, Deputy Director of Community Services and Workforce Development, estimates that it is close to four (4) or five (5) acres. There are also two home presents on the developed portion, and it is also misinformation that this parcel is dedicated for transitional housing as this has not been decided on yet. We are planning on perhaps using one for such and the other for permanent housing. The homes are on about .6 .7 acres, and the rest is the undeveloped.

Jonathan Casey, Financial or Accounting public member, asked if Enrique Arreola, Deputy Director of Community Services and Workforce Development, and his department have control of this property. Enrique Arreola, Deputy Director of Community Services and Workforce Development, stated that is correct and they have owned this parcel for going on a year. It is a good location, but we need to secure funding for low-income affordable housing.

Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, asked if Enrique Arreola, Deputy Director of Community Services and Workforce Development, could elaborate on what that affordable housing may look like. Enrique Arreola, Deputy Director of Community Services and Workforce Development, that he could not, and the options are open, they can do apartments or single story. It would conform with the other houses in the residential neighborhood. Bea Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, stated that she likes the idea of the apartment complex.

Enrique Arreola, Deputy Director of Community Services and Workforce Development, added the purchase of this property included a purchase improvement agreement. If we ever intend to develop, we need to put the utilities in the ground and repair the roads. We are looking for grants from HCD as it will be part of the purchase to improve the utilities and road.

Jonathan Casey, Financial or Accounting public member, asked if there is a time frame or if there is a limitation on the land use grant. Enrique Arreola, Deputy Director of Community Services and Workforce Development, stated that because it comes with two properties the funds are good until 2025. As long as we utilize the two homes by 2025 and we are on track to making the necessary rehab by June of 2023. We anticipate having clients in these two homes by July of 2023.

Stephanie Reck, Assistant Planner, stated that at the last meeting one of the members of the committee asked if any soil testing has been done on this parcel to determine if there has been any contamination from previous agriculture and that Enrique Arreola, Deputy Director of Community Services and Workforce Development, informed staff he was unaware if any such testing has been conducted. Stephanie Reck, Assistant Planner, asked if they have any plans to test the soil in the future. Enrique Arreola, Deputy Director of Community Services and Workforce Development, stated that he meets on a monthly basis with the project manager from the RMA and will discuss this at the next meeting. Enrique Arreola, Deputy Director of Community Services and Workforce Development, added that Santa Cruz County did offer to provide modular homes, but we turned the offer down as we did not have a place for the homes or the funds to transport the modular homes.

Jonathan Casey, Financial or Accounting public member, stated that at the last meeting we discussed the land at the Wiebe Motel and the land behind it. Is there any update on that discussion?

Stephanie Reck, Assistant Planner, stated that she did not have an update for the land by the Wiebe as it is owned by the city.

Betsy Dirks, Board of Supervisor, stated that he is talking about the Tovar building which is next to Behavioral Health and not the Wiebe Motel. Betsy Dirks, Board of Supervisor, stated that she is on the Homeless Committee, and she asked Ray Espinosa, the County Administrative Officer, about this and he did not have an update on whether we sent someone out. We are still in the process of getting an appraisal on that property, but it is in the process.

Jonathan Casey, Financial or Accounting public member, stated that the Wiebe Motel is being used for farmworker housing and that is something we will need to take into consideration if we purchase this property as we would need to think about rehousing those individuals, even if they are only using the motel seasonally.

Betsy Dirks, Board of Supervisor, stated that she thinks Enrique Arreola, Deputy Director of Community Services and Workforce Development, has been working on this and asked if he could comment on this.

Enrique Arreola, Deputy Director of Community Services and Workforce Development, stated that the Wiebe Motel has been used for farmworker housing and it is his understanding there are 24 rooms and about 20 rooms are being used by a local contractor to house local farmworkers.

Jonathan Casey, Financial or Accounting public member, stated that we were discussing this area as it is close to some amenities and talked about possibly redeveloping that area. If we lose 20 farmworker homes, what would we do with those folks? I just want to be informed and gather information, I thought it was empty and if we did displace them, we would need to address this. Enrique Arreola, Deputy Director of Community Services and Workforce Development, stated that it is his understanding that both the owners of the Wiebe Motel and SureStay Hotel are interested in selling. There is also intent to get those appraised. There is opportunity to apply for funding for different projects. Any property can be considered for a HOME project even hotels.

