



**SAN BENITO COUNTY
PLANNING COMMISSION**

Vincent Ringheden	Richard Way	Robert Scagliotti	Robert Gibson	Bobbie Thomason
District No. 1	District No. 2 - Chair	District No. 3	District No. 4	District No. 5 - Vice-Chair

Board of Supervisors Chambers 481 Fourth Street, Hollister, CA 95023

**PLANNING COMMISSION - SPECIAL SESSION-
APRIL 30, 2025
6:00 PM**

The meeting will be available through Zoom, YouTube, and Peak Agenda for those who wish to join or require accommodations

Members of the public may participate remotely via zoom at the following link
<https://zoom.us/join> with the following Webinar ID and Password:

Webinar ID: 815 4795 1938
Webinar Password: 789066
Join by Phone: +1 408 638 0968 US (San Jose)

Those participating by phone who would like to make a comment can use the “raise hand” feature by dialing “*9”. In order to receive the full zoom experience, please make sure your application is up to date.

Remote zoom participation for members of the public is provided for convenience only. In the event that the zoom connection malfunctions for any reason, the Planning Commission reserves the right to conduct the meeting without remote access.

Remote Viewing:

Members of the public who wish to watch the meeting can view a livestream of the meeting online through either the:

- A. Community Media Access Partnership (CMAP) YouTube
Page: https://www.youtube.com/channel/UCLj3iW3_dsDzbYqnY1KdCvA.
- B. Peak Agenda Page: https://cosb.granicus.com/ViewPublisher.php?view_id=1

Written Comments & Email Public Comment

Members of the public may submit comments via email by 5:00 PM on the Monday prior to Planning Commission meeting to the Resource Management Agency at sbcplan@sanbenitocountyca.gov.

Public Comment Guidelines

A. The San Benito County Planning Commission 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. Speakers are encouraged to keep your comments, brief and to the point, and not to repeat prior testimony, so that as many people as possible can be heard. Your cooperation is appreciated.

If you have any questions, please contact the Resource Management Agency at sbcplan@sanbenitocountyca.gov

1 CALL TO ORDER

2 PLEDGE OF ALLEGIANCE

3 ROLL CALL

4 CONSENT AGENDA

These items will be considered as a whole without discussion unless a particular item is requested by a member of the Commission, Staff or the public to be removed from the Consent Agenda. Approval of a consent item means approval of the recommended action as specified in the Staff Report.

If any member of the public wishes to comment on a Consent Agenda Item please fill out a speaker card present it to the Clerk prior to consideration of the Consent Agenda and request the item be removed and considered separately.

- 4.1. [RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-Acknowledge the Certificate of Posting for the Special Planning Commission Meeting of April 30th, 2025.SBC FILE NUMBER: 790](#)
Certificate of Posting

5 PUBLIC HEARING

- 5.1. [RESOURCE MANAGEMENT AGENCY-A. PRADO,DIRECTOR- PLANNING AND BUILDING-Review the General Plan Amendment \(REF250001\) 2023-2031 Housing Element 6th Cycle update as mandated by the California Department of Housing and Community Development \(HCD\). Participate in staff and consultant](#)

presentation and discission. Consider recommending to the Board of Supervisors the acceptance and adoption of the General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update to the 2035 General Plan. SBC FILE NUMBER: 790

PC Staff Report - GPA 2023-2031 Housing Element 6th Cycle Update (Exhibit A)
PC Resolution - GPA 2023-2031 Housing Element 6th Cycle Update (Attachment C)
BOS Staff Report - GPA 2023-2031 Housing Element 6th Cycle Update (Exhibit B)
BOS Resolution - GPA 2023-2031 Housing Element 6th Cycle Update (Attachment D)
BOS Resolution - Initiate GPA Residential High Rezone HE Program 3-2 (Attachment E)
2023-2031 6th Cycle Housing Element (Attachment A)
HCD Letter Statutory Compliance (Attachment B)
Presentation
Free Lance Notice

- 5.2. **RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING -Review and adopt the attached resolution that recommends the Board of Supervisors add chapter 21.04 (Local Tenant Preference) to Title 21 (Building and Engineering) of the San Benito County Code. The attached proposed draft ordinance includes sections 21.04.001 (Purpose), 21.04.002 (Scope), 21.04.003 (Preferences), 21.04.004 (Implementation of Preference Policy), 21.04.005 (Limitations), and 21.04.006 (Regulations).SBC FILE NUMBER: 790**

New Chapter 21.04 Local Tenant Preference
PC Resolution
BOS Ordinance - 21.04 Local Tenant Preference
Free Lance Notice

6 REGULAR AGENDA

7 ADJOURNMENT

NOTE: A copy of this Agenda is published on the County's Web site by the Friday preceding each Commission meeting and may be viewed at www.sanbenitocountyca.gov All proposed agenda items with supportive documents are available for viewing at the San Benito County Administration Building, 481 Fourth Street, Hollister, CA between the hours of 8:00 a.m. & 5:00 p.m., Monday through Friday (except holidays.) This is the same packet that the Planning Commission reviews and discusses at the Commission meeting. The project planner's name and email address has been added at the end of each project description.

As required by Government Code Section 54957.5 any public record distributed to the Planning Commission less than 72 hours prior to this meeting in connection with any agenda item shall be made available for public inspection at the Planning Department, 2301 Technology Parkway, 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 Planning Department.

APPEAL NOTICE: Any person aggrieved by the decision of the Planning Commission may appeal the decision within ten (10) calendar days to the Board of Supervisors. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available from the Clerk of the Board at the San Benito County Administration Office, 481 Fourth Street, Hollister and the San Benito County Planning Department, 2301 Technology Parkway, Hollister.

NOTE: 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.



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

**Vincent
Ringheden**
District No. 1

**Richard
Way**
District No. 2

**Robert
Scagliotti**
District No. 3
- Vice-Chair

**Robert
Gibson**
District No. 4
- Chair

**Bobbie
Thomason**
District No. 5

Item Number: 4.1

MEETING DATE: 04/30/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Stephanie Reck

SUBJECT:

**RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-
Acknowledge the Certificate of Posting for the Special Planning Commission Meeting of April
30th, 2025.**

SBC FILE NUMBER: 790

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

N/A.

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

Yes

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

No

STRATEGIC PLAN GOALS: 3. Technology

No

STRATEGIC PLAN GOALS: 4. Community Engagement

Yes

STRATEGIC PLAN GOALS: 5. Health & Safe Community

No

STAFF RECOMMENDATION:

Steff recommend acknowledging the Certificate of Posting for the Special Planning Commission Meeting of April 30th, 2025.

ATTACHMENTS:

[Certificate of Posting](#)

San Benito County Planning Commission
2301 Technology Parkway
Hollister, CA 95023



CERTIFICATE OF AGENDA POSTING

Pursuant to Government Code §59454.2(a), I, Stephanie Reck, certify that the **SPECIAL MEETING AGENDA** for the **SAN BENITO COUNTY PLANNING COMMISSION MEETING** scheduled for April 30th, 2025, was posted at the following locations, freely accessible to the public, on this day of April 24, 2025:

The bulletin board outside the front entrance of the San Benito County Planning Department, 2301 Technology Parkway, Hollister, CA

AND

The bulletin board outside the front entrance of the San Benito County Administration Building, 481 Fourth Street, Hollister, CA

AND

On The San Benito County website <https://www.cosb.us/> in the Events Calendar.

Stephanie Reck
Associate Planner
County of San Benito



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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- Vice-Chair

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Gibson**
District No. 4
- Chair

**Bobbie
Thomason**
District No. 5

Item Number: 5.1

MEETING DATE: 04/30/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Abraham Prado

SUBJECT:

**RESOURCE MANAGEMENT AGENCY-A. PRADO, DIRECTOR- PLANNING AND BUILDING-
Review the General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update
as mandated by the California Department of Housing and Community Development (HCD).
Participate in staff and consultant presentation and discussion. Consider recommending to the
Board of Supervisors the acceptance and adoption of the General Plan Amendment (REF250001)
2023-2031 Housing Element 6th Cycle update to the 2035 General Plan.
SBC FILE NUMBER: 790**

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

The project is the update to the County of San Benito's General Plan Housing Element. State law requires every city and county to adopt a general plan containing at least seven mandatory elements (chapters). One required element is the Housing Element, which must be updated every eight years.

The County's updated Housing Element covers the planning period of 2023 to 2031. The purpose for requiring local Housing Elements is to ensure that each jurisdiction provide its fair share of regional demand for housing. The State of California Department of Housing and Community Development (HCD) allocates regional shares of statewide housing needs. These allocations are provided to a region's Council of Governments, which determines each jurisdiction's fair share contribution. The San Benito County Council of Governments (COG) encompasses the cities of Hollister and San Juan Bautista and the unincorporated areas of San Benito County. COG establishes each jurisdiction's contribution through the state mandated Regional Housing Needs Allocation (RHNA) as provided by HCD. The RHNA for the period of 2023–2031 for the COG region is 2,194 new housing units. The table below shows the unincorporated County of San Benito's fair-share contribution.

Income Group	% of County Area Median Income	Total Housing Units allocated	Percentage of units
Extremely Low/Very Low	0-50%	246	32.7%
Low	51-80%	198	26.2%
Moderate	81-120%	103	13.6%
Above Moderate	120% and above	207	27.5%
Total		754	

State law requires that all Housing Elements address these key topics: housing needs assessment, constraints, resources and opportunities, assessment of fair housing, candidate housing sites, and planning. Analysis of these topics provides the foundation for the preparation of a Housing Element. The San Benito County Housing Element profiles community demographics and examines housing needs of various demographic groups, including owners versus renters, lower-income households, overcrowded households, the elderly, special needs groups, and the homeless, among others. This information is detailed in the updated Housing Element.

For more background and summary information please refer to the Staff Report dated April 30th, 2025 attached to this packet as well as the entirety of the General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update.

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

Yes

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

Yes

STRATEGIC PLAN GOALS: 3. Technology

No

STRATEGIC PLAN GOALS: 4. Community Engagement

Yes

STRATEGIC PLAN GOALS: 5. Health & Safe Community

Yes

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Conduct a public hearing and participate in the presentation;
2. Review any written and oral comments;
3. Approve Resolution 2025-XX recommending approval of REF250001 to the Board of Supervisors; and
4. Direct staff to forward REF250001, to the Board of Supervisors for consideration on May 20th, 2025.

ATTACHMENTS:

PC Staff Report - GPA 2023-2031 Housing Element 6th Cycle Update (Exhibit A)
PC Resolution - GPA 2023-2031 Housing Element 6th Cycle Update (Attachment C)
BOS Staff Report - GPA 2023-2031 Housing Element 6th Cycle Update (Exhibit B)
BOS Resolution - GPA 2023-2031 Housing Element 6th Cycle Update (Attachment D)
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2023-2031 6th Cycle Housing Element (Attachment A)
HCD Letter Statutory Compliance (Attachment B)
Presentation
Free Lance Notice

STAFF REPORT

PROJECT INFORMATION:

Application: General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle Update
 Date of Hearing: April 30th, 2025
 Applicant: The County of San Benito
 Owner(s): Multiple property owners
 Location: All unincorporated San Benito County
 APN: All unincorporated San Benito County
 General Plan: Multiple designations
 Zoning: Multiple designations
 Project Planner: Abraham Prado, Director of Planning and Building

PROJECT DESCRIPTION: The project is the update to the County of San Benito's General Plan Housing Element. State law requires every city and county to adopt a general plan containing at least seven mandatory elements (chapters). One required element is the Housing Element, which must be updated every eight years. The County's updated Housing Element covers the planning period of 2023 to 2031. The purpose for requiring local Housing Elements is to ensure that each jurisdiction provide its fair share of regional demand for housing.

The State of California Department of Housing and Community Development (HCD) allocates regional shares of statewide housing needs. These allocations are provided to a region's Council of Governments, which determines each jurisdiction's fair share contribution. The San Benito County Council of Governments (COG) encompasses the cities of Hollister and San Juan Bautista and the unincorporated areas of San Benito County. COG establishes each jurisdiction's contribution through the state mandated Regional Housing Needs Allocation (RHNA) as provided by HCD. The RHNA for the period of 2023–2031 for the COG region is 2,194 new housing units. **Table 1** shows the unincorporated County of San Benito's fair-share contribution for the period of [2023-2031].

State law requires that all Housing Elements address these key topics: housing needs assessment, constraints, resources and opportunities, assessment of fair housing, candidate housing sites, and planning. Analysis of these topics provides the foundation for the preparation of a Housing Element. The San Benito County Housing Element profiles community demographics and examines housing needs of various

Table 1
Unincorporated San Benito County RHNA

Income Group	% of County Area Median Income	2014 Total Housing Units allocated	Percentage of Units
Extremely low/Very Low	0–50%	246	32.7%
Low	51–80%	198	26.2%
Moderate	81–120%	103	13.6%
Above Moderate	120% and above	207	27.5%
Total		754	

Source: San Benito County Regional Housing Needs Plan, COG Resolution Number 2022-19

Table 2
Credit towards RHNA

	Income Level				Total
	Extremely Low/Very Low	Low	Moderate	Above Moderate	
RHNA	246	198	103	207	754
ADU	131		66	22	219
Pipeline	121		132	1,824	2,077
6 th Cycle Credits	24		0	64	88
Balance	168		--	--	168

Source: Appendix B: Candidate Housing Sites Analysis

demographic groups, including owners versus renters, lower-income households, overcrowded households, the elderly, special needs groups, and the homeless, among others. This information is detailed in the updated Housing Element.

The Housing Element also identifies constraints on the production of new housing, including governmental, environmental, and market constraints. By identifying these constraints, the County recognizes possible barriers to housing development and can adopt policies and programs in the Housing Element to remove or significantly reduce those barriers.

The inventory of sites for regional housing needs portion of the Housing Element focuses on those opportunities available for the County to accommodate and facilitate State law. A highly important component is the sites inventory in *Appendix B: Candidate Housing Sites Analysis*, which examines locations available to support new housing for persons on all income categories.

The Housing Element covers the time period of 2023 through 2031. To date, the County has approved 2,108 units, some of which have been built and some of which are approved and are anticipated to be built, for moderate- and above-moderate-income households, which are credited towards its RHNA for those income levels for the 6th Cycle. For low- and very low-income households the County has approved 276 units. **Table 2** shows the number of credited units and the balance of units to be met under each income category. Credits include units constructed, units approved, and units proposed that will foreseeably develop within the 6th Cycle period of 2023-2031.

The Housing Element indicates that the County has been credited for all its required units for moderate income and above, and for 276 very low- and low-income units; thus, as **Table 2** shows, the County is required to provide opportunities for an additional 168 very low and low-income units through 2031. In accessing available inventory for residential sites, each identified site has been evaluated with respect to existing use; access to infrastructure, water, utilities; and other service needs. Any sites exhibiting increased barriers to development, environmental concerns, infrastructure concerns, or existing conditions and development concerns (slope, grading, hazardous uses, restrictive development standards, etc.) were not considered.

The analysis concludes that after accounting for units constructed in the 6th Cycle projection period, projects currently in the pipeline, and projected ADU construction, the County has a remaining unmet RHNA of 168 lower-income units. To accommodate the shortfall or any potential unmet need, the County has identified a total of 12 parcels covering 121 acres to be rezoned. Rezone sites include 12 parcels (2,044 total units) located in the unincorporated County area along Hollister's city boundaries. Projects currently in the pipeline include nine (9) projects consisting of 2,077 total units located in unincorporated County. The amount of units that available land could potentially accommodate was estimated by County staff based on analysis of site size, constraints, and realistic capacity. The methodology used by County staff for these estimations is provided in greater detail in draft Housing Element's *Appendix B: Candidate Housing Sites Analysis*. The amount of units that can be provided by these potential housing sites is approximate only and based on density and development standards for the rezone of Residential Multiple zone to 20-45 du/acre; actual housing unit numbers may vary depending on each project proposal.

The Housing Element summarizes financial opportunities available to assist in the production, revitalization, or obtainment of affordable housing, including:

- Inclusionary Housing In-Lieu Fees
- Community Development Block Grant (CDBG)
- Community Services Block Grants (CSBG)
- CalWORKs Public Assistance Program
- Low-Income Household Water Assistance Program (LHWAP)

- Section 8 Housing Vouchers and Emergency Housing Vouchers
- Rehabilitation Loans
- Home Investment Partnership Program (HOME)
- CalFresh Supplemental Food and Nutrition Program (SNAP)
- Emergency Housing and Assistance Programs (EHAP)
- Emergency Food and Shelter Program (EFSP)
- Low-Income Heating & Energy Assistance Program (LIHEAP)

Chapter 6 Policy Plan of the Housing Element further describes these opportunities and was developed based on the analysis provided in the needs, constraints, and resources sections, and establishes the goals, policies, and programs that will guide the County decision-making on housing issues.

BACKGROUND: The County formally initiated the 2023-2031 Housing Element 6th Cycle update in 2021, with public meetings beginning in September 2022. The County provided opportunities for community involvement and feedback throughout the entirety of the 2023-2031 Housing Element 6th Cycle update, beginning with a preliminary public workshop in partnership with the Monterey Bay Economic Partnership (MBEP), the City of Hollister, and the City of San Juan Bautista on September 29th, 2022. Two additional public workshops were held on September 27th, 2023, and May 22nd, 2024. The County also conducted one public workshop in partnership with the Latino Coalition of San Benito County on December 6th, 2023.

The Planning Commission and Board of Supervisors discussed the Housing Element at their Joint Study Sessions of June 6th, 2023, April 30th, 2024, and May 21st, 2024, with a rough draft of the policy document provided at the May meeting. Staff incorporated resulting comments into revisions to the document. On May 10th, 2024, the County sent its first draft to the State Department of Housing and Community Development (HCD), which completed its review and provided detailed comments on September 17th, 2024. Staff subsequently made further revisions and clarifications in response to HCD and submitted a second draft on November 15th, 2025, for which HCD completed its review and provided detailed comments on January 13th, 2025. Staff subsequently made further revisions and clarifications in response to HCD and submitted a third draft on February 3rd, 2025, for which HCD completed its review and provided staff with a letter of statutory compliance pending the implementation of *Program 3-2 (Residential High Rezone and General Plan Amendment)* on April 1st, 2025.

Document Content and Layout:

The following chapters and appendices are included in the 2023-2031 Housing Element 6th Cycle update.

- **Chapter 1 – Introduction:** Contains a summary of the content, organization, and statutory considerations of the Housing Element.
- **Chapter 2 – Community Profile:** The primary data component of the document. This section evaluates the County’s demographic profile, establishes housing demand, evaluates the existing housing stocks in the County, and provides information on housing affordability, cost of housing acquisition, and identifies special needs in the community.
- **Chapter 3 – Housing Constraints:** Examines governmental and non-governmental constraints on production, maintenance, and affordability of housing.
- **Chapter 4 – Housing Resources:** Provides a summary of housing resources for all economic segments of the community and special needs populations, including funding and financial considerations.

- **Chapter 5 – Affirmatively Furthering Fair Housing (AFFH):** The analysis contained in this chapter ensures that all housing-related policies and programs promote fair housing and eliminate disparities in housing opportunities.
- **Chapter 6 – Policy Plan:** Addresses the County’s identified housing needs, including housing goals, policies and programs. The 2023-2031 Housing Element’s Policy Plan includes goals, policies, and programs aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents.

Appendices provide supplementary background resources as follows:

- **Appendix A – Review of Past Performance:** An evaluation of the 5th Cycle Housing Element, which was adopted on April 12th, 2016, for the 2014-2023 planning period.
- **Appendix B – Candidate Housing Sites Analysis:** Evaluates the County’s land inventory to assess how the County may address the demand for housing and satisfy the RHNA allocation.
- **Appendix C – Community Engagement:** This section provides a summary of the outreach that was held throughout the 2023-2031 Housing Element 6th Cycle update process.

PLANNING AND ZONING: State Government Code §65302(c) requires every California city and county to include a Housing Element in its General Plan. The County is required to update the Housing Element every eight years, and 18 months after adoption of every second COG regional transportation plan update, as directed by State Government Code §65588(e)(3)(A). This update is a response to this requirement. Substantive requirements for a Housing Element are set forth in Article 10.6 and Section 65583 of California Government Code.

The Housing Element must develop programs that demonstrate the County has sites adequate to satisfy its share of regional housing need for all income groups. Programs for conserving existing housing stock, preserving the affordability of below-market-rate housing, promoting equal opportunity for housing, and removing or mitigating governmental constraints on the preservation and development of housing affordable to all income groups must also be included. The Housing Element must demonstrate that the jurisdiction has set realistic goals and identified resources to address these issues.

Adoption of this Housing Element would constitute one of the maximum allowable four amendments the County may make to a General Plan Element during any one calendar year under State law and under County Code §19.29.003. The Housing Element has not yet been amended at any time during the calendar year of 2025. Each amendment requires at least one Planning Commission hearing, a written recommendation of the amendment by the Planning Commission to the Board of Supervisors, and a public hearing with the Board of Supervisors per County Code §19.29.004.

ENVIRONMENTAL EVALUATION: The County 2035 General Plan Update (GPU) Final Environmental Impact Report (FEIR) can be viewed at sanbenitocountyca.gov/departments/resource-management-agency/building-planning/general-plan and describes GPU impacts and mitigation to reduce the impacts’ severity. The FEIR was certified upon the GPU’s adoption by the County Board of Supervisors on July 21st, 2015. As the Housing Element is a mandatory component of the General Plan, the impacts of the GPU as reviewed by the FEIR include baseline analyses that support adopting a Housing Element as part of the General Plan. Most of the goals, policies, and programs of the Housing Element update were included within the 2007–2014 Housing Element, were reviewed by that policy

document's CEQA analysis in 2010, and require no review under CEQA at this time. Most programs not present for 2007–2014 program period or the 2014–2023 program period and added for the 2023–2031 program period can be reasonably viewed with certainty as creating no significant environmental impact and are exempt from CEQA review under State CEQA Guidelines §15061(b)(3). *Program 3-2 (Residential High Rezone and General Plan Amendment)* proposes that the County take action that could have potentially significant environmental effects; however, because the specific actions to be taken are not stated, their potential environmental impacts cannot be reasonably foreseen or sufficiently evaluated. CEQA will inevitably require such analysis upon the proposal of specific actions to be taken in accordance with this program. In addition, it can be seen with certainty that the statutory exemption provided by CEQA Guidelines § 15283 (Housing Needs Allocation) applies to this Housing Element update with respect to RHNA. This exemption provides that CEQA does not apply to RHNA determinations made by HCD pursuant to §65584 of the Government Code, as adopting the Housing Element can be seen as an action to implement a regional housing needs determination, as provided to the County by HCD. Lastly, it can be seen with certainty that portions of this Housing Element update qualify for the categorical exemption established by CEQA Guidelines § 15332 (In-Fill Development Projects), which provides an exemption for any projects characterized by in-fill development, because two of the candidate housing sites (Sites R-2 and R-12 as illustrated in *Appendix B Candidate Housing Sites Analysis* in **Attachment "A"**) are in unincorporated areas surrounded by City of Hollister boundaries.

STAFF ANALYSIS:

The Policy Plan Chapter of the Housing Element details the community's goals, policies, and objectives relative to housing production, rehabilitation, protection, and assistance for all residents in San Benito County. The five goals and related policies of the Policy Plan Chapter are listed below to provide the reader with a general overview of policy priorities. More detail on the goals, as well as the policies and objectives within them, are in the attached Housing Element document.

Goal 1 – Availability of Housing: Expand housing choice and opportunities for existing and future San Benito County residents.

- **Policy 1.1:** Ensure the provision of a variety of housing types to fulfill the County's RHNA.
- **Policy 1.2:** Facilitate development of affordable housing through use of financial and/or regulatory incentives where appropriate and subject to funding availability.
- **Policy 1.3:** Maintain streamlined procedures for processing new residential development applications.
- **Policy 1.4:** Encourage the development of residential units intended for special needs groups, including seniors, large households, persons with disabilities, and the homeless.
- **Policy 1.5:** Promote affordable housing opportunities adjacent to or near public transportation, and within walking or cycling distance to places of employment, commerce, recreation, and services.
- **Policy 1.6:** Support existing emergency shelter programs in San Benito County.

Goal 2 – Development of Housing: Expand housing opportunities for all economic segments of San Benito County's population. The following policies support the expansion of housing opportunities in San Benito County.

- **Policy 2.1:** Address infrastructure constraints to meet the County’s RHNA.
- **Policy 2.2:** Encourage development of affordable housing by non-profit organizations primarily engaged in housing construction or management.
- **Policy 2.3:** Provide and/or facilitate ongoing technical support to affordable housing developers.
- **Policy 2.4:** Negotiate with developers to encourage the development of housing that is affordable to extremely low-income households.
- **Policy 2.5:** Continue to allow accessory dwelling units in residential zoning districts and appropriate zoning districts as a means of expanding rental housing opportunities.
- **Policy 2.6:** Continue to support the development of affordable housing for first-time homebuyers.

Goal 3 – Maintain and Enhance Residential Neighborhoods: Use public and private resources to maintain and enhance existing residential neighborhood character.

- **Policy 3.1:** 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.
- **Policy 3.2:** Improve housing and neighborhoods throughout San Benito County and in designated target areas while protecting residents from displacement.

Goal 4 – Promote Equal Housing Opportunities: Provide housing opportunities for all San Benito County residents, regardless of race, color, ancestry, national origin, religion, age, gender, gender identity and expression, marital status, familial status, medical condition or disability, military or veteran status, source of income, sexual orientation, or any other protected characteristics.

- **Policy 4.1:** Support services and programs that fight housing discrimination; promote agencies and organizations that provide assistance to victims of housing discrimination.
- **Policy 4.2:** Promote housing with supportive services to meet the special housing needs of all San Benito County residents.
- **Policy 4.3:** Encourage the provision of housing to meet the needs of households of all sizes.

Goal 5 – Energy Efficiency and Conservation: Promote energy efficiency and conservation throughout San Benito County.

- **Policy 5.1:** Promote the use of Green Building techniques in all residential development.
- **Policy 5.2:** Ensure all new residential developments comply with the California Green Building Standards Code.
- **Policy 5.3:** Utilize site planning techniques to allow passive energy efficiencies through solar access, landscaping, and building orientation.
- **Policy 5.4:** Seek opportunities to educate the public about energy efficiency and conservation.

Over the summer and winter of 2024, multiple policies and objectives saw edits and further refinement based on staff review and feedback from HCD and the public. Most of the policy plan

revisions stemmed from HCD direction to make policies and objectives as concrete and measurable as possible. This meant removing non-committal language like “Explore...” or “Consider...” and instead providing specific commitments, timelines, and quantifiable metrics. In some places, this meant adding quantifiable metrics, such as for policies related to the ADU incentive program and anti-displacement actions. HCD requested actions that go beyond what is required by state law, as used to meet RHNA, to become housing mobility actions that encourage “missing middle zoning” and promote affordability throughout the county. Staff conducted research to identify (1) additional multifamily areas and religious institution sites, (2) ways to enhance accessory dwelling units (ADU’s) and junior accessory dwelling units (JADU’s), (3) additional potential conversions of existing space, and (4) home sharing strategies. Through this research, staff developed policies and programs which included geographic targeting and metrics aimed at Racially Concentrated Areas of Affluence (RCAAs) and relatively higher income areas and included significant and meaningful change that is not limited to addressing RHNA.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission do the following:

1. Conduct a public hearing.
2. Review any written and oral comments.
3. Approve Resolution 2025-XX recommending approval of REF250001 to the Board of Supervisors.
4. Direct staff to forward REF250001, to the Board of Supervisors for consideration on May 20th, 2025.

ATTACHMENTS

- A. 2023-2031 Housing Element 6th Cycle update
- B. HCD Statutory Compliance Letter Dated April 1, 2025
- C. Planning Commission Resolution 2025-XX
- D. Draft Board of Supervisors Resolution to adopt 2023-2031 Housing Element 6th Cycle update 2025-XX
- E. Draft Board of Supervisors Resolution to initiate General Plan Land Use Element Amendment 2025-XX

BEFORE THE PLANNING COMMISSION OF THE COUNTY OF SAN BENITO

RESOLUTION NO. 2025-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF SAN BENITO, CALIFORNIA, RECOMMENDING TO THE BOARD OF SUPERVISORS THE APPROVAL OF A GENERAL PLAN AMENDMENT (REF250001) FOR THE 2023-2031 HOUSING ELEMENT 6TH CYCLE UPDATE

WHEREAS the State of California requires jurisdictions to adopt a comprehensive, long-term General Plan for physical development; and

WHEREAS the Housing Element is one of seven mandated elements of the General Plan (Government Code Section **65580**, *et seq.*) and must address the existing and projected housing needs for all economic segments of the community; and

WHEREAS State law requires Housing Elements to be updated and certified by the California Department of Housing and Community Development (HCD) every eight years; and

WHEREAS the Housing Element must include an inventory of specific sites or parcels that are suitable for residential development and available for use in the planning period to accommodate the County's Regional Housing Needs Allocation (RHNA), which is included as Appendix B: Candidate Housing Sites Analysis in the 2023-2031 Housing Element 6th Cycle update, in **Attachment "A"**, and includes a total of 754 housing units, comprised of 246 very-low income units, 198 low income units, 103 moderate income units, and 207 above moderate income units; and

WHEREAS the County of San Benito began the process of updating the 2023-2031 Housing Element 6th Cycle in January of 2021 when the Board of Supervisors signed a Memorandum of Understanding (MOU) between the Association of Monterey Bay Area Governments (AMBAG) and the San Benito Council of Governments (SBCOG) to allocate Regional Early Action Planning (REAP) funding to be used for the purposes of updating the Housing Element; and

WHEREAS the County of San Benito prepared the General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update in accordance with State law and has identified sites and rezones that can accommodate housing units meeting the County's RHNA; and

WHEREAS as provided in Government Code Sections **65300**, *et seq.*, and **65350**, *et seq.*, adoption of the Housing Element constitutes a General Plan Amendment; and

WHEREAS this General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update will not result in more than 4 amendments to the Housing Element within the current calendar year of 2025; and

WHEREAS the Housing Element must be adopted to comply with State law, accommodate the RHNA, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing (Government Code Sections **65583.2** and **65583(c)**); and

WHEREAS the County of San Benito provided opportunities for community involvement and feedback throughout the entirety of the 2023-2031 Housing Element 6th Cycle update, including one preliminary public workshop in partnership with the Monterey Bay Economic Partnership (MBEP), the City of Hollister, and the City of San Juan Bautista; the County also hosted a variety of public events, including one public workshop in partnership with the Latino Coalition of San Benito County, two additional public workshops, three joint Planning Commission and Board of Supervisors Study Sessions, and additional meetings before the MBEP, County Planning Commission, and County Board of Supervisors to review key components of the Housing Element; and

WHEREAS, in accordance with Government Code Section **65585(b)**, on May 10th, 2024, the County posted the draft 2023-2031 Housing Element 6th Cycle and requested public comment for a 30-day review period, and on June 19th, 2024, after responding to public comments, the County submitted the first draft Housing Element to HCD for its first review; and

WHEREAS, on September 17th, 2024, the County received a formal letter from HCD providing its findings regarding the initial draft Housing Element and required amendments; and

WHEREAS, on November 15th, 2024, after responding to public comments and after being available for public review for at least seven days, the County submitted a revised second draft to HCD for a subsequent review; and

WHEREAS, on January 13th, 2025, the County received a second formal letter from HCD providing comments on the second draft Housing Element and required amendments; and

WHEREAS, on February 3rd, 2025, after responding to public comments and after being available for public review for at least seven days, the County submitted a revised third draft to HCD for a third review; and

WHEREAS HCD reviewed the revised 2023-2031 Housing Element 6th Cycle and on April 1st, 2025, issued findings that the Housing Element would substantially comply with State Housing Element Law (Government Code Section **65580** *et seq.*) subject to the adoption of the Housing Element and approval of necessary zoning amendments as set forth in **Attachment “B”**; and

WHEREAS the County of San Benito Planning Department on April 18th, 2025, caused to be published a 1/4-page legal notice in the Hollister Free Lance, a local paper of general circulation, indicating the date, time, and location of the public hearing on proposed General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update; and

WHEREAS a public hearing was duly called by the County of San Benito Planning Commission on April 30th, 2025, to consider evidence presented by the consultant, County staff, and other interested parties at the public hearing; and

NOW, THEREFORE BE IT RESOLVED that, based on the evidence in the record, the County of San Benito Planning Commission hereby finds as follows:

Finding 1: Pursuant to the California Environmental Quality Act (“CEQA”) and CEQA Guidelines, the proposed General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update is eligible for CEQA Guidelines § **15061(b)(3)** (“common sense exemption”), which provides that CEQA applies

only to projects which have the potential for causing a significant effect on the environment. In addition, this update is eligible for CEQA Guidelines § 15283 (Housing Needs Allocation) which provides that CEQA does not apply to RHNA determinations made by HCD pursuant to Section 65584 of the Government Code. Lastly, this update is eligible for CEQA Guidelines § 15332 (Class 32, In-Fill Development Projects), which provides an exemption for any projects characterized by in-fill development.

Evidence: *The proposed update would amend the Housing Element to reflect State law, and does not include specific development projects; rather, it establishes policies and a housing plan to accommodate the 6th Cycle RHNA. The required zoning and land use changes that could result in physical changes to the environment would be subject to separate environmental review, and that future housing development would also be subject to development review by the County. Therefore, the proposed update can be seen with certainty not to have a significant effect on the environment; and, therefore, the activity is eligible for the exemption provided by CEQA Guidelines § 15061(b)(3). In addition, adoption of the Housing Element is exempt pursuant to CEQA Guidelines § 15283 because it is an action to implement a regional housing needs determination, as provided to the Council of San Benito County Governments by HCD and then distributed among local jurisdictions including the County. Lastly, adoption of the Housing Element is exempt pursuant to CEQA Guidelines § 15332 because two of the candidate housing sites (Sites R-2 and R-12 as illustrated in Appendix B Candidate Housing Sites Analysis in **Attachment “A”**) are unincorporated areas surrounded by City of Hollister boundaries. Beyond those two, the selected sites are generally located close to existing urbanized areas of the City of Hollister.*

Finding 2: The proposed General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update process follows San Benito County Code Title 19 (Land Use and Environmental Regulations) Chapter 19.29 (General Plan and Specific Plan – Local Procedures) and Title 25 (Zoning) Section 25.01.011 (Amendments to the General Plan, Zoning Code, and Zoning Map).

Evidence: *As listed under County Code Sections 19.29.003 and 25.01.011(E) of the County, any interested party may initiate general plan amendments by formal action of the Planning Commission or the Board of Supervisors. The County of San Benito, as Lead Agency and acting under direction of the Board of Supervisors, initiated the 2023-2031 Housing Element 6th Cycle and began the process of updating the 2035 General Plan in 2021. Under County Code Section 19.29.002 and Section 25.01.011(A)(1-2), amendments to the general plan and zoning map are intended to address changes in state or federal law whenever public necessity, convenience, general welfare or good practice justify such amendment. As required by state law, the 2023-2031 Housing Element’s analysis, goals, policies, and programs have been updated to meet the standards of current state law. County Code Section 19.29.004 and Section 25.01.011(E) provides a ten-day notice procedure for general plan amendments and requires a public hearing of the Planning Commission for review and recommendation to a public hearing of the Board of Supervisors for consideration of adoption. County staff drafted a notice of public hearing that was published in the Hollister Free Lance on April 18th, 2025, more than ten days before the public hearing of the Planning Commission scheduled for April 30th, 2025.*

Finding 3: The proposed General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update serves the public interest, including public health, safety, and welfare, and complies with Government Code Article 6 (Preparation, Adoption, and Amendment of the General Plan), Section 65358, which provides that the legislative body may amend all or part of an adopted general plan if the amendment is deemed to be in the public interest.

Evidence: *As illustrated in **Attachment “A”** the Housing Element specifically focuses on ensuring adequate, safe, and affordable housing options for all residents and special needs populations. Among other things, it includes research and analysis of governmental and non-governmental constraints to*

housing causing challenges for public health, safety, and welfare, and provides strategies, policies, and programs to address those challenges. It is a key component in addressing California's housing needs and ensuring a healthy and sustainable community and in addressing the state's mandated RHNA.

Finding 4: The General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update complies with Housing Element Law, as provided in Government Code Section **65580** *et seq.*, and contains all provisions required by Housing Element Law.

Evidence: *The recitals contained in this Resolution and the 2023-2031 Housing Element 6th Cycle update contained in **Attachment “A”** are true and correct, consistent with state law, and incorporated by this reference as if fully set forth herein.*

Finding 5: The proposed General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update is, or subsequent to the amendment will become, internally consistent with other portions of the 2035 General Plan as required by law.

Evidence: *The 2023-2031 Housing Element 6th Cycle update is consistent with the purposes of the General Plan and County Code as set forth in **Exhibit “A”** which is attached hereto and incorporated herein by this reference. Program 3-2 intends that map portions of the General Plan are to be updated to agree with the Housing Element update.*

BE IT FURTHER RESOLVED, based on the findings contained referenced in this resolution the Planning Commission recommends, that the County Board of Supervisors adopt the General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update as set forth in **Attachment “A,”** replacing the 2014–2023 5th Cycle Housing Element in its entirety, and authorize the Director of Planning and Building, or their designee, to file all necessary documents with the California Department of Housing and Community Development (HCD) on behalf of the County to effectuate the updated Housing Element.

PASSED AND ADOPTED by the San Benito County Planning Commission, State of California, at its special meeting held on April 30th, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Richard Way, Chair
San Benito County Planning Commission

ATTEST:

M. Abraham Prado, Assistant Director of Planning and Building
Resource Management Agency of San Benito County

Attachment “A”

2023-2031 Housing Element 6th Cycle Update

Attachment “B”

HCD Letter of Statutory Compliance dated April 1st, 2025

Exhibit “A”

Planning Commission Staff Report dated April 30th, 2025

STAFF REPORT

PROJECT INFORMATION:

Application: General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle Update
Date of Hearing: May 20th, 2025
Applicant: The County of San Benito
Owner(s): Multiple property owners
Location: All unincorporated San Benito County
APN: All unincorporated San Benito County
General Plan: Multiple designations
Zoning: Multiple designations
Project Planner: Abraham Prado, Director of Planning and Building

SUMMARY:

Resource Management Agency staff has developed an update (General Plan Amendment REF250001) of the General Plan Housing Element in accordance with State law for the planning period of 2023 to 2031. The Planning Commission at its meeting of April 30th, 2025, recommended the adoption of the Housing Element as shown in the draft attached resolution of the Board of Supervisors.

RECOMMENDATION:

Staff recommends that the Board of Supervisors:

- 1) Conduct a public hearing;
- 2) Review the Planning Commission staff report dated April 30th, 2025; and
- 3) Review the Board of Supervisors staff report dated May 20th, 2025; and
- 4) Adopt Resolution 2025- , adopting a General Plan amendment (REF250001) for the 2023-2031 Housing Element 6th Cycle update to the 2035 General Plan, thereby adopting the 2023-2031 Housing Element Update.
- 5) Adopt Resolution 2025- , adopting an initiation of a General Plan amendment to modify the density of areas designated Residential Mixed and to update the Residential Mixed land use designation description in the 2035 San Benito County General Plan pursuant to Program 302 of the 2023-2031 Housing Element 6th Cycle.

BACKGROUND INFORMATION / DISCUSSION:

The Planning Commission on April 30th, 2025, recommended adoption of the Housing Element. For further information on the Housing Element and previous action, please see the April 30th, 2025, Planning Commission staff report, found in **Exhibit "A"** to the resolution.

OTHER AGENCY INVOLVEMENT:

Kimley Horn and Associates Inc: Engineering, Planning, and Design Consultants
County Counsel

ATTACHMENTS:

- A. 2023-2031 Housing Element 6th Cycle Update;

- B. California Department of Housing and Community Development (HCD) letter of statutory compliance pending initiation of Program 3-2 Residential High Rezone and General Plan Amendment; and
- C. Planning Commission Resolution 2025-XX
- D. Board of Supervisors Resolution (proposed) indicating adoption of a General Plan amendment (REF250001) for the 2023-2031 Housing Element 6th Cycle update to the 2035 General Plan, thereby adopting the 2023–2031 Housing Element Update; and
- E. Board of Supervisors Resolution (proposed) indicating initiation of the General Plan and Zoning Code amendment pursuant to Program 3-2 Residential High Rezone and General Plan Amendment in the 2023-2031 Housing Element 6th Cycle.

EXHIBITS:

- A. Planning Commission Staff Report dated April 30th, 2025;
- B. Board of Supervisors Staff Report dated May 20th, 2025.

STAFF RECOMMENDATION: Staff recommends that the Board of Supervisors do the following:

- 1. Conduct a public hearing.
- 2. Review any written and oral comments.
- 3. Approve Resolution 2025-XX implementing General Plan amendment (REF250001) 2023-2035 Housing Element 6th Cycle to the 2035 General Plan.
- 4. Approve Resolution 2025-XX commencing the initiation of the General Plan and Zoning Code amendment pursuant to Program 3-2 Residential High Rezone and General Plan Amendment in the 2023-2031 Housing Element 6th Cycle

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BENITO

RESOLUTION NO. 2025-__

**A RESOLUTION OF THE SAN BENITO COUNTY BOARD OF SUPERVISORS TO ADOPT A
GENERAL PLAN AMENDMENT (REF250001) FOR THE 2023-2031 HOUSING ELEMENT 6TH
CYCLE UPDATE**

WHEREAS the State of California requires jurisdictions to adopt a comprehensive, long-term General Plan for physical development; and

WHEREAS the Housing Element is one of seven mandated elements of the General Plan (Government Code Section 65580, *et seq.*) and must address the existing and projected housing needs for all economic segments of the community; and

WHEREAS State law requires Housing Elements to be updated and certified by the California Department of Housing and Community Development (HCD) every eight years; and

WHEREAS the Housing Element must include an inventory of specific sites or parcels that are suitable for residential development and available for use in the planning period to accommodate the County's Regional Housing Needs Allocation (RHNA), which is included as Appendix B: Candidate Housing Sites Analysis in the 2023-2031 Housing Element 6th Cycle update, in **Attachment "A"**, and includes a total of 754 housing units, comprised of 246 very-low income units, 198 low income units, 103 moderate income units, and 207 above moderate income units; and

WHEREAS the County of San Benito began the process of updating the 2023-2031 Housing Element 6th Cycle in January of 2021 when the Board of Supervisors signed a Memorandum of Understanding (MOU) between the Association of Monterey Bay Area Governments (AMBAG) and the San Benito Council of Governments (SBCOG) to allocate Regional Early Action Planning (REAP) funding to be used for the purposes of updating the Housing Element; and

WHEREAS the County of San Benito prepared the General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update in accordance with State law and has identified sites and rezones that can accommodate housing units meeting the County's RHNA; and

WHEREAS as provided in Government Code Sections 65300, *et seq.*, and 65350, *et seq.*, adoption of the Housing Element constitutes a General Plan Amendment; and

WHEREAS this General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update will not result in more than 4 amendments to the Housing Element within the current calendar year of 2025; and

WHEREAS the Housing Element must be adopted to comply with State law, accommodate the RHNA, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing (Government Code Sections 65583.2 and 65583(c)); and

WHEREAS the County of San Benito provided opportunities for community involvement and feedback throughout the entirety of the 2023-2031 Housing Element 6th Cycle update, including one preliminary

public workshop in partnership with the Monterey Bay Economic Partnership (MBEP), the City of Hollister, and the City of San Juan Bautista; the County also hosted a variety of public events, including one public workshop in partnership with the Latino Coalition of San Benito County, two additional public workshops, three joint Planning Commission and Board of Supervisors Study Sessions, and additional meetings before the MBEP, County Planning Commission, and County Board of Supervisors to review key components of the Housing Element; and

WHEREAS, in accordance with Government Code Section **65585(b)**, on May 10th, 2024, the County posted the draft 2023-2031 Housing Element 6th Cycle and requested public comment for a 30-day review period, and on June 19th, 2024, after responding to public comments, the County submitted the first draft Housing Element to HCD for its first review; and

WHEREAS, on September 17th, 2024, the County received a formal letter from HCD providing its findings regarding the initial draft Housing Element and required amendments; and

WHEREAS, on November 15th, 2024, after responding to public comments and after being available for public review for at least seven days, the County submitted a revised second draft to HCD for a subsequent review; and

WHEREAS, on January 13th, 2025, the County received a second formal letter from HCD providing comments on the second draft Housing Element and required amendments; and

WHEREAS, on February 3rd, 2025, after responding to public comments and after being available for public review for at least seven days, the County submitted a revised third draft to HCD for a third review; and

WHEREAS HCD reviewed the revised 2023-2031 Housing Element 6th Cycle and on April 1st, 2025, issued a letter with findings that the Housing Element would substantially comply with State Housing Element Law (Government Code Section **65580 et seq.**) subject to the adoption of the Housing Element and approval of necessary zoning amendments as set forth in **Attachment “B”**; and

WHEREAS the County of San Benito Planning Department on April 18th, 2025, caused to be published a 1/4-page legal notice in the Hollister Free Lance, a local paper of general circulation, indicating the date, time, and location of the public hearing on proposed General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update; and

WHEREAS the County of San Benito Planning Commission reviewed and considered the proposed General Plan Amendment along with all written and oral testimony presented at a regularly scheduled public hearing held on April 30th, 2025; and

WHEREAS the San Benito County Board of Supervisors reviewed and considered the proposed General Plan Amendment (REF250001) 2023-2031 Housing Element update, the recommendation of the Planning Commission, as reflected in Planning Commission Resolution 2025-XX, the entire administrative record of the Planning Commission along with all written and oral testimony presented at public hearing of a special meeting on April 30th, 2025; and

NOW, THEREFORE BE IT RESOLVED that, based on the evidence in the record, the Board of Supervisors of the County of San Benito hereby finds as follows:

Finding 1: Pursuant to the California Environmental Quality Act (“CEQA”) and CEQA Guidelines, the proposed General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update is eligible for CEQA Guidelines § **15061(b)(3)** (“common sense exemption”), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. In addition, this update is eligible for CEQA Guidelines § 15283 (Housing Needs Allocation) which provides that CEQA does not apply to RHNA determinations made by HCD pursuant to Section 65584 of the Government Code. Lastly, this update is eligible for CEQA Guidelines § 15332 (Class 32, In-Fill Development Projects), which provides an exemption for any projects characterized by in-fill development.

Evidence: *The proposed update would amend the Housing Element to reflect State law, and does not include specific development projects; rather, it establishes policies and a housing plan to accommodate the 6th Cycle RHNA. The required zoning and land use changes that could result in physical changes to the environment would be subject to separate environmental review, and that future housing development would also be subject to development review by the County. Therefore, the proposed update can be seen with certainty not to have a significant effect on the environment; and, therefore, the activity is eligible for the exemption provided by CEQA Guidelines § 15061(b)(3). In addition, adoption of the Housing Element is exempt pursuant to CEQA Guidelines § 15283 because it is an action to implement a regional housing needs determination, as provided to the Council of San Benito County Governments by HCD and then distributed among local jurisdictions including the County. Lastly, adoption of the Housing Element is exempt pursuant to CEQA Guidelines § 15332 because two of the candidate housing sites (Sites R-2 and R-12 as illustrated in Appendix B Candidate Housing Sites Analysis in **Attachment “A”**) are unincorporated areas surrounded by City of Hollister boundaries. Beyond those two, the selected sites are generally located close to existing urbanized areas of the City of Hollister.*

Finding 2: The proposed General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update process follows San Benito County Code Title 19 (Land Use and Environmental Regulations) Chapter 19.29 (General Plan and Specific Plan – Local Procedures) and Title 25 (Zoning) Section 25.01.011 (Amendments to the General Plan, Zoning Code, and Zoning Map).

Evidence: *As listed under County Code Sections 19.29.003 and 25.01.011(E) of the County, any interested party may initiate general plan amendments by formal action of the Planning Commission or the Board of Supervisors. The County of San Benito, as Lead Agency and acting under direction of the Board of Supervisors, initiated the 2023-2031 Housing Element 6th Cycle and began the process of updating the 2035 General Plan in 2021. Under County Code Section 19.29.002 and Section 25.01.011(A)(1-2), amendments to the general plan and zoning map are intended to address changes in state or federal law whenever public necessity, convenience, general welfare or good practice justify such amendment. As required by state law, the 2023-2031 Housing Element’s analysis, goals, policies, and programs have been updated to meet the standards of current state law. County Code Section 19.29.004 and Section 25.01.011(E) provides a ten-day notice procedure for general plan amendments and requires a public hearing of the Planning Commission for review and recommendation to a public hearing of the Board of Supervisors for consideration of adoption. County staff drafted a notice of public hearing that was published in the Hollister Free Lance on April 18th, 2025, more than ten days before the public hearing of the Planning Commission scheduled for April 30th, 2025. County staff also drafted a notice of public hearing that was published in the Hollister Free Lance on May 9th, 2025, more than ten days before the public hearing of the Board of Supervisors scheduled for May 20th, 2025.*

Finding 3: The proposed General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update serves the public interest, including public health, safety, and welfare, and complies with Government Code Article 6 (Preparation, Adoption, and Amendment of the General Plan), Section **65358**, which provides that the legislative body may amend all or part of an adopted general plan if the amendment is deemed to be in the public interest.

Evidence: *As illustrated in Attachment “A” the Housing Element specifically focuses on ensuring adequate, safe, and affordable housing options for all residents and special needs populations. Among other things, it includes research and analysis of governmental and non-governmental constraints to housing causing challenges for public health, safety, and welfare, and provides strategies, policies, and programs to address those challenges. It is a key component in addressing California's housing needs and ensuring a healthy and sustainable community and in addressing the state’s mandated RHNA.*

Finding 4: The General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update complies with Housing Element Law, as provided in Government Code Section **65580 et seq.**, and contains all provisions required by Housing Element Law.

Evidence: *The recitals contained in this Resolution and the 2023-2031 Housing Element 6th Cycle update contained in Attachment “A” are true and correct, consistent with state law, and incorporated by this reference as if fully set forth herein.*

Finding 5: The proposed General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update is, or subsequent to the amendment will become, internally consistent with other portions of the 2035 General Plan as required by law.

Evidence: *The 2023-2031 Housing Element 6th Cycle update is consistent with the purposes of the General Plan and County Code as set forth in Attachment “A” which is attached hereto and incorporated herein by this reference. Program 3-2 intends that map portions of the General Plan are to be updated to agree with the Housing Element update.*

BE IT FURTHER RESOLVED, that the Board of Supervisors hereby adopts General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update as set forth in **Attachment “A,”** replacing the 2014–2023 5th Cycle Housing Element in its entirety, and authorize the Director of Planning and Building or their designee to file all necessary documents with the California Department of Housing and Community Development (HCD) on behalf of the County to effectuate the updated Housing Element.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BENITO THIS 20th DAY OF MAY 2025 BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kollin Kosmicki, Chair
San Benito County Board of Supervisors

DRAFT

ATTEST:
Vanessa Delgado, Clerk of the Board

APPROVED AS TO LEGAL FORM:

By: _____
Clerk of the Board

By: _____
Sean Cameron, Assistant County Counsel

Date: _____

Date: _____

DRAFT

Attachment “A”

2023-2031 Housing Element 6th Cycle Update

DRAFT

Attachment “B”

HCD Letter of Statutory Compliance dated April 1st, 2025

DRAFT

Attachment “C”

Planning Commission Resolution 2025-XX

DRAFT

Exhibit “A”

Planning Commission Staff Report dated April 30th, 2025

DRAFT

Exhibit “B”

Board of Supervisors Staff Report dated May 20th, 2025

DRAFT

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BENITO

Resolution 2025-__

A RESOLUTION OF THE SAN BENITO COUNTY BOARD OF SUPERVISORS TO INITIATE A GENERAL PLAN AMENDMENT PROCESS TO MODIFY THE DENSITY OF AREAS DESIGNATED RESIDENTIAL MIXED AND TO UPDATE THE RESIDENTIAL MIXED LAND USE DESIGNATION DESCRIPTION IN THE 2035 SAN BENITO COUNTY GENERAL PLAN PURSUANT TO PROGRAM 3-2 OF THE 2023-2031 HOUSING ELEMENT 6TH CYCLE

WHEREAS, the San Benito County 2035 General Plan designates certain areas within the County as Residential Mixed (RM); the purpose of this designation is to allow for areas of unincorporated urban uses where circulation and utility services exist; this is to provide individuals with the opportunity to live in an unincorporated village or neighborhood atmosphere composed primarily of residential land uses with some commercial uses serving the residences; this designation applies to areas that are largely developed and have public infrastructure and services necessary to support the increased density; the intensity of development in these areas is to be directly proportional to the level and availability of public infrastructure and services; a maximum of 20 dwelling units per acre can be achieved in those areas so designated; thirty percent of new residential dwelling units with available public sewer and water are to include mixed residential types with an average development density of 8 units per acre; the exception is to be the Residential Multiple zoning category where densities of 8 to 20 units per acre are allowed; this designation also allows mixed-use developments that include residential, retail, and office uses; and

WHEREAS, pursuant to the General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update includes Program 3-2 Residential High Rezone and General Plan Amendment, the County is to amend its General Plan Land Use Element to include a land use designation permitting residential rezone and density of 20 to 45 dwelling units per acre for the sites selected in the 2023-2031 Housing Element; and

WHEREAS, pursuant to the General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update includes Program 3-2 Residential High Rezone and General Plan Amendment, the County shall also concurrently amend its Zoning Ordinance to include a zone permitting residential density of 20 to 45 dwelling units per acre for the sites selected in the 2023-2031 Housing Element; and

WHEREAS, the County has identified 12 parcels to accommodate future residential development as shown in *San Benito County 6th cycle Housing Element Appendix B Candidate Housing Sites Analysis*, included as **Attachment “A”**; the 12 parcels total 99.94 acres; and

WHEREAS, Program 3-2 Residential High Rezone and General Plan Amendment is identified in *Chapter 6 Policy Plan*, included as **Attachment “B”**; and

WHEREAS, the proposed rezoned parcels can accommodate 4,497 units if the total 99.94 acres were developed at the maximum densities, though the Sites Analysis assumed a buildout density

of 25 du/acre, resulting in a capacity of 2,044 units; of these 2,044 units, 409 units (20 percent) are assumed as affordable to lower-income households; and

WHEREAS, the adopted 6th cycle Regional Housing Need Allocation (RHNA) goals emphasize that residential growth should occur predominantly within the City of Hollister and not in areas of productive farmland in the unincorporated County; each identified site has been evaluated by existing use, access to infrastructure, water, and utilities, and other service needs; any sites exhibiting increased barriers to development, environmental concerns, infrastructure concerns or existing conditions and development concerns (slope, grading, hazardous uses, restrictive development standards, etc.) were not considered; two of the candidate housing sites (Sites R-2 and R-12 as illustrated in *San Benito County 6th cycle Housing Element Appendix B Candidate Housing Sites Analysis* in **Attachment “A”**) are unincorporated areas surrounded by City of Hollister boundaries; beyond those two, the selected sites are generally located close to existing urbanized areas of the City of Hollister; and

WHEREAS, the 2035 San Benito County General Plan would have to be amended to implement this change in policy and the amendment process can be initiated by the Board of Supervisors in accordance with San Benito County Code (SBCC) section 19.29.003: "Either the county, or any interested party, may initiate the consideration of a General Plan amendment or a Specific Plan or Specific Plan amendment. The county may initiate a General Plan amendment or consideration of a Specific Plan by formal action of the Planning Commission or the Board of Supervisors."; and

WHEREAS, the Board of Supervisors finds that the foregoing recitals and findings are true and correct, and adopts this Resolution based on the entirety of the record.

NOW, THEREFORE, BE IT RESOLVED that based on the evidence in the record, the Board of Supervisors of the County of San Benito hereby finds as follows:

1. Pursuant to Section 15262 of the CEQA Guidelines, initiation of a proposed General Plan Amendment involves only feasibility or planning studies for possible future actions which the Board of Supervisors has not yet approved or adopted, but which will include the preparation of an EIR or Negative Declaration, and is therefore statutorily exempt.
2. Pursuant to Section 15061(b)(3) of the CEQA Guidelines, the County of San Benito has determined, on the basis of substantial evidence in the light of the whole record, that:
 - a. Under CEQA Guidelines 15061(b)(3), CEQA review is not required because it can be seen with certainty that there is no possibility that the adoption of the resolution will have a significant effect on the environment.

BE IT FURTHER RESOLVED THAT the Board of Supervisors hereby initiates a General Plan amendment process to (1) modify the density of areas designated residential mixed and (2) to update the residential mixed land use designation description in the 2035 San Benito County General Plan pursuant to Program 3-2 of the 2023-2031 Housing Element; and

BE IT FURTHER RESOLVED THAT County staff of the Planning and Land Use Division of the Resource Management Agency is hereby directed to prepare the necessary studies and reports for the amendment of the 2035 San Benito County General Plan in accordance with this Resolution, and present for consideration of the San Benito County Planning Commission for

recommendation and adoption by the Board of Supervisors within six (6) months of the date of this Resolution, or as soon thereafter as is reasonably feasible.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BENITO THIS 20th DAY OF MAY 2025 BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kollin Kosmicki, Chair
San Benito County Board of Supervisors

ATTEST:
Vanessa Delgado, Clerk of the Board

APPROVED AS TO LEGAL FORM:

By: _____
Clerk of the Board

By: _____
Sean Cameron, Assistant County Counsel

Date: _____

Date: _____

DRAFT

Attachment “A”

2023-2031 Housing Element 6th Cycle: Appendix B Candidate Housing Sites

DRAFT

Attachment “A”

2023-2031 Housing Element 6th Cycle: Chapter 6 Policy Plan

DRAFT



COUNTY OF SAN BENITO 2023-2031

HOUSING ELEMENT





COUNTY OF SAN BENITO

2023-2031

HOUSING ELEMENT



Acknowledgments

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Kollin Kosmicki, Chair – District 2
Mindy Sotelo – District 3
Angela Curro – District 4
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**Thank you to all community stakeholders who participated in
the Housing Element Update process!**



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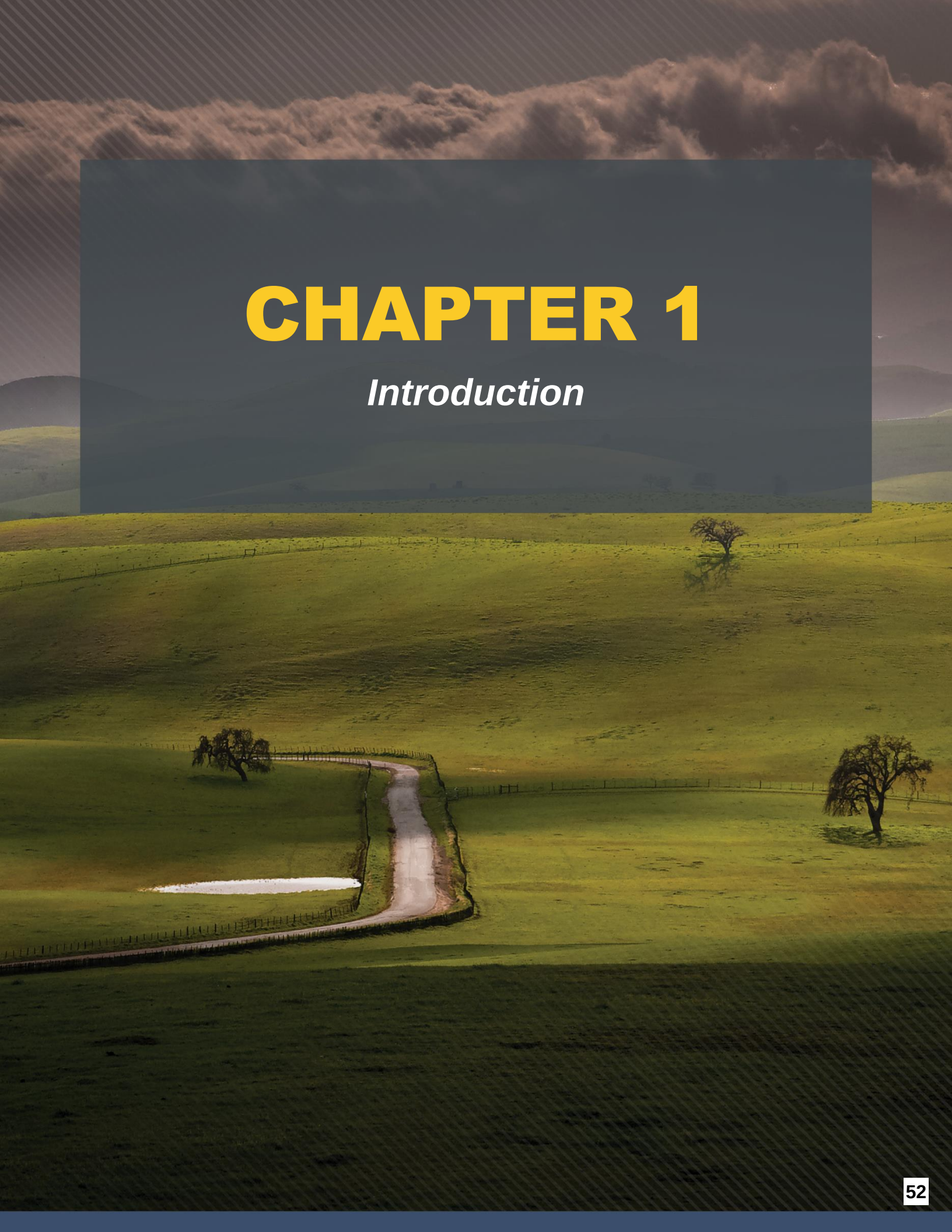


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CHAPTER 1

Introduction



A. Introduction

1. Sixth Cycle Housing Element Update

The Housing Element is one of seven required elements in the County's General Plan. The purpose of the Housing Element is to identify and analyze the County's current and projected housing needs. The Housing Element provides a detailed plan to accomplish the County's goals, policies, objectives, and programs for the preservation, improvement, and development of existing and future housing. Jurisdictions are required to update their Housing Element every eight years. The County's 5th Cycle Housing Element was adopted in April 2016 and planned for the years 2014-2023. The 6th Cycle Housing Element plans for the 2023-2031 planning period.

The purpose of the Housing Element is to ensure the County establishes policies, procedures, and incentives in its land use planning and development activities that will result in the maintenance and expansion of the housing supply to adequately accommodate housing for current and future households in the unincorporated County. The Housing Element institutes policies that will guide County decision-making and establishes an action program to implement housing goals through 2031.

At the beginning of every eight-year planning cycle, the California Department of Housing and Community Development (HCD) determines and distributes the State's housing need to all the regional councils of government. The San Benito County Council of Governments (SBCOG) then develops methodology to determine "fair share" distribution of the region's housing need to local jurisdictions. The SBCOG develops a Regional Housing Needs Allocation (RHNA) Plan to allocate a specific number of housing units to the County jurisdictions. The RHNA quantifies current and anticipated future growth within the County. Through detailed research and analysis, the Housing Element identifies viable candidate housing sites and establishes adjoining housing policy and programs to accommodate and reach the County's goals.

2. Jurisdictional Geography References

Throughout the Housing Element, the following geographic terms will be used:

- "San Benito County": includes the cities as well as the unincorporated areas of the County of San Benito.
- "County of San Benito" or "County": includes only unincorporated areas of San Benito County. The Goals, Strategies, and Actions apply only to the County.

San Benito County encompasses a total land area of 1,389 square miles, or 888,924 acres, and population of 63,329 as of 2021. San Benito County contains two incorporated cities, both located in the northwest portion of the County. The City of Hollister has a total population of 41,077 (65 percent) and the City of San Juan Bautista has a total population of 1,896 (3 percent). Development within unincorporated San Benito County is generally located adjacent to these cities, or in the unincorporated communities of Aromas, Ridgemark, 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 and Panoche areas.



2023-2031 HOUSING ELEMENT

Approximately 99 percent of the County is unincorporated land, with approximately 77 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 (62 percent), with the remainder in government ownership (15 percent). Approximately 93 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 (105,403 acres) or Pinnacles National Monument (approximately 14,005 acres).

B. State Policy and Authorization

1. Background

The Housing Element identifies and analyzes the County's existing and projected housing needs. As a mandated element within the County's General Plan, the Housing Element must meet all requirements of current state law. This means that all goals, programs, policies, and quantified objectives developed within the Housing Element must be consistent with State Law and be implemented within a designated timeline. The HCD reviews each Housing Element for compliance with state law and certification by HCD is required for a Housing Element to be found in full compliance.

2. State Requirements

California State Housing Element Law (California Gov. Code § 65580, et seq.) establishes the requirements for the Housing Element. California Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans at least once every eight years.

The California Legislature has adopted an overall housing goal for the State to ensure every resident has a decent home and suitable living environment. Section 65580 of the California Government Code states:

- The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.
- The provisions of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.
- Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.
- The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.



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- Designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality's housing need for all income levels is essential to achieving the State's housing goals and the purposes of this article.

Table 1-1 summarizes State requirements for Housing Elements and identifies the applicable sections in the 2023-2031 Housing Element where these requirements are addressed.

Table 1-1: Housing Element Requirements		
Housing Element Requirements Issues Requiring Analysis	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583(a)	Appendix B, Chapter 2
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583(a)	Chapter 2
Analysis and documentation of the County's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583(a)	Chapter 2
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583(a)	Appendix B
Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Section 65583(a)	Chapter 3
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement, or development of housing for all income levels.	Section 65583(a)	Chapter 3
Analysis concerning the needs of the homeless.	Section 65583(a)	Appendix E, Chapter 2
Analysis of special housing needs: handicapped, elderly, large families, farmworkers, and female-headed households.	Section 65583(a)	Appendix E, Chapter 2
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583(a)	Chapter 3
Identification of Publicly Assisted Housing Developments.	Section 65583(a)	Chapter 5
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583(a)	Chapter 5
Identification of the County's goal relative to the maintenance, improvement, and development of housing.	Section 65583(a)	Chapter 6
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583(b)	Chapter 6
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583(c)(1)	Appendix B
Identification of strategies to assist in the development of adequate housing to meet the needs of low- and moderate-income households.	Section 65583(c)(2)	Chapter 6
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583(d)	Appendix C
Description of the Regional Housing Needs Allocation (RHNA) prepared by the Association of Bay Area Governments.	Section 65583(e)	Chapter 1
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Chapter 5
Review of the effectiveness of the past Housing Element, including the County's accomplishments during the previous planning period.	Section 65583(f)	Appendix A
<i>Source: State of California, Department of Housing and Community Development.</i>		



3. Regional Housing Needs Assessment

The Regional Housing Needs Allocation (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for each planning period. The current planning period is from 2023 to 2031. Communities then determine how they will address this need through the Housing Element update.

Housing Element law requires all jurisdictions to provide their “fair share” of regional housing needs. San Benito County is a member agency of the Association of Monterey Bay Area Governments (AMBAG). AMBAG is the Metropolitan Planning Organization for the Counties of San Benito, Santa Cruz, and Monterey; however, San Benito County and its jurisdictions are members of the San Benito County Council of Governments (SBCOG) and are subject to a separate RHNA determination from HCD and SBCOG is responsible for the development of its own RHNA Plan.

The current RHNA Plan was adopted by SBCOG in October 2022. Future housing need is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility.

The SBCOG must take into consideration the following factors:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites and public facilities
- Commuting patterns
- Type and tenure of housing
- Loss of units in assisted housing developments
- Over-concentration of lower-income households
- Geological and topographical constraints

An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the housing need for a community. Total housing need is then distributed among four income categories on the basis of the County’s income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

As shown in [Table 1-2](#) below, the County of San Benito is allocated a total of 754 units for the 2023-2031 planning period, including:

- 246 units affordable to very low-income households
- 198 units affordable to low-income households
- 103 units affordable to moderate-income households
- 207 units affordable to above-moderate income households



2023-2031 HOUSING ELEMENT

Table 1-2: San Benito County 6th Cycle RHNA by Income Category

Income Category	Percent of Area Median Income (AMI)*	RHNA
Very Low-Income**	< 50%	246 units
Low-Income	51 to 80%	198 units
Moderate-Income	81 to 120%	103 units
Above Moderate-Income	>120%	207 units
Total:		754 units
*The San Benito County area median income (AMI) is \$140,200 for a family of four, according to the 2023 HCD Income Limits.		
**The Very Low-Income (VLI) category includes Extremely Low-Income (ELI) households (<30% AMI) and accounts for half of the total VLI RHNA. The total ELI RHNA is 123 units.		

The County's RHNA decreased by a total of 87 units from the 5th Cycle. While the overall RHNA decreased in the 6th Cycle, the required units for very low, low, and moderate income increased, while the RHNA for above moderate-income decreased significantly as shown in [Table 1-3](#) below. In the 5th Cycle, the County surpassed its above moderate-income RHNA but underperformed for all other income categories.

Table 1-3: San Benito County 5th Cycle RHNA by Income Category

Income Category	Percent of Area Median Income (AMI)	RHNA
Very Low-Income	< 50%	198 units
Low-Income	51 to 80%	120 units
Moderate-Income	81 to 120%	164 units
Above Moderate-Income	>120%	355 units
Total:		837 units

4. Relationship to Other General Plan Elements

The County's 6th Cycle Housing Element identifies programs and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of its population. The goals, policies, actions, and programs within the Housing Element relate directly to, and are consistent with, all other elements in the County's General Plan, including adopted Specific Plans.

The policies and programs within the Housing Element are closely coordinated with the development policies and standards outlined in the Land Use Element. The Land Use Element establishes the location, type, and distribution of land uses throughout the County by establishing standards of housing density (dwelling units per acre) and building intensity (Floor Area Ratio) for identified land use designations.

The Circulation Element of the General Plan also impacts the implementation of the Housing Element. The purpose of the Circulation Element is to provide safe and efficient movement of people and goods in and around the County through a variety of transportation modes. While the Circulation Element strives to encourage a multi-modal transportation system that serves the mobility needs of all residents, it also reflects the rural nature of the County. The Circulation Element establishes policies for a balanced circulation, by making enhancements to existing circulation facilities and establishing a comprehensive multi-modal system that facilitates more walking, cycling, and transit use. The Housing Element must include policies and incentives that



consider the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the County.

The Housing Element has been reviewed for internal consistency with the County's other General Plan components, and the policies and programs in this Element are consistent with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

5. Public and Stakeholder Participation

Government Code Section 65583 requires local governments to make diligent efforts to achieve public participation from all economic segments of the community. Collaboration and participation with the public is important to help guide the identification of issues and policies in the Housing Element. As part of the 6th Cycle Housing Element update process, the County provided opportunities for public participation through public outreach activities such as community workshops, surveys, community events, the County's Housing Element website, and public hearings. Throughout the update process, the County prioritized outreach to the general public, community organizations with emphasis on those serving or representing special needs groups, stakeholders, and various agencies to ensure all voices were heard and all feedback was considered. The County engaged with farmworker groups and was reached out to engage in the public participation process. Additionally, the County engaged with special needs populations through the County's Housing Element email list which includes over 80 stakeholders and through the posting of physical meeting and workshop informational flyers around the cities of Hollister and San Juan Bautista and businesses in unincorporated San Benito County.

Lower income, special needs populations, and other stakeholders were engaged through in-person outreach and on-site noticing at the following locations:

- Pro Shop
- Hollister Downtown Association
- San Benito County Administration
- Resource Management Agency
- San Benito County Free Library
- Bertuccio's market
- Calavera Coffee
- Café Con Leche
- Bills Bullpen
- San Benito County Chambers of Commerce
- San Benito County Epicenter
- San Benito Bene Shop
- Hollister Mercantile
- Vintage Pearl Salon
- City of Hollister Farmers Market (county held in-person booth to notify residents of the Housing Element Update process)
- Hollister Super 1
- Hollister Super 2
- Lucky
- Safeway
- Nob Hill
- Windmill Market in San Juan Bautista (posted on public bulletin board)
- Workshops were noticed in Benito Link, Hollister Free Lance, and San Benito County Facebook Page
- Coalicion De Pequenos Agricultores En California, Maria Catalan, President



2023-2031 HOUSING ELEMENT

Appendix C: Community Engagement provides a detailed description of outreach conducted and comments received.

6. Data Sources

The data used for the completion of the Housing Element comes from a variety of sources. These include, but are not limited to:

- United States Census, 2010 and 2020
- 5-Year American Community Survey (ACS), 2021
 - This Housing Element Updated utilizes ACS datasets from 2021. While ACS County and city-level data is available for 2022, the 2022 ACS dataset for census designated places (CDPs), which are analyzed in this Housing Element Update, is incomplete. To prevent inconsistency, the County decided to utilize 2021 ACS data only.
- San Benito County Council of Governments (SBCOG)
- Association of Monterey Bay Area Governments (AMBAG)
- Comprehensive Housing Affordability Strategy (CHAS)
- Annual Homeless Assessment Report (AHAR) to Congress
- Census – The Coalition of Homeless Service Providers (chsp.org)
- 2014 Salt and Nutrient Management Plan for Northern San Benito County
- San Benito Urban Areas Water Supply and Treatment Master Plan Update
- 2014 Pajaro River Watershed Integrated Regional Water Management Plan
- 2017 Hollister Urban Area Water and Wastewater Master Plan Update
- Hollister Urban Area Water Project (HUAWP)
- 2022-23 Fire Hazard Severity Zones Map, CalFIRE
- 2010 San Benito County Community Wildfire Protection Plan
- 2022 Multi-Jurisdictional Hazard Mitigation Plan

7. Housing Element Organization

The Housing Element contains the following Chapters:

Chapter 1: Introduction contains a summary of the content, organization, and statutory considerations of the Housing Element.

Chapter 2: Community Profile contains an analysis of the County's population, household and employment base, and the characteristic of the existing housing stock.

Chapter 3: Housing Constraints evaluates governmental and non-governmental constraints on production, maintenance, and affordability of housing.

Chapter 4: Housing Resources provides a summary of housing resources currently offered in the County and the region.

Chapter 5: Affirmatively Furthering Fair Housing (AFFH) evaluates fair housing resources, existing patterns of segregation/integration, identified conditions or patterns of areas accommodating proposed sites, and policies or programs to advance fair housing.

Chapter 6: Policy Plan identifies the County of San Benito's housing goals, policies, and programs.



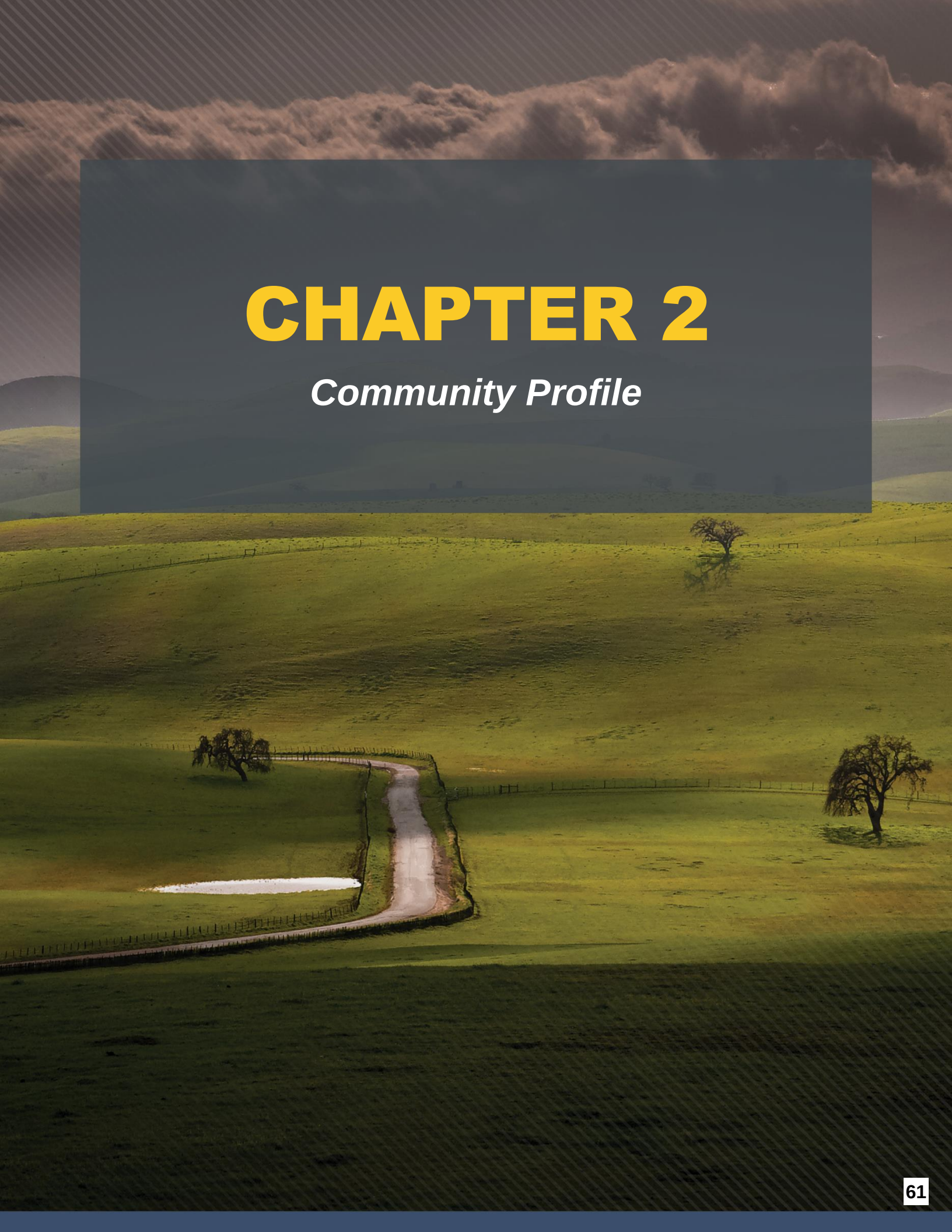
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In addition, there are three additional appendices which provide various supplementary background resources, including:

Appendix A: Review of Past Performance provides a summary of program accomplishments from the 5th cycle Housing Element and evaluates the effectiveness of 5th Cycle programs.

Appendix B: Candidate Housing Sites Analysis identifies sites to accommodate the County's RHNA and analyzes existing conditions and potential impacts of candidate sites.

Appendix C: Community Engagement provides a summary of community outreach during the 6th Cycle Housing Element Update process.



CHAPTER 2

Community Profile



Chapter 2: Community Profile

This chapter provides an overview of the County's population, households, economy, housing stock, and examines these components in a regional context. The following assessment contributes to identifying appropriate goals, policies, and programs to be implemented during the 2023-2031 Housing Element planning period.

The Community Profile uses the most current data available from a variety of sources, such as the San Benito County Council of Governments (SBCOG), Association of Monterey Bay Area Governments (AMBAG), U.S. Census, American Community Survey (ACS), U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), and current real estate market data.

A. Population Trends and Characteristics

Population growth, age composition, race and ethnicity, and employment trends contribute to understanding existing and future housing needs. The following section describes and analyzes the population characteristics and trends that affect housing need in the County.

1. Population Growth

Although historically small, San Benito County's population is quickly growing. As of 2021, the population is 63,329 individuals. **Table 2-1** below displays the population growth forecast conducted by the Association of Monterey Bay Area Governments (AMBAG) for the years 2015 through 2040. San Benito County is predicted to grow by 18,435 individuals or 29.6 percent from 2020 to 2040. San Benito County's unincorporated area is expected to grow by 13,438 individuals or 68.6 percent from 2020 to 2040. San Benito County as a whole is projected to grow at a rate over three times greater than Monterey and Santa Cruz Counties and significantly greater than the AMBAG region as a whole.

Table 2-1: Population Growth (2015-2040)					
Jurisdictions	2015 (Actual)	2020 (Actual)	2030 (Projected)	2040 (Projected)	Percent Change 2020-2040
Monterey County	430,310	441,143	467,068	483,884	9.7%
Santa Cruz County	273,793	271,233	284,146	293,156	8.1%
San Benito County*	58,138	62,353	73,778	80,788	29.6%
San Benito County Unincorporated**	18,879	19,595	28,136	33,033	68.6%
AMBAG Region	762,241	774,729	824,992	857,828	10.7%
Source: AMBAG, Regional Growth Forecast, 2022. Table 8; ACS Census Data, 2015 and 2020.					
* This data represents the entirety of San Benito County.					

Table 2-2 compares total population and population growth rate percentages for San Benito County, City of Hollister, City of San Juan Bautista, and the State of California between 1960 and 2020. According to 2020 Census, San Benito County had a total population of 64,209. The two incorporated cities within the County, which include the City of Hollister and San Juan Bautista had a total population of 42,675 and 2,084, respectively. In the County, rapid population growth has occurred from 1960 to 1990, and then slowed from 2000 to 2010 seeing a 3.82 percent



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population increase. Similarly, the City of Hollister has experienced consistent growth from 1960 to 1990 and then slowed dramatically from 2000 to 2010. From 2010 to 2020, growth resumed at a rapid rate of 19.32 percent. 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 percent. From 2010 to 2020 growth continued at 11.92 percent. From 1960 to 2010 the overall population growth rate percentage in San Benito County exceeded the State of California. San Benito County's overall population growth rate from 1960 to 2020 was 311.7 percent and the State of California was at 151.56 percent. Within San Benito County, the City of Hollister consistently contributed toward the largest share of population growth rate percentage between 1960 to 2020 at 586.46 percent. Growth rate percentages from 1960 to 2020 in the City of San Juan Bautista had a growth rate percentage of 99.24 percent.

Table 2-2: Total Population and Population Percent Change (1960-2020)

	1960	1970	1980	1990	2000	2010	2020	Population % Change 1960-2020
San Benito County*								
Total Population	15,396	18,226	25,005	36,697	53,234	55,269	64,209	
Population % Change	1960-1970 16.86%	1970-1980 37.19%	1980-1990 46.75%	1990-2000 45.06%	2000-2010 3.82%	2010-2020 16.18%	2020-2030 N/A	311.70%
City of Hollister								
Total Population	6,071	7,663	11,488	19,212	34,413	34,928	41,675	
Population % Change	1960-1970 26.22%	1970-1980 49.91%	1980-1990 67.23%	1990-2000 79.12%	2000-2010 1.49%	2010-2020 19.32%	2020-2030 N/A	586.46%
City of San Juan Bautista								
Total Population	1,046	1,164	1,276	1,570	1,549	1,862	2,084	
Population % Change	1960-1970 11.28%	1970-1980 9.62%	1980-1990 23.04%	1990-2000 (-1.33%)	2000-2010 20.20%	2010-2020 11.92%	2020-2030 N/A	99.24%
State of California								
Total Population	15,717,204	19,971,069	23,667,764	29,760,021	33,871,653	37,253,956	39,538,223	
Population % Change	1960-1970 27.06%	1970-1980 18.51%	1980-1990 25.74%	1990-2000 13.81%	2000-2010 9.98%	2010-2020 6.13%	2020-2030 N/A	151.56%
Source: California Department of Finance Table Historical Census Populations of Counties and Incorporated Cities/Towns in California 1960-2020								
* This data represents the unincorporated areas of the San Benito County.								

2. Age Characteristics

The age of residents may influence housing choices. Young adults (18 to 30 years old) and seniors (65 years or older) typically favor apartments, low- to moderate-cost condominiums, and smaller or more affordable single-family residences as these groups tend to have limited incomes or smaller families. Adults (31-54) who are expanding their families may choose to live in larger spaces but may also seek affordable options. As a community's population ages and new

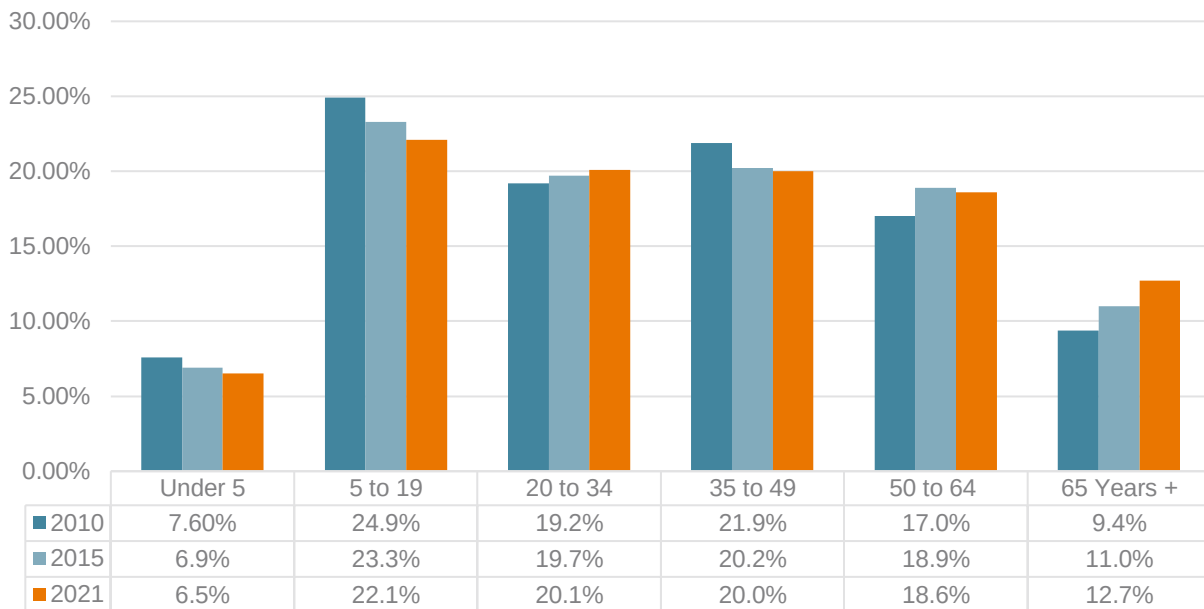


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accommodations are needed, a variety of housing options are necessary to accommodate all stages of life to produce a well-balanced and healthy community.

Figure 2-1 below displays ACS data for age distribution amongst residents in the County from the years 2010, 2015, and 2021. As of 2021, persons aged between 5 to 19 make up the largest age group at 22.1 percent of the total population. Individuals aged 20 to 34 and 35 to 49 follows with 20.1 percent and 20 percent, respectively. The senior population over the age of 65 experienced the largest increase among all age groups between 2010 and 2021 – indicating a potential need for additional senior-related housing and services. The number of children and young adults (under 19 years of age) continues to decrease within the County.

Figure 2-1: Age Distribution in Unincorporated San Benito County (2010-2021)



Source: American Community Survey (ACS), Table S0101, 5-Year Estimates, 2010, 2015, and 2021

This data represents the unincorporated areas of San Benito County.

Table 2-3 below shows the age distribution of County residents compared to the census designated places (CDP) of Aromas, Ridgemark, and Tres Pinos, as well as the City of Hollister and San Juan Bautista, Monterey, and Santa Cruz Counties. With exception to the senior population (65+), San Benito County's age distribution is similar to its surrounding Counties but varies from the three CDPs within the County. The County's senior population is the second to smallest amongst all other comparisons, making up 12.7 percent of the population. The County's age distribution is comparable to the State average.



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Table 2-3: Age Characteristics/Age Distribution

Jurisdictions	Under 5	5 to 19	20 to 34	35 to 49	50 to 64	65 Years +
Aromas (CDP)	3.00%	14.4%	22.1%	18.5%	28.3%	13.6%
Ridgemark (CDP)	2.8%	15.2%	12.4%	16.4%	26.7%	26.6%
Tres Pinos (CDP)	6.1%	13.6%	29.4%	8.2%	22.6%	20.0%
Hollister	7.1%	24.6%	21.1%	20.7%	16.7%	9.9%
San Juan Bautista	10.3%	16.2%	18.5%	15.5%	22.3%	17.0%
San Benito County*	6.5%	22.1%	20.1%	20.0%	18.6%	12.7%
Monterey County	6.9%	22.4%	20.9%	19.3%	16.9%	13.7%
Santa Cruz County	4.8%	19.3%	21.8%	17.8%	19.5%	16.8%
State of California	6.0%	19.5%	21.7%	20.0%	18.5%	14.4%

Source: American Community Survey, Table S0101, 5-Year Estimates, 2021.
 * This data represents unincorporated areas of San Benito County.

3. Race and Ethnicity Characteristics

Analyzing and understanding the racial and ethnic composition of a community is important, as different groups may have varying household characteristics, income levels, and cultural backgrounds that may affect their housing needs and housing choices. Cultural influences may also influence a household's preference for a specific type of housing or other characteristics, such as location and mobility. It is important to note that while race and ethnicity are used to identify groups of a community's population, they are not the same and are not mutually exclusive. The data identified below shows the racial and ethnic composition of the County and neighboring census designated places and Counties. Using 5-Year ACS data, Census respondents were able to self-identify their race and ethnicity. Due to this, overlap may occur.