Jonathan Casey, Financial or Accounting public member, stated that he would like to keep this property on our radar, and he would like updates.

Enrique Arreola, Deputy Director of Community Services and Workforce Development, added that there is a huge need for farmworker housing. We manage the labor camp which is typically fully booked. We also manage the family migrant center and every year I have been with the county we have 100% plus on the waiting list.

No public comment at this time.

11. Overview: Support for at-risk Veterans and tenants with children in school.

Stephanie Reck, Assistant Planner, presented an overview of our last discussion regarding Veterans and tenants with children in school.

Stephanie Reck, Assistant Planner, invited Shari Stevenson, Accredited Veterans Representative for Monterey County Military and Veterans Affairs, and Jack Murphy, Management Analyst III for Monterey County Military and Veterans Affairs, to discuss the need for increased tenant protections for Veterans.

Jack Murphy, Management Analyst III for Monterey County Military and Veterans Affairs, stated that he will keep his comments focused on the Veteran's portion of this meeting. Recently our office participated in a summit on homelessness in July, we discussed the coalition of homeless services providers and the continuum of care for both Monterey and San Benito County. We reviewed both five (5) and one (1) year plans to end homelessness and the release of the 2022 point-in-time count numbers, my comments will be framed in this perspective. Overall, the longitudinal trend for San Benito County shows a 21% increase in the number of homeless individuals, it went up from 282 in 2019 to a total of 357 in 2022. However, it is notable the veteran's subpopulation dropped from fifteen (15) to just six (6) in 2022. This is a 60% drop in the

number of homeless veterans and that is the result of a lot of community members and the Veteran's Affairs (VA). The percentage of sheltered veterans doubled from 1 to 2, so we have individuals that are accessing the shelters that are available. The VA has done tremendous work over the last 8 years since Obama issued a federal challenge to reduce the homeless population within five (5) years, that number was not met, but the endeavors to reduce veteran homelessness continues. Additionally, the VA Palo Alto healthcare system has a significant number of resources to address veteran's homelessness including, in-patient residential programs, trauma recovery programs, homeless veterans recover programs. Locally, our office conducts outreach to individual veterans, applicants for eligibility of healthcare, homelessness assistance programs, Shari Stevenson, Accredited Veterans Representative for Monterey County Military and Veterans Affairs, also works closely with Shannon Healer, Supervisory Social Worker for VA HUD-VASH program with Santa Cruz County Military and Veterans Affairs. There are currently 30 VASH vouchers within San Benito County. There is a VA program called Supportive Services for Veterans and Families (SSVF) which is administered locally in Monterey, including San Benito County, by a non-profit called Nation's Finest. SSVF provides a lot of the security deposits and first and last rental assistance if someone is going to be evicted, they can help individuals if they are income eligible and veterans, this program is means tested. SSVF can also help pay to reduce legal barriers, employment, fixing a vehicle, or almost anything that may be required to keep a veteran housed. The Veterans Transition Center, a non-profit organization, is the only homeless veterans housing facility along the Central Coast that is dedicated only to veterans. They have an emergency residential shelter, a number of transitional housing programs, and are the only provider South of San Jose who accepts families with four family units available. There are two new initiatives coming out of the Monterey office to support at-risk/homeless veterans. We just completed our Stand Down which is a bi-annual event, which took place on the 17th and 18th of June, we provided transportation to homeless veterans from Hollister directly to Monterey for the two-day period. We are in the process of trying to stand up a veteran's court initiative in San Benito County and we have a meeting with Patrick K. Palacios, San Benito Superior Court Judge, later this week to discuss getting this off the ground. This is due to the fact that during this point-in-time count that took place in 2022 one of the top five (5) reasons for veteran homelessness was due to legal challenges. These initiatives may allow for court mandates which require at-risk veterans to remain housed or connect to homeless housing provider. If we can provide relief for any financial sanctions that would also assist veterans to remain housed. Things that can be approved upon or added to in regard to programs for veterans, would be a Homeless Outreach Team (HOT) of trained Social Workers and Case Managers, who conducts general outreach to homeless individuals, they would identify veterans and connect them to the VA, support with eligibility applications, and support connections to other financial resources. The VASH office in Santa Cruz has a great Landlord Outreach Case manager, landlord incentives is always something we are looking for. Programs that help subsidize the cost of repair or guarantees repairs from a landlord's standpoint have helped significantly in Monterey County. Marketing VASH vouchers and the Subsidized Housing Program through Monterey to show how the VA can support landlords and veterans coming out of homelessness. Coordinated entry is something that San Benito County currently does, which is the best way to inform the community at large and non-profit providers that we have an individual that is homeless, identify their subpopulation (Veteran, family, single mother etc.), and connect them to a homeless provider. Lastly, if there is anything that can be done within San Benito County's Housing Authority to increase the number of VASH vouchers that would be ideal, there are 30 in the county, and I do not know what the utilization rate is. I know for Monterey County we had 100 vouchers that was increased to 120 and the utilization rate is in the upper 90%.