As shown in [Table 2-4](#), persons who identify as Hispanic or Latino made up the largest group in the County at 60.9 percent. Persons who identified as White, not including Hispanic or Latino, followed as the second largest racial group at 32.3 percent. In contrast, the Asian population made up a much smaller group of only 2.8 percent. Additionally, those who identify as Black or African American, American Indian and Alaska Native, Native Hawaiian/Other Pacific Islander, and Some Other Race, collectively represent under 2.0 percent of the County's total population.

[Table 2-4](#) shows changes in racial and ethnic demographics between the years of 2010 and 2021. The Hispanic or Latino population experienced the largest increase from 54.8 percent to 60.9 percent. In contrast, the White, not Hispanic or Latino, population decreased from 39.2 percent to 32.3 percent. Those who identify as Asian also experienced an increase, experiencing a change of 2.3 percent to 2.8 percent. The population that identifies as Black or African American remained relatively unchanged at 0.9 percent. Overall, San Benito County population dynamics changed slightly between the years 2010 and 2021.



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Limited ability to speak English can also act as a barrier to obtaining housing. Individuals who do not speak English or whose primary language is not English may have difficulty accessing assistance from a variety of sources, remedying public health and safety code violations, and accessing housing and social programs. This phenomenon is otherwise known as linguistic isolation. According to US Census 5-Year ACS data, 41.7 percent of the County population who are 5 years old and over speak a language other than English at home. Approximately 38.2 percent of the population are Spanish speaking and continue to represent the most dominant non-English language in the County. Another 3.2 percent speak “Other Indo-European languages” or “Asian and Pacific Island languages.” Of the non-English speakers, 39.7 percent speak English less than “very well.” The County continues to provide Spanish translation for housing services and resources that reduce rates of linguistic isolation.

Table 2-4 Racial and Ethnic Composition in San Benito County (2010-2021)			
Race/Ethnicity	2010	2015	2021
White *	39.2%	36.6%	32.3%
Black or African American*	0.9%	0.7%	0.9%
American Indian and Alaska Native*	0.6%	0.3%	0.3%
Asian*	2.3%	2.5%	2.8%
Native Hawaiian/Other Pacific Islander*	0.0%	0.1%	0.2%
Some other Race*	0.4%	0.1%	0.1%
Two or more races*	1.9%	1.7%	2.6%
Hispanic or Latino Origin	54.8%	57.9%	60.9%
Language			
Speak a language other than English (Population 5 years and older)	39.9%	38.6%	41.7%
<i>Source: American Community Survey, Table B03002, S1601 5-Year Estimates, 2010, 2015, and 2021.</i> <i>*Not Hispanic or Latino</i> <i>This data represents the entirety of San Benito County.</i>			

Table 2-5 below shows a higher percentage of Hispanic or Latino-identifying persons within the County at 60.9 percent, compared to the State average of 36.7 percent. Of the other jurisdictions used for comparison, San Benito County has the third lowest White alone (not including Hispanic or Latino) population, at 32.3 percent.



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Table 2-5: Racial and Ethnic Composition in San Benito County (2021) and Neighboring Jurisdictions

Jurisdiction	White*	Black or African American*	American Indian and Alaska Native*	Asian*	Native Hawaiian/ Other Pacific Islander*	Some other Race*	Two or more races*	Hispanic or Latino Origin
Aromas (CDP)	60.2%	0.0%	0.0%	0.4%	0.0%	0.0%	5.1%	34.3%
Ridgemark (CDP)	72.0%	0.3%	0.0%	1.5%	0.0%	0.0%	2.3%	23.9%
Tres Pinos (CDP)	55.0%	0.5%	0.0%	5.2%	3.3%	0.0%	14.5%	21.4%
Hollister	22.8%	0.7%	0.3%	2.3%	0.2%	0.1%	1.9%	71.6%
San Juan Bautista	37.1%	0.4%	0.5%	3.3%	0.0%	0.0%	8.3%	50.4%
San Benito County*	32.3%	0.9%	0.3%	2.8%	0.2%	0.1%	2.6%	60.9%
Monterey County	28.8%	2.3%	0.2%	5.6%	0.4%	0.2%	2.8%	59.7%
Santa Cruz County	56.1%	0.8%	0.1%	4.7%	0.1%	0.4%	3.6%	34.0%
State of California	41.2%	5.9%	0.4%	12.8%	0.4%	0.3%	2.3%	36.7%

Source: American Community Survey, Table DP05, 5-Year Estimates, 2021.

*: Not Hispanic or Latino

This data represents the entirety of San Benito County

B. Economic Characteristics

In addition to demographics, economic characteristics gives insight to varying housing needs. Employment and income trends may indicate a need for more affordable housing units and assistance programs. The data in this section provides valuable insight into the community's ability to access the housing market and affordable housing units. Specifically, focusing on the incomes associated with different employment sectors as the number of workers in a household may affect housing affordability need and choice. Local employment growth is also linked to local housing demand, and vice versa. Therefore, it is important to consider the employment characteristics of a community to encourage a healthy balance between jobs and housing.

1. Employment and Wage Scale

Residents' employment status has a direct impact on housing choice. Employment and income directly influence what types of housing residents can afford to rent or purchase. Job growth refers to the number of jobs created in the jurisdiction, whereas employment growth refers to the number of residents in a jurisdiction who are employed. **Table 2-6** shows projected job growth from 2015 through 2045 for the County (both incorporated and unincorporated areas) and nearby jurisdictions. By 2045, the unincorporated areas of San Benito County are expected to see an 18.2 percent increase in job growth. This is closely resembling the increase in job growth for the County as a whole at 20.8 percent. This job growth is greater than that of the neighboring Counties of Monterey and Santa Cruz, although it is important to note that there are far less jobs within San Benito than Monterey and Santa Cruz counties.



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Table 2-6: Total Jobs Growth in San Benito County and Neighboring Counties (2015-2045)					
Jurisdiction	2015	2025	2035	2045	% Change 2015-2045
Santa Cruz County	130,436	141,391	147,125	153,261	17.5%
Monterey County	225,268	245,054	253,918	263,437	16.9%
San Benito County*	21,631	23,572	24,802	26,126	20.8%
San Benito County Unincorporated	6,688	7,275	7,559	7,902	18.2%
Source: Association of Monterey Bay Area Governments, 2022 Regional Growth Forecast					
* This data represents the entirety of San Benito County					

Access and proximity to jobs can significantly influence employment trends. **Chapter 5.A.1**, the County analyzes mobility patterns within the County. The analysis yielded four key findings:

- 42.5 percent of jobs in the County of San Benito are located within a half-mile of transit.
- 56.2 percent of workers live within ½ mile of transit.
- 1.2 percent of workers who commute by walking live within a half-mile to transit.
- 0.2 percent of workers who commute by bicycle live within a half-mile of transit.

The San Benito County calculated the ratio of jobs to occupied housing units in the unincorporated County and determined that the ratio was 0.99 based on estimates from 2020 Census Data (7,177 individuals in the workforce (employed and currently unemployed) and 7,214 housing units. Many residents within the County commute to the Bay Area and surrounding areas to seek employment.

Economists estimate a 3.5 percent to 4.5 percent unemployment rate as natural as it reflects the real voluntary economic forces within a city or county¹. The current national unemployment rate is 3.7 percent². **Table 2-7** shows the unemployed population count within San Benito County compared to its surrounding jurisdictions. In 2010, the County had an unemployment rate of 7.1 percent (2,849 individuals) and in 2021, 5.1 percent (2,379 individuals). While the rate of unemployment decreased between 2010 and 2021, the rate remains above both the National and State average. There are several reasons why the unemployment rate may be higher in the County. Potential reasons include the distance to major cities or employment areas, and the slow re-build of industry following the COVID-19 pandemic.

¹ Natural Rate of Unemployment, Its Components, and Recent Trends, Kimberly Amadeo, ed. Eric Estevez, August 30, 2020.

² Bureau of Labor Statistics, The Employment Situation, May 2023



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Table 2-7: Unemployment Count in San Benito County and Neighboring Jurisdictions*			
Jurisdiction	2010	2021	Unemployment Change
Aromas (CDP)	116	74	-42
Ridgemark (CDP)	108	51	-57
Tres Pinos (CDP)	30	39	+9
Hollister	2,052	1,712	-340
San Juan Bautista	76	26	-50
San Benito County**	2,849	2,379	-470
Monterey County	20,009	11,091	-8,918
Santa Cruz County	11,508	9,311	-2,197
State of California	1,642,405	1,303,741	-338,664
*Population 16 years and over. Source: American Community Survey, Table DP03, 5-Year Estimates, 2010 and 2021. ** This data represents the entirety of San Benito County			

Table 2-8 shows the number of people employed in various sectors and the change in sector employment between the years of 2015 and 2020 within unincorporated San Benito. Since 2015 San Benito's employment has grown 7.9 percent, which is above the AMBAG Region as a whole (7.7 percent). As of 2020, the Agriculture sector is the largest employment sector in the County at 21.3 percent of all employment. The Agriculture sector has experienced a 9.5 percent job growth since 2015. The Financial and Professional Services sector is the second largest employment sector at 20.7 percent. The sector with the largest job growth from 2015 to 2020, was Site-Based Skilled Trade at 12.5 percent.

Additional analysis was conducted for the years 2014 to 2024 utilizing the State of California Employment Development Department's Current Employment Statistics Tracker. The industry employment trend has remained consistent from 2014 to 2024 with the Service Providing, and Goods Producing industry sectors being top employers in San Benito County. Service Providing jobs consist of Trade, Transportation, and Utilities, Wholesale Trade, Retail Trade, and Warehousing. Goods Producing jobs consist of Manufacturing, Durable Goods, and Non-Durable Goods. Additionally, Private Educational Services and Federal Government industry have the lowest employment rates consistently from 2014 to 2024³.

In 2024 the labor force in San Benito County consisted of 31,900 workers, 29,900 employed, with an unemployment rate of 6.3%⁴. Most employers are located within the City of Hollister and City of San Juan Bautista. Earthbound Farm is the top employer in the county employing approximately 1,000 to 4,999 people. Other employers include R&R Labor, San Benito Foods, Trical Inc, West Marine Distribution Center, Target, and Pacific Scientific Energetic⁵.

³ State of California, Open Data Portal, CES 2014-2024 Monthly, November 3, 2023.

⁴ State of California, Employment Development Department, San Benito County Profile.

⁵ State of California, Employment Development Department, Major Employers in San Benito County, 2024.



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Table 2-8: Employment Sector Employee Count and Countywide Trends

Industry Sector	2015		2020		Percent Change 2015-2020
	County People Employed	County Employment Percent	County People Employed	County Employment Percent	
Agriculture	1,405	21.0%	1,539	21.3%	9.5%
Manufacturing	895	13.4%	990	13.7%	10.6%
Site-Based Skilled Trade	830	12.4%	934	12.9%	12.5%
Wholesale trade	593	8.9%	644	8.9%	8.6%
Retail trade	279	4.2%	271	3.8%	-2.9%
Financial & Prof. Serv.	1450	21.7%	1496	20.7%	3.2%
Education	215	3.2%	237	3.3%	10.2%
Health Care & Social Assist.	98	1.5%	109	1.5%	11.2%
Other Services	452	6.8%	500	6.9%	10.6%
Public	210	3.1%	231	3.2%	10.0%
Self-employed	261	3.9%	263	3.6%	0.8%
Total	6,688	--	7,214	--	7.90%

Source: AMBAG Regional Growth Forecast, 2020

This data represents the entirety of San Benito County

For those employed, income level can further identify housing types that may need to be provided within the County. The Regional Housing Needs Allocation (RHNA) Plan breaks down housing needs into four income categories:

- **Very Low-Income** (Less than or equal to 50% of the area median income (AMI))
- **Low-Income** (51 to 80% of the AMI)
- **Moderate-Income** (81 to 120% of the AMI)
- **Above Moderate-Income** (Above 120% of the AMI)

According to HCD's 2023 State Income Limits, San Benito County's median income for a household of four is \$140,200. Occupations with salaries that fall under \$62,350 for a single person would have an income in the low-income category. As [Table 2-9](#) shows, most of the occupational salaries in San Benito County have an income that falls below 50 percent of the AMI. Based on these salaries, housing stock in the County would need to be affordable to accommodate lower-income households. For example, a household made up of two 'transportation occupation' workers would likely have an income slightly above the median household income for a household of two people but would not for a household of four.



Table 2-9: Median Salary by Occupation in San Benito County	
Occupation	Salary
Legal occupations	\$76,823
Computer and mathematical occupations	\$101,719
Architecture and engineering occupations	\$105,417
Management occupations	\$83,682
Life, physical, and social science occupations	\$60,673
Business and financial operations occupations	\$70,330
Healthcare practitioner and technical occupations	\$84,107
Arts, design, entertainment, sports, and media occupations	\$30,895
Protective service occupations	\$66,379
Education, training, and library occupations	\$52,733
Installation, maintenance, and repair occupations	\$61,786
Community and social services occupations	\$58,539
Sales and related occupations	\$39,792
Transportation occupations	\$60,307
Construction and extraction occupations	\$60,952
Production occupations	\$43,205
Office and administrative support occupations	\$35,661
Material moving occupations	\$23,567
Farming, fishing, and forestry occupations	\$32,371
Healthcare support occupations	\$33,931
Building and grounds cleaning and maintenance occupations	\$23,036
Personal care and service occupations	\$22,525
Food preparation and serving related occupations	\$11,678
Source: American Community Survey, Table S2411, 5-Year Estimates, 2021 This data represents the entirety of San Benito County	

C. Household Characteristics

Households include all individuals that share a single housing unit whether they are single occupants, families, or unrelated people sharing a housing unit. Analyzing household characteristics can provide insight on growth and a community's housing needs. Income and affordability are best measured at the household level. This analyzes emphasize the special needs of certain groups, such as large families, single-parent households, and lower-income households.

1. Household Type

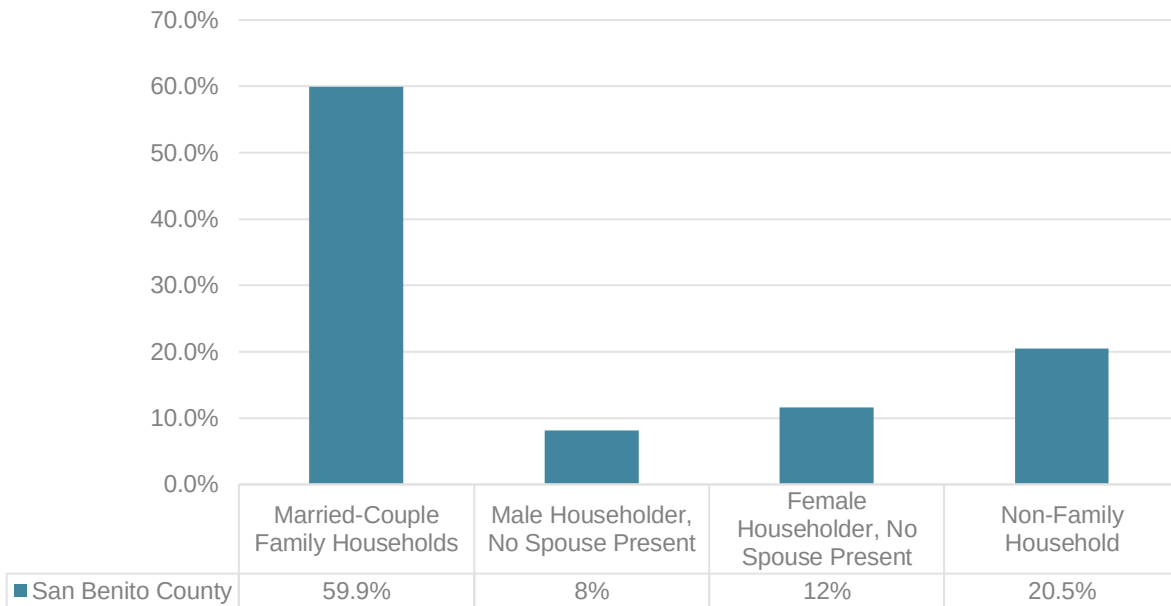
Figure 2-2 shows the varying household types within the County. San Benito County consists of a total of 19,144 households as of 2021. Over half of total households in San Benito County are Married-Couple Families (59.9 percent). This population tends to seek occupancy in single-family residences due to their increased need for multiple bedrooms and potential dual income. Additionally, 20.5 percent of the County's households are made up of non-family. Non-family households may consist of multiple unrelated persons living together or persons living alone. The large percentage of non-family households may be due to San Benito's large population of young adults. Non-family households often occupy multifamily residential units or seek out more



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affordable housing options. Single-parent households represent 20 percent of the County's total households, with a larger proportion being female-headed households.

Figure 2-2: San Benito Household Characteristics (2021)



Source: American Community Survey, Table DP05, 5-Year Estimates, 2021.

This data represents the entirety of San Benito County

Table 2-10 compares San Benito County's housing characteristics to San Benito County's unincorporated areas, and neighboring jurisdictions. Overall, San Benito County has similar proportions to the other jurisdictions. At 11.6 percent, San Benito County as a whole has a higher percentage of female-household no spouse than Aromas (CDP), Ridgemark (CDP), Tres Pinos (CDP), and Santa Cruz County. At 65.9 percent, San Benito County unincorporated area has a higher percentage of married-couple family households than Hollister, San Juan Bautista, Monterey County, and Santa Cruz County.



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Table 2-10: Household Characteristics

Jurisdiction	Married -Couple Family HH	Total HH Percent	Female HH, No Spouse Present	Total HH Percent	Non- Family HH	Total HH Percent	Total HH
Aromas (CDP)	586	66.4%	52	5.9%	173	19.6%	882
Ridgemark (CDP)	723	63.8%	70	6.2%	335	29.6%	1,133
Tres Pinos (CDP)	231	83.7%	8	2.9%	37	13.4%	276
Hollister	6,693	57.0%	1,795	15.3%	2,203	18.8%	11,736
San Juan Bautista	360	51.5%	58	8.3%	239	34.2%	699
San Benito County*	11,473	59.9%	2,217	11.6%	3,928	20.5%	19,144
San Benito County unincorporated	4,420	65.9%	364	5.4%	1,486	22.1%	6,709
Monterey County	68,987	53.1%	17,000	13.1%	35,138	27.0%	129,977
Santa Cruz County	47,067	48.8%	9,852	10.2%	35,289	36.6%	96,476
State of California	9,060,746	68.6%	1,709,775	12.9%	4,156,840	31.4%	13,217,586
<i>Note: HH = Households</i> <i>Source: American Community Survey, Table B11001, 5-Year Estimates, 2021.</i> <i>* This data represents the entirety of San Benito County</i>							

Table 2-11 illustrates the changes in household types from the years 2010 through 2021. The County experienced a growth of 2,332 new households between 2010 and 2021. In this time, the greatest increase was married-couple households.

Table 2-11: Changes in Household Types (2010 to 2021)

Household Types	2010	Percent	2015	Percent	2021	Percent
Married-Couple Family Households	9,948	59.2%	10,246	59.6%	11,473	59.9%
Male Households, No Spouse	1,113	6.6%	1,099	6.4%	1,526	8.0%
Female Households, No Spouse	2,316	13.8%	2,376	13.8%	2,217	11.6%
Non-Family Households	3,435	20.4%	3,477	20.2%	3,928	20.5%
Total Households	16,812	100.0%	17,198	100.0%	19,144	100.0%
<i>Source: American Community Survey, Table S11001, 5-Year Estimates, 2010, 2015, 2021.</i> <i>This data represents the entirety of San Benito County</i>						

2. Household Size

Understanding household size can help identify the demand of housing needed in a community. Household size can also be used as an indicator of population growth and household character. Average household size can be both a result and indicator of housing affordability and other household economic conditions. For example, data reflecting household size in a community can



help identify issues of overcrowding, which is a result of inadequate space for members of a household and considered a burden on a household.

Table 2-12 shows the average household size for the County and its neighboring jurisdictions. The County as a whole has an average of 3.3 persons per household, which is slightly larger than surrounding counties and the State average. For the unincorporated part of the County, the average household size is 2.9 persons per household, which is the same as the State average. A larger average of persons per household may indicate the need for larger households and could indicate potential instances of overcrowding. Due to the high percentage of married couples in the County, persons starting families may account for the high average.

Table 2-12: Average Household Size	
Jurisdiction	Average Persons per Household
Aromas (CDP)	3.3
Ridgemark (CDP)	2.4
Tres Pinos (CDP)	3.4
Hollister	3.5
San Juan Bautista	2.7
County of San Benito*	3.3
San Benito County Unincorporated**	2.9
Monterey County	3.2
Santa Cruz County	2.7
State of California	2.9
Source: American Community Service, S1101, 5-Year Estimates, 2021.	
* This data represents the entirety of San Benito County	
**Source: AMBAG, Regional Growth Forecast, 2022.	

3. Household Income

Household income often influences housing choice. As household income increases, households are likely able to afford market-rate units, larger units, and/or pursue ownership opportunities. On the other hand, as household income decreases, households tend to dedicate a disproportionate amount of their income towards housing, otherwise known as housing cost burden. This could lead to increased incidences of overpayment, overcrowding, and substandard living conditions.

The California Department of Housing and Community Development (HCD) has identified the following income categories based on the area median Income (AMI):

- **Extremely Low-income:** Households earning less than 30 percent of the AMI
- **Very Low-income:** Households earning between 31 and 50 percent of the AMI
- **Low-income:** Households earning between 51 percent and 80 percent of the AMI
- **Moderate-income:** Households earning between 81 percent and 120 percent of the AMI
- **Above Moderate-income:** Households earning over 120 percent of the AMI



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Together, the extremely low-, very low-, and low-income categories are referred to as lower-income⁶. The Comprehensive Housing Affordability Strategy (CHAS), developed by the Census Bureau for the U.S. Department of Housing and Urban Development (HUD), provides detailed information on housing needs by income level for different types of households in San Benito County. The most recent CHAS data for the County was published in May 2022.

Table 2-13 shows that a majority of owners had Moderate- or Above Moderate-incomes at 74.8 percent while a majority of renters had lower-incomes (59.3 percent). Of all households in the County, 62.4 percent had moderate or above moderate household incomes. While a majority of households experience higher-incomes, lower-income households, which represent 37.6 percent of all households, may experience disproportionately higher housing costs and may experience varying housing needs.

Table 2-13: Households by Income Category						
Income Category (% of County AMI)	Owner		Renter		Households	
	Total	Percent	Total	Percent	Total	Percent
Extremely Low- (30% AMI or less)	565	4.9%	1,180	17.9%	1,745	9.6%
Very Low- (31 to 50% AMI)	810	7.0%	1,295	19.7%	2,105	11.6%
Low- (51 to 80% AMI)	1,540	13.3%	1,435	21.8%	2,975	16.4%
Moderate- or Above Moderate- (Over 80% to 100% AMI)	8,640	74.8%	2,680	40.7%	11,320	62.4%
Total	11,555	--	6,580	--	18,135	--
<i>Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2015-2019 This data represents the entirety of San Benito County</i>						

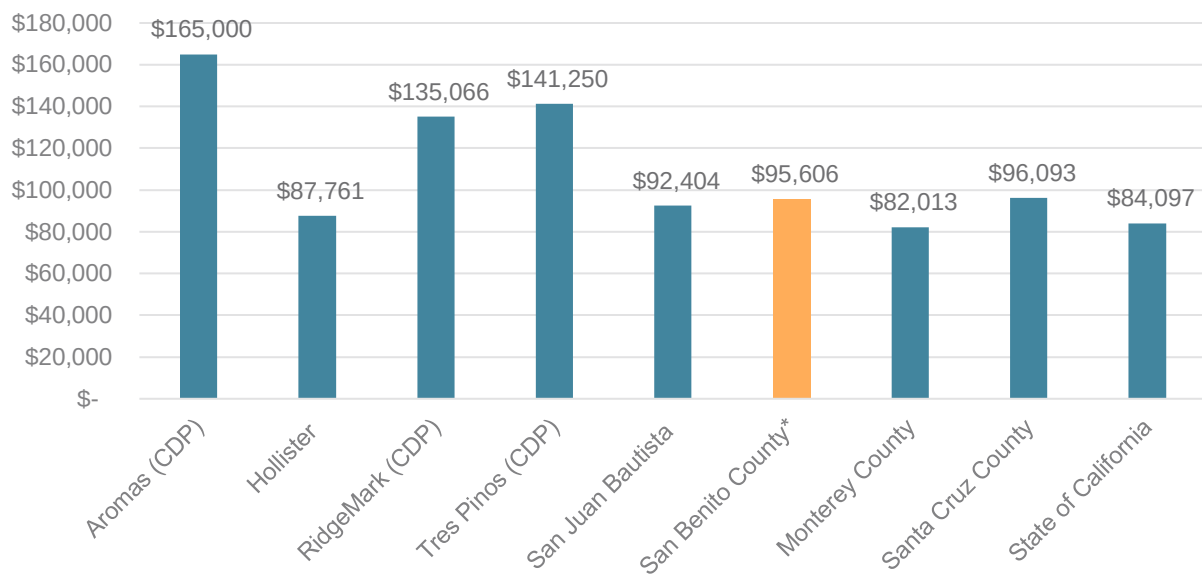
Figure 2-3 shows the median household income, regardless of household size, of nearby jurisdictions compared to San Benito's median income. The Median household income in the County is \$95,606, which is above the state's median of \$84,097. Santa Cruz County's median income closely resembles to that of San Benito. Aromas (CDP) has the largest percent difference from San Benito at 72.6 percent higher than the County average.

⁶ Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMI as moderate-income (compared to low-income based on State definition).



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Figure 2-3: Median Household Income by Jurisdiction (2021)

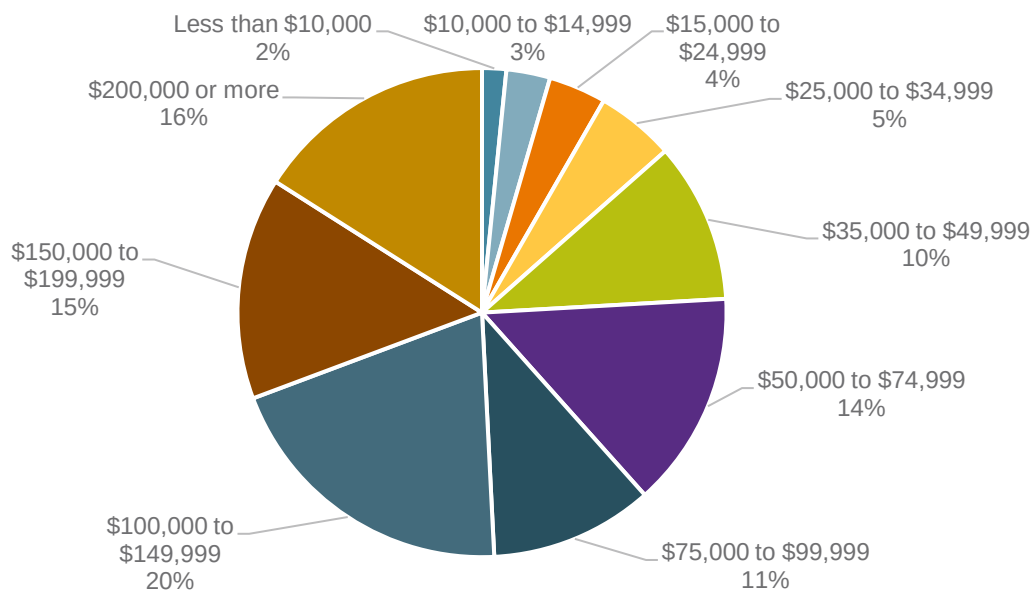


Source: American Community Survey, Table B19013, 5-Year Estimates, 2021.

* This data represents the entirety of San Benito County

Figure 2-4 below shows the proportion of household income levels within the County of San Benito. According to this data, 49 percent of County residents earn an income below \$100,000, with 24 percent earning less than \$50,000, and 2 percent earning less than \$10,000. Approximately 31 percent of the County's households earn \$150,000 or more annually. The data shown supports the need for a variety of housing types and a range of prices to meet the needs of County residents.

Figure 2-4: San Benito Income Breakdown (2021)



Source: American Community Survey, Table B19013, 5-Year Estimates, 2021.

This data represents the entirety of San Benito County



D. Housing Problems

Many households in San Benito County face housing-related challenges. The types of housing challenges in San Benito vary according to household income, type, and tenure. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD provides detailed information on housing problems by income level for different types of households in the County. The most recent CHAS data was published in May 2022 and is based on 2020 ACS data. The following housing problems may present housing challenges to households. Housing problems considered by CHAS include:

Housing Problems:

- Units with physical defects (lacking complete kitchen or bathroom)
- Incomplete plumbing facilities
- Overcrowded conditions (more than one person per room)
- Cost burdens exceeding 30 percent of gross income (including utilities)

Severe Housing Problems:

- Units with physical defects (lacking complete kitchen or bathroom)
- Incomplete plumbing facilities
- Overcrowded conditions (more than 1.5 persons per room)
- Cost burdens exceeding 50 percent of gross income (including utilities)

Types of housing challenges can vary according to household income, type, and tenure. [Table 2-14](#) illustrates housing assistance needs of lower-income households in the County. As illustrated, renters are more likely to have at least one of the four housing challenges (53.2 percent), while only 35.6 percent of owners are likely to have at least one of the four housing challenges. Likewise, renters have a higher incidence of severe housing challenges faced when compared to owner households, 32.3 and 16.5 percent, respectively.



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Table 2-14: Housing Assistance Needs of Lower-Income Households

Housing Challenge	Owner	Total HH Percent	Renter	Total HH Percent	Total	Total HH Percent
Housing Challenge Overview*						
Household has at least one of the four Housing Challenges	4,115	35.6%	3,500	53.2%	7,615	42.0%
Household has no Housing Challenges or cost burden not available, no other challenges	7,440	64.4%	3,080	46.8%	10,520	58.0%
Total	11,555	--	6,580	--	18,135	--
Severe Housing Challenge Overview**						
Household has at least one of the four Severe Housing Challenges	1,910	16.5%	2,125	32.3%	4,035	22.2%
Household has no Severe Housing Challenges or cost burden not available, no other challenges	9,645	83.5%	4,455	67.7%	14,100	77.8%
Total	11,555	--	6,580	--	18,135	--
Note: "% of total HH" equals Percent of total Households in San Benito County * The four housing challenges are: units with physical defects (lacking complete kitchen or bathroom), incomplete plumbing facilities, overcrowded conditions (more than one person per room); or cost burdens exceeding 30 percent of gross income (including utilities). ** The four severe housing challenges are: units with physical defects (lacking complete kitchen or bathroom), incomplete plumbing facilities, overcrowded conditions (more than 1.5 person per room); or cost burdens exceeding 50 percent of gross income (including utilities). Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2015-2019 This data represents the entirety of San Benito County						

Table 2-15 includes CHAS data characterizing affordability, housing challenges, and cost burden for various income groups. As shown above, over half of renter-occupied households are likely to experience at least one housing challenge. Of these renter households, 28.4 percent are Very Low- to Extremely Low-Income. In comparison to owner-occupied households who are experiencing at least one of four challenges, 8.4 percent are Very Low- or Extremely Low-Income.

The extremely low-income household need is generally estimated as 50 percent of the very low-income RHNA. The City's very low-income RHNA is 246 units; therefore, the projected housing need for extremely low-income households is 123 units.



Table 2-15: Housing Challenges for All Households by Income Category

Income Category	Owner			
	Household has at least one of four Housing Challenges	% Of Owner HH	Household has no Housing Challenges OR cost burden not available	% Of Owner HH
Extremely Low- (< 30% AMI)	490	4.1%	215	1.8%
Very Low- (31% to 50% AMI)	520	4.3%	145	1.2%
Low- (51% to 80% AMI)	1,140	9.5%	575	4.8%
Moderate- (81% to 100% AMI)	655	5.5%	600	5.0%
Above Moderate- (>100% AMI)	1,845	15.4%	5,835	48.6%
Total Owner HH	4,645	38.7%	7,370	61.3%
Income Category	Renter			
	Household has at least one of four Housing Challenges	% Of Renter HH	Household has no Housing Challenges OR cost burden not available	% Of Renter HH
Extremely Low- (< 30% AMI)	915	14.4%	175	2.7%
Very Low- (31% to 50% AMI)	895	14.0%	355	5.6%
Low- (51% to 80% AMI)	1,070	16.8%	460	7.2%
Moderate- (81% to 100% AMI)	220	3.5%	505	7.9%
Above Moderate- (>100% AMI)	315	4.9%	1,460	22.9%
Total Renter HH	3,420	53.6%	2,955	46.4%
Total Households (Owner and Renter)	8,065	46.2%	10,325	53.8%

Note: Area Median Income (AMI) corresponds to HUD's HAMFI when used without a household size qualification. This is the median family income calculated by HUD for each jurisdiction to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number) due to a series of adjustments that are made.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2016-2020

This data represents the entirety of San Benito County

1. Overcrowding

The term "overcrowding" is defined by the U.S. Census as a housing unit occupied by more than one person per room in a unit (including bedrooms, living room, and dining room, but excluding hallways, kitchen, and bathrooms). An overcrowded household can result from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size, especially for large families. This also includes multiple families living in a housing unit.

Overcrowded (more than one person per room) and severely overcrowded (more than 1.5 persons per room) households can lead to neighborhood deterioration due to the intensive use of individual housing units leading to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. In addition, overcrowding in neighborhoods can lead to an overall decline in a community's social cohesion and environmental quality. Such decline can often spread geographically and impact the quality of life and the



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economic value of property. The combination of lower-incomes and high housing costs results in many households living in overcrowded housing conditions.

Table 2-16 below illustrates the severity of overcrowding in San Benito County by household tenure. Roughly 0.9 percent of owner-occupied units experience overcrowding, while 3 percent of renter-occupied units experience overcrowding. Additionally, 0.1 percent of owner-occupied units experience severe overcrowding, while 1.5 percent of renter-occupied experience severe overcrowding. Overall, 264 units, which makes up 3.9 percent of total occupied households, experience some form of overcrowding in the County. Increasing housing types and sizes at all income levels can help mitigate overcrowding.

Table 2-16: Overcrowding by Tenure, San Benito County						
Tenure	Overcrowded Units (1.0 to 1.50 persons/room)		Severely Overcrowded Units (>1.51 persons/room)		Total Overcrowded Occupied Units	
	Count	Percent of Total Occupied Units	Count	Percent of Total Occupied Units	Count	Percent of Total Occupied Units
Owner Occupied	52	0.8	9	0.1	61	0.9
Renter Occupied	104	1.6	99	1.5	203	3.0
Total	156	2.3	108	1.6	264	3.9
Source: American Community Survey, Table B25014, 5-Year Estimates, 2021. This data represents unincorporated San Benito County only.						

Table 2-17 below shows the rate of overcrowded owner-occupied and renter-occupied households as a proportion of all households in the County. Overcrowded owner-occupied and renter-occupied households make up 4.0 percent and 15.3 percent of overcrowded units in the County, respectively. With the exception of Ridgemark (CDP), unincorporated San Benito County has one of the lowest percentages of overcrowding of owner-occupied at only 1.2 percent. Trends show that rates of overcrowded households for renter-occupied households are higher than owner-occupied households among all jurisdictions listed.

Table 2-17: Overcrowded Households by Tenure				
Jurisdictions	Owner-Occupied Households		Renter-Occupied Households	
	Total Owner Occupied HH	Overcrowded Owner HH as a % of all Owner HH	Total Renter Occupied HH	Overcrowded Renter HH as a % of all Renter HH
Aromas (CDP)	721	2.9%	161	25.5%
Ridgemark (CDP)	860	0.0%	273	0.0%
Tres Pinos (CDP)	261	3.4%	15	86.7%
Hollister	451	38.7%	714	61.3%
San Juan Bautista	6	15.4%	33	0.4%
San Benito County	12,944	4.0%	6,200	15.3%
San Benito County Unincorporated	4,973	1.2%	1,736	11.7%
Monterey County	67,182	7.5%	62,795	21.3%
Santa Cruz County	58,321	3.4%	38,155	12.6%
State of California	7,335,247	4.3%	5,882,339	13.2%
Source: American Community Survey, Table B25014, 5-Year Estimates, 2021.				



2. Overpayment (Cost Burden)

Overpayment is an important factor in understanding housing needs and affordability. State and federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying and would be considered a cost burden. Overpayment for housing can cause an imbalance on the remainder of a household's budget.

Table 2-18 below summarizes the County's cost burdened households. Approximately 33.1 percent of owners are cost burdened, with 12.4 percent enduring a severe cost burden. In comparison, 43.9 percent of renters are cost burdened, with an additional 18.8 percent who are severely cost burdened. As shown, Extremely Low-Income (<30 AMI) renters experience a higher percent of cost burden at 15.3 percent, and severe cost burden at 13.0 percent. Likewise, owner households who have an Above Average-Income (>100 AMI) experience the highest percentage of cost burden at 12.4 percent, although only 0.9 percent are severely cost burdened. As shown below, renters in the lower-income levels are more likely to experience a severe cost burden but are less likely to experience a cost burden as their incomes increase. The opposite trend is true for owner households, and this may reflect a willingness of households with larger incomes to invest in home ownership, even if it will cost them a higher percentage of their incomes. Overall, cost burdens overwhelmingly influence housing choice and may lead households to decide whether to secure less adequate housing or take on a cost burden.

Table 2-19 below summarizes the unincorporated County's cost burdened households. Approximately 35.6 percent of owners are cost burdened, with 12.8 percent enduring a severe cost burden similar to, but slightly greater, than that of the whole County averages. In comparison, 45.9 percent of renters are cost burdened, with an additional 20.8 percent who are severely cost burdened which is also similar to, but slightly greater, than that of the whole County averages. As shown, Extremely Low-Income (<30 AMI) renters experience the highest percent of cost burden at 16.6 percent. Likewise, owner renters who have an Above Average-Income (>100 AMI) experience the lowest percentage of cost burden at 1.9 percent. As shown below, renters in the lower-income levels are more likely to experience a severe cost burden but are less likely to experience a cost burden as their incomes increase. The opposite trend is true for owner households, as owners with above Average-Income (>100 AMI) experiencing a cost burden of 12.5 percent and this may reflect a willingness of households with larger incomes to invest in home ownership, even if it will cost them a higher percentage of their incomes. Overall, cost burdens overwhelmingly influence housing choice and may lead households to decide whether to secure less adequate housing or take on a cost burden.



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Table 2-18: Summary of Housing Overpayment

Income by Cost Burden*	Owner				Renter			
	Cost Burden > 30%	% Of Owner HH	Cost Burden > 50%	% Of Owner HH	Cost Burden > 30%	% Of Renter HH	Cost Burden > 50%	% Of Renter HH
Household Income is <30% AMI	485	4.2%	405	3.5%	1,005	15.3%	855	13.0%
Household Income is 31% to 50% AMI	560	4.8%	345	3.0%	810	12.3%	275	4.2%
Household Income is 51% to 80% AMI	880	7.6%	375	3.2%	750	11.4%	105	1.6%
Household Income is 81% to 100% AMI	465	4.0%	225	1.9%	155	2.4%	0	0.0%
Household Income is >100% AMI	1,435	12.4%	100	0.9%	170	2.6%	0	0.0%
Total	3,825	33.1%	1,450	12.5%	2,890	43.9%	1,235	18.8%
Note: Area Median Income (AMI) corresponds to HUD's HAMFI when used without a household size qualification. This is the median family income calculated by HUD for each jurisdiction to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number) due to a series of adjustments that are made. * Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2015-2019 This data represents the entirety of San Benito County								



Table 2-19: Summary of Housing Overpayment (Unincorporated)

Income by Cost Burden*	Owner				Renter			
	Cost Burden > 30%	% Of Owner HH	Cost Burden > 50%	% Of Owner HH	Cost Burden > 30%	% Of Renter HH	Cost Burden > 50%	% Of Renter HH
Household Income is <30% AMI	285	4.2%	250	3.7%	805	16.6%	720	14.8%
Household Income is 31% to 50% AMI	405	5.9%	255	3.7%	685	14.1%	210	4.3%
Household Income is 51% to 80% AMI	570	8.4%	215	3.2%	534	11.0%	79	1.6%
Household Income is 81% to 100% AMI	319	4.7%	125	1.8%	115	2.4%	0	0.0%
Household Income is >100% AMI	850	12.5%	30	0.4%	90	1.9%	0	0.0%
Total	2429	35.6%	875	12.8%	2,229	45.9%	1009	20.8%

Note: Area Median Income (AMI) corresponds to HUD's HAMFI when used without a household size qualification. This is the median family income calculated by HUD for each jurisdiction to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number) due to a series of adjustments that are made.

* Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2015-2019

This data represents the entirety of Unincorporated San Benito County

E. Special Needs Groups

Special needs populations, as defined by the California Housing and Community Development Department (HCD), includes seniors, persons with disabilities, female-headed households, large households, farmworkers, persons experiencing homelessness, and students. Special needs groups may be of a lower-income status because of their special needs or conditions. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, or other factors. Consequently, certain residents in San Benito County may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems.

The special needs groups analyzed in this section include seniors, persons with disabilities (including developmental disabilities), persons experiencing homelessness, single parents, large households, farmworkers, and students. These categories may also overlap with one another; for example, seniors may also have disabilities. These special needs groups could be assisted by increasing the available affordable housing and adopting programs that offer financial assistance



or community resources. **Appendix A: Review of Past Performance** provides a summary of resources that were provided for each special needs group throughout the 5th Cycle.

1. Seniors

The senior population is generally defined as those 65 years of age or older. They may have several concerns, such as limited and fixed incomes, high health care costs, higher incidence of mobility and self-care limitations, and transit dependency. As a result, the senior population has specific housing needs, which include affordable housing, care facilities, and other housing that includes planned service components.

Shown below, **Table 2-20** compares the number of residents aged 65 years and over in San Benito County and its neighboring jurisdictions. San Benito County shows a slight disconnect between its incorporated and unincorporated areas in the rate of its growing senior group. San Benito County's unincorporated area has a larger population of seniors than the State, Monterey County, and Santa Cruz County, at 18.9 percent. However, when looking at San Benito County as a whole, it has the second lowest percentage of persons aged 65 and over compared to nearby jurisdictions. Tres Pinos (CDP) has the largest senior population of all CDPs in the County with over 29.3 percent.

Jurisdiction	Population Count	Percent
Aromas (CDP)	400	13.6%
Ridgemark (CDP)	741	26.6%
Tres Pinos (CDP)	274	29.3%
Hollister	4,040	9.8%
San Juan Bautista	322	17.0%
San Benito County*	8,066	12.1%
San Benito County Unincorporated	3,704	18.9%
Monterey County	59,939	13.7%
Santa Cruz County	45,785	16.8%
State of California	5,669,879	14.4%
<i>Source: American Community Survey, Table S0101, 5-Year Estimates, 2021.</i>		
<i>* This data represents the entirety of San Benito County</i>		

Table 2-21 summarizes the incomes of senior householders within the County. Approximately 49.8 percent of senior householders are categorically Low-, Very Low-, or Extremely Low-Income. Of the total senior households, 19.1 percent earn less than 30 percent of the AMI, whereas 33.2 percent earn over 100 percent of the AMI. This data can help address the need of affordable senior housing options in the County.



Table 2-21: Senior Householders by Income

Income Category	Total	Percent of Total Senior Householders
Extremely Low- (<30% AMI)	891	19.0%
Very Low- (31% to 50% AMI)	580	12.4%
Low- (51% to 80% AMI)	766	16.3%
Moderate- (81% to 100% AMI)	583	12.4%
Above Moderate- (>100% AMI)	1,872	39.9%
Total	4,692	--
<i>Source: American Community Survey, Table B19037, 5-Year Estimates, 2022. This data represents the entirety of San Benito County</i>		

2. Persons with Physical and Developmental Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from earning income, restrict mobility, or make self-care difficult. Thus, persons with disabilities often have special housing needs related to their limited earning capacity, a lack of accessible and affordable housing, and higher health costs. In addition, some residents suffer from disabilities that require living in a supportive or institutional setting.

Many people with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities may require a group living environment where supervision and extra aid is provided. Due to many developmental disabilities manifesting before adulthood, it is important to address the special needs required during transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (CDDS) provides estimates of persons with developmental disabilities and their living arrangements in San Benito County, as shown in **Table 2-22** below. As of January 2022, CDDS identified approximately 228 juvenile persons and 242 adults with a developmental disability living in the incorporated ZIP codes 95023, 95024 (Hollister), and 95045 (San Juan Bautista) of San Benito County. The CDDS identified 15 juvenile persons with a developmental disability living in the unincorporated ZIP codes 95004 (Aromas), 95075 (Paicines), and 95075 (Tres Pinos). Of the total persons with developmental disabilities living in the incorporated areas of San Benito County, approximately 90 percent live at home with a parent or guardian. Of those with developmental disabilities living in the unincorporated areas of San Benito County, most live at home with a parent or guardian.



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Table 2-22: Developmental Disability Status for San Benito County		
Disability Type	Number of Residents	
Living Arrangement		
	Incorporated	Unincorporated
Home of Parent/Guardian	415	22
Independent/Supported Living	23	0
Community Care Facility	20	0
Intermediate Care Facility	0	0
Foster/Family Care	0	0
Other	0	0
Total	458	22
Age Range		
0 – 17 years old	228	15
18+ years old	242	0
Source: CA DDS data by Zip Codes, January 2022		

There are resources that may be beneficial for people living with a disability, including rent subsidized homes, licensed and unlicensed single-family residences, inclusionary housing, Housing Choice Vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. When addressing the needs of this group, some important considerations to make is the design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living. Incorporating ‘barrier-free’ design in new multifamily residences (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. The San Andreas Regional Center is a care center that provides wrap-around services for San Benito County residents with developmental disabilities. Services include case management, infant education, respite and specialized day care, supportive living, referral services, and other educational programs.

The ACS identifies six disability types: hearing, vision, cognitive, ambulatory, self-care, and independent living. The U.S. Census and ACS provide clarifying questions to determine persons with disabilities and differentiate disabilities within the population. The ACS defines a disability as a report of one of the six disabilities identified by the following questions:

- **Hearing Disability:** Is this person deaf or do they have serious difficulty hearing?
- **Visual Disability:** Is this person blind or do they have serious difficulty seeing even when wearing glasses?
- **Cognitive Difficulty:** Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions?
- **Ambulatory Difficulty:** Does this person have serious difficulty walking or climbing stairs?
- **Independent Living Difficulty:** Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone, such as visiting a doctor’s office or shopping?

According to the 2021 ACS data, roughly 10 percent of the San Benito County’s population has some form of disability. [Table 2-23](#) provides insight into the County’s population who have a



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disability. Approximately 4.5 percent of the population reports having an ambulatory disability and 3.4 report having independent living difficulty. Less than 10 percent of the population with a disability are under 18 years of age, and 44.5 percent are between the ages of 18 to 64. Seniors make up the largest age group experiencing a disability at 47.3 percent of the population with a disability. **Table 2-24** provides insight into the unincorporated County's population who have a disability. Less than one percent of the population in the unincorporated County experience a disability. The most common disabilities in the unincorporated County are hearing difficulty and ambulatory difficulty.

Table 2-23: Disability Status					
Disability Type	Population with a Disability			Total	Percent of Total Population
	Under 18	18 to 64	65 and over		
Population with a Hearing Difficulty	32	477	1,250	1,759	2.8%
Population with a Vision Difficulty	103	399	413	915	1.4%
Population with a Cognitive Difficulty	577	1,055	759	2,391	3.8%
Population with an Ambulatory Difficulty	44	1,420	1,384	2,848	4.5%
Population with a Self-care Difficulty	161	651	491	1,303	2.2%
Population with an Independent Living Difficulty	--	1,058	1,073	2,131	3.4%
Total	917	5,060	5,370	11,347	--
Source: American Community Survey, Table S1810, 5-Year Estimates, 2021. This data represents the entirety of San Benito County.					



Table 2-24: Disability Status

Disability Type	Population with a Disability			Total	Percent of Total Population*
	Under 18	18 to 64	65 and over		
Population with a Hearing Difficulty	0	8	37	45	0.09%
Population with a Vision Difficulty	0	3	7	10	0.02%
Population with a Cognitive Difficulty	6	23	5	34	0.07%
Population with an Ambulatory Difficulty	0	21	20	41	0.08%
Population with a Self-care Difficulty	0	7	6	13	0.03%
Population with an Independent Living Difficulty	---	7	13	20	0.04%
Total	6	69	88	163	--

Source: American Community Survey, Table S1810, 5-Year Estimates, 2021.

This data represents the Unincorporated region of San Benito County.

* Percent of total unincorporated population.

3. Large Households

Large households are defined as units consisting of five or more members. These households are considered a special needs group because many communities have a limited supply of adequately sized, affordable housing units. To save for other necessities, such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller, more affordable units with an inadequate number of bedrooms. Consequently, this may result in overcrowding and can contribute to faster rates of home deterioration.

Securing housing large enough to accommodate all members of a household is more challenging for renters due to affordability, accessibility, and market-competition. Multifamily rental units are typically physically smaller than single-family units, which are generally fewer and more expensive. While apartment complexes offering two and three bedrooms are common, apartments with four or more bedrooms are rare. It is more likely that large households will experience overcrowding in comparison to smaller households. Additionally, single-family residences with higher bedroom counts, whether rental or ownership units, are rarely affordable to lower-income households. There is also competition for larger units with certain groups, such as students or individuals living together in a single household, which further limits the availability of larger units.

Table 2-25 below provides a breakdown of large households by tenure in San Benito County. The data identifies the household size of homeowners and renters living in a large household and the percent compared to all total households in the County. Roughly 19.0 percent of all households in the County are large households. Of all households in the County, there is a larger number of owner-occupied large households than renter-occupied large households. However, there are more 6- and 7-person households who are renters, than owners. Additionally, the



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proportion of renter households that are considered large households is greater than the proportion for owner households – 26.5 percent and 15.7 percent, respectively. [Table 2-26](#) below provides a breakdown of large households by tenure in the unincorporated County. On average, renter households experience larger households which may contribute to overcrowding. Approximately 12.5 percent of owner households have over 5-persons living in the household. Approximately 18 percent of renter households have over 5-persons living in the household.

Table 2-25: Large Households by Tenure						
Household Size	Owner		Renter		Total	
	Count	Percent of Owner HH	Count	Percent of Renter HH	Count	Percent of Total HH
5-Person Household	1,357	9.6%	688	11.1%	2,045	10.1%
6-Person Household	514	3.6%	589	9.5%	1,103	5.4%
7-or-More Person Households	352	2.5%	359	5.8%	711	3.5%
Total	14,123	15.7%	6,184	26.5%	20,307	19.0%
Source: American Community Survey, Table B25009, 5-Year Estimates, 2021.						
HH: Households						
This data represents the entirety of San Benito County.						

Table 2-26: Large Households by Tenure (Unincorporated)						
Household Size	Owner		Renter		Total	
	Count	Percent of Owner HH	Count	Percent of Renter HH	Count	Percent of Total HH
5-Person Household	112	8.2%	27	5.0%	139	7.3%
6-Person Household	38	2.8%	23	4.3%	61	3.2%
7-or-More Person Households	21	1.5%	47	8.7%	68	3.6%
Total	171	12.5%	97	18.0%	268	14.1%
Source: American Community Survey, Table B25009, 5-Year Estimates, 2021.						
HH: Households						
This data represents Unincorporated regions of San Benito County.						

4. Single-Parent Households

Single-parent households often require special consideration and assistance when it comes to housing. In particular, single female-headed households have a greater need for affordable and accessible day care, health care, and other supportive services. Single-parent households are likely to have lower-incomes than similar two-parent households. Single-parent households often face social pressures that limit their occupational choices and income earning potential, housing options, and access to supportive services.

As shown in [Table 2-10](#) above, single-parent households make up 19.6 percent of all San Benito County households. Of the total households in the County, 8 percent are single-parent male and 11.6 percent are single-parent female households. These totals are slightly lower than the State



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average. As shown in [Table 2-27](#), of all single-parent households in San Benito County, 3.2 percent live in poverty. This falls closely below the State, at 3.9 percent. Of all single-parent households in unincorporated San Benito County, less than one percent live in poverty.

Table 2-27: Single Parent Households		
Jurisdiction	Single-Parent HH Living in Poverty	
	Count	Percent*
State of California	356,058	3.9%
San Benito County	480	3.2%
Unincorporated San Benito County	64	0.9%
<i>Note: The U.S. Census Bureau defines single-parent households as one parent present at home who are typically not married, widowed, divorced, or married with a spouse absent.</i> <i>* Percent of total Households (HH)</i> <i>Source: American Community Survey, Table B17012, 5-Year Estimates, 2021.</i>		

[Table 2-28](#) shows the breakdown of female-headed households (with and without children) in the County. Of the County's total households, 11.6 percent are single female households with no spouse present. Of those households, 2.9 percent are living in poverty. Furthermore, 10.1 percent of the County is made up of single parent female households, and 2.7 percent of those households are living in poverty. Single female households with no spouse present makes up only 7 percent of all households in unincorporated San Benito County. Approximately 0.6 percent of single parent female households live in poverty.

Table 2-28: Female Headed Households								
Jurisdiction	Single Female HH, No Spouse Present		Single Female HH Living in Poverty		Single Parent Female, No Spouse Present		Single Parent Female HH Living in Poverty	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
State of California	972,492	10.7%	358,164	4.0%	972,492	10.7%	292,428	3.2%
San Benito County	2,217	11.6%	436	2.9%	1,542	10.1%	411	2.7%
Unincorporated San Benito County	364	7%	45	0.8%	183	3.5%	32	0.6%
<i>Note: Single-female household differ from single-parent household and typically refers to a female reference person whose spouse is either away from home (i.e., Armed Forces, other work), moved, or lives elsewhere for reasons other than divorce.</i> <i>1. Percent of total Households (HH)</i> <i>Source: American Community Survey, Table B17012, 5-Year Estimates, 2021.</i>								

5. Farmworkers

San Benito County has a rich history in farming and ranching. However, estimating the size of the agriculture workforce is historically a challenge as farm workers are often undercounted by the Census and other data sources. Farmworkers are traditionally defined by HCD as people whose primary incomes are earned through permanent or seasonal agricultural labor. Generally, permanent farmworkers (working 150 days or more) work in the fields, processing plants, or



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support activities on a year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal farmworkers, often supplied by a labor contractor. For some crops and agriculture, farms may hire migrant farmworkers, defined as those who travel a distance which prevents them from returning to their primary residence daily. Farmworkers have special housing needs because they typically earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

Migrant farmworkers may obtain a H-2A visa through the H-2A Temporary Agricultural Worker Program. A H-2A visa gives migrants a one-year work authorization, which can be extended for up to one year and maxed out at three-years. After three years, migrant farmworkers are expected to return to their country of origin⁷. As of November 2024, there are 445 H-2A workers living in 63 structures in unincorporated San Benito County. A majority of farmworkers who are not H-2A visa holders and reside in the State year-round do not have legal status, therefore they may not be eligible for any services and housing resources funded by federal funds and can only access services and housing resources provided by State or local sources.

While it is difficult to estimate the amount of disabled or elderly farmworkers, the County assumes that there are both disabled and elderly farmworkers working in the County. Farmworkers have unique or special housing needs and being disabled or elderly may exacerbate those special needs.

San Benito County provides housing to migrants at the Migrant Housing Center. The Migrant Housing Center provides subsidized housing to migrant agricultural working families. There are a total of 67 housing units which house approximately 250 individuals. There are close to 85 children under the age of 18 who live at the Migrant Center. All of the population living at the Migrant Center identify themselves as Latino or Hispanic. The purpose of the Migrant Housing Center is to provide safe, decent, and affordable seasonal rental housing and support services for migrant farmworker families during the peak harvest season.

The Migrant Housing Center is funded by the Office of Migrant Services (OMS) which is a branch of the Housing and Community Development Department (HCD). The County of San Benito Health and Human Services Agency administers the program. The Migrant Center has been open to working agricultural families since the 1970's. The units were remodeled in the mid-1990's. There are 60 Two-Bedroom units.

The U.S. Department of Agriculture, National Agriculture Statistics, provides data on hired farmworkers across the United States at both a state and county level. Within San Benito County there were a total of 1,062 hired farmworkers as of 2017. As of 2020 there were 1,539 people (21.3 percent of the workforce) employed in agriculture, in some capacity, in San Benito County. It is estimated that the number of farmworkers employed in agriculture will increase to 1,550 by 2035 which constitutes an increase of less than one percent from 2020 totals⁸. An increase in farmworkers will increase the overall demand for farmworker housing or affordable housing in the County. Farmworker households often earn lower-incomes and require affordable housing options.

⁷ U.S. Citizenship and Immigration Services, H-2A Temporary Agricultural Workers.

⁸ Association of Monterey Bay Area Governments 2022 Regional Growth Forecast.



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Due to a combination of limited English language skills and very low household incomes, the ability of farmworkers to secure rental housing or obtain housing loans for home purchase is extremely limited. A growing number of migrant workers do not leave California during the non-farm season, but instead stay in the area and perform non-agriculture work such as construction and contracted jobs. Permanent housing units partially meet the housing needs of non-farmworker migrants, but a shortage of temporary housing units remains. Migrant and other seasonal farmworkers usually do not have a fixed physical address and work intermittently in various agricultural and non-agricultural occupations during the year. Many farmworkers or their families live in rural or remote areas and are reluctant to voice their housing needs and concerns to local governments or housing authorities. Because market-rate housing may be more than farmworkers can afford, many farmworkers are forced to share a housing unit with other farmworkers or families, causing a severely overcrowded living situation. Migrant and seasonal farmworkers face several housing challenges, but primarily substandard housing conditions.

A recent study conducted by the University of California, Merced, reveals that farmworkers in the State are predominantly renters, with the majority residing in single-family homes. These homes often suffer from poor maintenance, making it challenging for renters to regulate indoor temperatures. Additionally, the study found that farmworkers typically live in overcrowded conditions, with a median household size of four persons, compared to the California average of three persons per household. In some agricultural communities, there has been a decline in farm labor due to the shortage of available and affordable housing and employee housing. These communities continue to face concerns regarding housing conditions. According to many code enforcement agencies in agricultural jurisdictions, inspections of farmworker housing frequently reveal safety violations. Safe and sanitary housing conditions are vital for farmworker health, and therefore the security of the food supply produced in the County. Substandard housing conditions can also affect mental as well as physical health, leading to poor overall well-being.

Additionally, the study highlights the need for third-party housing as many farmers lease the land therefore, they may not be able to develop workforce housing on the property. The study calls for collaboration with third parties to address the special housing needs of farmworkers. It is difficult to identify farmworker housing needs due to the varying nature of agriculture work. Farmworkers employed on a year-round basis generally live with their families and seek permanent affordable housing much like other lower-income households. Migrant farmworkers who follow seasonal harvests generally need temporary housing only for the workers themselves and may not include whole families or households.

A regional study of farmworker housing for Salinas Valley and the Pajaro Valley was conducted in 2018, showing that regionally 5,372 units of permanent affordable farmworker housing is needed to maintain the present “access rate” of 7.6 percent. This study led to the development of a Regional Action Plan to address farmworker housing needs. Employment in agriculture and farmworker is significantly greater in Salinas and Pajaro Valley, but the County can use the studies in neighboring jurisdictions to determine the need in San Benito County.

Based off the figures above, the County estimates that the housing need of farmworkers in unincorporated areas is approximately 500 to 700 beds. The County is committed to addressing the special housing needs of the farmworker population.

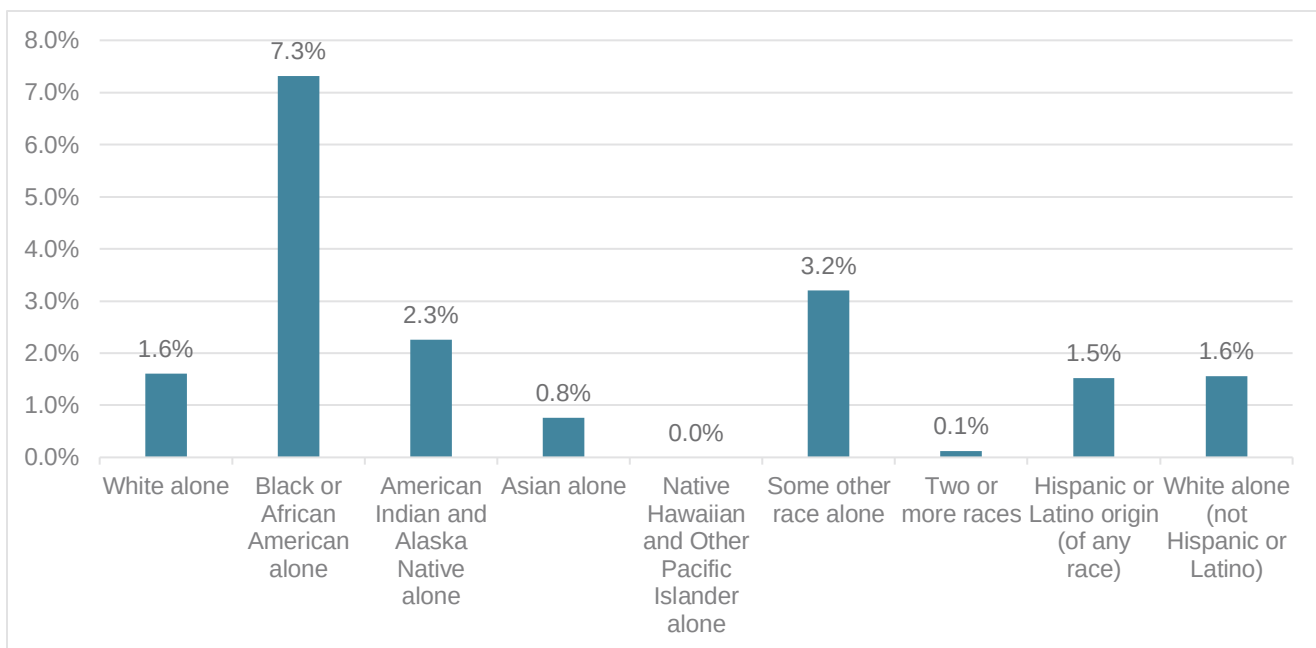


6. Extremely Low-Income (ELI) Households and Poverty Status

According to CHAS data there are approximately 12,975 low-income households, 2,105 very low-income households, and 1,745 Extremely low-income in San Benito County. Very low-income households are those households that earn 50 percent or less of the area median income (AMI) for San Benito County. Extremely low-income households are those households that earn less than 30 percent of AMI. As shown in [Table 2-13](#) above, 9.6 percent of all households in the County are extremely low-income (ELI) households. ELI households are generally more likely to experience overcrowded conditions, overpayment, or substandard housing conditions. ELI households are also more likely to be housed in transitional and supportive housing.

Figure 2-5 shows the percentage of people within each racial and ethnic group living below the poverty level. Persons identifying as Black or African American Alone experienced the highest rate of poverty at 7.3 percent. This is followed by Some other Race at 3.2 percent and those identifying as American Indian and Alaskan Native at 2.3 percent. It is important to analyze the racial and ethnic groups that have disproportionately lower income as it may help address changing community needs and concerns.

Figure 2-5: Percent below Poverty Level, by Race and Hispanic or Latino Origin, Unincorporated San Benito County



Source: American Community Survey, Table S1701, 5-Year Estimates, 2021

*This data represents unincorporated San Benito County only.

7. Persons Experiencing Homelessness

Homelessness has become an increasingly urgent issue across the State and the region. General factors contributing to the rise in homelessness include increased unemployment and underemployment, a lack of housing affordability to Lower- and Moderate-income persons (especially Extremely low-income persons), reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.



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State law mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. “Homelessness” as defined by HUD has been updated to include the following descriptions for homeless:

- People who are living in a place not meant for human habitation, in an emergency shelter, in transitional housing, or exiting an institution where they temporarily resided.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 days or more, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing.

It is important to note that these definitions do not include persons living in substandard or overcrowded housing units, persons being discharged from mental health facilities (unless the person was homeless when entering and is considered homeless at discharge), or persons who may be at risk of homelessness.

Table 2-29 below shows a bell curve trend of the number of homeless individuals counted from 2013 to 2022. In 2022, San Benito County conducted their Point-in-Time (PIT) count for people experiencing homelessness in accordance with the U.S. Department of Housing and Urban Development (HUD) guidelines. The results found that San Benito County had 357 unhoused individuals, 25 percent (89 individuals) of whom were sheltered and 75 percent (268 individuals) of whom were unsheltered. Approximately 87 individuals were in the unincorporated portions of the County. The homeless population has fluctuated over the years, peaking in 2015, and dramatically decreasing from 2015 to 2019 then increasing from 2019 to 2022. The 2022 count is a 25 percent increase from the last PIT collection in 2019 and an approximately 2 percent decrease from the 2013 count. Factors that may have influenced the increase may be due to widening of income inequality across the state, high inflation, a lack of affordable housing, and lingering effects from the COVID-19 pandemic.

Table 2-29: Count of Homeless Individuals					
	2013	2015	2017	2019	2022
San Benito County	365	651	527	283	357*
Unincorporated	--	--	--	--	87*
Sheltered	128	174	121	114	89
Unsheltered	237	477	406	169	268
*Note: Homelessness count per census tract in unincorporated San Benito County is 87. Data not available for previous years. Source: San Benito County Homeless Census Executive Summary Report, 2017-2022; Annual Homeless Assessment Report (AHAR) to Congress, 2013					

According to the Coalition of Homeless Service Providers (CHSP), of the unhoused individuals, 28.0 percent had some form of employment, and over 70.0 percent identified as Hispanic or Latino. A majority have spent less than a year in the County whereas 7 percent spent 1-4 years and 8 percent spent more than 10 years in the County. More than half of the individuals identified as male, 38 percent as female, and 7 percent as transgender/gender non-binary. The most



common self-reported health conditions are depression (51 percent), chronic health conditions (47 percent), and post-traumatic stress disorder (45 percent). Since the County is largely rural, a majority of homeless individuals were observed in urban centers such as Hollister and San Juan Bautista. The Housing Element includes a program to coordinate with local organizations that address homelessness in the County.

8. Students

The need for student housing is another significant factor affecting housing demand. In the County, student housing demand is strongest during the school year, roughly August through May. Housing demand may be impacted in areas that surround universities and colleges. While the student population in San Benito is not large, it is important to address the housing needs of all students. According to ACS data, San Benito County has approximately 3,600 persons enrolled in college or graduate school, which represents approximately 5.7 percent of the total population. Of the residents enrolled in higher education, 95.3 percent are enrolled in public institutions and 4.7 percent are enrolled in private institutions. Students may be enrolled and attend school locally, may commute outside of the County, or may be enrolled in a remote learning program. There are two colleges and universities located in San Benito County, Gavilan College, and the U.C. Cooperative Extension through the University of California Agriculture and Natural Resources (UC ANR).

Typically, students are low-income and are, therefore, affected by a lack of affordable housing, especially within easy commuting distance from campus. To decrease expenses, students often seek shared housing situations through roommate referral services offered on and off campus. A lack of affordable housing may also influence the choices students make after graduating. Therefore, due to young adults between the ages of 15-24 making up 13.7 percent of the County's total population, it is important for the County to consider the student population in its housing needs assessment.

F. Housing Stock Characteristics

San Benito County's housing stock includes all housing units located within its jurisdiction. Housing stock growth, type, age and condition, tenure, vacancy, and cost are all critical factors in determining the community's housing needs. This section details the County's housing stock characteristics to identify how well the needs of current and future residents are addressed.

1. Housing Growth

Table 2-30 below displays housing stock growth data for San Benito County and its nearby jurisdictions. According to ACS data, the County had an 8.3 percent increase or 1,374 additional housing units, between the years 2000 and 2010. The County had a 7.5 percent increase, or 1,342 additional housing units, between the years 2010 and 2020. Much of the County's housing growth occurred in the areas surrounding the City of Hollister and in the communities of Ridgemark and Tres Pinos.

From 2000 to 2010, the County experienced housing growth at a rate greater than neighboring jurisdictions but less than the average for the State. From 2010 to 2020, the County experienced the second greatest housing growth rate compared to the neighboring jurisdictions and the average for the State (24.7 percent in the City of San Juan Bautista).



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Table 2-30: Housing Unit Growth Trends

Jurisdiction	2000	2010	2020	Percent Change 2000 to 2010	Percent Change 2010 to 2020
Hollister	9,928	11,110	11,775	11.9%	6%
San Juan Bautista	615	-- ¹	731	-- ¹	18.9% ²
San Benito County	16,499	17,873	19,215	8.3%	7.5%
San Benito County Unincorporated ³	-- ¹	6,724	7,177	-- ¹	6.7%
Monterey County	131,708	138,833	141,910	5.4%	2.2%
Santa Cruz County	98,873	104,002	105,819	5.2%	1.7%
State of California	12,214,549	13,552,624	14,210,945	11.0%	4.9%

1. Data not available
 2. 2000-2020 Percent Change
 3. Source: AMBAG, Regional Growth Forecast, 2022.
 Sources: CA Dept. of Finance, 2000; US Census Bureau 2000; American Community Survey, Table DP04, 5-Year

2. Housing Types

Table 2-31 provides a breakdown of the number of housing units by type for San Benito County and the State. A majority of the housing stock is single-family detached units at 81.9 percent, which is over 20 percent greater than the State average. Multi-Family units make up 11.8 percent of the County's total housing stock. This is vastly different from the State's average at 30.9 percent. Mobile homes, RVs, boats, and other types of housing make up the smallest portion of housing units by type at only 2.3 percent. Likewise, in unincorporated San Benito County, detached single-family homes are the predominant housing type. Mobile homes, RVs, boats, and other types of housing make up the second largest portion of housing units by type at 9.1 percent. A wider range of housing types is important in providing for the diverse housing needs of the San Benito population.

Table 2-31: Total Housing Units by Type (2021)

Jurisdiction	Single-Family Detached		Single-Family Attached		Multi-Family		Mobile Homes, RVs, Boats, and other Types of Housing	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
State of California	7,788,498	58.0%	1,019,556	7.6%	4,154,648	30.9%	466,361	3.5%
San Benito County	16,632	81.9%	812	4.0%	2,044	11.8%	458	2.3%
Unincorporated San Benito County	5,563	85.6%	448	3.6%	94	1.7%	509	9.1%

Source: American Community Survey, Table S2504, 5-Year Estimates, 2021.

3. Housing Availability and Tenure

Housing tenure and vacancy rates generally influence the supply and cost of housing. Housing tenure refers to whether a unit is owner occupied or renter occupied. The tenure characteristics in a community can indicate several aspects of the housing market, such as affordability, household stability, and availability of unit types, among others. In many communities, tenure distribution correlates with household income, composition, and age of the resident.



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Homeowners tend to gravitate towards single-family detached residences as they are typically better suited for larger households wishing for more space. [Table 2-32](#) shows a vast disconnect between housing unit ownership and renter status. As of 2021, 92.7 percent of owner households occupied single-family units. In contrast, 57.3 percent of renters households occupied single-family dwellings. Approximately 30.6 percent of all renter households occupied multi-family dwellings while only 1.1 percent of owner households occupied multi-family dwellings. Similar trends were noticed in the unincorporated areas of San Benito County, with 91.6 percent of single-family detached homes being owner occupied. Only 0.2 percent of multi-family units were owner occupied.

Table 2-32: Occupied Housing Units by Type and Tenure (2021)						
Tenure	Single-Family Detached	Single-Family Attached	Multi-Family	Mobile Homes, Boats, and other Types of Housing	Total Number of Occupied Units	Total Percent of Occupied Units
San Benito County						
Owner Occupied	92.7%	3.6%	1.1%	2.6%	12,944	67.6%
Renter Occupied	57.3%	5.8%	30.6%	6.3%	6,200	32.4%
Unincorporated San Benito County						
Owner Occupied	91.6%	6.2%	0.2%	4.8%	4,973	74.1%
Renter Occupied	63.3%	10.7%	24.3%	1.7%	1,736	25.9%
Source: American Community Survey Table B25032, 5-Year Estimates, 2021.						

[Table 2-33](#) below shows the average household size by tenure amongst San Benito County and its neighboring jurisdictions. On average, household size in the County is comparable regardless of ownership. Apart from Ridgemark (CDP) and San Juan Bautista, San Benito County's average owner household size is similar to almost all the other jurisdictions. The County's average renter household size of 3.4 is significantly larger than the average household size of both Monterey County and the State average.



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Table 2-33: Average Household Size by Tenure (2021)

Jurisdiction	Owner-Occupied Households	Average Owner Household Size	Renter-Occupied Households	Average Renter Household Size
Aromas (CDP)	81.7%	3.4	18.3%	3.1
Ridgemark (CDP)	75.9%	2.3	24.1%	2.9
Tres Pinos (CDP)	94.6%	3.2	5.4%	6.1
Hollister	64.6%	3.5	35.4%	3.5
San Juan Bautista	56.4%	2.4	43.6%	3.1
San Benito County	67.6%	3.2	32.4%	3.4
Unincorporated San Benito County	74.1%	--	26%	--
Monterey County	51.7%	3.1	48.3%	2.7
Santa Cruz County	60.5%	2.7	39.5%	3.4
State of California	55.9%	3.0	44.1%	2.7

Source: American Community Survey Table B25010 and B25032, 5-Year Estimates, 2021.

* Data is not available

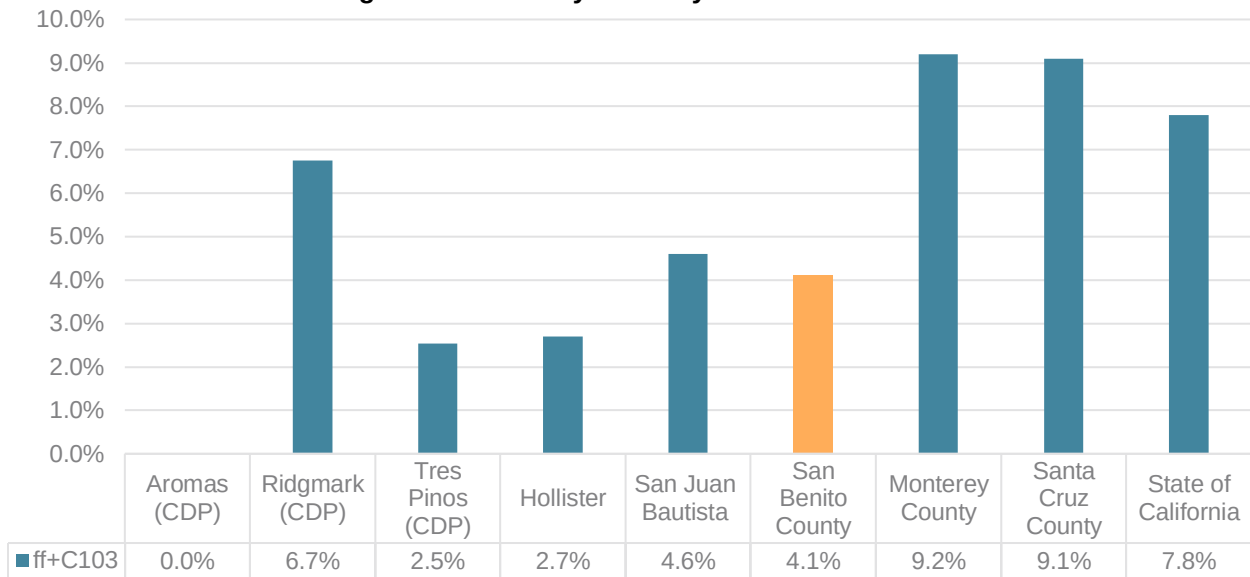
Vacancy rates are also an important housing indicator used to determine the degree of housing available. High vacancy rates usually signal low demand and/or a high supply of units in the housing market. High vacancy rates can make it difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or a low supply of units in the housing market. Low vacancy rates can inflate prices, making it more difficult for lower- and moderate-income households to find housing. Vacancy rates between two to three percent are usually considered healthy for single-family or ownership housing, and vacancy rates of five to six percent are usually considered healthy for multi-family or rental housing. Nonetheless, vacancy rates must be viewed in the context of all local and regional market characteristics.

As shown in [Figure 2-6](#), San Benito County has a vacancy rate of 4.1 percent. This is the third lowest out of all jurisdictions behind Aromas (CDP) which has virtually no vacancy, Tres Pinos' (CDP) at 2.5 percent vacancy, and Hollister at 2.7 percent vacancy. San Benito County's vacancy rate is far below the State average, and even more so relative to Monterey County and Santa Cruz County.



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Figure 2-6: Vacancy Rates by Jurisdiction



Source: American Community Survey, Table DP04, 5-Year Estimates, 2021.

* This data represents the entirety of San Benito County.

Table 2-34 below displays ACS data for vacancy rates in San Benito County broken down by type of housing. Of all vacant units in the County, the seasonal, recreational, or occasional use category makes up the largest percent of vacancy at 34.0 percent. Seasonal, recreational, or occasional use units may include secondary vacation homes or short-term rental homes; these homes often do not contribute to the housing needs of a community as they are not considered valuable for long-term rental or occupancy purposes. Sold, not occupied category makes up the second largest percent at 29.0 percent. The two smallest percent vacancies are for rent at 6.7 percent, and for sale units at 5.0 percent. Lower percentages for rental units and units for sale indicates that, on average, demand these units is high and may increase the cost of housing.

Table 2-34: Vacant Housing Units by Type (2021)		
Type of Housing	Estimate	Percent of Vacant
For rent	55	6.7%
Rented, not occupied	77	9.4%
For sale only	41	5.0%
Sold, not occupied	237	29.0%
For seasonal, recreational, or occasional use	278	34.0%
Other vacant	129	15.8%
Total	817	100%
Source: American Community Survey, Table B25004, 5-Year Estimates, 2021.		
* This data represents the entirety of San Benito County.		

4. Housing Age and Conditions

An aging housing stock can be an indicator of housing quality and conditions within a community. Many federal and state programs use the age of housing as a factor in determining housing rehabilitation needs. Housing that is over 30 years old is typically in need of some type of

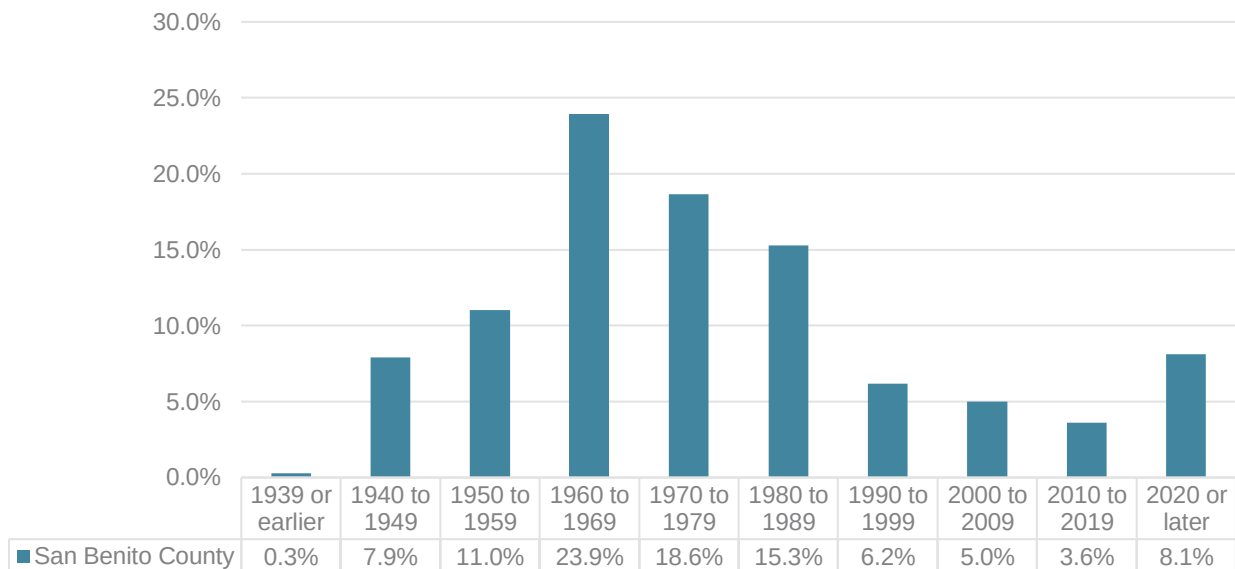


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rehabilitation, such as a new roof, repairs to the foundation, plumbing, and other common maintenance.

Figure 2-7 shows the age of the housing stock in San Benito County. The largest percentage of the County's housing stock was built between 1960 to 1969 (23.9 percent), with the percent of new housing decreasing every year until 2020. The majority of the housing in the County was constructed prior to 1979, indicating that there is an aging housing stock which may be in need of minor and substantial rehabilitation. In 2020, an increase in housing development increased the housing stock and now represents 8.1 percent of the total housing stock.

Figure 2-7: Housing Stock Age in San Benito County



Source: American Community Survey, Table 25034, 2021.

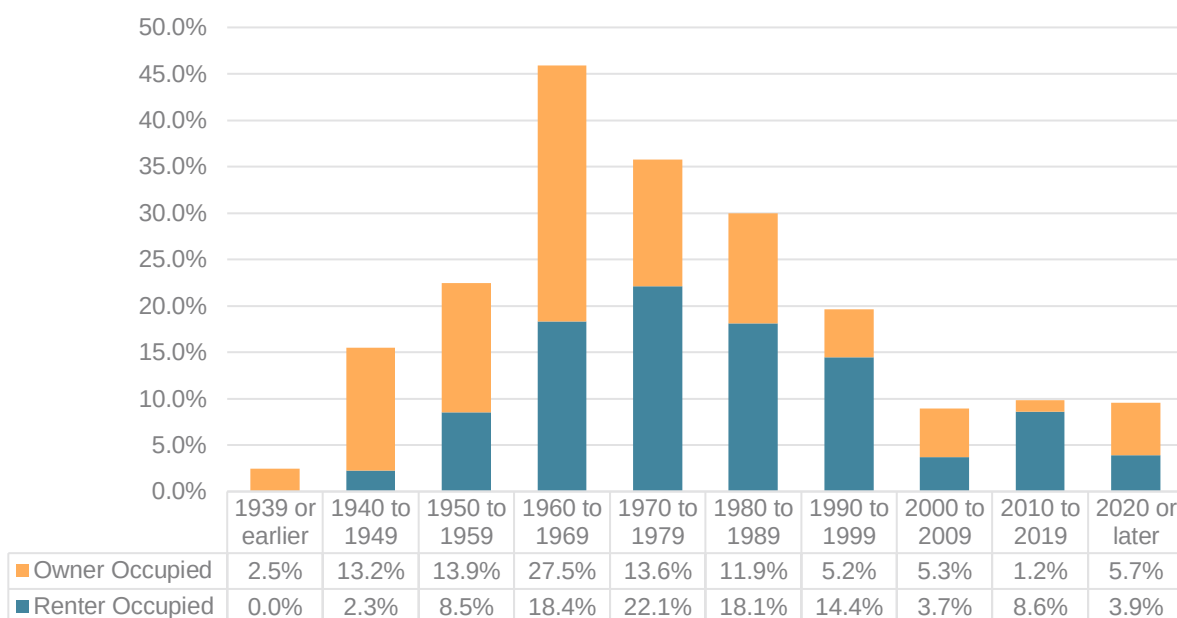
* This data represents the entirety of San Benito County.

Figure 2-8 below displays tenure by year built amongst the County's housing units. Units built before 1969 were more often owner-occupied. Whereas housing stock built after 1970 has been increasingly more renter occupied. This could be due to an array of factors, such as the aging senior population, which likely bought their homes early in age, and held onto ownership as they age. Other possible reasons could be the increase in multifamily rental housing in the last two decades and the large young adult population in the County. This age group is likely to start out renting as they enter their careers and establish families.



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Figure 2-8: Tenure by Year Structure Built in San Benito County



Source: American Community Survey, Table 25034, 2021.

* This data represents the entirety of San Benito County.

5. Housing Costs and Affordability

Housing costs can be a good reflection of the supply and demand of housing in a community. The following section summarizes the cost and affordability of the County's housing stock. **Table 2-35** shows the median home values in San Benito County and its surrounding jurisdictions. In 2021, the median home value was \$623,000, according to Census ACS data. San Benito County's median home value is \$49,800 more than the States median value. However, the County's median home value is significantly lower than the neighboring Santa Cruz County and slightly higher than Monterey County's median home value. The CDPs of Tres Pinos (CDP) and Aromas (CDP) experience significantly higher median home values than the County as a whole.

Table 2-35: Median Home Value by Community	
Jurisdictions	Median Home Value
Aromas (CDP)	\$808,800
Ridgemark (CDP)	\$637,100
Tres Pinos (CDP)	\$934,000
Hollister	\$566,900
San Juan Bautista	\$629,500
San Benito County*	\$623,000
Monterey County	\$596,400
Santa Cruz County	\$826,500
State of California	\$573,200
Source: American Community Survey, Table DP04, 5-Year Estimates, 2021.	
* This data represents the entirety of San Benito County.	

A 2023 analysis of market value home sales showed that true sale prices were significantly higher than ACS estimates. The County analyzed home sales found on common websites such as



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Zillow.com, Apartments.com, Trulia.com, and Hotpads.com. As shown in **Table 2-36** below, true sale prices often differ from ACS estimates which may not always accurately reflect local market conditions. The County has seen significant increase in housing costs in the last decade and understands the complexity of addressing these issues. The County is dedicated to increasing housing opportunities at all income levels through the numerous commitments made in the Policy Plan.

Table 2-36: Average Home Sale Costs (2023)	
Unit Type	Cost
Aromas (CDP)	\$855,300
Ridgemark (CDP)	\$873,550
Tres Pinos (CDP)	N/A*
Hollister	\$755,348
San Juan Bautista	\$883,657
San Benito County**	\$805,500
Source: Zillow.com, Apartments.com, Trulia.com, and Hotpads.com (Accessed October 30, 2023, and March 7, 2024).	
* Sales Data for Tres Pinos (CDP) not available.	
** This data represents the entirety of San Benito County.	

Table 2-37 shows median monthly rental rates for units in San Benito County. With the exception of studio units, the monthly rental rates for all other unit types increased from 2017 to 2021. From 2017 to 2021 there was a 4.1 percent decrease in studio unit pricing, although true market rate rental costs may differ. The largest change between 2017 to 2021 was in 2-bedroom rentals, with a 28.9 percent price increase. The County analyzed rental costs of units on common rental listing websites and broke down the totals by bedroom count. A breakdown of true rental costs by bedroom count based on data accessed from Zillow.com, Apartments.com, Trulia.com, and Hotpads.com (Accessed August 20, 2024) yielded the following results:

- Studio: No units for rent in San Benito County
- 1 bedroom: Average rent was \$1,910 (based on 4 listings)
- 2 bedrooms: Average rent was \$2,397 (based on 10 listings)
- 3 bedrooms: Average rent was \$3,225 (based on 14 listings)
- 4 bedrooms: Average rent was \$3,850 (based on 8 listings)
- 5 or more bedrooms: Average rent was \$4,200 (based on 1 listing)

As analyzed above, the true costs of rent are significantly greater than the ACS estimates and the overall trend and increase in rental costs highlights the dramatic increase in housing costs in less than a decade.



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Table 2-37: Median Gross Rent by Bedroom (2017-2021)

Unit Type	2017	2018	2019	2020	2021	Percent Change 2017-2021
Studio	\$1,016	\$732	\$790	\$776	\$974	-4.1%
1 bedroom	\$785	\$826	\$878	\$927	\$919	17.1%
2 bedrooms	\$1,215	\$1,293	\$1,317	\$1,331	\$1,566	28.9%
3 bedrooms	\$1,687	\$1,776	\$1,857	\$1,804	\$1,928	14.3%
4 bedrooms	\$2,149	\$2,235	\$2,085	\$2,056	\$2,292	6.7%
5 or more bedrooms	\$2,621	\$2,629	-	-	\$2,882	10.0%

Source: American Community Survey, Table B25031, 5-Year Estimates, 2017, 2018, 2019, 2020, 2021.
This data represents the entirety of San Benito County.

Housing affordability can be inferred by comparing the cost of renting or owning a home in the County with the maximum affordable housing costs for households at different income levels. Examined together, this information can demonstrate a potential overview of who can afford what type and size of housing and indicate which type of households may experience overcrowding and overpayment.

The U.S. Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the State of California Department of Housing and Community Development (HCD) develops income limits based on the Household Area Median Income (HAMI), which can be used to determine the maximum price affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison to those at the upper end. The maximum affordable home and rental prices for residents in San Benito County are shown in [Table 2-38](#) and [Table 2-39](#).

The data shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to median home value ([Tables 2-37](#) and [2-38](#)) and monthly rental rates ([Table 2-39](#)) to determine what types of housing opportunities a household can afford.