Stephanie Reck, Assistant Planner, asked the committee members if they are interested in having staff reach out the Housing Authority of Santa Cruz to see what the utilization of VASH vouchers is and if we can increase the number of VASH vouchers for the county should it be necessary. Bea

Gonzales, Board of Supervisor-Chair of the Housing Advisory Committee, stated that she would like staff to do this.

Shari Stevenson, Accredited Veterans Representative for Monterey County Military and Veterans Affairs, stated that their organization is looking to increase the VASH (Veterans Affairs Subsidized Housing) vouchers from 30 to 40.

Jack Murphy, Management Analyst III for Monterey County Military and Veterans Affairs, stated that Shannon Healer, Supervisory Social Worker for VA HUD-VASH program with Santa Cruz County Military and Veterans Affairs, would be a good person to connect with regarding this.

G.W. Devon Pack, Planning Commissioner-Vice Chair of the Housing Advisory Committee, stated that Monterey County has provisions where landlords need to accept VASH Voucher, does San Benito County or Santa Cruz County also have a provision for this?

Stephanie Reck, Assistant Planner, stated that she has not come across any specific regulations for VASH vouchers in San Benito County, but she can look into this.

Stephanie Reck, Assistant Planner, thanked Jack Murphy, Management Analyst III for Monterey County Military and Veterans Affairs, for his participation and the wealth of information he shared. Stephanie Reck, Assistant Planner, stated that, based on this information it seems as if Veterans have a significant amount of support in the area, but that she would be happy to connect with the Housing Authority of Santa Cruz to see if they can increase the allotment of VASH vouchers for the county.

Shari Stevenson, Accredited Veterans Representative for Monterey County Military and Veterans Affairs, added that there is a ton of support for Veterans and that landlords have been very supportive. Monterey County has an excellent Case Manager who visits with clients monthly which helps to reduce any issues with landlords.

Stephanie Reck, Assistant Planner, invited the County Superintendent representative to share regarding their topic of school age children. Stephanie Reck, Assistant Planner, identified that no representative from the Superintendents Office participated in the meeting. Stephanie Reck, Assistant Planner, stated that Jennifer Logue, San Benito County Deputy Superintendent, informed staff that retrieving this information outside of the school year would be difficult. Stephanie Reck, Assistant Planner, stated that we would continue this item until next month and staff will continue to reach out to the Superintendents Office for their participation.

G.W. Devon Pack, Planning Commissioner-Vice Chair of the Housing Advisory Committee, stated that we can either bring this item back to the next meeting or we can table it until there is sufficient data to have the conversation.

Stephanie Reck, Assistant Planner, stated that she will connect with the Superintendents again to determine what their time frame is for having sufficient data and will determine if it will go on the next agenda at that time.

No public comment at this time.

12. Update: Preliminary Housing Element Workshop for community development.

Stephanie Reck, Assistant Planner, presented a copy of the flyer for the San Benito County Housing Element Workshop. Stephanie Reck, Assistant Planner, also shared the date of the workshop is confirmed to be September 29th, 2022.

Alexia Garcia, Community Engagement Associate at the Monterey Bay Economic Partnership, stated that MBEP would like all members of the HAC to participate and added that we are working together to determine how we will provide for translation services as we want the event to be as robust as usual.

Elizabeth Madrigal, Housing Associate at the Monterey Bay Economic Partnership, echoed that we would like to have all HAC members join the event and participate.

No public comment at this time.

13. Direction: Future agenda items to be addressed.

Housing advisory Committee Members did not direct any items to be addressed.

No public comment at this time.

14. Schedule: Next meeting date.

Stephanie Reck, Assistant Planner, confirmed the next meeting date for September 19th at 11am.

No public comment at this time.

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.