Extremely Low-Income Households

Extremely low-income households earn under 30 percent of the County's HAMI. In 2023 this equates to approximately \$23,400 for a one-person household, or \$30,100 for a three-person household. A substantial financial burden is considered any cost that is over 30 percent of one's monthly income. As shown in [Table 2-38](#) below, the maximum cost that a three-person extremely low-income household can afford to purchase a home without incurring a cost burden is \$62,500. Individuals in a smaller household could afford even less. This leaves individuals in extremely low-income households unable to afford market-rate rentals or property ownership in the County without assuming a substantial cost burden.

Very Low-Income Housing

Very low-income households earn between 31 percent and 50 percent of the County's HAMI. In 2023 this equates to approximately \$39,000 for a one-person household, or \$50,100 for a three-person household. As shown in [Table 2-38](#) below, the maximum affordable purchase for a low-income one-person household is \$116,000 and a three-person household is \$155,000. Due to



market rates in California, a very low-income household could not afford purchasing a home without a substantial cost burden.

The same one-person household could afford up to \$975 a month in rent for a one-person household and a three-person household could afford \$1,253 without incurring a cost burden. As [Table 2-39](#) illustrates, a one-person household and a three-person household would not be able to afford an adequate size unit as renters, leading to potential overcrowding.

Low-Income Housing

Low-income households earn between 51 percent and 80 percent of the County's AMI. In 2023 this equates to approximately \$62,350 for a one-person household, or \$80,150 for a three-person household. As shown in [Table 2-38](#) below, the maximum affordable purchase price for a one-person low-income household is \$225,000 and \$295,000 for a three-person household, both of which are significantly lower than the median sale price in the County. A one-person low-income household could afford up to \$1,559 in rent per month and a three-person low-income household could afford to pay as much as \$2,004 per month. Based on the 2021 rents shown in [Table 2-39](#), low-income households in the County would theoretically be able to find adequately sized affordable apartment units.

Moderate-Income Housing

Moderate-income households earn between 81 percent and 100 percent of the County's AMI. In 2022 this equates to approximately \$117,750 for a one-person household, or \$151,450 for a three-person household. As shown in [Table 2-39](#) below, the maximum affordable purchase price for a one-person household is \$483,000 and \$627,000 for a three-person household. According to [Table 2-35](#), both household sizes fall below the County's median home price, leaving the potential for these households to find an affordable unit, but with significantly less options. Similar to low-income households, this could lead to potential overcrowding.



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Table 2-38: Affordable Housing Costs for Homeowners (2022)

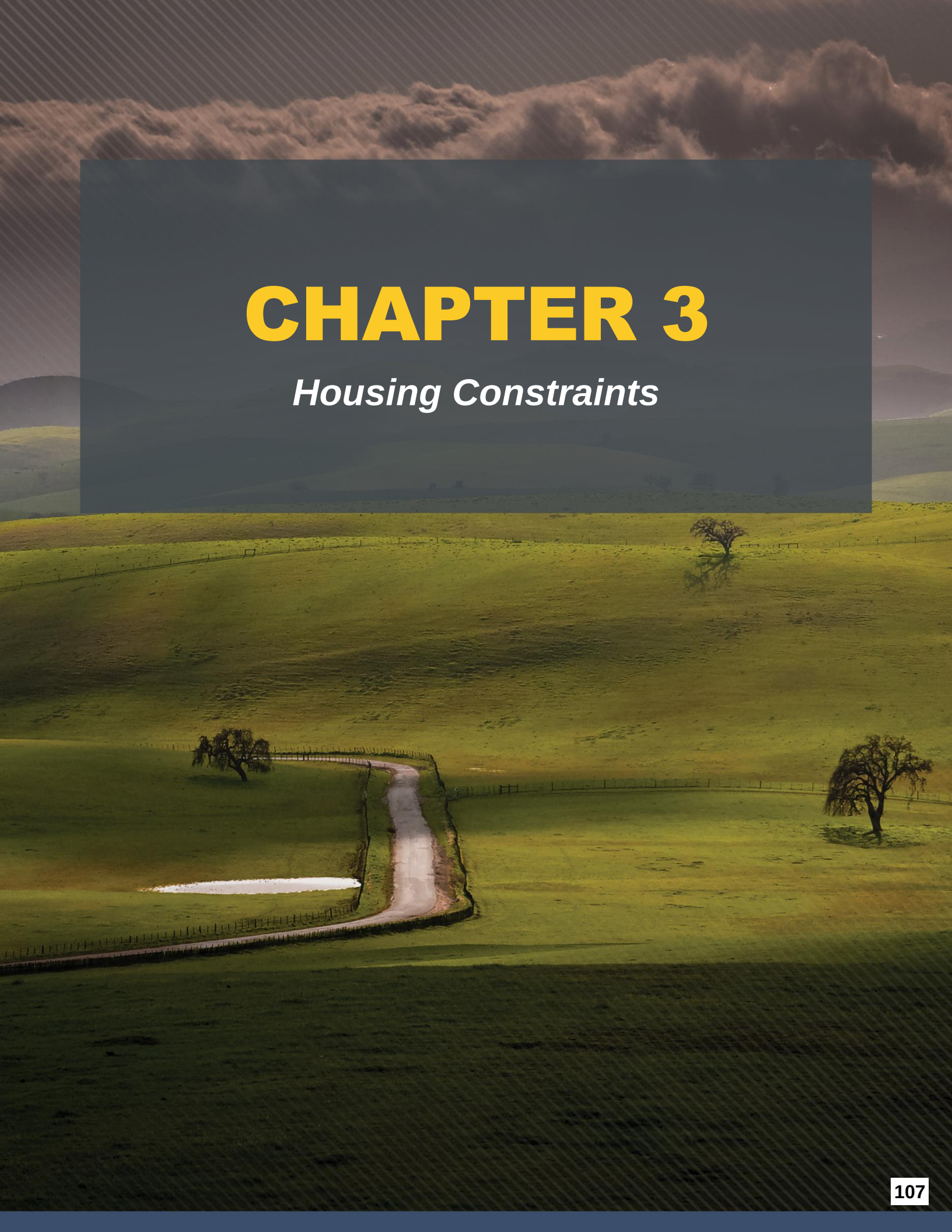
Annual Income		Mortgage	Utilities ¹	Tax and Insurance	Total Affordable Monthly Housing Cost	Affordable Purchase Price
Extremely Low-Income (30% of AMI)						
1-Person	\$23,400	\$198	\$299	\$88	\$585	\$44,000
2-Person	\$26,750	\$252	\$316	\$100	\$669	\$55,100
3-Person	\$30,100	\$283	\$357	\$113	\$753	\$62,500
4-Person	\$33,400	\$317	\$393	\$125	\$835	\$69,550
5-Person	\$36,100	\$325	\$442	\$135	\$903	\$71,000
Very Low-Income (50% of AMI)						
1-Person	\$39,000	\$530	\$299	\$146	\$975	\$116,000
2-Person	\$44,550	\$631	\$316	\$167	\$1,114	\$138,000
3-Person	\$50,100	\$708	\$357	\$188	\$1,253	\$155,000
4-Person	\$55,650	\$790	\$393	\$209	\$1,391	\$173,000
5-Person	\$60,150	\$836	\$442	\$226	\$1,504	\$183,000
Low-Income (80% AMI)						
1-Person	\$62,350	\$1,026	\$299	\$234	\$1,559	\$225,000
2-Person	\$71,250	\$1,198	\$316	\$267	\$1,781	\$260,500
3-Person	\$80,150	\$1,346	\$357	\$301	\$2,004	\$295,000
4-Person	\$89,050	\$1,499	\$393	\$334	\$2,226	\$329,500
5-Person	\$96,200	\$1,602	\$442	\$361	\$2,405	\$351,000
Moderate-Income (120% AMI)						
1-Person	\$117,750	\$2,203	\$299	\$442	\$2,944	\$483,000
2-Person	\$134,600	\$2,544	\$316	\$505	\$3,365	\$558,000
3-Person	\$151,450	\$2,861	\$357	\$568	\$3,786	\$627,500
4-Person	\$168,250	\$3,182	\$393	\$631	\$4,206	\$697,500
5-Person	\$181,700	\$3,419	\$442	\$681	\$4,543	\$749,500
1. Utilities include garbage, sewer, water, refrigerator, range, water heating, cooking, heating, and general utilities such as lights. Source: Santa Cruz County Housing Authority Utility Allowance Schedule; Cities of Hollister and San Juan Bautista Utility Allowance, 2023 State Income Limits, and Kimley Horn and Associates.						



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Table 2-39: Affordable Monthly Housing Cost for Renters (2022)

Annual Income		Rent	Utilities ¹	Total Affordable Monthly Housing Cost
Extremely Low-Income (30% of AMI)				
1-Person	\$23,400	\$286	\$299	\$585
2-Person	\$26,750	\$353	\$316	\$669
3-Person	\$30,100	\$396	\$357	\$753
4-Person	\$33,400	\$442	\$393	\$835
5-Person	\$36,100	\$461	\$442	\$903
Very Low-Income (50% of AMI)				
1-Person	\$39,000	\$676	\$299	\$975
2-Person	\$44,550	\$798	\$316	\$1,114
3-Person	\$50,100	\$896	\$357	\$1,253
4-Person	\$55,650	\$998	\$393	\$1,391
5-Person	\$60,150	\$1,062	\$442	\$1,504
Low-Income (80% AMI)				
1-Person	\$62,350	\$1,260	\$299	\$1,559
2-Person	\$71,250	\$1,465	\$316	\$1,781
3-Person	\$80,150	\$1,647	\$357	\$2,004
4-Person	\$89,050	\$1,833	\$393	\$2,226
5-Person	\$96,200	\$1,963	\$442	\$2,405
Moderate-Income (120% AMI)				
1-Person	\$117,750	\$2,645	\$299	\$2,944
2-Person	\$134,600	\$3,049	\$316	\$3,365
3-Person	\$151,450	\$3,429	\$357	\$3,786
4-Person	\$168,250	\$3,813	\$393	\$4,206
5-Person	\$181,700	\$4,101	\$442	\$4,543
1. Utilities include garbage, sewer, water, refrigerator, range, water heating, cooking, heating, and general utilities such as lights. Source: Santa Cruz County Housing Authority Utility Allowance Schedule; Cities of Hollister and San Juan Bautista Utility Allowance, 2023 State Income Limits, and Kimley Horn and Associates.				



CHAPTER 3

Housing Constraints



Chapter 3: Housing Constraints

There are multiple factors that may affect the provision of adequate housing and access to opportunities for current and future residents in San Benito County. These factors range from non-governmental, governmental, environmental and infrastructure constraints.

Outlined below are the constraints and implications within each:

- Non-Governmental Constraints:
 - Land Costs and Construction Costs
 - Availability of Financing
 - Economic Constraints
- Governmental Constraints:
 - Land Use Controls
 - Zoning Restrictions
 - Permitted Uses
 - Development Standards
 - Zoning Standards
 - Housing Accessibility
- Environmental Constrains:
 - Seismic and Geological Hazards
 - Flood Hazards
 - Fire Hazards
- Infrastructure Constraints:
 - Dry utilities
 - Water Supply and Sewer Capacity
 - Fire and Emergency Services
 - Police Services

Combined, these factors may create barriers for current and future residents to access adequate and affordable housing options, especially for lower- and moderate-income households.

A. Non-Governmental Constraints

Non-governmental constraints may impact the cost of housing in San Benito County and can result in barriers to housing production and affordability. These constraints may include the cost and availability of land for residential development, real wages, construction costs, and the availability of labor. These constraints may increase costs for developers to build new housing, especially affordable housing. The following section details the primary market factors that affect the ability of housing production in San Benito County.



1. Land Costs and Construction Costs

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions and changes in land prices reflect the cyclical nature of the residential real estate market. Like much of the state, San Benito County experienced a steep rise in land cost in the last two decades as a result of employment growth in the greater Bay Area. Construction costs widely vary according to the type of development, with multi-family housing being generally less expensive to construct than single-family residences (SFRs) on a per-unit basis. However, there is wide variation within each construction type, depending on the size of the unit and the number and quality of amenities provided. A key indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The ICC aims to develop a single set of national model construction codes, known as International Codes, or I-Codes, to help aid jurisdictions in determining permit fees. The codes estimate the cost of construction at six-month intervals and provides estimates for the average cost of labor and materials for typical wood-frames. Estimates are based on “good quality” construction, providing materials and fixtures well above state and local building code requirements.

In August 2023, the ICC estimated that the average cost for good-quality housing using a Type VA and VB wood-frame was \$175.86 and \$165.67, respectively, per square foot for single-family units. The ICC estimated that the average cost for good-quality housing using a Type VA and VB wood-frame was \$154.36 and \$148.28, respectively, per square foot for multi-family units. Construction costs are dependent upon materials used, building height, as well as regulations set by the County’s adopted Building Code. Although construction costs make up a significant portion of the overall development cost, they are consistent throughout the region and, especially when considering land costs, are not considered a constraint to housing production in the County of San Benito.

In addition to constructions costs, land costs may also pose a significant constraint to the development of affordable housing. The cost of land may vary depending on whether the site is vacant or has an existing use that must be discontinued. Likewise, site constraints such as environmental issues (e.g., steep slopes, soil stability, seismic hazards, and potential flooding) can be a factor in land cost. A November 2023 web search for undeveloped lots sold in San Benito County within the year 2023 returned 30 results. Lots sold ranged from 48 acres for \$26,000 to 660 acres for \$2.6 million. Most lots were used for agricultural and animal husbandry purposes and had existing improvements such as wells, septic tanks, and water storage. On average, property with existing infrastructure or improvements had greater per acre costs than properties with little, to no improvements or infrastructure. Similarly, property closer to the incorporated cities of Hollister and San Juan Bautista had greater per acre costs than properties in more remote areas of the county. Based on the information available, the average cost of undeveloped land sold in San Benito County in 2023 is approximately \$1.11 per square foot (Nationalland.com; Homes.com). The cost of land in the County is considered affordable and does not pose a constraint on housing development.

2. Availability of Financing

The availability of financing in a community depends on multiple factors, including the type of lending institutions active in a community, lending practices, algorithms, rates, fees charged, laws and regulations governing financial institutions, and equal access to such loans. In addition, the availability of financing affects a person’s ability to purchase or improve a home. Under the Home



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Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to all residents of a community, regardless of income, sex, race, or ethnicity. The data presented in this section includes the disposition of loan applications submitted to financial institutions for home purchases, home improvement, and refinancing. San Benito County is part of the San Jose-Sunnyvale-Santa Clara Metropolitan Statistical Area/Metropolitan Division (MSA/MD)¹ and the data reflects this region.

Table 3-1 displays the disposition of loan applications for the San Jose-Sunnyvale-Santa Clara MSA/MD per the 2022 Home Mortgage Disclosure Act report. According to the data, applicants in the 120 percent or more of the MSA/MD median had the highest rates of loan approval. The American Indian and Alaska Native population earning less than 50 percent of the MSA/MD median, had the lowest loan approval rate of 30.4 percent. Whites and Native Hawaiian or other Pacific Islander earning more than 120 percent of the MSA/MD median, had the highest loan approval rate of 71.9 percent. There is no general trend across income or race/ethnicity categories. Those who identify as Asian had significantly more applications than other racial or ethnic groups, making up 52 percent of all applications. Those who identify as Asian earning less than 50 percent of the MSA/MD median, had the highest percent of denied loans at 39.8 percent.

¹ Due to the way the Home Mortgage Disclosure Act collects information and categorizes MSA's, San Benito County is considered a part of the San Jose-Sunnyvale-Santa Clara MSA and data may be skewed.



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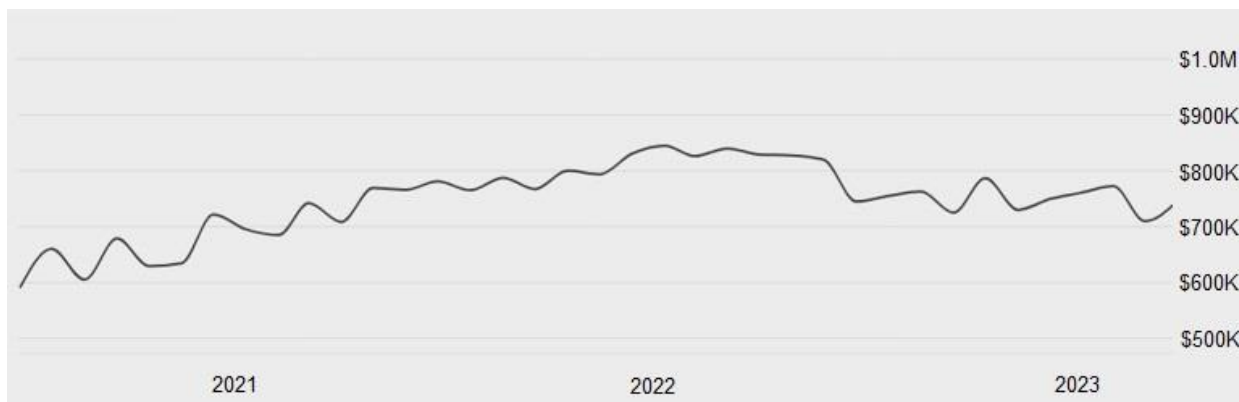
Table 3-1: Disposition of Loan Applications by Race/Ethnicity – San Jose-Sunnyvale-Santa Clara MSA/MD				
Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other ¹	Total (Count)
LESS THAN 50% OF MSA/MD MEDIAN				
American Indian and Alaska Native	30.3%	39.3%	30.4%	56
Asian	35.1%	39.8%	25.1%	1442
Black or African American	43.1%	28.4%	28.5%	109
Native Hawaiian or other Pacific Islander	33.3%	25.9%	40.8%	27
White	50.6%	26.9%	22.5%	2725
Hispanic or Latino	40.7%	33.7%	25.6%	1162
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	51.9%	29.5%	18.6%	54
Asian	55.7%	22.8%	21.5%	2278
Black or African American	55.0%	17.0%	28.0%	100
Native Hawaiian or other Pacific Islander	33.3%	37.8%	28.9%	45
White	60.2%	18.5%	21.3%	2945
Hispanic or Latino	53.4%	22.7%	23.9%	1503
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	58.8%	17.7%	23.5%	17
Asian	60.9%	17.5%	21.6%	844
Black or African American	59.4%	28.1%	12.5%	32
Native Hawaiian or other Pacific Islander	60.0%	10.0%	30.0%	10
White	58.8%	16.7%	20.6%	933
Hispanic or Latino	56.7%	23.5%	19.8%	430
100-119% OF MSA/MD MEDIAN				
American Indian and Alaska Native	41.9%	30.2%	27.9%	43
Asian	66.0%	13.8%	20.2%	3649
Black or African American	68.1%	11.7%	20.2%	119
Native Hawaiian or other Pacific Islander	61.4%	13.6%	25.0%	44
White	67.6%	13.7%	18.7%	2626
Hispanic or Latino	59.2%	19.5%	21.3%	1007
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	50.0%	26.0%	24.0%	50
Asian	70.2%	9.9%	19.9%	16333
Black or African American	63.7%	16.3%	20.0%	190
Native Hawaiian or other Pacific Islander	71.9%	3.1%	25.0%	32
White	71.9%	10.8%	17.3%	7347
Hispanic or Latino	62.8%	15.0%	22.2%	1181
Notes: 1. "Other" includes: applications withdrawn, files closed for incompleteness, and purchased loans.				
Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2022.				



3. Economic Constraints

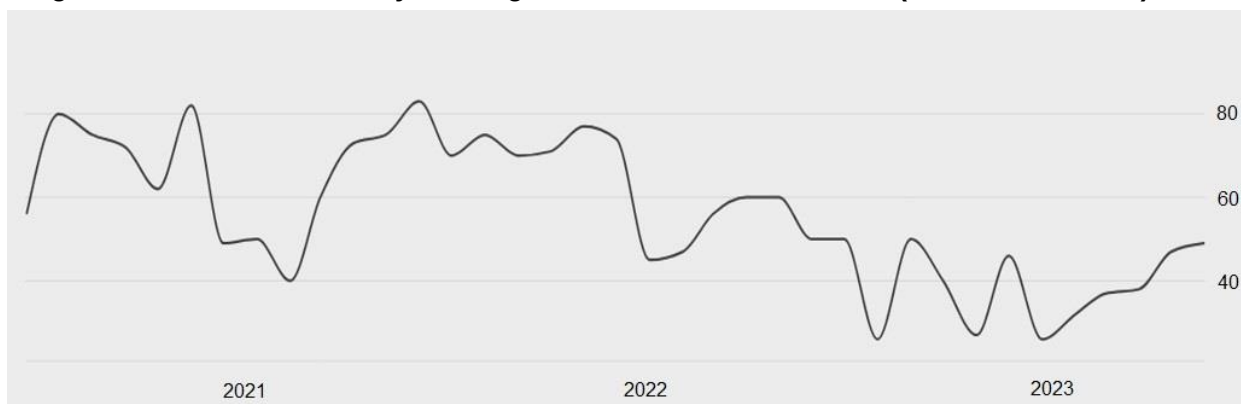
Market forces on the economy and the trickle-down effects on the construction industry can act as a barrier to housing development, especially to affordable housing. **Figure 3-1** shows that within San Benito County housing prices are experiencing fluctuating stagnation, following a peak in 2022. **Figure 3-2** displays the number of homes sold between June 2021 to June 2023. In June 2023 there were 49 homes sold at a median price of \$746,000. This is a 9.85% price decrease from June 2022. According to Redfin data, homes spent a median of 25 days on the market. Compared to the end of 2021, the number of homes sold in San Benito County has decreased, showing a slowing market or a lack of inventory.

Figure 3-1: San Benito County Housing Market Trends – Median Sale Price (Mid 2021-Mid 2023)



Source: Redfin – San Benito County Housing Market Insights (Accessed: July 2023)

Figure 3-2: San Benito County Housing Market Trends –Homes Sold (Mid 2021-Mid 2023)



Source: Redfin – San Benito County Housing Market Insights (Accessed: July 2023)

The California Association of Realtors (CAR) released a report in July 2023, and found that single-family homes on the market in San Benito County sold for a median price of \$768,000 in April 2023. This is a year-to-year change of -4.4 percent. On average, San Benito home prices are higher than other Central Valley regions but lower than coastal and Bay Area regions. San Benito County is more connected physically, culturally, and economically to the Monterey and southern San Francisco Bay Area regions which contributes to greater housing costs than the Central Valley.



Overall, the high cost of home and land prices within the County may pose as a potential constraint to the development of and access to housing, particularly affordable housing. San Benito community members must earn a higher income to be able to purchase a home in the current market. Coupled with rising mortgage interest rates, home ownership has become increasingly difficult for most San Benito residents.

B. Governmental Constraints

In addition to non-governmental constraints, local policies, regulations, and standards may also affect the affordability and inventory of the County's housing stock. Federal, State, and Local governmental controls can affect the cost of housing by limiting the density and type of uses allowed. In addition, building code requirements, review procedures, and development fees, can extend timelines and increase costs.

While the County has no control over State and Federal policies and regulations that affect housing, the County's Housing Element can address local policies and regulations that may create constraints on the development of housing, and particularly affordable housing.

1. Land Use Controls

In accordance with California Law, jurisdictions are required to prepare comprehensive and long-term General Plans used to guide and plan for future growth and development. The Land Use Element within the General Plan establishes permitted land uses and density throughout the County. These standards allow for the development of a wide variety of housing types while also ensuring compatibility throughout the County.

San Benito County has land use regulatory authority over all unincorporated land in the county, which includes everything except land within the city limits of Hollister and San Juan Bautista, or land owned or managed by either the State or Federal government (e.g., State Parks, National Parks, and Bureau of Land Management areas), and tribal lands. The County's jurisdiction covers roughly 83 percent of all land in the county, the vast majority of which is designated either Rangeland (RG) or Agriculture (A). However, there are more intensive residential and urban uses within the San Juan and Hollister valleys, particularly surrounding the two cities. **Table 3-2** shows the residential land uses and their densities within San Benito County. The County does not typically receive requests to develop below the minimum density. The County has received requests to develop below 75 percent of the maximum densities but does not receive these requests regularly. These requests have been exclusively in the RM zone and were received during a period when the City of Hollister had a moratorium on development which had a significant effect on what could be developed in the County. The moratorium has been lifted. This information is readily available on the County's website, in compliance with State transparency requirements.



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Table 3-2: Residential Land Uses and Allowed Densities	
General Plan Land Uses	Maximum Density
Rangeland (RG)	1 dwelling unit per 40 acres
Agriculture (A)	1 dwelling unit per 5 acres
Rural (R)	1 dwelling unit per 5 acres
Rural Transitional (RT)	1 dwelling unit per 2.5 acres
Residential Rural (RR)	2 dwelling units per acre
Residential Mixed (RM)	20 dwelling units per acre or Mobile home parks with an average of 8 dwelling units per acre
Commercial Neighborhood (CN)	Up to 20 dwelling units per acre

Source: San Benito County General Plan, Land Use Element

Land Use/Zoning Feasibility Analysis

The County completed a land use analysis of the Residential-Mixed land use and zone that determined that proposed projects can generally develop at maximum densities in their respective zones. The analysis shown below was done on a parcel in the County's Sites Inventory (Site ID: R-1) and demonstrates the ability to meet the maximum allowed density without. This is a sample development scenario and actual site planning of the parcel would likely result in an increase in units due to efficient planning. The analysis below shows that development on the parcel with the current zoning standards results in a project that exceeds the parking standard (1.61 spaces per unit), has an average unit size of 1,200 square feet, and meets all required setbacks and development standards. However, the development does not meet the target density of 20 dwelling units per acre (du/ac), achieving a density of approximately 19 du/ac. Efficient planning would yield maximum density.

Given that the development can meet parking and development standards, the County does not consider existing zoning standards as constraints to development. To increase capacity, the County is proposing the Residential High zone which will allow 35-65 du/acre and will establish development standards that make development at maximum densities feasible without exemptions. The County is committed to working with developers to address and potential constraints.

Table 3-3: Land Use Analysis		
Land Use Analysis	APN: 0201700250	Notes
Residential Mixed (RM)		
Density	20 du/acre	
Scenario Average Unit Size (gross)	1,200 sf	Assuming 1-2 Bedroom Rentals
Average Parking Spaces	1.25	Multifamily Parking Requirements: • One per one-bedroom unit. • One and a half per two-bedroom unit. • One guest space per every four units.
Height, Maximum	35'	Zoning Code does not impose story limits
Front Setback	20'	
Side Setback (Maximum)	20'	10% of the lot width (not less than 6 feet, but not more than 20 feet required)



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Rear Setback (Maximum)	35'	20% of lot depth, not less than 20 feet, but not more than 35 feet required		
Assumed Building Type				
Stories	3			
Upper Stories	Double-loaded Corridors			
Ground Level	Double-loaded Corridors			
Parcel Parameters				
Parcel Size, Square Feet	41,382			
Parcel Size, Acres	0.95			
Parcel Depth	343'			
Parcel Width (narrowest)	110'			
Building Depth & Separations	Depth by item	Number	Subtotal	
Front Setback	20'	1	20'	
Rear Setback	35'	1	35'	
Building Depth (double-loaded apartments, exterior entry)	200'	1	200'	
Paseo Width	10'	1	10'	
Parking Aisle Width	24'	1	24'	
Parking Space Depth	20'	2	40'	
	Parcel Depth (check)		329'	
Building Width & Separations	Width by item	Number	Subtotal	
Side Setbacks	20'	2	40'	
Building Width	60'	1	60'	
	Parcel Width (check)		100'	
Capacity of Each Building	Area	Floors	Subtotal	
Building Footprint	12,000 sf	3	36,000 sf	
Dwelling Units (per floor)	6	3	18	
Dwelling Units (by square foot)	7,200 sf	3	21,600 sf	
Residential Floor Area per Building (all floors)	21,600 sf	• 29% Lot Coverage • .52 FAR		• County Requirement: • 60% Lot Coverage • .80 FAR
Parking Within Each Building	spaces/row	number		
Number of Parking Spaces (Surface Lot)	15	2	30	• Only 29 spaces required per County's parking standards



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				Including one guest space per every four units.
Number of Parking Spaces per Unit	1.61			
Totals	Buildings	1		
	Units	18		
	Parcel Acreage	0.95		
	Density	19 du/acre	This is a sample development scenario and parcel dimensions allow for development beyond 20 du/acre.	

Development is feasible on all parcels with maximum densities up to 8 du/acre. Development in zones allowing up to 20 du/acre can develop up to maximum density without exceptions on virtually all RM and CN parcel in the County. It is only on smaller or abnormally shaped parcels where exceptions may be necessary to facilitate development at maximum density. The County has added [Program 4-1](#) to [Chapter 5: Policy Plan](#) to review and potentially amend the County Code if development standards are deemed a constraint. The County is committed to removing constraints that may impact cost, supply, or the ability to achieve maximum densities without exceptions.

General Plan Land Use

The Land Use Element identifies the following residential and mixed-use land use designations:

- **Rangeland (RG):** Intended to maintain open space and grazing land on hills, mountains, and remote areas of the county. This designation is applied to areas that have minimal transportation access, generally have high to very high fire hazard, and no public infrastructure (e.g., sewer, water, drainage). Most of these areas are located within remote parts of the county. This designation allows support uses that directly support agricultural operations and one principal residential dwelling unit per lot. Secondary dwellings are allowed for relative, caretaker/employee, and farm worker housing.
- **Agriculture (A):** Intended to maintain the productivity of agricultural land, especially prime farmland, in the county. This designation allows agricultural support uses, such as processing, wineries, and other necessary public utility and safety facilities and one principal residential dwelling unit per lot. Secondary dwellings are allowed for relative, caretaker/employee, and farm worker housing. These areas typically have transportation access, but little to no public infrastructure.
- **Rural (R):** Intended to allow very low-density residential development in areas that are not primarily suited for agricultural uses, but due to the lack of public infrastructure (e.g., water, sewer, drainage) or for geographical reasons are unsuited for higher density residential designations.
- **Rural Transitional (RT):** Intended to allow traditional rural development as a transition between rural and urban areas. Development within this designation should be associated with rural standards and will typically lack public infrastructure (e.g., water,

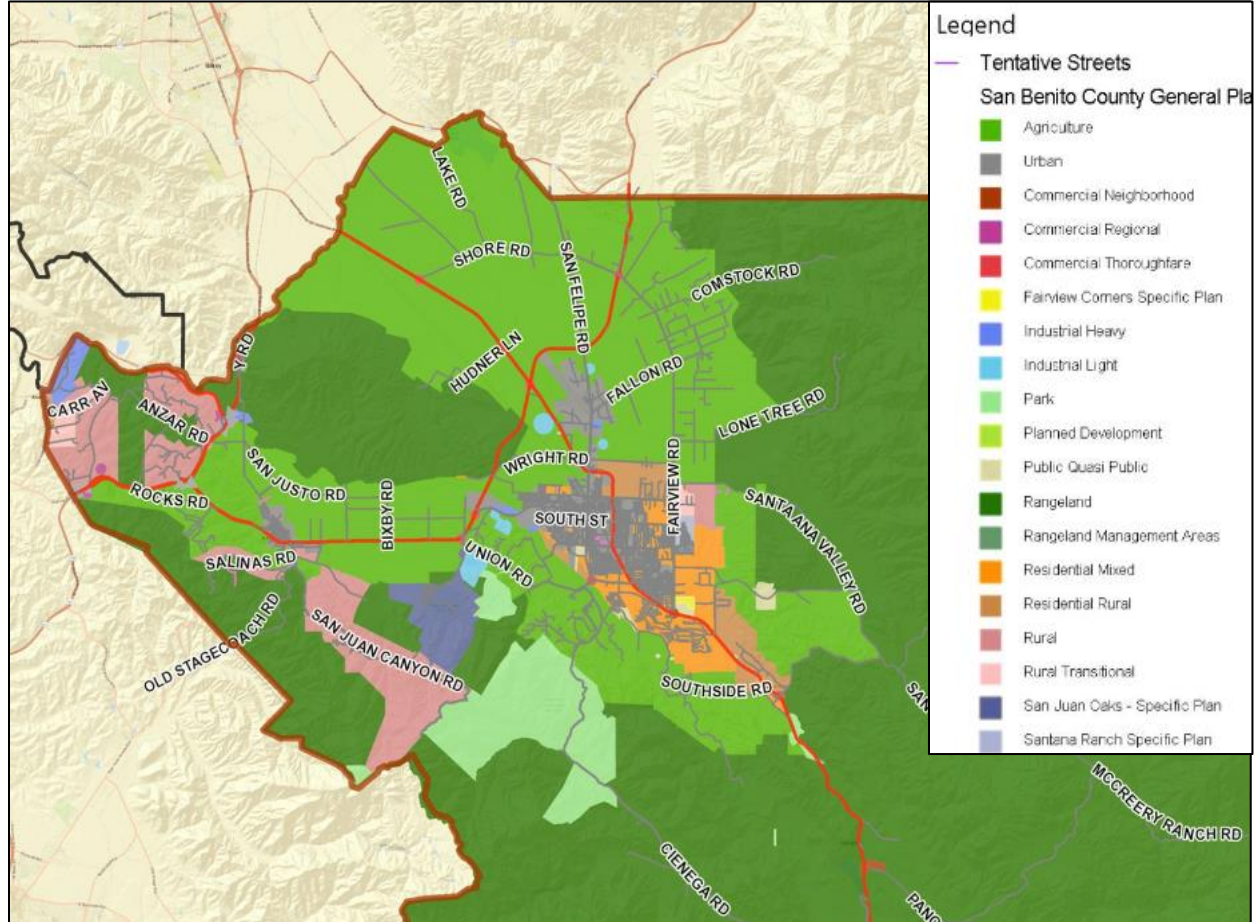


sewer, drainage). These transitional areas are intended to fulfill the need for buffering higher density residential development from exclusively agricultural areas, to minimize the conversion of agricultural lands to urban uses.

- **Residential Rural (RR):** Intended to allow for large-lot rural residential homes within areas of the county that are often unsuitable for productive agriculture because of existing small property sizes, multiple property owners, and proximity to other more intensive residential development. These properties will typically lack public infrastructure (e.g., water, sewer, drainage).
- **Residential Mixed (RM):** Intended to allow areas of unincorporated urban uses where existing public roads and utility services exist. This will provide individuals with the opportunity to live in an unincorporated village or neighborhood atmosphere composed primarily of residential land uses with some commercial uses serving the residences. This designation applies to areas that are largely developed and have public infrastructure and services necessary to support the increased density. The intensity of development will be directly proportional to the level and availability of public infrastructure and services. A maximum of 20 dwelling units per acre can be achieved in those areas so designated. Thirty percent of new residential dwelling units with available public sewer and water shall include mixed residential types with an average development density of eight units per acre. The exception shall be the Residential Multiple zone where densities of 8 to 20 units per acre are allowed. This designation also allows mixed-use developments that include residential, retail, and office uses.
- **Commercial Neighborhood (CN):** Intended to provide convenience goods within or near communities or other concentrations of population. This designation intends to reduce unnecessary vehicular trips to commercial centers in the cities of Hollister and San Juan Bautista and outlying cities in other counties, encouraging a focus on local businesses, with a destination retailer or restaurant. This designation also allows mixed-use developments that could include residential, retail, and office uses.

These land use designations accommodate the development of a wide range of housing types in San Benito County. Maintaining the existing residential designations are important for ensuring compatibility between new and existing housing. **Figure 3-3** below shows the distribution of land uses in the northern section of the county where a majority of the population lives.

Figure 3-3: Northern San Benito County Land Use Map



Source: San Benito County General Plan

2. Zoning Districts

The County's Zoning Code establishes the following zoning districts that permit residential uses:

- Agricultural Rangeland District (AR):** The purpose of the AR district is to provide areas within the county to be used for agricultural rangeland purposes as set forth in the general plan. Very low-density residential development and farmworker housing are permitted due to the lack of public infrastructure and for the preservation of open space and agriculture.
- Agricultural Productive District (AP):** The purpose of the AP district is to provide areas within the county to be used for agricultural production of any type as set forth in the general plan, including agriculture support uses, vineyards, wineries and winery supporting land uses. Low-density residential uses, and the preservation of prime farmland. Low-density and farmworker housing are also permitted.
- Rural District (R):** The purpose of the R district is to allow very low-density residential development in areas within the county that are not primarily suited for agricultural uses, and lack infrastructure needed for higher density development. The R zone is intended to provide areas for mixtures of housing and small-scale agricultural uses.



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- **Rural Transitional District (RT):** The purpose of the RT district is to provide a buffer of rural development between areas of residential development and agricultural areas to minimize the conversion of agricultural lands to urban uses.
- **Rural Residential District (RR):** The purpose of the RR district is to provide areas of mixtures of housing and limited agriculture uses. Single-family dwellings are the primary use, while agricultural uses are secondary. This zoning district applies to areas in proximity to urban services. The density of this zone shall be a maximum of one dwelling unit per acre, unless a public sewer and public water service is available or the municipality accepts wastewater treatment responsibility, at which point the minimum net parcel size may be reduced to one-half acre. The following regulations, except to the extent that they may be modified by this title or by a combining or overlay district, shall apply to every lot and building in the RR district.
- **Single Family Residential District (R-1):** The purpose of the R-1 district is to provide for the development of single-family neighborhoods, with appropriate supporting uses. Attached or multi-family housing is not permitted, except for accessory dwelling units and where state law mandates approval of these types of housing. Development intensity is established in part by the availability of public water and sewer service. In areas where both are available, smaller lot sizes can be created. Where one or both is not available, lot sizes will be limited by the availability of local soils and underground water to provide sufficient capacity consistent with the Building Code and other health regulations.
- **Residential Multiple District (RM):** The purpose of the RM district is to develop multiple-family dwellings, in areas already developed to urban density, as well as having utility services to allow this density to continue. This will allow unincorporated pockets of urban concentration to occur where public sewer and water, as well as public roads and transportation services and other utilities and services exist or can be provided. This zoning designation is to be located where commercial services, recreational facilities, and public services, such as shopping and health care, are available within a reasonable distance.
- **Commercial Thoroughfare District (C-1):** The purpose of the C-1 district is to allow businesses offering accommodations, supplies or services especially to motorists, and for certain uses such as commercial amusement and specialized automotive and related sales and service establishments which serve persons coming to them from large trading areas by automobile. These uses ordinarily do not seek locations in shopping centers and, therefore, must be provided at independent locations and along major thoroughfares. Caretaker units, which are a dwelling unit that is provided for an on-site caretaker, are permitted.
- **Neighborhood Commercial District (C-2):** The purpose of the C-2 district is to reduce unnecessary vehicular trips to commercial centers in the cities of Hollister and San Juan Bautista and outlying cities in other counties, encouraging a focus on local businesses. This designation also allows mixed-use developments that could include residential, retail, and office uses.



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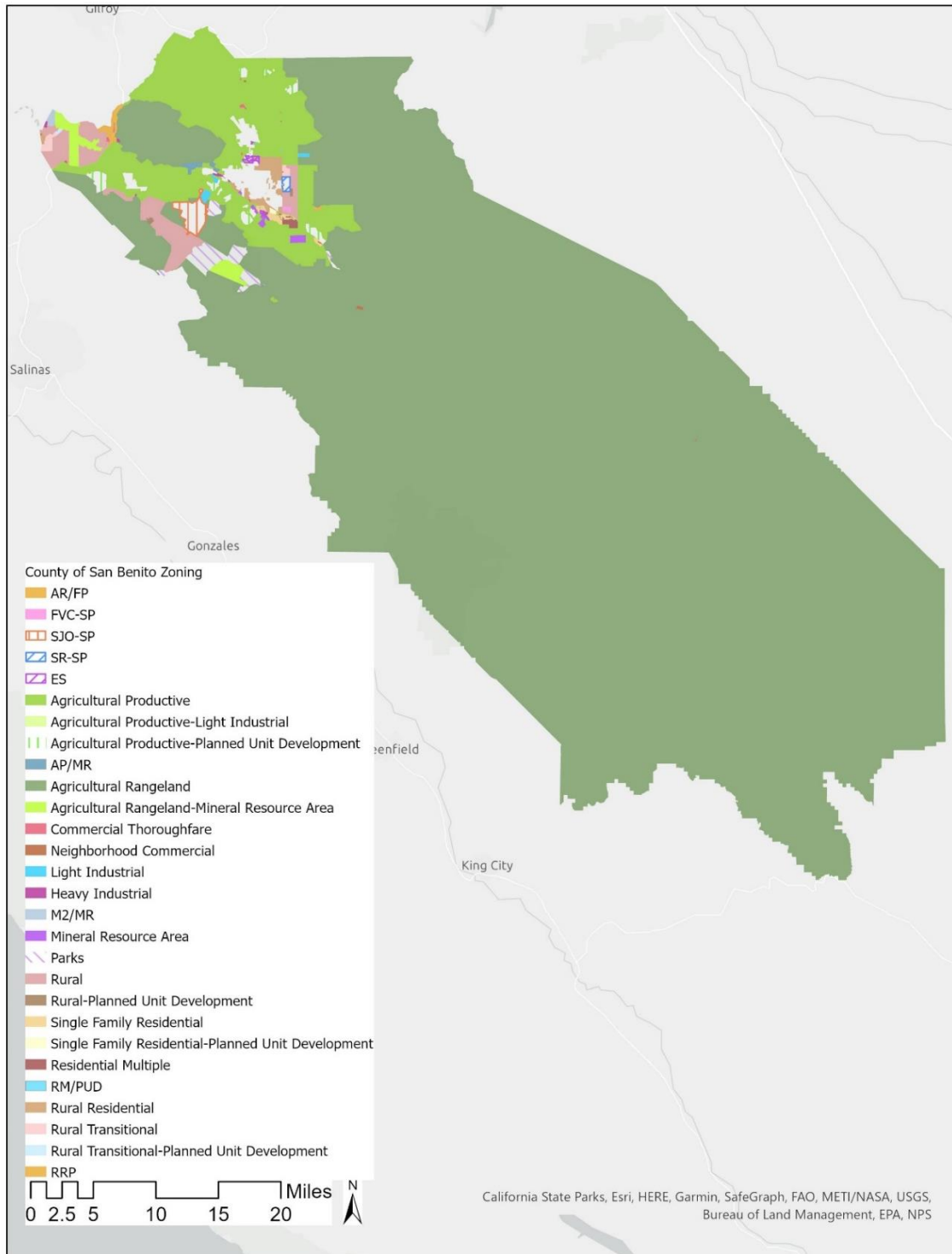
- **Public/Quasi-Public District (PQP)**: The purpose of the PQP district is to provide for public and quasi-public uses, including public facilities and services. This designation applies to the following uses: schools, landfills, recycling, resource recovery, government lands (non-parkland), sewage treatment plants, fire stations, sheriff stations/substations, jails, libraries, energy generation and distribution, water distribution, public meeting halls, and other similar uses related to the operation of county government services. Caretaker quarters, small permanent employee housing (less than 12 dwelling units per acre), and transitional and supportive housing are permitted.
- **Resource Recovery Park (RRP)**: The purpose of the RRP district is to provide specialized areas where material resources from local and regional waste streams are directed to a controlled, central facility where recycling, co-locating reuse, manufacturing, and both wholesale and retail businesses can develop and thrive. The following regulations shall modify the regulations of the base zone with which the RRP district is combined within San Benito County. Except as modified herein, the base zone regulations apply. Caretaker quarters are permitted. Employee housing such as farmworker housing and small permanent employee housing (less than 12 dwelling units per acre) requires an administrative permit. Seasonal and temporary employee housing are permitted.

Caretaker units are allowed in Business Park (BP), Light Industrial (M-1), and Heavy Industrial (M-2) as an accessory use to a primary industrial use.

Figure 3-4 below shows the distribution of all zones in the County.



Figure 3-4: San Benito County Zoning Map



Source: San Benito County Zoning



3. Overlay and Combining Zones

An overlay district is a regulatory tool that adds special provisions and regulations to an area in a jurisdiction. An overlay district may be added to a neighborhood or corridor on a map, or it may apply to the jurisdiction as a whole and be applied under certain circumstances. All proposed developments within the overlay district must comply with the district's applicable development standards in addition to the Zoning Code standards. Overlay districts may be a constraint to the development of housing when they set standards which are more restrictive than the Zoning Code.

In addition to overlays, the County establishes "Combining Zones," which function in the same way overlay zones do. However, Combining Zones allow a level of discretion regarding existing zoning regulations and allow standards that deviate from those of the base zoning districts. Below are "Combining Zones" and overlays present in the County:

- **Planned Unit Development (PUD) Overlay**: The PUD district is to function as a combining zone primarily for, but not limited to, use with the Single Family Residential (R-1) or Residential Mixed (RM) District as the base zoning district. The PUD overlay allows for better housing, more housing options, increased diversity of housing, commercial activities, and recreation. 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.
- **Emergency Shelter Combining Zone (ES)**: The County Board of Supervisors enacted Ordinance 901 in 2012 to establish a combining zone, Emergency Shelter (ES), in which emergency shelters would be allowed without discretionary review. The purpose of the ES zone is to establish locations at which emergency shelters serving homeless and other local populations in need of emergency housing are permitted.
- **Airport Safety Combining Zone (AS)**: The purpose of the AS combining zone is to establish special regulations and development policies in areas adjacent to those airports without a county adopted Airport Land Use Compatibility Plan, for the purpose of assuring land use compatibility and safety of persons and property.
- **Frazier Lake Airpark Combining Zone (FLA)**: The purpose of the FLA combining zone is to establish additional regulations applicable in the vicinity of Frazier Lake Airpark to protect people and property on the ground, minimize injury to aircraft occupants and prevent creation of hazards to aircraft using the airport.
- **Hollister Municipal Airport Combining Zone (HMA)**: The purpose of the HMA combining zone is to establish additional regulations applicable in the vicinity of Hollister Municipal Airport to protect people and property on the ground, minimize injury to aircraft occupants and prevent creation of hazards to aircraft using the airport.

4. Specific Plans

The purpose of a Specific Plan is to implement the goals and objectives of a jurisdiction's General Plan in a more focused and detailed manner that is area and project specific. The Specific Plan promotes consistent and enhanced aesthetic levels throughout the project community. Specific Plans contain their own development standards and requirements that may be more restrictive



than those defined for the County as a whole. The following sections provide brief descriptions of the County of San Benito's adopted Specific Plans, which affect the development of housing.

- **Santana Ranch Specific Plan.** The purpose of the Santana Ranch Specific Plan is to promote the orderly development of 292 acres in unincorporated County adjacent to the eastern boundary of the City of Hollister urbanized area. The project includes 1,092 residential units, commercial uses, and public improvements. A total of 628 units have been developed with 464 units eligible dwelling units remaining to be finalized. Subsequent phases are expected to provide housing during the 6th Cycle planning period.
- **Fairview Corners Specific Plan.** The purpose of the Fairview Corners Residential Specific Plan is to provide regulatory and design guidance for the orderly development of 60 acres of unincorporated County land located southeast of the City of Hollister. The specific plan area allows a maximum of 220 dwelling units, or about four (4) dwelling units per acre, while the approved tentative map proposes 189 dwelling units on 43.9 acres for a net total of 4.3 dwelling units per acre. Affordable units are provided in the Gavilan College property. The first phase of the development began in 2023 and is expected to conclude in late-2024. The first phase does not provide housing, but subsequent phases are expected to provide housing during the 6th Cycle planning period.
- **San Juan Oaks Specific Plan.** The purpose of the San Juan Oaks Specific Plan is to provide for the orderly development of approximately 1,994 acres in unincorporated County lands located about three miles south of the City of Hollister and south of the Highway 156 and Union Road intersection. The project includes 1,017 single-family residences for individuals 55 years and older, 67 SFRs, 200 resort hotel rooms, commercial and office centers, and a 100-bed care facility. The first phase of the development began in 2023 and is expected to conclude in early to mid-2024. The first phase consists of 279 lots for three home designs ranging from 1,500-2,800 square feet.

5. Variety of Housing Types Permitted

Housing Element Law requires jurisdictions to identify sites to be made available through appropriate land uses and zoning to facilitate development of a variety of housing types for residents of all socioeconomic backgrounds. Housing types include single-unit dwellings, multi-unit housing, accessory dwelling units, factory-built housing, mobile homes, employee and agricultural work housing, transitional and supportive housing, single-room occupancy units (SROs), and housing for persons with disabilities.

Table 3-4 shows the various housing types permitted throughout the County in zoning districts which permit housing or care facility uses. Analyzing these areas gives insight into the viability of future housing stock and the proposed sites.

The County is in compliance with all transparency requirements and all zoning information, and development standards, and fees are available on the County's website and at the Planning Department Counter.



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Table 3-4: Permitted Housing in Agricultural & Rural and Residential Zoning Districts

Housing Type	Agricultural and Rural Zones				Residential Zones		
	AR	AP	R	RT	R-R	R-1	R-M
Single-Family Dwelling*	P	P	P	P	P	P	C
Junior/Accessory Dwelling Unit(s)	P	P	P	P	P	P	P
Tiny Homes	P	P	P	P	P	P	P
Bed and Breakfast Establishments	C	C	C	--	--	--	--
Hotel or Motel	C	C	C	--	--	--	--
Group Home (Small)	P	P	P	P	P	P	P
Group Home (Large)	C	C	C	C	C	C	C
Permanent agricultural employee housing, not exceeding 12 dwelling units (including mobile homes and RVs, or spaces for mobile homes and RVs), or 36 beds in group quarters	P	P	P	P	--	--	--
Permanent agricultural employee housing exceeding 12 dwelling units or 36 beds in group quarters	C	C	--	--	--	--	--
Temporary Employee Housing	P	P	P	P	--	--	--
Labor Supply Employee Housing	P	P	P	P	--	--	--
Seasonal Agricultural Employee Housing	P	P	P	P	--	--	--
Transitional and supportive housing	P	P	P	P	P	P	P
Senior/congregate care	P	P	P	P	P	P	P
Multi-Unit Dwellings, condominiums, and apartments	--	--	--	--	--	See note	P
Duplex or half-plex	--	--	--	--	--	--	P
Boarding house	--	--	--	--	P	P	P
Mobile Home Park	--	--	--	--	--	--	P
Day care, small family	P	P	P	P	P	P	P
Day care, large family	A	A	A	A	P	P	P
"P" = Permitted Use "A" = Administrative Use Permit Required "C" = Conditional Use Permit Required "--" = Not Allowed *Additional single-family dwellings are permitted in R-R, R-1, and R-M zones. Note: A mix of residential development types is required in the R-1 for projects of more than five units where public water and sewer are available. Project must meet general plan density requirements for the RM land use designation.							



Single-Family Dwelling

A single-family dwelling is defined as a dwelling unit that is designed for occupancy by one household. Single-family units may also include a junior/accessory dwelling unit if compliant with § 25.08.002 of the County Code. A single-family dwelling must have a building or portion of a building with one or more rooms which are designated for residence, with facilities for living, sleeping, eating, sanitation, and food preparation. The dwelling should have only one kitchen and shall have interior access between all habitable spaces².

Single-family dwellings are permitted as a primary use in RR, R-1, AR, AP, R, and RT zones. Single-family dwellings are also allowed within the RM and C-2 zone, with a conditional use permit.

Two-Family Dwelling

A two-family dwelling is defined as a building designed for occupancy by two families living independently of each other, either in a “duplex” or “half-plex” configuration.

Two-family dwellings are permitted in the RM zone, and within the C-2 zone, with a conditional use permit.

Multi-Family Dwelling

A multiple-family dwelling is defined as three or more attached or detached dwelling units on a single lot. Types of multi-unit residential include triplexes, fourplexes, apartments (five or more units under one ownership in a single building), condominiums, townhouses, multiple detached residential units, and boarding houses.

Multi-family dwellings are permitted as a primary use in RM zones. In certain situations, multi-family dwellings are permitted within the R-1 zone if the project meets General Plan density requirements for the RM land use designation (Land Use [Table 3-2](#)). A mix of residential development types is required in the R-1 for projects of more than five units where public water and sewer are available. Multi-family dwellings are also allowed within the C-2 zone, with a conditional use permit.

Accessory Dwelling Units and Junior Accessory Dwelling Units

An Accessory Dwelling Unit (ADU) is defined as an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary dwelling. The unit should include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel. In addition, the ADU must have a separate entrance than the one for the primary dwelling. An accessory dwelling unit also includes an efficiency unit (as defined in Section 17958.1 of the California Health and Safety Code) and a manufactured home (as defined in Section 18007 of the California Health and Safety Code).

Following the passing of California Senate Bill 9 (Chapter 162, Statutes of 2021), homeowners are allowed to create up to four homes on an existing parcel. These units, known as Accessory Dwelling Units (ADU) are separate dwelling-units also referred to as ‘granny flats’ and can be

² Requirements may vary with the inclusion of an Accessory Dwelling Unit. (2022)



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either detached or attached to the primary residence. While up to four ADU units can be built on a single existing parcel, this is limited to areas close to incorporated Hollister. In other areas of the County, only up to three units total are allowed. Accessory dwelling units are permitted under ministerial action and require a building permit. Despite being permitted, San Benito County has a set of development standards that must be followed to allow for the development of ADU's. In 2023, the County released six free, pre-approved ADU plans to incentivize ADU development. Information on these plans can be obtained online at cosb.us or from the San Benito County Resource Management Agency.

For attached ADU's, they should be located on the same lot or parcel as a primary dwelling unit and be attached to the primary dwelling unit by at least one wall or by a ceiling (above or below the primary dwelling unit). Attached accessory dwelling units in a multi-family development may be created only through the conversion of parts of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages. A homeowner may develop at least one attached unit or up to 25% of the number of any existing multi-family units if applicable. For detached ADU's up to two detached accessory dwelling units shall be allowed on a parcel with one or more multi-family structures.

The total floor area of an ADU shall not exceed 1,500 square feet or 50% of the size of the primary dwelling unit, whichever is less. This limit does not include up to 150 square feet of area added to the primary dwelling for the sole purpose of providing access to the accessory dwelling unit. In addition, the ADU shall have direct exterior access separate from the main entrance to the primary dwelling.

The required height is contingent on the rules per the zoning district standard for the primary dwelling. Accessory dwelling units shall be compatible with the architectural style, materials, and colors of the primary dwelling unit. Accessory dwelling units built using county-approved designs may differ in architectural style and materials.

The required Setbacks are:

- 1) Front yard setback: Per the zoning district standard for the primary dwelling.
- 2) Side yard: Four feet.
- 3) Rear yard: Four feet.

For ADU's that are contained entirely within the existing footprint or area of a single-unit primary dwelling and are a maximum of 500 square feet in size are considered a Junior Additional Dwelling Unit (JADU).

Per County Code, the County must complete a ministerial review of the development on single-family and multi-family lots within 60 days of receiving an application. Over 100 ADU permits were issued during the last Housing Element Cycle with progressively more being issued annually since 2018.

ADU/JADUs are permitted as a primary use in AR, AP, R, RT, RR, R-1, and RM zones. ADU/JADUs are also allowed within the C-2 zone, with a conditional use permit.



Manufactured Homes

Manufactured Homes or Mobile Homes are structures that are transportable in one or more sections, which are built on a permanent chassis, and designed for use with or without a permanent foundation when connected to the required utilities. Manufactured homes are subject to the same development standards that a conventional single-family residential dwelling would be subject to. Manufactured homes require an approved foundation plan, typically approved by the California Department of Housing and Community Development (HCD).

Manufactured homes are permitted in RM, and PQP zones. Manufactured homes are also allowed within the C-2 zone with a conditional use permit. **Program 4-11** was added to the **Policy Plan** to allow manufactured homes in zones where single-family residential dwellings are permitted.

Residential Care Facility

Residential Care Facilities are facilities licensed by the State of California to provide living accommodations and 24-hour care for persons requiring personal services, supervision, protection, or assistance with daily tasks. This includes persons with chronic, life-threatening illnesses who are 18 years of age or older or are emancipated minors, and for family units. Residential care facilities accept individuals of varying ages and may include people who experience physical, mental, or developmental disabilities. Amenities may include shared living quarters, with or without a private bathroom or kitchen facilities. This classification includes those both for and not-for-profit institutions but excludes supportive housing and transitional housing.

There are two types of facilities:

- Small: defined as a facility that is licensed by the State of California to provide care for six or fewer persons.
- Large: is a facility that is licensed by the State of California to provide care for more than six persons.

The County Code defines Residential Care Facilities but does not identify zones in which they are permitted. A program is included in the Policy Plan to identify a zone or zones that permit residential care facilities.

Supportive Housing

Supportive Housing are dwelling units with no limit on length of stay, that are occupied by a target population as defined in Cal. Health and Safety Code § 53260(d), and that are linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, where possible, work in the community. Supportive housing units are permitted in AR, AP, R, RT, RR, R-1, RM, C-2, and PQP zones.

Transitional Housing

Transitional housing is housing that has a predetermined end point in time and operated under a program that requires the termination of assistance, in order to provide another eligible program recipient to the service (per Cal. Gov't Code § 1954.12). The program length is often beyond six months. Transitional housing units are permitted in AR, AP, R, RT, RR, R-1, RM C-2, and PQP zones.



Emergency Shelter

Per Assembly Bill 139 (AB 139), emergency shelters must be permitted in at least one zoning district without approval of any discretionary permits. Additionally, AB 139 states that jurisdictions may only apply objective standards that provide sufficient parking to accommodate emergency shelter staff. Emergency Shelters are housing units with minimal supportive services for homeless persons that is limited to occupancy of six months or less as defined in Cal. Health and Safety Code § 50801. Medical assistance, counseling, and meals may be provided. No individual or household may be denied emergency shelter because of an inability to pay.

Chapter 654, Statutes of 2022 (AB 2339) amends Housing Element Law to include new requirements on how cities must plan for emergency shelters and ensure sufficient capacity for low-income housing. AB 2339 requires that zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must allow other residential uses. This could include zones that allow mixed uses that permit residential use.

The County's Zoning Ordinance currently allows emergency shelters by right in the Emergency Shelter (ES) combining zone. The County established this overlay zone during the 5th Housing Element Cycle to comply with Senate Bill 2 (2007), which required the County to provide appropriate zoning and site(s) for an emergency shelter without discretionary review.

All development standards of the underlying zone apply to emergency shelters and are identified in **Table 3-5**. Off-street parking is provided at a rate of one vehicle parking space per employee and one parking space per ten (10) beds. The ES overlay zone is appropriate to accommodate emergency shelters as they are located along major arterial roadways with access to stores and other services. A security plan is also required to be submitted to the County Sheriff's Department. The current emergency shelter development standards and conditions are not fully compliant with Chapter 654, Statutes of 2022 (AB 2339), and will be amended to comply with State law.

The County's Zoning Ordinance details the facility operation standards. Emergency shelters shall be operated by a responsible agency or organization, with experience in managing or providing social services. On site, the shelter shall provide at least one qualified on-site supervisory-level staff member during hours of operation, and adequate management, support staff, and security must be present during the hours of operation of the facility, including but not limited to at least one employee or volunteer of the same sex as the clients being served.

The County's zoning code prohibits Emergency Shelters on parcels located in hazardous areas. **Figure 3-5** shows the location of hazardous waste generators in the County. **Figure 3-5** shows that ES zoned parcels are concentrated around the City of Hollister. The ES overlay zone is located in two areas of the County across San Felipe Road. There are no hazardous waste generators located within these overlay zones.

Chapter 654, Statutes of 2022 (AB 2339), now includes new requirements on how jurisdictions must plan for emergency shelters and ensure sufficient capacity for low-income housing. AB 2339 requires that zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must allow other residential uses. The ES overlay has multiple base zonings, Residential Multiple, Rural Residential and Agricultural Productive, all of which allow a variety of residential uses by right.



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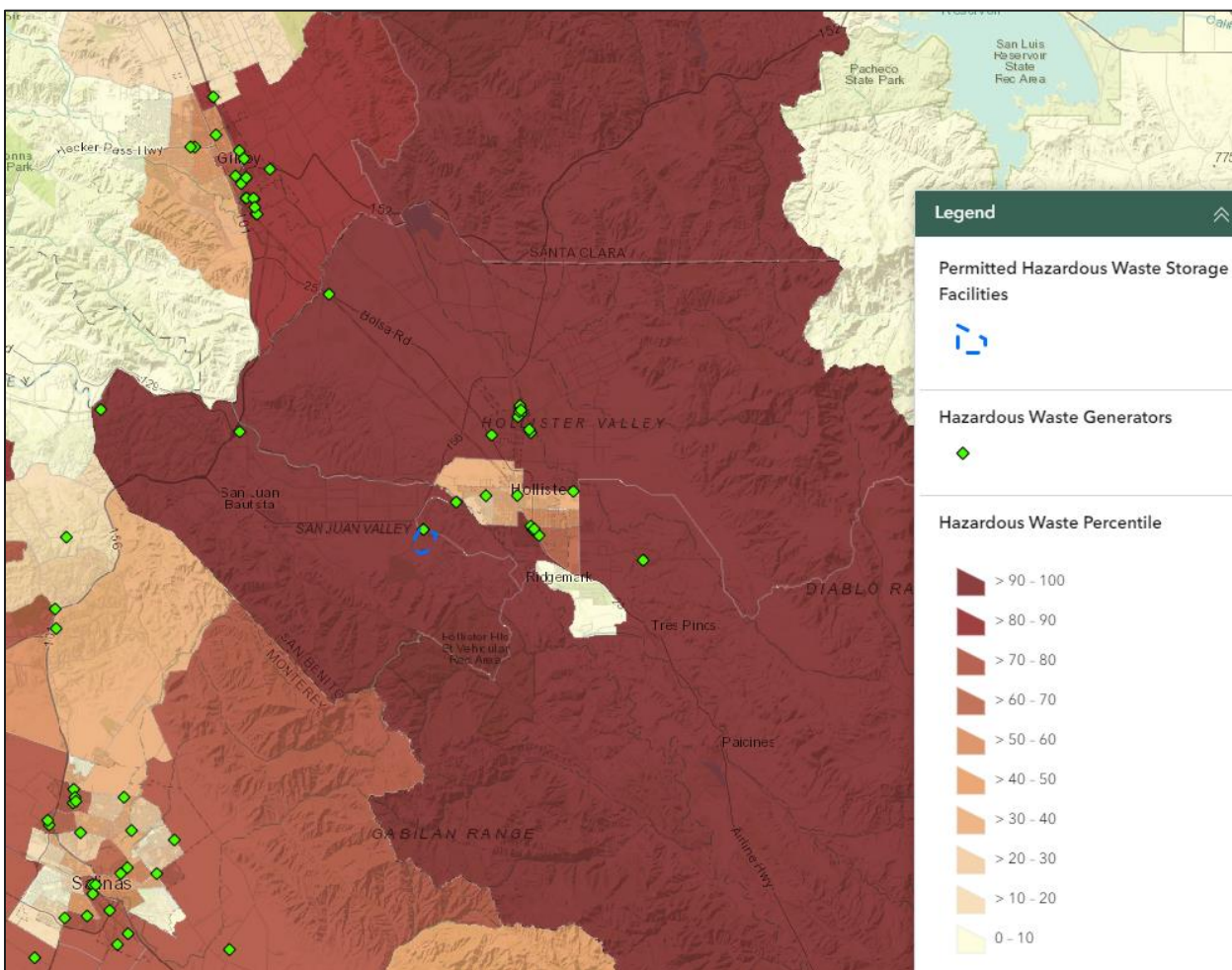
The 2022 Point-in-Time homeless count estimated that approximately 87 individuals in unincorporated San Benito County experienced homelessness. Due to the transient nature of homelessness, it is difficult to estimate the total emergency shelter need, but the County estimates that the emergency shelter need fluctuates from 50 to 100 beds at any given time and is highly dependent on the season.

Currently the County offers a total of 66 transitional, supportive, and emergency shelter units for homeless individuals. Shelters vary in time allowed to stay depending on the season and need. For example, the Migrant Center provides shelter for agricultural working families from May through November and homeless individuals during the cold season starting from November. These locations offer on-site kitchens and laundry facilities. Tenants must be non-accompanied and homeless.

As mentioned above, the County currently allows emergency shelters by-right in the ES overlay zone. The ES overlay zone encompasses over 210 acres of both vacant land and nonvacant land with structures that can be converted into shelters. The ES overlay zones directly north and abutting the City of Hollister boundaries are located along major arterials with access to employment centers, stores, and other services. The ES overlay zone located south of the City of Hollister is overlaid over the Migrant Housing Center which provides services for farmworkers and extremely low-income households. The San Benito County Express has a fixed bus network, Tripper, which runs along the border of the City of Hollister. The bus network includes bus stops along 4th Street and Union Road near parcels zoned for emergency shelters. San Benito County Express also offers dial-a-ride services where people can be picked up and dropped off anywhere within the City limits of Hollister, San Juan Bautista, and parts of Tres Pinos. This service allows access to transportation, services, and resources in the County. Persons residing at emergency shelters or persons seeking to reach those emergency shelters, can find nearby transit options.

The ES overlay has sufficient capacity to accommodate additional emergency shelters to meet the needs of both the unincorporated County and the cities of Hollister and San Juan Bautista.

Figure 3-5: Hazardous Waste Generators



Source: CalEnviroScreen 4.0 (Accessed March 5, 2024)

Section 65583(a)(4)(B)(v) of the Government Code allows jurisdictions to adopt proximity standards, provided that emergency shelters are not required to be more than 300 feet apart. The County does not have proximity standards for emergency shelters in the zoning code. Additionally, AB 139 states that jurisdictions may only apply objective standards that provide sufficient parking to accommodate emergency shelter staff.

To ensure that emergency shelter regulations comply with current State law, the County will amend the Zoning Code to ensure compliance with all provisions of AB 139 and 2339, including parking standards, updated definitions, zoning, and all development standards, including spacing requirements.

For further information on requirements and applicable locations refer to § 25.04.003 of the County Code.

Agricultural and Employee Housing

Agricultural Housing are residential units whose occupancy is restricted to persons who are employed in, raising, or harvesting any agricultural commodities. All occupants of the housing unit(s) must be agricultural employees. Agricultural employee housing is not a business run for



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profit and does not differ from any traditional dwelling. In addition, units should be provided by someone other than an agricultural employer.

Agricultural and employee housing can be permanent, temporary, or seasonal. Temporary agricultural and employee housing means the housing units are not operated on the same site annually and are established for one operation and then removed. Seasonal employee housing is housing which is operated annually on the same site, and which is occupied for not more than 180 days in any calendar year.

Government Code Section 65583(c)(1)(C) and Section 65583(a)(6) requires agricultural housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. San Benito County's zoning code complies with these requirements:

- Permanent Agricultural and Employee housing units not exceeding 12 units are permitted in AR, AP, R, RT, PQP zones and with an administrative use permit in the RRP zone.
- Permanent Agricultural and Employee housing units exceeding 12 units are permitted with a conditional use permit in AR and AP zones.
- Temporary Agricultural and Employee Housing units are permitted in AR, AP, R, RT, and RRP zones.
- Seasonal Agriculture and Employee Housing units are permitted in AR, AP, R, and RT zones.

Low-Barrier Navigation Centers

California Government Code Section 65660 defines Low-Barrier Navigation Centers as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low-Barrier Navigation Centers are required as a use by right in areas zoned for mixed uses and non-residential zones permitting multifamily uses if it meets specified requirements. Currently, San Benito County does not define, nor zone for, Low-Barrier Navigation Centers. A program is included in the Policy Plan to define and identify a zone or zones that permit Low-Barrier Navigation Centers. The County will adopt and implement procedures and regulations to process Low-Barrier Navigation Centers, including establishing a ministerial approval process.

Single Room Occupancy (SRO)

A Single Room Occupancy (SRO) unit is a form of housing typically aimed at residents with low- or minimal incomes. SROs can provide low-cost housing for those in extremely low- and very low-income categories. SRO units serve as permanent residence or primary residence to such individuals, within a multi-tenant building where tenants may share a kitchen, toilets, and/or bathrooms, along with communal area amenities. SROs are typically smaller in size than normally found in multi-family developments, residential hotels, motels, or other facilities providing sleeping or living facilities. Currently, San Benito County does not define, nor zone for SROs, but a program is included in the Policy Plan to define and identify a zone or zones that permit SROs. The County will adopt and implement procedures and regulations to process Low-Barrier Navigation Centers, including establishing a ministerial approval process.



6. Residential Development Standards

The San Benito County Code establishes regulations and development standards for each residential district to provide a range of housing types. All information regarding the County's zoning and development standards are located on San Benito County's website.

The County Code is intended to create, preserve, and enhance future growth of the County. The residential zoning guidelines and development standards are intended to:

- Achieve the arrangement of land uses depicted in the San Benito County General Plan, consistent with the goals and policies of the general plan.
- Protect the character and the social and economic stability of agricultural, residential, commercial, industrial, and other areas within the county and to assure the orderly and beneficial development of the areas.
- Facilitate the appropriate location of community facilities, institutions, transportation, and parks and recreational areas.
- Allow for public participation in government decision-making regarding land use and development in a manner consistent with state law.
- Define duties and powers of administrative bodies and officers responsible for implementation of the zoning code.

The County established development standards to regulate development through its County Code. The development standards include various construction standards meant to protect, enhance, and regulate development in San Benito. [Table 3-5](#) below provides the standards applicable to each zoning district in San Benito that permits residential development.



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Table 3-5: San Benito County Development Standards – Dimensions

Zone	Lot and Density Standards		Max Lot Coverage	FAR	Min. Yard Setbacks (Feet)			Max. Height (feet)
	Max Density (units/Acre)	Min Lot Size (acre unless otherwise specified)			Front	Side	Rear	
AR	1 dwelling unit per 40 acres ¹	40	N/A	N/A	30	32	35	35
AP	1 dwelling unit per 5 acres ¹	5	N/A	N/A	25	32	35	35
R	1 dwelling unit per 5 acres ¹	5	N/A	N/A	25 ²	32 ²	35 ²	35
RT	1 dwelling unit per 2.5 acres ¹	2.5	N/A	N/A	25 ²	32 ²	35 ²	35
RR	2 - 12 dwelling units per acre ¹	• 0.5: public sewer + public water • 1: only one public water/sewer service provided)	40%	N/A	25	15% of width (not less than 8 feet, but not more than 32 feet required)	20% of lot depth, not less than 20 feet, but not more than 35 feet required	35
R-1	Up to 20 units per acre if both public water and sewer are available ¹	• 5,000 sq. ft.: public sewer + public water³ • 1: septic tanks + public water³ • 2.5: septic tanks + well water³	40%	0.8	20	10% of the lot width (not less than 6 feet, but not more than 20 feet required)	20% of lot depth, not less than 20 feet, but not more than 35 feet required	30
R-M	8 - 20 dwelling units per acre if both public water and sewer are available ¹	• No minimum lot size for multi-family² • Single family development intensity depends on availability of services³ • 1: septic tanks + public water • 2.5: septic tanks + well water)	60%	0.8	20 feet, except the setback shall be 15 feet for parcels of less than 7,200 square feet if administrative approval by the Planning Director is granted	10% of the lot width (not less than 6 feet, but not more than 20 feet required)	20% of lot depth, not less than 20 feet, but not more than 35 feet required	35
C-2	20 dwelling units per acre	20,000	50%	0.8	10 feet or as determined by the Planning Commission as part of development plan review	Same as most restrictive adjacent zone ³	Same as most restrictive adjacent zone ³	35

1) ADUs and JADUs not counted toward density, see San Benito Code, Chapter 25.08.002.
2) 30% mixed housing types required for RM lots with public infrastructure/utilities.



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Table 3-5: San Benito County Development Standards – Dimensions

Table 3-5: San Benito County Development Standards – Dimensions								
Zone	Lot and Density Standards		Max Lot Coverage	FAR	Min. Yard Setbacks (Feet)			Max. Height (feet)
	Max Density (units/Acre)	Min Lot Size (acre unless otherwise specified)			Front	Side	Rear	
3) A commercial use abutting a residential use shall provide a ten- foot screened and landscaped setback buffer. Walls shall be not less than five feet nor more than eight feet in height. Source: San Benito County Code, Chapter 25.03								



7. Setback and Yard Requirements

San Benito County Code defines a yard as an open space, other than a court, on the same site with a building, which the open space is unoccupied and unobstructed from the ground upward, not including any portion of any street, road or alley, access easement or public right-of-way. For purposes of measuring dimensions, the County Code differentiates between front yard, side yard and rear yard, or space between structures. The yard requirements, as established in [Table 3-5](#) above, are not considered a constraint to development of housing and are similar to those of the region. The development standards in [Table 3-5](#) provides for adequate spacing between buildings by imposing a 0.8 Floor Area Ratio (FAR).

Alone, setback requirements do not impact cost, supply, or the ability to achieve maximum densities without exceptions, but cumulatively, setback requirements may potentially pose a constraint to development. The County has added **Program 4-1** to **Chapter 5: Policy Plan** to review and potentially amend the County Code if development standards, including setback requirements, are deemed a constraint. The County is committed to removing constraints that may impact cost, supply, or the ability to achieve maximum densities without exceptions.

8. Lot Coverage

San Benito County Code defines lot coverage as any area covered by a building, not including eaves of 30 inches or less and does not include paved driveways, sidewalks, paths and patios, and uncovered pools or spas. Lot coverage is calculated by taking the sum of the area of all buildings, divided by the total area of the lot or parcel. Lot coverage is regulated to avoid nuisances from inappropriate and excessive massing or density in a particular zoning district.

Lower maximum lot coverages such as 40 percent imposed on R-1 zones and 60 percent imposed on R-M zones with height limitations can render small lots infeasible for housing development, without exceptions. Affordable housing developers may receive incentives and concessions such as a reduction in setbacks, square footage, and other development standards pursuant to Government Code § 65915 through § 65918. Additionally, minor modifications to development standards are allowed to accommodate creative design solutions and unique site conditions. Minor modifications include:

- **Setbacks:** 20 percent reduction in required setback
- **Maximum Lot Coverage:** 10 percent increase in allowed coverage
- **Maximum Height:** 10 percent increase in height
- **Fence/wall Height:** Up to two-foot increase in height

The lot coverage requirements, as established in [Table 3-5](#) above, may be considered a constraint to development of housing on smaller parcels in the County. The County has added a Program 4-1 to [Chapter 5: Policy Plan](#) to amend the County Code to review and potentially amend the County Code if lot coverage is deemed a constraint. The County is committed to removing constraints that may impact cost, supply, or the ability to achieve maximum densities without exceptions.

9. Maximum Building Heights

The building height refers to the vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point of the roof,



ridge, or parapet wall. Section 25.07 of the County Code gives a list of exemptions to maximum building heights. Common exemptions include barns, skylights, and chimneys.

Building height is regulated to avoid nuisances from inappropriate and excessive bulking and issues related to privacy, and/or sunlight and shade. Building height requirements, as established in [Table 3-5](#) above, are not considered a constraint to development of housing and are similar to those of the region.

Alone, building heights do not impact cost, supply, or the ability to achieve maximum densities without exceptions, but cumulatively, height requirements may potentially pose a constraint to development. The County has added **Program 4-1** to **Chapter 5: Policy Plan** to review and potentially amend the County Code if development standards, including height requirements, are deemed a constraint. The County is committed to removing constraints that may impact cost, supply, or the ability to achieve maximum densities without exceptions.

10. Open Space

Open space is defined as the land within a site designated and intended in whole or in part for the use or enjoyment of residents. The area may contain complementary structures and improvement as are necessary and appropriate. Fee title to common open space may be held by the homeowner's association or by another approved entity. The County does not have open space requirements.

11. Parking Standards

The intent of parking standards is to require off-street parking and loading spaces on each parcel for all land uses within the County to sufficiently accommodate all resident's vehicles, employees, customers, and clients. Sufficient off-street parking must be provided to avoid street overcrowding. Parking requirements may fluctuate depending on the land use, housing type and number of bedrooms. In accordance with § 25.07.010 of the County Code, all land uses shall provide the number of parking spaces shown in [Table 3-6](#) below.

Construction costs can be higher for covered parking, parking structures, and below ground parking; however, the County's parking standards are relatively low compared to neighboring jurisdictions. The required parking standards are consistent or lower than neighboring jurisdictions, and the cost of land in the County is less expensive than most surrounding jurisdictions. The cost of developing parking based on the County's requirements may increase the cost of overall development; however, developers may receive concessions or incentives in the form of parking reduction for the development of housing affordable to low- and very low-income households as provided in the State Density Bonus Law section. In addition, recent State law prohibits local jurisdictions from requiring parking for residential projects that are within one-half mile of a major transit stop, which includes limited portions of the County surrounding the City of Hollister.

The County provides reduced parking ratios as a discretionary action under a use permit. The number of parking spaces are assessed on a case-by-case basis depending upon proof of at least one of the following factors:

1. Quantitative proof that the existing use requires less parking spaces;
2. On-site design features such as bus stops, and bicycle parking are provided; or
3. Integrated use or project design will not adversely affect neighboring uses.



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A 10 percent reduction in the number of required parking or loading spaces are also allowed for housing projects with creative design solutions and sites with unique conditions as discussed in Section 25.02.008 of the County Code.

In September 2022, AB 2097 was signed into law establishing provisions for vehicle parking requirements based on proximity to public transit. Specifically, AB 2097 prohibits public agencies from imposing minimum vehicle parking requirements for developments located within half-a-mile of public transit. "Public transit" means a major transit stop as defined by Section 21155 of the Public Resources Code:

- An existing rail or bus rapid transit station,
- A ferry terminal served by either a bus or rail transit service, and
- The intersection of two or more bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute period.

Jurisdictions may impose or enforce minimum parking requirements on housing developments if findings are made (within 30 days of a completed application) that not imposing minimum parking requirements on the development would have substantially negative impacts on the jurisdiction's ability to meet its RHNA or existing residential or commercial parking within half-a-mile of the housing development. These findings must be supported by a preponderance of the evidence in the record. Pursuant to AB 2097, the projects listed below are exempt from imposed or enforced minimum parking requirements:

- Housing development projects that dedicate a minimum of 20 percent of the total number of housing units to very low-, low-, or moderate-income households; students; the elderly; or persons with disabilities.
- Housing developments with fewer than 20 housing units.
- Housing developments subject to parking reductions based on any other applicable law.

AB 2097 prohibits these provisions from reducing, eliminating, or precluding the enforcement of any requirement imposed on a housing development project that is located within half-a-mile of public transit to provide electric vehicle supply equipment installed parking spaces or parking spaces that are accessible to persons with disabilities.

Parking ratios for any uses not mentioned in **Table 3-6** below is based upon surrounding comparable uses, characteristics of the proposed use, and other relevant data regarding parking demand as determined by the Director. The County has added a policy program as **Chapter 5: Policy Plan** to amend the County Code to comply with the requirements established by AB 2097 and provide parking incentives for developments providing affordable units.

Parking requirements, as established in **Table 3-6** below, are not considered a constraint to housing development and are similar to those in the region. Alone and cumulatively, parking requirements may increase cost which developers account for, but requirements do not impact the supply, or the ability to achieve maximum densities without exceptions.



Table 3-6: Required Parking Spaces for Residential Uses	
Residential Uses	Minimum Number of Spaces Required per Unit
Single-Family Dwelling	Two stalls per dwelling unit, one of which shall be a covered carport or garage.
Multi-Family Dwelling	• One per one-bedroom unit. • One and a half per two-bedroom unit. • Two per unit with three or more bedrooms. • One guest space per every four units. • One space for each unit shall be covered with a garage or carport.
Caretaker Units	One per unit.
Group Residential	One per employee, plus 1 per bedroom or 1 per every two beds, whichever is greater.
Residential Care Facilities (Small)	None beyond the parking required for the residential housing type.
Residential Care Facilities (Large)	One per every three beds.
Residential Facility, Assisted Living	One per every three beds.
Supportive Housing	No parking standards beyond the parking required for the residential housing type.
Transitional Housing	No parking standards beyond the parking required for the residential housing type.
Source: San Benito County Code	

12. Housing for Persons with Physical and Developmental Disabilities

Due to the rural nature of unincorporated San Benito County, mobility can be a potential constraint to individuals with disabilities. Individuals with disabilities may have unique housing needs and the County is committed to addressing their needs.

The Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act both require local governments to make reasonable accommodations (modifications or exceptions) in their zoning laws and other land use regulations to afford disabled persons an equal opportunity to housing. State law also requires cities to analyze potential and actual constraints to the development, maintenance, and improvement of housing for persons with disabilities.

In addition to developing with accessibility in mind, 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 following lists housing types for persons with disabilities and the zones in which they are permitted:

- **Senior/Congregate Care:** Permitted in RR, R-1, RM, AR, AP, R, RT, BP, M1, M2, and PQP.
- **Transitional and Supportive Housing:** Permitted in RR, R-1, RM, AR, AP, R, RT, BP, M1, M2, and PQP.



The County Code defines Residential Care Facilities but does not identify a zone or zones in which they are permitted. A program is included in the Policy Plan to identify a zone or zones that permit residential care facilities.

Reasonable Accommodations

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (that is, modifications or exceptions) to their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Reasonable accommodation in the land use and zoning context means providing individuals with disabilities, or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices, and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities. For example, it may be reasonable for persons with disabilities to request a waiver of a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired.

Purpose and Intent

Section 25.02.010 of the County Code establishes procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disability Act (Acts). The intent of reasonable accommodations is to make housing or other facilities readily accessible to and usable by persons with disabilities and thus enjoy equal employment or housing opportunities or other benefits guaranteed by law. Reasonable accommodation measures are applied during the permitting process and other approvals.

Application Requirements and Procedure

Section 25.02.010 of the County Code identifies the following application requirements and procedure for a reasonable accommodation request to be considered:

- Description of the request, applicant information, location of subject property, verifiable documentation of individual's disability status, regulations/policy for which accommodation is sought, reason, and other relevant information;
- A written determination is issued within 45 days of the application being deemed complete and either approve, modify, or deny request with required findings as outlined in § 25.02.010 (F); and
- Conditions of approval may be imposed to ensure that the reasonable accommodation would comply with the findings. Conditions also state whether the accommodation granted shall terminate if the recipient of the accommodation was requested no longer resides on the property.

The County requires that the following findings be made in order to grant a reasonable accommodation:

- Whether the housing, which is the subject of the request, will be used by an individual defined as disabled under the Acts;
- Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts;



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- Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the County; and
- Whether the requested reasonable accommodation would require a fundamental alteration of a county program or law, including but not limited to land use and zoning.

The Director of Planning and Building Services or their designee is the reviewing authority for reasonable accommodation requests. The Director must notify the applicant within 30 days as to whether all information has been provided and make a written determination within 45 days of the application being deemed complete. (SBCC § 25.02.010.) The County's reasonable accommodation procedures comply with Federal and State laws.

The County Code contains the following provisions regarding housing for persons with disabilities:

- **Reasonable Accommodation.** In addition to federal and state accessibility standards, the County established procedures to consider the modification of buildings for accessibility when seeking equal access to housing.
- **Concentration Limitations.** There are no established maximum concentration requirements for residential facilities in the County Code as long as adequate sewer, water, circulation, and other utilities and services are provided. Supportive and transitional housing are permitted in all agricultural and residential zones.
- **Allowed Encroachments into Required Setbacks.** Ramps and similar structures that provide access for persons with disabilities are allowed in otherwise required front, street side yard, interior side yard, and rear yard setbacks, consistent with Chapter 25.02.
- **Landscaping.** A barrier-free, four-foot-wide paved pathway may be provided, under discretion of the appropriate authority, through the required landscaped planter at street and driveway intersections to provide unencumbered access for persons with disabilities from the sidewalk to the parking lot. (SBCC § 25.07.011.)
- **Parking Standards.** Off-site parking ratios are based on use (e.g., single, or multifamily, residential care facilities, etc.), not on the type of occupant. The County Code establishes standards for the number of handicapped parking spaces for congregate care residential facilities where a minimum of 10 percent of the required parking spaces are designed and designated for use by disabled persons. (SBCC § 25.08.007.)

The County does not have any discretionary review authority over small care facilities and does not impose additional zoning, building code, or permitting procedures pursuant to CA Health and Safety Codes §§ 1267.8, 1566.3, and 1568.0831. Large care facilities require a conditional use permit and other discretionary approvals if proposed in residential zones and certain commercial zones. Additionally, spacing requirements of at least 300 feet is required for community care facilities or intermediate care facilities serving persons with developmental disabilities. Congregate care serving persons with life-long severe disabilities requires at least 1,000 feet. The County has added a policy program to [Chapter 5: Policy Plan](#) to amend the County Code and mitigate potential constraints and eliminate potential discrimination that spacing requirements may impose.



Residential care facilities can provide continual 24-hour care for persons with physical and/or developmental disabilities. Small facilities (six or fewer persons) are considered a residential use, and the residents and operators of the facility are considered a family unit, which is not limited to size or familial status. Small facilities are subject to the development standards and permit processing procedures identical to that of the same uses in the same zone.

Appeal to Findings or Other Permit Actions

The County's decisions and findings may be appealed as provided for in County Code § 25.02.010. Reasonable accommodations can expire, be extended, or revised if applicability provisions still apply to the recipient. A reasonable accommodation may be terminated if the accommodation is no longer required, or if the recipient no longer resides at the property.

Definition of Family

Under the right of privacy, the California Constitution prohibits a restrictive definition of "Family" which limits the number of unrelated persons and differentiates between related and unrelated individuals living together. County Code § 25.09.002 defines "Family" as one or more persons living together in a dwelling unit. The definition does not limit the numbers of individuals living together, nor differentiates between unrelated and related individuals, in compliance with State law.

13. Local Ordinances

An ordinance is a law passed by a municipal government that is enacted to maintain or improve public safety, health, and general welfare. Locally adopted ordinances such as inclusionary ordinances or short-term rental ordinances may directly impact the cost and supply of residential development. Impacts may create governmental constraints to the development of housing and may hinder the County from meeting its share of the regional housing need and the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters. The County does not currently have adopted growth management measures, and as such, this is not considered a constraint to housing development, and particularly affordable housing development. Below are locally adopted ordinances.

Affordable Housing Regulations

The County's Affordable Housing Regulations mandate housing developers to include a specified percentage of units affordable to lower- and moderate-income households. Affordable Housing programs bring affordable housing to market and increase types of housing available to people of different income levels.

On September 12, 2023, the San Benito County Board of Supervisors unanimously approved changes to the Affordable Housing Regulations to update requirements and affordability thresholds. The Affordable Housing Program is designed to:

- Enhance the public welfare, benefit the property being developed, assure compatibility between future housing development and the housing units affordable to persons of very low-, low-, and moderate-income and ensure that remaining developable land in the county is utilized in a manner consistent with state and local housing policies and needs.

Per the Affordable Housing Regulations, all for-sale residential development in the County consisting of 6-10 units are subject to an inclusionary housing fee. All residential development in



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the County consisting of 11 or more units shall provide inclusionary units on-site or off-site, except that a fee may be paid in-lieu of providing fractional units and in other circumstances specified in § 21.03.008 of the County Code. Applicants may elect to substitute an in-lieu fee if the fraction is less than 0.7. All fractions of 0.7 or greater are required to round to the nearest whole number resulting in an additional unit. To satisfy the inclusionary requirement, the inclusionary housing type is not limited to single family units and based on the appropriate zoning can include mixed-use residential, townhome, duplex, and other housing types proposed by the affordable housing plan.

To satisfy its inclusionary requirement on-site, a residential development must construct inclusionary units in an amount equal to or greater than 15 percent of the total number of units approved for the residential development. If a residential development is proposed more than 10 miles from an incorporated city within San Benito County on-site affordable units shall not be constructed and instead off-site units shall be constructed. Said off-site units may be located outside of the planning area of the market rate project, subject to approval by the Planning Commission and the Board of Supervisors. The quantity of affordable units constructed off-site shall be equal to or greater than 20 percent of the total number of units approved for the residential development.

Affordable units are required to be constructed within 10-miles of an incorporated city within San Benito County. If a residential development is proposed outside of the 10-mile radius, the development's corresponding affordable units are required to be located off-site and may be located outside of the planning area of the market rate project, subject to approval by the Planning Commission and the Board of Supervisors.

An applicant can complete alternative means of compliance through the following:

- 1) Payment of in-lieu fees;
- 2) Developers may reserve or set aside the right for land to be transferred to an affordable housing developer to satisfy an affordable housing requirement. Land may be part of the market-rate development being constructed or may be provided off-site in a high-density residential zone. Priority will be given to development projects that satisfy affordable requirements through land set aside and dedicated to high-density affordable housing;
- 3) Build affordable multi-family rental units within the development rather than affordable for-sale, single-family homes;
- 4) Combination of providing inclusionary units and in-lieu fees;
- 5) Off-site construction; or
- 6) Land donation.

Affordable units required by the Affordable Housing Regulations can be used to qualify for a Density Bonus and concessions and incentives can be granted. Concessions and incentives include, but may not be limited to:

- 1) A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Cal. Health and Safety Code part 2.5 (commencing with section 18901) of division 13, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of parking spaces that would otherwise be required.



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- 2) Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial or other land uses will reduce the cost of the housing development and if the commercial, office, industrial or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
- 3) Other regulatory incentives or concessions proposed by the applicant/developer or the county that result in identifiable and actual cost reductions may be considered. This section does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the county, or the waiver of fees or dedication requirements.

The County completed an Inclusionary Housing Study in 2022 and determined that the recommended in-lieu fees were appropriate, and the maximum fee would not result in major impacts on revenues for developers. The in-lieu fee is \$30 per square foot for all for-sale homes. There is no in-lieu fee for rental developments.

The Affordable Housing Regulations have been largely successful in yielding affordable units to date. The County continues to enforce the Affordable Housing Regulations and has entitled developments that will require affordable units in compliance with the regulations. As the development market evolves, the County continues to amend the Affordable Housing Regulations to facilitate affordable housing development without constraining development. Inclusionary housing ordinances can potentially constrain development in a few ways, including the increased cost on development, reduced returns for developers, and potentially reducing overall development due to burdensome inclusionary requirements. Inclusionary housing ordinances can increase the cost of new development, which developers may then pass on to buyers or renters through higher home prices and rents.

Inclusionary housing ordinances may have the unintentional consequence of yielding fewer housing units, regardless of income category. Developers may choose to build in jurisdictions without inclusionary policies, or they may build fewer units in areas with these policies if the policies make development financially infeasible. Generally speaking, as the inclusionary requirement percentage increases, financial feasibility decreases for developers.

The County understands that inclusionary requirements may increase overall development costs, it has determined that Density Bonuses and incentives and concessions allow development to remain feasible in the County. While the County has not seen evidence of its Affordable Housing Regulations being too burdensome and constraining development, the County recognizes that the requirements may begin to constrain development. In response, the County has included **Program 1-2** in the **Policy Plan** to review the Affordable Housing Regulations by December 2026 and if the review determines the regulations are constraining development and amendments are required, complete amendments by June 2027.

Short-Term Rentals

Short-term rentals (STR) are defined in the County Code as a use in which a dwelling, or portion thereof, is rented for tourist or transient purposes for compensation for a period of less than 28 consecutive calendar days, and the renter is given exclusive use of the dwelling. The definition shall include any arrangement in which the rental period is less than 28 consecutive days or can be reduced below 28 consecutive days, or in which the dwelling is rented multiple times within 28



consecutive days. In accordance with Article III, Chapter 5.03 of the County Code, STR's are subject to a 12 percent Transient Occupancy Tax (TOT), which is used towards general governmental purposes. The County does not currently have an adopted STR Ordinance.

State Density Bonus Law

Density bonuses are another way to increase the number of dwelling units otherwise allowed in a residentially zoned area. In accordance with California Government Code § 65915 through § 65918, the purpose of the Density Bonus is to provide density bonuses, incentives, or concessions to produce housing for very-low, lower-, moderate-income households, and senior households. These units must remain at their level of affordability for at least 55 years through a deed-restricted affordable housing covenant. In addition, the County's Density Bonus regulations contain some provisions not included in State Density Bonus law. The Density Bonus regulations are part of the County Code and are available to the public in §21.03.013 Density Bonus and Incentives.

In accordance with State law, a residential development may be eligible for a density bonus if it proposes at least five dwelling units. Applicants that are seeking a density bonus must agree to at least one of the following:

- 20 percent of the total dwelling units of a housing development shall be affordable for lower-income households (as defined in Cal. Health and Safety Code § 50079.5)
- 10 percent of the total dwelling units of the residential development shall be affordable to very low-income households (as defined in Cal. Health and Safety Code § 50105)
- 50 percent of the total dwelling units of a residential development for qualifying residents, such as seniors (as defined in Cal. Civil Code § 51.3)
- 20 percent of the total dwelling units in a condominium project (as defined in Cal. Civil Code § 1351(f)), for persons or families of moderate-income (as defined in Cal. Health and Safety Code § 50093)

AB 2345 states that all jurisdictions in California are required to process projects proposing up to 50 percent additional density provided those projects produce the additional below market rate (BMR) units in the "base" portion of the project, unless the locality already allows a bonus above 35 percent. The bill also lowered the BMR thresholds for concessions and incentives for projects with low-income BMRs.

As of 2023, Government Code Section 65915 authorizes an applicant to receive two incentives or concessions for projects that include at least 17 percent of the total units for lower-income households, at least 10 percent of the total units for very low-income households, or at least 20 percent moderate-income households in a development in which the units are for sale. It also allows an applicant to receive up to three incentives or concessions for projects that include at least 24 percent of the total units for lower-income households, at least 15 percent of the total units for very low-income households, or at least 30 percent for persons or families of moderate-income households in a development in which the units are for sale. This is included in the Policy Plan to update the Ordinance in compliance with State law updates.



14. Local Processing and Permit Procedures

The development community commonly cites the permit processing time as a contributor to the inflated cost of housing. Local processing and permit procedures can contribute to excessive costs, and time delays, depending on the magnitude and complexity of the development proposal, the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times may be lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA), require rezoning or General Plan amendments, or encounter community opposition. These factors may result in a potential constraint on development.

Permit processing and procedures vary depending on the development proposed. Single- and multi-family developments that are being built in approved areas usually do not require a special permit. Instead, they only need a building permit, which can be processed quickly with planning approval. In addition, the County can process some 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 time. The County enforces the Uniform Building Code, which was adopted in 2023, to ensure that all housing units are built to specified standards.

The County works to streamline permit application review as staffing and resources are available. Specifically, the County is working to streamline projects that include lower-income units. Through its development processes and procedures, the County complies with the statutory requirements of the Permit Streamlining Act. The County processes all development applications within the statutory processing and timing requirements of the Permit Streamlining Act. In the State of California, developments deemed a project are required to undergo a CEQA analysis, independent of the County's development review process. The County complies with all CEQA timing requirements, including streamlining determinations. To further streamline permit processing, the County encourages pre-application meetings and meetings to discuss comments provided. The intent of pre-application meetings is to understand the projects being proposed so that staff can advise applicants as to what the application process will be. This decreases the overall review period as applicants who utilize pre-application meetings can anticipate many of the County's comments.

Additionally, the County continues to update the zoning code to further streamline the review process. Code amendments have modified allowed uses and removed some discretionary reviews to reduce review times and increase project approval certainty.

Permit Processing Timeframes

Processing times for residential projects vary depending on a variety of factors, including the size of a project, type of approval required, construction, funding and financing considerations, seasonal factors, engineering, design, and architectural considerations. The timeline can be a matter of a few days to a few weeks if the project is small and uncomplicated (i.e., by-right single-family home, ADU/JADU), to months or years for large-scale construction (i.e., large subdivisions and mixed-use developments). The average approval times for single- and multi-family developments are provided below:

- For by-right residential projects:



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- Timelines vary depending on the complexity of the project, but on average, a single-family residential project will be 3 to 6 months from application submission to approval.
- On average, single, and multifamily projects that are allowed by-right typically have similar timelines, although applicants of multifamily projects may take longer to address complex comments, pushing the timeline to 6 to 18 months. The County has updated the RM zone to allow multiple-family dwellings, condominiums, and apartments by-right, significantly reducing review times for these projects.
- For residential projects requiring discretionary approval:
- Timelines vary depending on the complexity of the project, but on average, a single-family residential project will be 6 to 12 months from application submission to approval.
- On average, multifamily projects may take longer to address complex comments, pushing the timeline to 12 to 24 months. The County has updated the RM zone to allow multiple-family dwellings, condominiums, and apartments by-right, significantly reducing review times for these projects.

Single family projects are often processed in a shorter timeframe than more complicated multifamily projects. Longer processing time is common and unavoidable for larger, more complicated projects because developers of such projects typically request modification to the required development standards, thus requiring review and approval of a discretionary planning entitlement(s). However, the County does not see this as hindering the construction of housing or introducing unnecessary delays because such time is necessary to ensure compliance with all applicable development standards and to sufficiently analyze the potential impacts of such projects. In addition, many aspects of the processing times are not controlled by the County as they are solely dictated by the responsiveness of the applicant (i.e., turnaround time for addressing Planning comments). In addition, the County's permit review and processing timeline is consistent with the processing timeline of nearby jurisdictions such as Hollister, San Juan Bautista, Monterey County and Santa Cruz County. Therefore, San Benito's processing timeline does not pose as a constraint to the development of housing in the County.

The amount of time between when a project receives approval and submittal of an application for building permits varies, depending upon a variety of factors, and is controlled by a project applicant. While the County makes every effort to streamline permitting processes, this element of time is outside the control of the County. Factors for variability of time may include the size of a project, type of construction, funding and financing considerations, lease or contract considerations, litigation, seasonal factors, engineering, design, and architectural considerations. The timeline can be a matter of a few days to a few weeks, if the project is small and uncomplicated (e.g., ADU/JADU), to months for large-scale, modern construction. The County views the longer time period as common and necessary for larger, more complicated projects and does not see this in any way as hindering the construction of housing or introducing unnecessary delays. In most cases, the timeline from receiving planning approval to submitting for building permits is solely dictated by the project applicant and not constrained by any requirements placed upon the applicant by the County.



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The range of time between entitlements and building permits can range from same day to one year for projects developed in the County. In the County, the average time between entitlements and building permit approval is roughly one to two months.

San Benito County's development approval process aims to accommodate and streamline appropriate development. A pre-submittal meeting is strongly recommended to ensure that projects are processed efficiently. Once determined to be complete, discretionary applications must receive a recommendation through a staff report prior to a review by the appropriate authority. The County has up to 30 calendar days to determine if the application is "complete" or "incomplete" for further processing. Typically, an "incomplete" application will require revisions and/or additional materials. Applications deemed "complete" may continue to be processed for consideration by the appropriate decision-making body, including the appropriate level of CEQA review.

Various applications may also require public noticing and a public hearing. Single- and multi-family developments requiring discretionary approval, but no CEQA review, are subject to the following submittal requirements:

1. Submittal of application including the following information:
 - a. A legal description of the property;
 - b. A location map showing the project site and the general vicinity of the site;
 - c. Site plans, elevation plans, floor plans and other maps and data as may be necessary to describe the existing conditions on and surrounding the property and the proposed plans for the future development of the property; and
 - d. Such other information specified in the County Code for the particular entitlement(s) requested.
2. Payment of fees for plan check and application processing.
3. Plan check completed by all applicable departments and agencies. Staff determines the level of environmental review required. Timeline and number of reviews can vary.
4. All necessary California Environmental Quality Act (CEQA) compliance documents have been completed.
5. Staff report prepared and public notice sent.
6. Public hearing.
7. If item is approved, applicant must comply with the conditions of approval and then submit to the Building Department to apply for building permits. If item is denied, applicant can appeal, revise proposal based on the Board of Supervisors' findings, and request a new public hearing.
8. Building Permits issued once all conditions are satisfied.

Permit Review Authority

Table 3-7 provides a list of Planning applications and the reviewing body for each. The typical timeline for permit review processing and approval for single-family and multi-family developments is 3 months to 1 year or longer, depending on the complexity of the project and the responsiveness of the applicant to requests for information.



Table 3-7: San Benito County Permit Process and Review	
Type of Approval or Permit	Approval Body
Development Agreement and Amendments	Board of Supervisors
Zoning Code and Zoning Map Amendments	Board of Supervisors
General Plan and Specific Plan Amendments	Board of Supervisors
Planned Unit Developments	Board of Supervisors
Variances	Planning Commission
Conditional Use Permits: Adoption	Planning Commission
Modification and Revocation of Permits	Planning Commission
Administrative Use Permits	Planning Director
Temporary Use Permits	Planning Director
Temporary Event Permits	Planning Director
Sign Permits	Planning Director
Minor Modifications	Planning Director
Reasonable Accommodations	Planning Director
Development Plan Review	Planning Director
Home Occupation and Rural Home Enterprise Permits	Planning Director
Nonconforming uses, structures, and sites	Planning Director
Interpretations of this zoning code	Planning Director
Zoning Clearance	Planning Director
Zoning District Boundary Determinations	Planning Director
Source: San Benito County Code of Ordinance, Table 25.01-A: Review Authorities	

Development Plan Review

A Development Plan Review is required for new constructions, additions, and/or other physical modifications to sites and buildings. The County offers two types of development review: a minor and major development plan review.

Minor Development Review

The minor development review is reviewed by a staff and is used for approval of new, non-exempt development. The Planning Director will function as the review authority for minor development plan review. An application for development plan review shall be filed with the Planning Division on prescribed application forms and all application fees paid. Applications shall be reviewed by staff and do not require public hearing unless a hearing is requested.

Minor development plan review thresholds are identified in the County Code for residential, non-residential, agricultural, and other building types. (SBCC § 25.02.001.) Master plans for subdivisions up to 10 dwelling units, including appurtenant site development, and new multi-family development with four (4) or less dwelling units located in all zoning districts are considered for minor development review.



Major Development Review

The major development plan review is for the review of new, non-exempt development by the Planning Commission. Types of development include master plans for residential subdivisions greater than ten (10) dwelling units and new multi-family development with five (5) or more dwelling units located in all zoning districts. The Planning Commission will function as the review authority for the Major Development Plan Reviews. Applications for major development plan review require a public hearing at the Planning Commission, which are noticed and advertised.

All the following findings must be made to approve a minor or major development plan review:

- The proposed development is compliant with applicable general plan policies, zoning regulations, specific plan provisions, and any other applicable regulations.
- The proposed development respects terrain, drainage, onsite and offsite infrastructure, etc.; is compatible with adjacent development and uses; and will not create conflict with vehicular, bicycle, or pedestrian circulation.
- That the site has adequate sewage disposal (e.g., sewer or septic), water, power, and other required utilities, or will provide these as part of the development of the site.
- The proposed project will not be detrimental to the public health, safety, and general welfare, nor result in adverse effects on neighboring residents, businesses, or property.

In approving a development plan review, the Reviewing Authority may impose reasonable conditions to ensure that the development will allow all the findings for approval to be made. Conditions of approval shall not affect the operation of any use in the structure.

An application for development plan review shall be filed with the Planning Division on prescribed application forms and all application fees paid.

Approvals for both the minor and major development plan reviews shall not automatically expire and shall remain in effect until revoked or replaced by a subsequent approval. If a condition of approval which must be completed by a specific date is not completed, the approval may be returned to the approving authority for revocation.

Only one minor or major development plan review approval may be approved for a parcel or development site. Approval of a new development plan review will revoke any previously approved approval.

Administrative Use Permit

Administrative use permits are provided for the individual review of a use at a specific location to ensure that their operation will be compatible with surrounding areas and uses. These permits are provided for certain uses to expedite the processing of applications by allowing staff review and approval. Administrative use permits are provided for uses which require individual scrutiny but are generally less potentially impactful than uses for which a conditional use permit is required. The Planning Director is the designated approving authority for an administrative use permit. Applications for administrative use permits shall be filed with the Planning Division on the prescribed forms. Once the application has been determined to be complete, notices of the application shall be mailed to all persons owning and/or residing on property within 300 feet of the exterior boundaries of the property for which the permit has been applied. The notice shall



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also be posted on the County's website, and at the project site by the applicant in a location that is readable from the public right of way.

All the following findings must be made to approve an administrative use permit (§ 25.02.002):

- a) The proposed use is administratively permitted within the applicable zone and complies with all other applicable provisions of this title and all other titles of the County Code, general plan and any applicable specific plan;
- b) The proposed use will not be averse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;
- c) The proposed use complies with any design or development standards applicable to the zone or the use in question, unless waived or modified pursuant to the provisions of this Title;
- d) The site is physically suitable for the type, density, and intensity of the use being proposed, including access, utilities, and the absence of physical constraints.

An administrative use permit can be revised or revoked following a public hearing by the Planning Commission based on non-compliance with conditions of approval or to address issues which have arisen due to the operation of the use despite adherence to all approved conditions of approval. No automatic expiration for an administrative use permit is imposed.

Conditional Use Permit

Conditional use permits are provided for the individual review of uses at specific locations to ensure that their operation will be compatible with surrounding areas and uses. The Planning Commission shall function as the review authority for conditional use permits. Applications for conditional use permits shall be filed with the Planning Division on the prescribed application forms.

The following findings must be made to approve a conditional use permit (§ 25.02.003):

- a) The proposed use is conditionally permitted within the applicable zone and complies with all other applicable provisions of this title and all other titles of the San Benito County Code, the general plan and any applicable specific plan;
- b) The proposed use will not be averse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;
- c) The proposed use complies with any design or development standards applicable to the zone or the use in question, unless waived or modified pursuant to the provisions of this title;
- d) The site is physically suitable for the type, density, and intensity of the use being proposed. Suitability criteria may include, but are not limited to, access, utilities, and the absence of physical constraints.

The Director may impose reasonable conditions or restrictions to ensure that the project's operation will allow all of the findings for approval to be made. Furthermore, conditions of approval may be included requiring that specific actions take place by specified deadlines. Noncompliance with such conditions may result in a revocation.



Senate Bill 330

Senate Bill 330 (SB 330) seeks to address the California housing crisis and help meet the housing need by facilitating housing construction and protecting lower-income residents from displacement over a ten-year period by:

- Suspending enactment of local downzoning and housing construction moratoriums
- Requiring timely processing of housing permits following existing local zoning rules
- Lifting required parking minimums
- Eliminating certain fees on low-income units
- Postponing requirements for voter approval of zoning, general plan changes
- Protecting rent controlled or Section 8 units from demolition
- Requiring resettlement benefits and first right of refusal in new units or compensation for rehousing for renters who may be displaced

California State Law requires that any proposal for a Housing Development Project³ that includes the demolition of one or more existing housing units must include at least as many housing units as were demolished. (Government Code Section 66300.) All types of housing units, including single-family dwellings, accessory dwelling units and junior accessory dwelling units are included in this requirement and must be replaced, including unpermitted units if the unpermitted units are occupied or were occupied in the last five years. A proposal for demolition of a housing unit absent a Housing Development Project is still subject to replacement housing requirements, relocation assistance requirements, and offer to move requirements. The County complies with the statutory requirements of SB 330 and has included a program in the Policy Plan to update the County Code based on changes to State law.

Senate Bill 35

Senate Bill 35 (SB 35), codified as Government Code Section 65913.41, was signed on September 29, 2017, became effective January 1, 2018, and will sunset on January 1, 2026. The intent of the Bill is to expedite and facilitate construction of affordable housing. SB 35 applies to jurisdictions that have not made sufficient progress towards meeting their affordable housing goals as mandated by the State. In an effort to meet the affordable housing goals, SB 35 requires jurisdictions to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process.

When a jurisdiction has made insufficient progress towards their above moderate-income RHNA and/or has not submitted the latest Housing Element Annual Progress Report (APR) it is subject to the streamlined ministerial approval process for proposed developments with at least 50 percent affordability. The latest SB 35 Statewide Determination Summary for 2023 is based on 2022 APRs received by HCD as of June 1, 2023. The County remains subject to SB 35 streamlined ministerial approval for proposed developments with at least 50 percent affordability. Required objective standards for SB 35 eligibility include all the following:

³ A Housing Development Project consists of the construction of at least two residential units. The demolition and replacement of a single residential unit, such as a single-family residence, a townhouse, or an ADU, does not constitute a Housing Development Project.



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- A multifamily housing development (at least two residential units) in an urbanized area;
- Located where 75 percent of the perimeter of the site is developed;
- Zoned or designated by the general plan for residential or mixed use residential;
- In a location where the locality's share of regional housing needs has not been satisfied by building permits previously issued;
- One that includes affordable housing in accordance with SB 35 requirements;
- Consistent with the local government's objective zoning and design review standards; and
- Willing to pay construction workers the state-determined "prevailing wage."

If a project is in any of the following areas, it cannot qualify for SB 35 streamlining:

- A coastal zone, conservation lands, or habitat for protected species;
- Prime farmland or farmland of statewide importance;
- Wetlands or lands under conservation easement;
- A very high fire hazard severity zone;
- Hazardous waste site;
- Earthquake fault zone;
- Flood plain or floodway;
- A site with existing multi-family housing that has been occupied by tenants in the last ten years or is subject to rent control; or
- A site with existing affordable housing.

A [Housing Program](#) is included in the [Policy Plan](#) to adopt review processes that meet the requirements established in Government Code Section 65913.41.

15. Development Fees and Exactions

Residential developers are subject to a variety of permitting, development, and impact fees to access services and facilities as allowed by State law. The additional cost to develop, maintain, and improve housing due to development fees result in increased housing unit cost and, therefore is generally considered a potential constraint to housing development. However, fees are necessary to provide planning and public services, including necessary infrastructure. All information regarding the County's development fees is available to the public on San Benito County's website or section 5.01.060 of the County Code, as pursuant to Government Code § 65940.1 (a)(1)(B). The current Planning Division Fee Schedule was last updated and adopted on August 21, 2018. Fees are currently being updated and will be adopted in 2024.

The location of projects and housing types results in varying levels of development fees. The presumed total cost of development is also contingent on the project meeting County's policies and regulations and the circumstances involved in a particular development project application. [Table 3-8](#) provides the planning fees. The development fees associated with each project are dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the County's policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The procedure for collecting and utilizing affordable housing in-lieu fees are described in § 21.03.012 of the County Code. Incentives for the provision of affordable housing units in



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residential projects include reduction of impact fees. Affordable housing projects may also receive a waiver of fees or dedication requirements and are further described in Chapter 5.01 of the County Code: County Fees. Exactions from subdivision developments may be imposed by the Planning Commission to ensure conformity with county building and zoning ordinances.

In comparison to neighboring communities such as Hollister and San Juan Bautista, San Benito County has lower impact and planning processing fees. Permit application fees for the City of Hollister are lower than they are for San Benito but due to differences in the size, capacity, and development activity, these differences do not indicate a constraint for residential development in San Benito.

Table 3-8: Planning Fees		
Application Type	Fee	Unit
Permit Applications		
Appeal, commission; land use	\$1,067	Plus \$100/hour
Appeal, commission; CEQA determination	\$1,067	Plus \$100/hour
Appeal, staff; land use	\$1,067	Plus \$100/hour
Appeal, staff; CEQA determination	\$1,067	Plus \$100/hour
C-District review; existing buildings	\$1,375	\$90
C-District review; new construction	\$1,375	\$150
Certificate of Compliance	\$2,400	Plus \$100/hour
General plan amendment; map change	\$10,000 Deposit + CEQA	Plus \$27/acre + \$100/hour
General plan amendment; text change	\$10,000 Deposit + CEQA	Plus \$25/acre + \$100/hour
Lot line adjustment	\$3,000	--
M-District review; existing building(s)	\$1,500	\$90
M-District review; new construction	\$1,500	\$150
Major subdivision; tentative map (no sewer/water)	\$10,000 deposit + CEQA	\$169/lot
Major subdivision; tentative map (sewer and water)	\$10,000 Deposit + CEQA	\$268/lot
Minor subdivision; tentative parcel map (no sewer/water)	\$2,400 + \$25/lot	\$150 + \$2/lot
Minor subdivision; tentative parcel map (with sewer or water)	\$2,400 + \$25/lot	\$150 + \$2/lot
Oil well inspection	20% of building permit for site visit	N/A
Parcel merger	\$3,000	--
Public hearing continuance	\$5,000 Deposit	N/A
Preliminary map allocation	\$250	Deposit
Reclamation plan	\$5,000 + CEQA	Plus \$15/acre
Reversion of acreage	\$3,000	--
Road abandonment	\$1,610	--
Scenic corridor review	\$5,000 Deposit	Plus \$100/hour



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Table 3-8: Planning Fees		
Application Type	Fee	Unit
Specific plan	\$10,000 Deposit + CEQA	Plus \$27/hour
Surface mine inspection	\$400	N/A
Surface mine reinspection	\$200	N/A
Use permit; major; conditional, general, commercial, Industrial	\$5,000 Deposit + CEQA	--
Use permit; minor; rural home enterprise, admin.	\$2,500 Deposit + CEQA	--
Use permit; minor; senior second, guest house, third unit	\$1,077	--
Use permit; minor; sign permit (non-billboard)	\$402	--
Use permit; minor; temporary mobile home, fruit stand	\$700	--
Use permit renewal	\$2,500 Deposit	Potential CEQA Analysis
Variance	\$5,000 Deposit + CEQA	--
Zone change; filed with project	\$10,000 Deposit	Plus \$29/acre + \$100/hour
Zone change; filed separately	\$10,000 Deposit + CEQA	Plus \$30/acre + \$100/hour
Pre-application review with the County Design Review Committee	\$1,500	Deposit
Extraordinary Development Review Fee	\$10,000 Deposit + CEQA	--
Environmental Review		
Statutory Exemption		\$874
Categorical Exemption		\$874
Request for Proposal		\$1,611
Consultant- Contact Preparation		\$2,500
Initial Study- Negative Declaration		\$10,000 Deposit
Notice of Preparation		\$805
EIR Administrative Fee		32% of Consultant Contract
Source: San Benito Service Fee Schedule		

Building Impact Fees

Development impact fees are monetary payments exacted by jurisdictions to pay for services and infrastructure associated with population growth and demands. Impact fees may pose a constraint to housing development if exorbitant fees discourage developers from seeking approvals. Impact fee requirements are set forth in the Mitigation Fee Act, or Gov't Code §§ 66000-66025. Fees are currently being updated and should be adopted in 2024.

Impact fee provisions are codified in Chapter 5.01 of the San Benito County Code, as shown in [Table 3-9](#) below. The fees are collected through the County Resource Management Agency, Building Services Division, and are updated bi-annually per the construction cost index, which varies per impact fee type. San Benito County's impact fees are similar and, in some cases, less than neighboring Counties and, thus, do not pose a significant constraint to housing development.



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Table 3-9: Building Impact Fees		
Application Type	Single-Family	Multi-Family
Permit Applications		
Police	\$1,518	\$1,390
Fire – Aromas Fire District	\$1,662 \$0.53 / s.f. of all covered space	\$1,523 \$0.53 / s.f. of all covered space
Parks and Recreation	\$4,634	\$4,245
Drainage	\$1,340 per building permit (plus \$2,000 if in Basin E4 and E5)	
Detention Facilities	\$2,614	\$2,395
General Government	\$2,614	\$2,395
Information Technology	\$266	\$244
Library Facilities	\$1,290	\$1,182
Road Maintenance	\$598	\$548
Traffic	Land Use Zone 1 (NW corner area surrounding HWY 101) - \$2,254.96 Land Use Zone 2 (Cities of Hollister & SJB and greater Hollister Area) - \$1,3816.81 Land Use Zone 3 (South County) - \$2,765.99	Land Use Zone 1 (NW corner area surrounding HWY 101) - \$1,401.75 Land Use Zone 2 (Cities of Hollister & SJB and greater Hollister Area) - \$8,588.83 Land Use Zone 3 (South County) - \$1,719.40

The development fee associated with each project is dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the County's policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner. A typical single-family development would pay an average of \$38,242 for land use entitlements and development impact fees for a 3,000 square-foot home. This total includes typical fees required for development on vacant lots, although total costs can be lower for lots with existing uses or existing infrastructure connection.

In comparison, a typical 30-unit multi-family development project on an acre would cost approximately half the cost of a single-family home per unit for land use entitlements plus development impact fees. It should also be noted that not all developments require land use entitlements and may be approved ministerially.

Cost estimates are illustrative in nature and actual costs are contingent upon the unique circumstances of individual development project applications. Considering the average cost of land in San Benito (approximately \$1.11 per square foot of vacant land) and the ICC's estimate for cost of labor and materials (\$175.86 for single-family developments and \$154.36 for multi-family developments), the combined cost of permits and fees would be approximately 7.1 percent of the direct cost of development for a single-family project on a 9,000 square-foot lot and 10.1 percent for a multi-family project on a 43,560 square-foot lot. Direct costs do not include building permit fees, landscaping, on-/off-site improvements, shell construction, or amenities; therefore, the percentage of development and impact fees charged by the County may be smaller if all direct and indirect costs are included. Fees are typically collected after Building Division review and before a certificate of occupancy is issued.



16. On-/Off-Site Improvements

Site improvements in the County consist of those typically associated with development for on-site improvements (street frontage improvements such as curbs, gutters, and sidewalks, sewer/water hookups, on-site drainage, and landscaping), and off-site improvements to offset project impacts (off-site drainage, parks, traffic, schools, and sewer/water infrastructure). Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of the development of housing within the County and may also influence the sale or rental price of housing. Some of the costs associated with on- and off-site improvements are undertaken by the County and recovered through development and impact fees.

Improvement standards are subject to the discretion of the County Engineer and are evaluated on a case-by-case basis.

For single-family residential development on vacant land, examples of typical on-site improvements might include new curbs, gutters, and sidewalks, stormwater detention facilities (required by the Clean Water Act), and landscaping. Multi-family developments might also include common open space and recreation areas, emergency access drives, and lockable storage areas. Typical off-site improvements for both single-family and multi-family developments might include recreational trail facilities, road improvements and traffic control needed to serve the development, and street trees. Utilities may need to be updated or installed to serve the development, including water mains, sewer mains, stormwater pollution prevention measures, and undergrounding of electric utilities.

The typical rural subdivision requires road improvements, septic, water well, underground electric, and water tank or other source for fire suppression. The costs of these improvements may vary between subdivisions depending on location, size of parcels, and distance from services.

The County has standard improvements required for subdivisions that can be found in the County Code. General improvements include the following:

- *Frontage Improvements:* The frontage of each lot shall be improved to its ultimate adopted geometric section, including street structural sections, curbs, sidewalks, driveway approaches and transitions.
- *Storm Drainage:* Stormwater runoff from the subdivision shall be collected and conveyed by an approved storm drain system. The storm drain system shall be designed for ultimate development of the watershed and shall be capable of collecting and conveying runoff generated by a 100-year flood. The storm drain system shall provide for the protection of abutting any off-site properties that could be adversely affected by any increase in runoff attributed to the development. Off-site storm drain improvements may be required to satisfy this requirement. Internal drainage facilities shall be designed and constructed in conformance with county standards for subdivision improvements.
- *Sanitary Sewers:* Each unit or lot within the subdivision shall be served by an approved sanitary sewer system or on-site sewage disposal system.
- *Water Supply:* Each unit or lot within the subdivision shall be served by an approved domestic water system.



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- *Utilities:* Each unit or lot within the subdivision shall be served by gas, electric, telephone and cablevision facilities where available.
- *Fencing:* Each unit or lot within the subdivision that is adjacent to property containing a public facility shall have an approved fence adequate to prevent unauthorized access between the properties.
- *Other Improvements:* Other improvements, including, but not limited to, grading, street lights, fire hydrants, signs, street lines and markings, street trees and shrubs, landscaping, monuments, bicycle facilities and fences, or fees in lieu of any of the foregoing, shall also be required as determined by the County Engineer in accordance with this code, the general plan, and county standards and specifications.
- *Off-site Improvements:* If as a condition of a tentative map a subdivider is required to construct off-site improvements on land in which neither the subdivider nor the county has sufficient title or interest to allow construction at the time the map is recorded with the county, the county shall, within 120 days of recording the final map, acquire by negotiation or commence condemnation of the land in conformity with Cal. Gov't Code § 66462.5. If the county fails to meet the 120-day time limit, the condition for the construction shall be waived. Prior to approval of the final map, the county may require the subdivider to enter into an agreement to complete the off-site improvements at the time the county acquires title or an interest in the land. The subdivider shall pay the cost of acquiring off-site land or an interest in the land required to construct the off-site improvements.

The subdivider shall improve or agree to improve all streets, public and private, thoroughfares, public ways, or easements in, or adjacent to the subdivision as needed to meet the requirements of the County Code. Specific design standards for streets can be found in the County Code as well as specific plans on the County's website. While they do present an additional cost for development, the requirements are consistent with the region and do not present a constraint to the development of housing in San Benito.

Water supply in unincorporated County is subject to the provisions of Chapter 15.05 of the County Code. The chapter provides permitting processes for the use of groundwater, aquifers, wells, and other local water systems to preserve public health and maintain adequate water quality and supply. If a public water system with adequate capacity is not immediately available, the developers shall demonstrate and provide for adequate capacity. For subdivisions located within an unincorporated urban center, water supply shall be provided by an existing agency or, if there is no existing agency, a new district shall be formed. Lastly, for locations within rural communities, water supply shall be developed using on-site well systems. If on-site water is unacceptable for well systems, water supply shall be provided by a public water system approved by the County Engineer, planned to serve the entire residential area. If there is no existing agency to provide service, a new district shall be formed.

17. Building Codes and Code Compliance

The Resource Management Agency (RMA) brings together a range of land use functions, including Building Services, Environmental Services, Planning Division, and Public Works to ensure safe building construction, plan for current and future needs of the County, manage infrastructure and county facilities, and protect natural resources. The County adopted an updated



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Uniform Building Code in 2023 to ensure that housing development throughout the County is built to minimum specified standards that protect public safety, health, property, and welfare of residents. This includes the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and California Referenced Standards Code. The adopted California Building Code therefore ensures a consistent development standard that is to be promoted throughout the State. The Code's intent is to safeguard the public health, safety, and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations.

The County has amended, modified, and deleted sections of the adopted building code to provide needed clarification and to improve existing codes. These adopted building code amendments expand on the minimum requirements to safeguard the public health, safety, and general welfare; however, they are not significantly different from the existing California Building Standards Code and therefore do not have any impact on housing production. The California Fire Code was amended to reduce fire risk. Amendments were adopted as allowed for local climatic, geological, and topographic conditions to address and better protect against natural hazards. Increased standards may require developers to utilize materials that are more expensive than default materials. While material may be more expensive, most developers already utilize materials that exceed the minimum standards set by the building code amendments. The County has not received complaints of burdensome building code requirements and does not see code amendments precluding development in San Benito. Because the amendments are not significantly different from the existing California Building Standards Code, they do not significantly impact the cost and supply of housing in San Benito County. Amendments to the building codes can be found in Section 21.01.021 of the San Benito County Code.

Code Enforcement is conducted on both a proactive and complaint basis with the goal of coordinating with property owners to bring issues into compliance. The Code Enforcement Division enforces the adopted building codes in the unincorporated area of San Benito County for health and safety purposes. Code enforcement complaint forms can be found on the County's website. Once a complaint is received, an enforcement officer investigates and may issue a "stop activities order" upon preponderance of sufficient evidence. Code enforcement procedures are further described in Chapter 1.03 of the County Code.

The County aims to provide predictability and foster property owner participation when it comes to code violation cases. The County provides alternative nuisance abatement procedures and remedies to resolve violation cases. Building codes are updated regularly as required by State law and enforced in a manner that does not pose a significant constraint to housing development pursuant to CA Health and Safety Code § 17980(b)(2).

C. Environmental Constraints

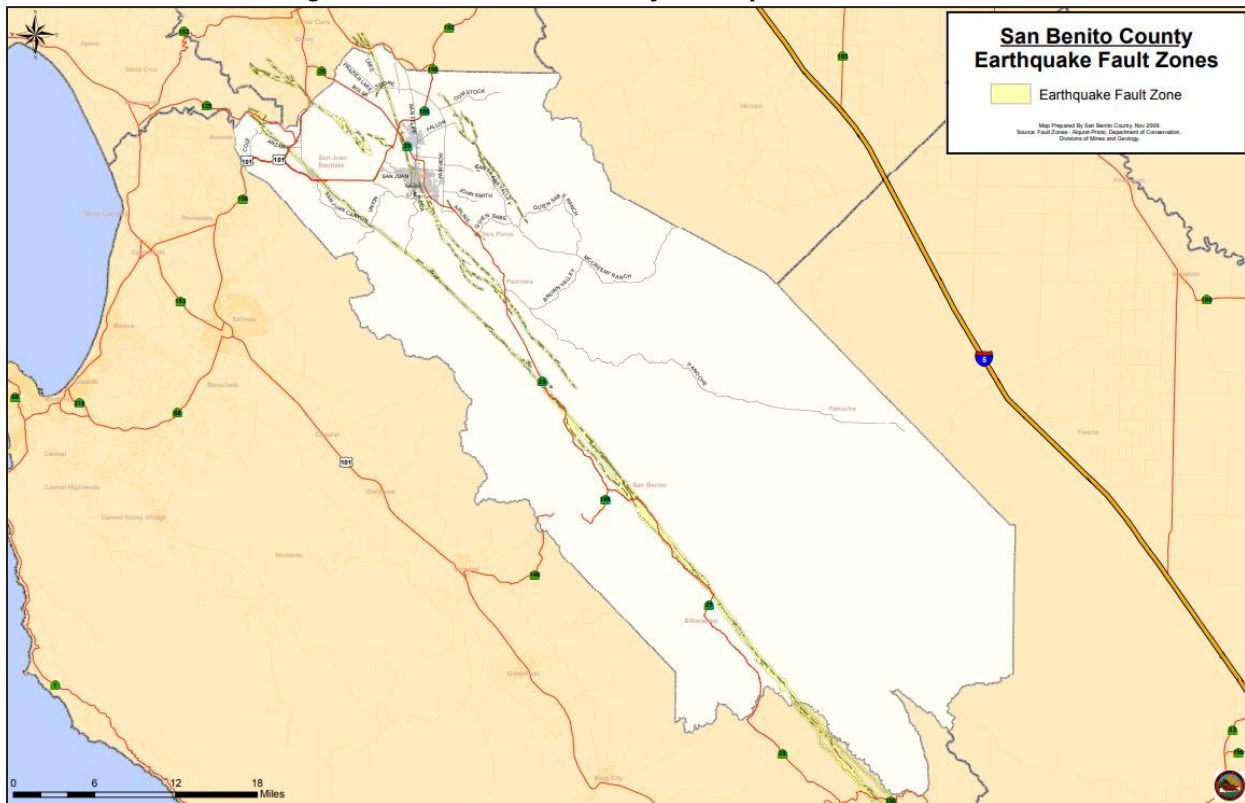
Like most jurisdictions in California, San Benito County is susceptible to a variety of potential environmental hazards such as earthquakes, floods, and wildfires. These environmental constraints could impact the development of housing. While the County's land, hillsides, and

waterways are assets to the community, these features can present risks due to flood, geologic, and seismic hazards. In addition, human-caused risks such as hazardous materials can pose risks to community health and safety. Through effective planning, the County can help prepare for and mitigate the adverse effects of environmental risks and help ensure that San Benito County maintains a high level of safety for its residents. San Benito County plans and engages mitigation techniques through the Health and Safety, Natural and Cultural Resources, and Public Facilities and Services Elements in the County's General Plan.

1. Seismic and Geological Hazards

Seismic and geological hazards include those related to earthquakes, steep slopes and landslides, erosion, and soil subsidence. Earthquakes pose a threat of extensive loss of life or property. San Benito has a history of minor to severe earthquakes. As shown in [Figure 3-6](#) below, San Benito County is situated along the two major fault systems, the San Andreas, and the Calaveras. The County is also susceptible to numerous smaller fault zones, including the Sargent, Paicines, Bear Valley, Zayante-Vergeles, and Quien Sabe Faults. In the case of a major earthquake hitting the San Francisco Bay Area, San Benito County could potentially suffer from after-effects, including seismic shaking, liquefaction, and ground rupture.

Figure 3-6: San Benito County Earthquake Fault Zones



Source: San Benito County General Plan

In addition to seismic hazards, another area of concern is soil stability within the County. Erosion is the general process whereby rocks and soils are broken down, removed by weathering, or fragmented, and then deposited in other places by water or air. Erosion rates tend to increase with increasing slopes and precipitation. The areas in San Benito County where development is



feasible are generally flat, and erosion is not common. However, about 35% of the County has average slopes equaling or exceeding 30% and an additional 19% has average slopes ranging from 15% to 75%. The County's General Plan prohibits residential development on slopes in excess of 30% due to erosion hazards and landslide potential. Agricultural lands in the County are generally considered to have Class 1 soil (prime farmland and rangeland), which only has a slight or moderate erosion potential.

While virtually all of San Benito is subject to potential geologic and seismic hazards, the County analyzed these hazards during the candidate sites selection process and determined that selected sites were not precluded by geologic and seismic hazards. The identified sites are suitable for development and to ensure structural stability, seismic and geologic hazards are addressed through the environmental and development review and permitting process. The County's 2035 General Plan also establishes policies and goals to address potential hazards.

2. Flood Hazards

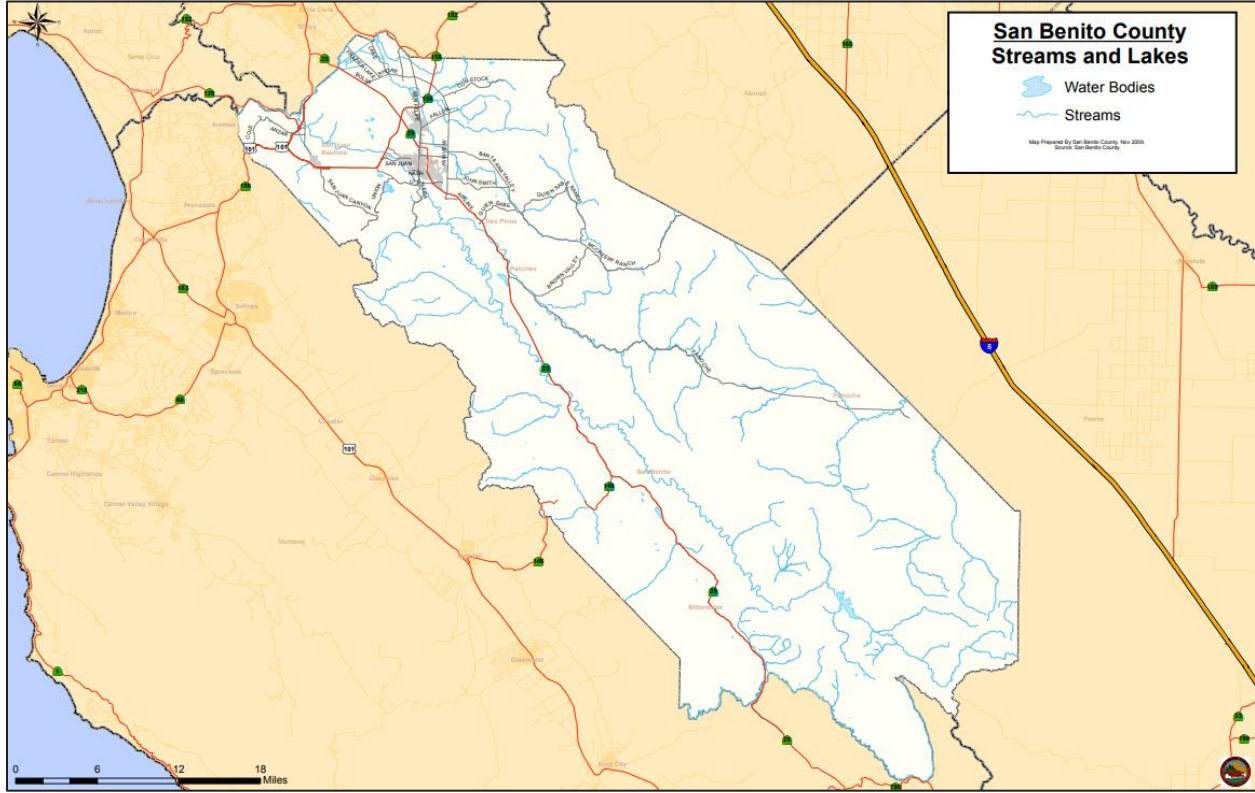
San Benito County is located within the San Juan Valley and is surrounded by various mountains. Its unique topography leaves it vulnerable to flooding and associated hazards. Flooding becomes particularly hazardous when development encroaches onto floodplains, modifying the landscape and altering natural patterns of conveying excess water during floods. Flooding in the County happens when rivers and streams overflow their banks due to heavy storm runoff. It can also occur if landslides block stream canyons, causing flooding. Additionally, low-lying areas downstream of dams can experience flooding if a dam fails.

As shown in **Figure 3-7** and **Figure 3-8** San Benito County has limited bodies of water. However, there are numerous streams running throughout the region that pose a potential risk. Outlined by the Federal Emergency Management Agency (FEMA), flood events are measured by the likelihood of their occurrence in any given year. The benchmark or "base-flood," used for flood calculation is the "100-year flood" and the "500-year flood". A 100-year flood is one that has a 1.0 percent chance of occurring in any given year. A 500-year flood is one that has a 0.2 percent chance of occurring in any given year. According to FEMA, four percent of the low agriculture plains of the San Juan Valley are within a FEMA-designated high-risk zone (100-year) and less than one percent of the County is within low-risk zones (500-year).

San Benito oversees its floodplain use and implements mitigation measures to protect residents and property. San Benito County has allocated resources to building flood protection infrastructure through means of floodwater division, flood control facilities, and flood control designs, to name a few. Likewise, the County has created floodplain development standards (County Code § 25.08.026), requiring special building requirements for projects built within FEMA-designated flood-prone areas.

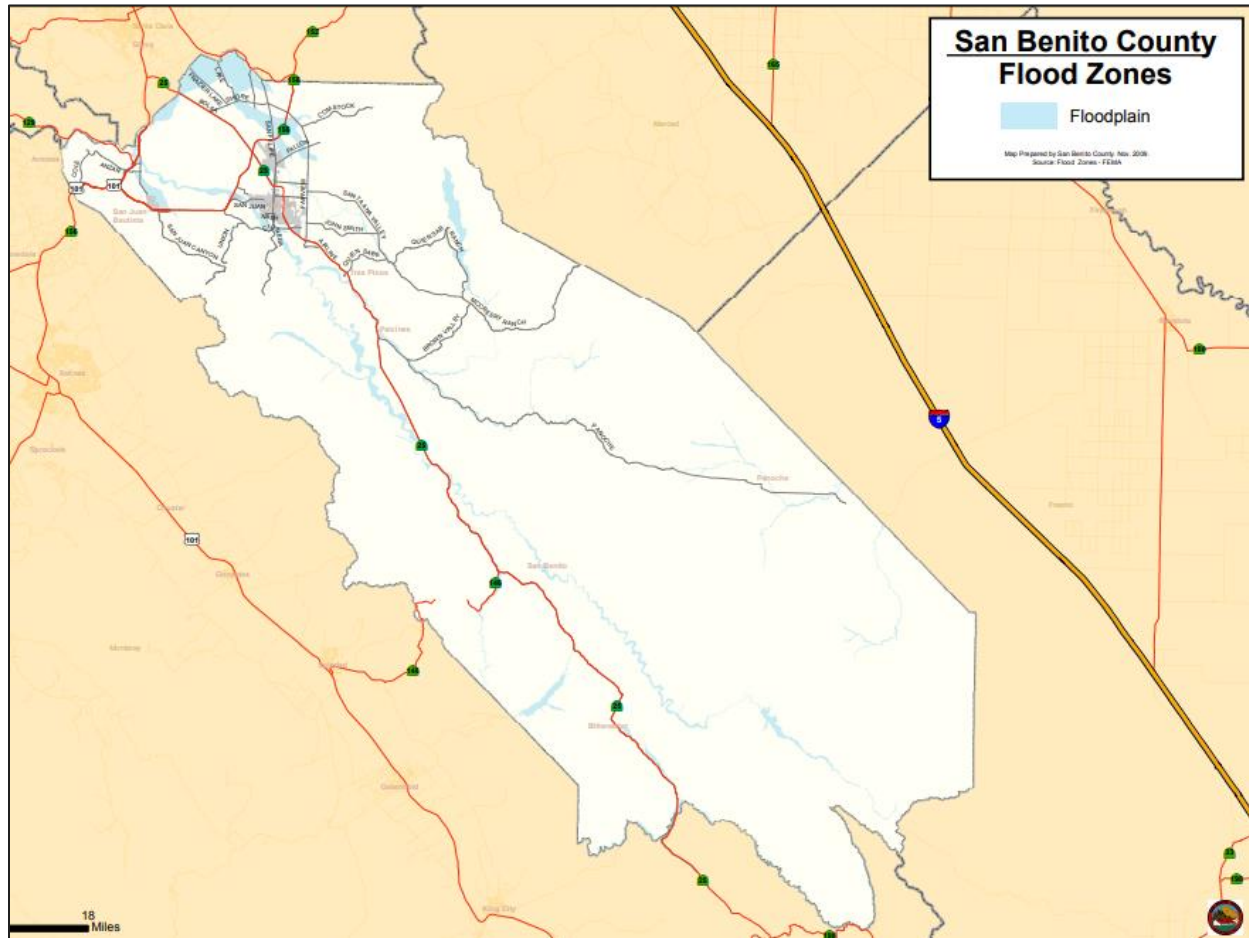


Figure 3-7: San Benito County Streams and Lakes



Source: San Benito County General Plan

Figure 3-8: San Benito County's Floodplains

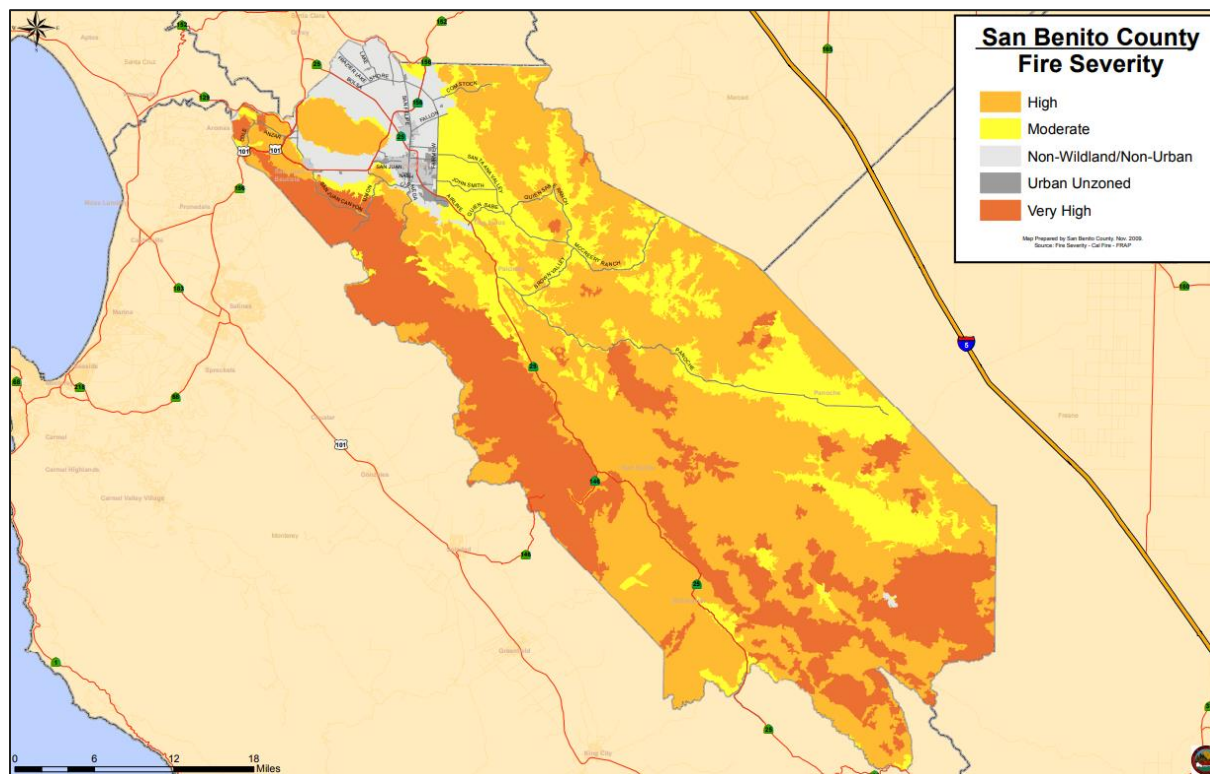


Source: San Benito County General Plan

3. Fire Hazards

Wildfires (large-scale brush and grass fires) pose the most risk to the County and particularly neighborhoods near undeveloped areas. The County is surrounded by thousands of acres of undeveloped hillsides that are at elevated risk of human-caused wildfires. Fire hazards can lead to personal injury, loss of life, and loss of property. In San Benito County, the climate, topography, limited amount of accessible water, and overgrown vegetation, all contribute to the degree of fire risk. According to the 2035 General Plan, roughly 38 percent of the County is within a “very high-threat” area, and an additional 38 percent of the county is within a “high-threat” area. As shown in [Figure 3-9](#), areas in dark orange are very high-risk areas and make up approximately 398,380 acres of the County. Orange indicates high risk areas, at 268,028 acres, and yellow indicates moderate risk zones, at 62,532 acres. As shown, most of the County experiences some form of susceptibility to fire hazards.

Figure 3-9: San Benito County Fire Severity



Source: San Benito County General Plan

A majority of the fires in the County are vegetation fires. Of these fires, most are caused by human activities involving motor vehicles, motor equipment, operation, arson and burning of debris. Likewise, increased levels of vegetation also correlate with varying levels of wildfire risk. For example, areas with high densities of vegetation, are more likely to fuel a fire. Certain types of vegetation, particularly those with low moisture levels and greater surface area, are more easily burned and increase the potential for wildfires. **Figure 3-10** below details the type of vegetation in the County. As population increases and urban growth continues, the risk of fires will increase. Between 2011 and 2020, there were a reported 26 wildfires within the County's boundaries.

CAL FIRE and the Bureau of Land Management have the primary authority for wildland fire management within the County. However, the San Benito County Fire Department, Aromas Tri-County Fire Department, Hollister Fire Department, and San Juan Bautista Volunteer Fire Department have some responsibilities for wildland fire management and are all committed to actively support and cooperate with the State to prevent and fight fires. The County has developed a Community Wildfire Protection Plan as a mechanism for community input and identification of high fire risk areas. California's Strategic Fire Plan is the state's plan for reducing the risk of wildfire. The plan aims to place emphasis on preemptive fire management measures. The Strategic Fire Plan seeks to reduce firefighting costs and property losses, increase firefighter safety, and to contribute to ecosystem health.

The Strategic Fire Plan identifies the San Juan Canyon as a priority area. The area has many ranches and single- and multi-family residential structures, with many located in remote areas



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with limited access. The plan allocates resources for annual inspection and enforcement of fire safety to protect residents and properties in the area.

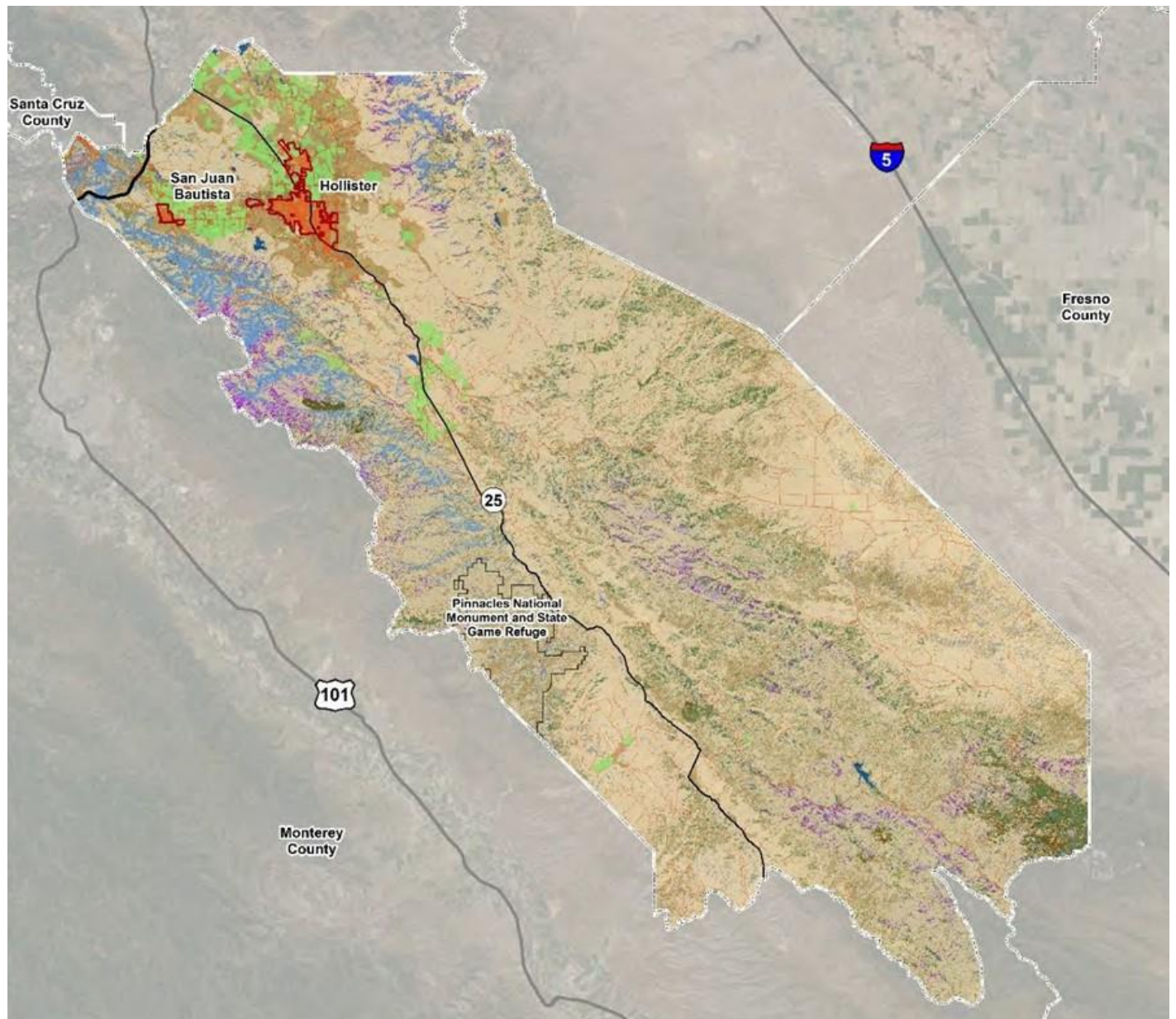
While virtually all of San Benito is subject to potential fire hazards, the County analyzed these hazards during the candidate sites selection process and determined that selected sites were not precluded by fire hazards. The County determined that the identified sites are suitable for development and to ensure structural stability a personal safety, fire hazards are addressed through the environmental and development review and permitting process. The County's 2035 General Plan also establishes policies to address potential hazards.

County Code § 25.08.018 describes fire safety standards for all new development, including roadway, visibility, defensible space, and fire flow standards, that further meet the California Fire Code. For example, RM, R-1, RR, C, and M zoning districts located in very high wildfire severity zones must have a maximum dead-end road length of 600 feet since they serve as fire apparatus access roads. Additionally, residential development has fire flow requirements pursuant to the Public Utilities Commission Fire Protection Standards. Single-family dwellings on one or less acres require a fire flow of 500 gallons per minute (GPM) whereas multi-family dwellings of three or more stories require a 2,500 GPM minimum. The fire flow requirements can be reduced by providing sprinkler systems. Additional fire flows are required for development in high and very high hazard zones, and for systems where Declaration of Covenants, Conditions, and Restrictions (CC&Rs) do not require Class A roofing material. Building materials that help protect structures within or adjacent to the wildland-urban interface are typically addressed through the CC&Rs. Other measures are required such as 30 feet or more of defensible space and water storage capacities that can provide a fire flow of a two-hour duration or by a formula outlined in the County Code.



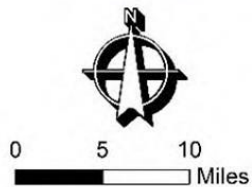
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Figure 3-10: San Benito County Vegetation Types



Legend

City Boundary	Timber (Litter and Understory)	Brush
Wildfire Fuel Model	Medium Logging Slash	Dormant Brush, Hardwood Slash
By Vegetation Type	Timber (Grass and Understory)	Southern Rough
Agriculture	Tall Grass	Closed Timber Litter
Barren	Chaparral	Hardwood Litter
Short Grass		Urban
		Water



Source

CalFire San Benito-Monterey Unit,
San Benito County, California
Department of Transportation,
ESRI, US Census Bureau
Date: 4/5/2021





Although the County has identified potential environmental issues, with proper mitigation they do not impact the ability to accommodate the number of units required to meet the RHNA obligations. The County has reviewed all the sites for the above environmental concerns and considerations as well as development regulations and land use restrictions. During the sites analysis process, the County also reviewed any other known conditions that preclude or significantly impact development in the planning period. Examples of other known conditions include shape, access, property conditions, easements, contamination, overlays, and airport compatibility. Based on this analysis, the County determined that all candidate sites can feasibly develop housing and do not experience any known environmental constraints that preclude development during the planning period.

In addition, each site has been reviewed for access to infrastructure, water, utilities, and additional development constraints. Where the analysis showed increased barriers to development related to environmental concerns, infrastructure concerns, or existing conditions and development concerns (such as fire hazards, hazardous surrounding uses, restrictive development standards, etc.), the sites were removed. A complete analysis of the sites is provided in Appendix B.

4. Williamson Act

The Williamson Act, also known as the California Land Conservation Act of 1965 (LCA), enables local governments to enter into contracts with private landowners for the purpose of restricting parcels of land to only agricultural or related open space uses. Property owners that participate in the LCA program sign 10-year contracts that give up the right to develop their agricultural land for urban/suburban uses during the period of the contract. In exchange, property owners benefit from reduced property tax assessment. The contract is automatically renewed every year unless the contract is terminated by non-renewal, cancellation, eminent domain, or annexation to a city. The intent of the LCA program is to discourage the conversion of productive agricultural land to other uses. Approximately 569,600 of the total 893,440 acres in San Benito County are protected under the Williamson Act, with large, protected areas located in the Diablo Mountain Range, the Lomerias Muertas/Flint Hills, and the Gabilan Mountain Range. Approximately 63.7 percent of all land in the County is protected per the Williamson Act.

D. Infrastructure Constraints

Another factor that could constrain new residential construction is the requirement and cost of providing adequate infrastructure (major and local streets; water and sewer lines; and street lighting) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the jurisdiction, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often “passed on” as part of home rental or sales rates. As virtually all new development within the County is on vacant land, new infrastructure is generally required. For larger and even some smaller infill projects, the site may require infrastructure improvements or payment for future improvements.

1. Dry Utilities

Dry utilities include electric, telephone, TV, internet, and gas services. The various utility providers are responsible for providing these necessary resources to new housing units.



San Benito County's electric services are provided by both Central Coast Community Energy (CCCE) and Pacific Gas and Electric (PG&E). Gas utility services are provided by PG&E through a combined infrastructure system with electricity. One main natural gas pipeline runs horizontally through San Benito County, which then is diverted to different areas of the County for household distribution.

While PG&E supplies the County with electrical and gas power, the volume of electrical supply being provided to the Hollister Substation may have been insufficient to meet the needs of new developments prior to October 2024. With the three substations in operation (Hollister, San Benito, and Panoche), Hollister Substation was at the limits of its capacity prior to October 2024, and the San Benito Substation is at a third of its capacity. PG&E recently completed an upgrade to the Hollister Substation which has significantly increased capacity in the County. The upgrade increased capacity to 20 MW. This is a 20 percent capacity increase for the substation and enough capacity to power 5,000 additional homes in San Benito County. Electrical infrastructure is no longer an immediate constraint in the 6th Cycle, but capacity may continue to constrain development in the future.

The County along with the city of Hollister continue to work with PG&E to increase capacity to meet the increasing needs of existing and future residents.

2. Water Supply and Sewer Capacity

Ample water supply is critical in building housing stock. A lack of water infrastructure, high price, or proper sanitation facilities can be a constraint on housing construction.

Water Districts

Water resources are used for domestic and agricultural purposes. As shown in [Figure 3-11](#) below, the water resources are managed by five separate water districts throughout the unincorporated area of the County: the Aromas Water District, Pacheco Pass Water District, Sunnyslope County Water District, San Benito County Water District (SBCWD), and the Tres Pinos Water District. The County's water services are primarily managed by the SBCWD. The District is governed by an elected five-member Board of Directors and administered by the District Manager. Small portions of the County receive water services managed by the City of Hollister Management Services. The District owns two surface water treatment plants in the Hollister Urban Area that deliver potable water to Sunnyslope County Water District (serving the eastern side of Hollister, and parts of the County) and the City of Hollister.

The Pacheco Pass Water District operates a dam and reservoir located in Santa Clara County, which serves the northeastern part of the irrigated land in San Benito County.

The Sunnyslope County Water District provides water service to incorporated properties east of Memorial Drive in Hollister and the unincorporated area east of Hollister. Additionally, this district provides both water and sewer service to the Ridgemark development and neighboring unincorporated residential developments southeast of Hollister. The District is in the process of drilling new wells to increase its capacity.

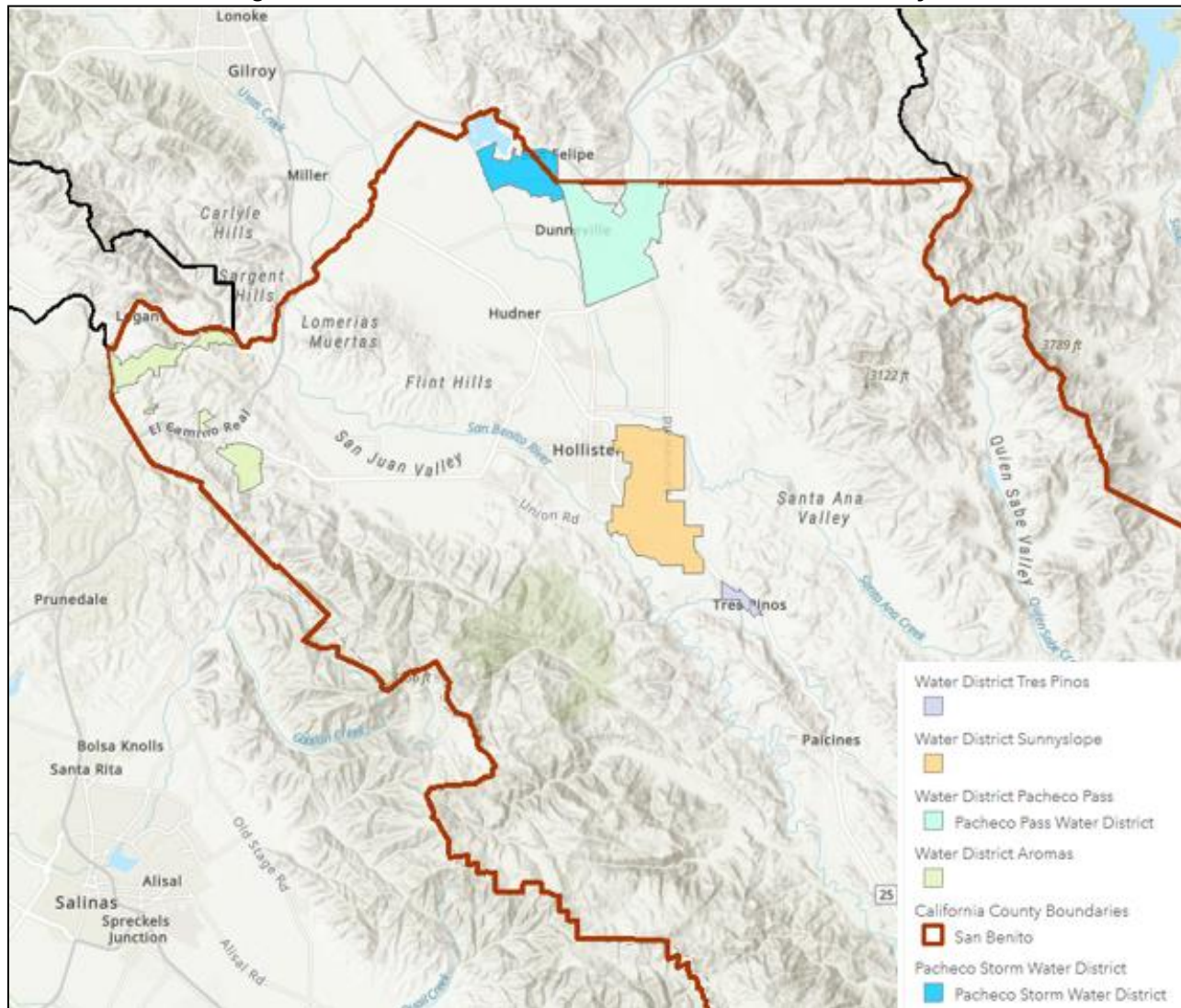
The Tres Pinos Water District provides sewer and water service to the unincorporated area of Tres Pinos. The district presently has transmission and water capacity limitations and there is a moratorium for new development.



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The San Benito County Water District is responsible for the administration of the United States Bureau of Reclamation San Felipe Water Project.

Figure 3-11: Water District Boundaries in San Benito County



Source: County of San Benito GIS Web Portal

Groundwater Basins

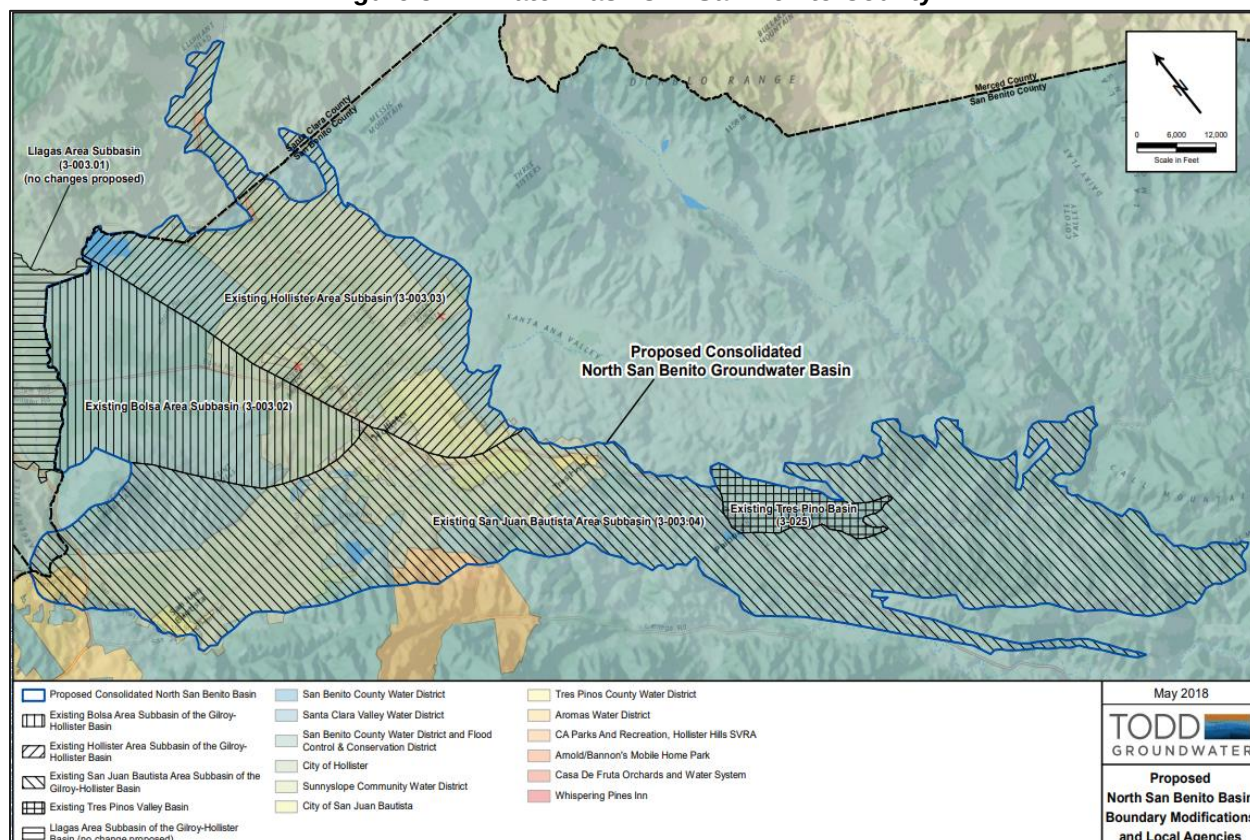
Groundwater is the main source of water for the County and is claimed from various sources such as the Pajaro River, the San Benito River, Tres Pino's Creek, and Pacheco Creek, among others. **Figure 3-12** shows the map of the water basins in San Benito County. Following the passing of the Sustainable Groundwater Management Act (SGMA) in 2014, the San Benito County Water District (SBCWD) claimed authority over its own Groundwater Sustainability Agency (GSA) for the Bolsa, Hollister, San Juan Bautista, and Tres Pinos's groundwater. The management focuses on the re-acclimation of groundwater, and surface water sources by using basins. These groundwater collecting units derive from deep percolation of rainfall and applied irrigation water to provide agricultural and urban water supply. San Benito has a total of 13 groundwater basins,



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and one that holds up to 500,000 acre-feet. The basins are primarily used for potable drinking water and help maintain the water security of the region. In addition, the District also manages local and imported surface water through the San Benito River System and the San Felipe Distribution System. The San Felipe System delivers imported water through the Central Valley Project (CVP) to industrial and irrigation customers.

Figure 3-12: Water Basins in San Benito County



Source: San Benito County Water District

Water Banking and Storage

The San Benito County Water District is a member of a water storage and exchange program with the Semitropic Water Storage District located in Kern County, aimed to help manage variability in imported water supplies. In wet years (high rainfall), the District stores excess water in the Semitropic Groundwater Bank for future need. The District is also capable of storing imported water supplies for shorter periods of time in the San Luis Reservoir in Merced County, and locally in the San Justo Reservoir.

Water Supply Plans

According to the 2020 Urban Water Management Plan update, projected water demand in Hollister, Sunnyslope, and portions of unincorporated County under the Sunnyslope County Water District (SSCWD) would be 4,380 AFY by the year 2030. Future water demand for highly populated urban centers such as Hollister and Sunnyslope are projected to increase by the year 2030. Adequate groundwater supply has changed due to drought conditions, population increase, policies, and constraints related to imported water. The County meets current demands from



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various surface water and groundwater supplies such as imported surface water transfers or spot markets (2,258 AFY), semitropic water banks (5,000 AF), increased baseline M&I supply (8,250 AFY), managed percolation, and groundwater wells. Meeting future demands may require additional sourcing and interagency coordination.

To address future development needs, the County has published several plans related to existing and projected water needs for potable use, sewage, fire service, and other industrial uses. Additionally, the County Code contains water supply requirements and standards for new development. The following water management, supply, and use plans impact the County's overall water usage and management. The plans include, but are not limited to:

- **San Benito Urban Areas Water Supply and Treatment Master Plan Update** – The Master Plan Update provides a comprehensive plan and implementation program to meet the existing and future water resources needs of the San Benito Urban Areas (SBUA). The master plan was first prepared in 2008, then updated in 2017. Since the last update, there have been changes in water use patterns, water supply (drought), development in the Hollister Urban Area (HUA) and the City of San Juan Bautista (SJB), as well as State of California water quality and groundwater sustainability regulations. This Master Plan Update has been prepared to reflect changes since 2017 and update the recommendations.
- **2010 Urban Water Management Plan** – Includes an updated analysis of past and future water demands for the County.
- **2014 Salt and Nutrient Management Plan for Northern San Benito County** – Provides recommendations for addressing excessive salt and nutrient loads in groundwater.
- **2014 Pajaro River Watershed Integrated Regional Water Management Plan** – Includes comprehensive analyses of watershed issues within SBCWD Service Area in San Benito County and prioritization of goals and objectives to address the issues. The Plan was subsequently updated in 2019.
- **Hollister Urban Area Water Project (HUAWP)** – Potable water supply project that aims to increase the quality and quantity of water supplied to the City of Hollister and nearby unincorporated areas of San Benito County.
- **San Felipe Project** – In 1976, the San Benito County Water District formed Zone 6, which is a 50,000-acre area that aimed to finance and construct a distribution system to bring imported San Felipe Project water into the County by the year 2037. The Project was designed to supplement existing groundwater supply and stabilize groundwater levels. The SBCWD's contract with the Bureau of Reclamation provides for an annual allocation of 35,550-acre feet of water for agricultural purposes and 8,250-acre feet for municipal and industrial uses, which may change depending on municipal and industrial needs. Recent groundwater pumping data collected by the SBCWD indicates that approximately 28,000-acre feet of water is pumped for agricultural purposes and about 6,500-acre feet is pumped for municipal and industrial uses annually.



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There is sufficient water supply in the County to serve existing and future development in both incorporated and unincorporated jurisdictions. There is sufficient water supply to accommodate existing development and the SBCOG's entire 6th Cycle RHNA.

Wastewater Constraints (Septic Limitations)

Currently, the County does not have its own sewer system. Rural development and unfavorable soil composition make it difficult to install a regional sewer system. Less than one percent of the unincorporated area of the County has the potential to utilize public sewer and water service, whereas a majority utilize private septic tank systems. Poor septic planning and general lack of knowledge about proper homeowner septic-tank system maintenance can contaminate groundwater supply and lead to degraded water quality. The County conducted a study to assess the feasibility of constructing, operating, and maintaining a new sewer facility for new development that cannot be accommodated with septic systems, and which cannot be served by the City of Hollister. To address potential water quality issues associated with new development, a County-led study found that a proposed sewage facility could process 100,000 gallons per day and could accommodate 715 houses⁴. The number of units served may increase depending on efficient water systems in denser areas.

In San Benito County, the lack of public water and sewer poses a potentially significant constraint to the development of housing and these factors often determine housing availability. If a property requests or gains public sewer and water access from an incorporated city, it is likely to get annexed by the city providing service. The Sunnyslope County Water District (SSCWD) provides some relief from this constraint, but only in limited locations does it provide both water and sewer service. Unincorporated areas near the Hollister east boundary depend on the city of Hollister for sewer service. That could leave SSCWD to fill the need, but the district generally finds sewer lines north of Airline Highway, toward Hollister's east edge, too difficult to achieve. Currently, new development in unincorporated County areas is subject to the sewer system design standards outlined in Article V §23.31.081 of the County Code. The average dry weather flow (ADWF) for new development is calculated based on the number of units per acre, gross acreage, land use type, and zone name. For example, developments in multi-family zones have a ADWF based on the number of units per acre multiplied by 250 times the gross acreage. The County has also collaborated with the City of Hollister to construct a reclamation plant under the Hollister Urban Area Water & Wastewater Master Plan, which allows for reclaimed residential wastewater to be treated and reused for agricultural and landscaping purposes. The Plan covers unincorporated areas in the County designated for urban development, which is part of the Hollister Urban Area (HUA).

The City of Hollister is in the process of upgrading its wastewater treatment plant (WWTP) which will significantly increase sewer capacity in the City and unincorporated County. The upgrades are anticipated to be completed by October 31, 2024, or soon thereafter. Currently, the ADWF is 2.6 mgd and the maximum daily flow (MDF) is 4.08 mgd. Once the upgrades are completed, the capacity of the WWTP will be 6.8 mgd (ADWF) and 8.2 mgd (MDF) which is more than double the current capacity. When accounting for the city of Hollister's 2005 General Plan maximum

⁴ San Benito County's Regional Housing Need Determination, [Final RHNA Plan – 6th Cycle Resolution NO. 2022-19](#), County of San Benito County Governments.



buildout and the known pipeline projects in San Juan Bautista and the unincorporated County, the estimated total ADWF would be 5.15 mgd up to 2034 which could be accommodated by the WWTP upgrades anticipated to be completed in 2024. Similarly, the anticipated MDF is 8.11 mgb up to 2034 with a capacity of 8.2 mgb when the upgrades are complete.

Hypothetically there is sufficient sewer capacity to accommodate RHNA in SBCOG but access to sewer must be granted by the city of Hollister. The County will continue to collaborate with the city of Hollister and applicants to facilitate connection to sewer and water infrastructure in order to facilitate the development of housing.

Stormwater Constraints

Most residents and businesses in the unincorporated county rely on individual drainage solutions or small-scale drainage systems. Due to the low intensity of development in unincorporated areas, the construction of large stormwater drainage systems is not necessary. As such, the County encourages the use of low-impact development, or LID techniques, for residential development in unincorporated areas to reduce stormwater runoff volumes offsite that may impact water quality and habitat areas. The required improvements outlined in the County Code describes adequate conveyance of stormwater generated by a 100-year storm event to and from nearby properties and watersheds.

3. Traffic Capacity

Limited infrastructure and funding of improvements for traffic infrastructure may result in housing constraints. The two major highways servicing the County are State Routes 25 and 156. These two highways connect San Benito County to the Monterey Peninsula and the Bay Area. Currently these two facilities consist of one lane in each direction, with Route 25 featuring a median barrier constructed in 2010. A short Route 156 segment between San Juan Bautista and US 101 has two lanes per direction with a center barrier, and Route 25 east of Downtown Hollister has the same but without a barrier.

In attempts to alleviate congestion, the County joined part of an effort to widen Route 25 northwest of Hollister 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. As of 2023, the project had not been completed. Route 156 has also been planned for a new alignment consisting of four lanes parallel to the existing two-lane highway in the San Juan Valley between San Juan Bautista and Hollister, with construction commencing in 2022.

4. Fire and Emergency Services

According to CAL FIRE, approximately 80 percent (728,940 acres) of unincorporated County is in moderate to very high wildfire hazard severity zones and are a State Responsibility Area (SRA) (see [Figure 3-13](#) below). The remaining areas of unincorporated County are Federal Responsibility Areas and Local Responsibility Areas (LRA) in incorporated jurisdictions. According to the 2010 San Benito County Community Wildfire Protection Plan (CWPP), fire management responsibilities are distributed among six agencies: San Benito County Fire Department, Hollister Fire Department (HFD, serving both Hollister and under contract as San Benito County Fire Department staff), CAL FIRE, Aromas Tri-County Fire Department (with CAL FIRE serving as staff), San Juan Bautista Volunteer Fire Department, and the Bureau of



Land Management. The HFD provides fire and emergency services for LRAs and SRAs over 1,300 sq. mi. in the County. HFD has two staffed stations in Hollister, one station at the Hollister Municipal Airport, and a fourth located in the City of San Juan Bautista. The HFD offers services covering fire prevention (including building plan review, site inspections, public education), arson investigation, hazardous material releases, medical aid requests, vehicle accidents, specialized rescue, and all types of fires. The multiple agencies provide mutual aid as needed.

Emergency Medical Services (EMS)

San Benito County Emergency Medical Services (EMS) is a division of the San Benito County Office of Emergency Services and is responsible for managing the delivery of ambulance service countywide and coordinating all EMS system participants with the county. Furthermore, it is the responsibility of EMS to protect and improve the health and safety of the people in San Benito County through the provisions of Emergency and Disaster Medical Services, community involvement, continuous evaluation, injury and illness prevention programs, and anticipatory planning.

Community Emergency Response Team (CERT)

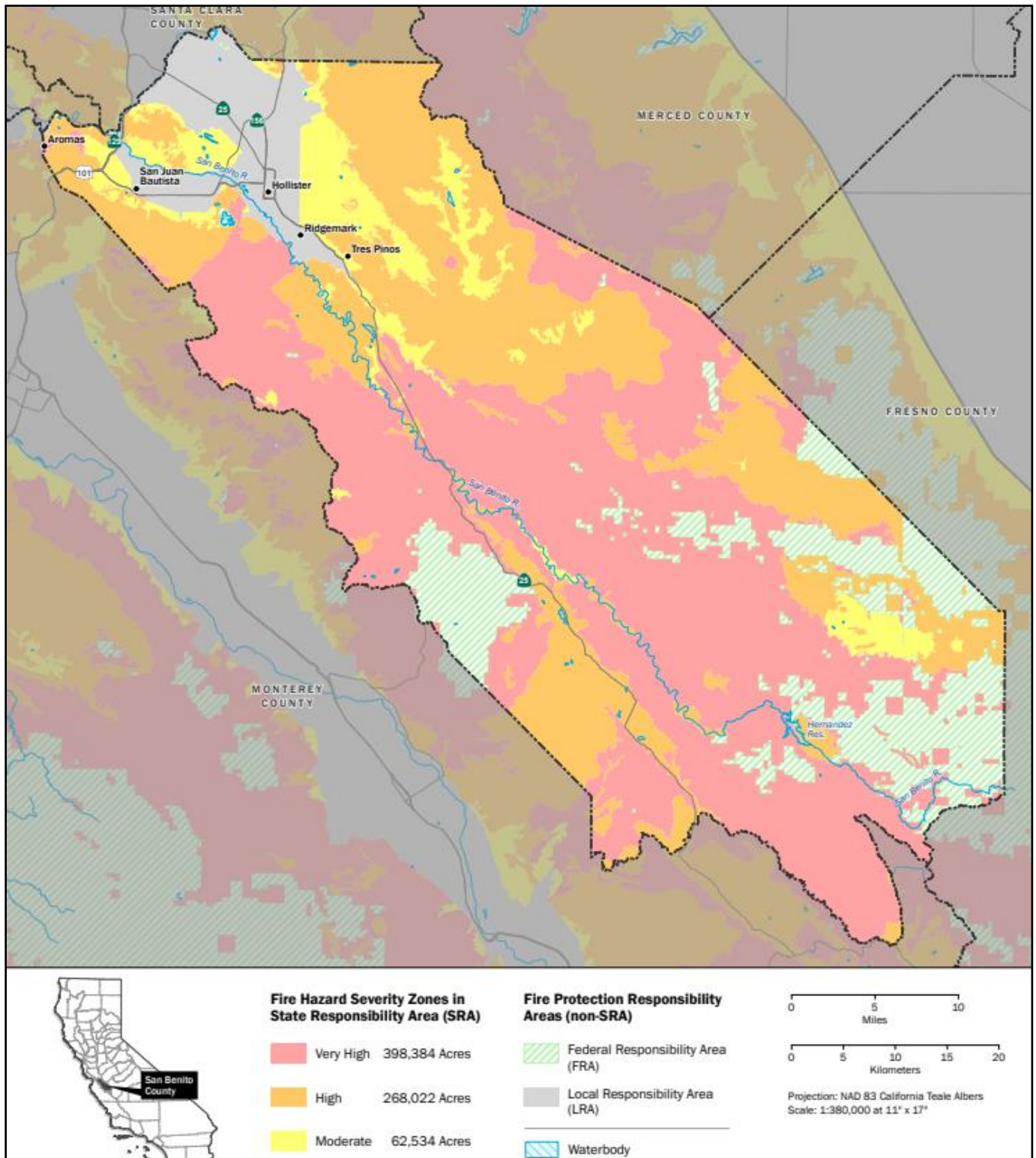
The Community Emergency Response Team (CERT) program is an all-risk, all-hazard training program designed to give the requisite skills and knowledge to help members of the community protect themselves in an emergency or disaster situation. CERT Basic Training Course graduates may also volunteer to be activated by the county to assist with the response effort during a major emergency, disaster, or community event. CERT offers a realistic approach to emergency and disaster situations where people will initially be on their own, without the support of professional emergency response, and their actions can make a significant difference. CERT trains volunteers in basic disaster response skills such as:

- Fire safety
- Light search and rescue
- Team organization
- Disaster medical operations



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Figure 3-13: Hazard Severity Zones and Responsibility Areas, San Benito County



Source: Cal FIRE (2023)



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The County Code § 25.08.018 describes fire safety standards for all new development, including roadway, visibility, defensible space, and fire flow standards, that further meet the California Fire Code.

Although wildfires are a natural part of California's landscape, wildfires in the wildland-urban interface can be devastating. Additionally, the costs of fire suppression, property damages, and infrastructure damages can be extensive. Thus, the County encourages efficient water system designs and expansion of fire flow infrastructure that can adequately meet future development needs. The County's fire mitigation fee ordinance collects fees through the permit process and establishes a fund for the financing of future fire protection facilities and expenditures. Also, the San Benito-Monterey 2022 Unit Fire Plan aims to implement the State's Strategic Fire Plan by assessing wildfire risk, provides educational materials and resources, and collaborates with stakeholders to further reduce fire risks throughout the County. The San Benito Fire Safe Council (SBFSC) is a local organization comprised of residents and various agency representatives that provides educational materials and emergency planning to other residents. The SBFSC published the 2010 San Benito County CWPP in collaboration with multiple organizations and stakeholders to provide a comprehensive review of existing fire response capabilities within fire department planning areas, current management plans, tips on structure protection, community-level risk assessments throughout the County, and future actionable priorities for fire hazard mitigation through community preparedness.

The State Coastal Conservancy recently approved \$758,000 in funding for a San Benito Wildfire Resilience Plan. The grant included the following:

- Funds for the San Benito Resource Conservation District (SBRCD) to hire a staff member to assist with the plan and expand their capacity to help the community address fire-related issues
- Funds for the San Benito Agricultural Land Trust (SBALT) to hire a new staff member to assist with the plan and expand their capacity to address fire-related issues with conservation easements and properties
- Funds for the Amah Mutsun Land Trust to assist with identifying areas of cultural significance
- Travel funds for San Benito Fire Safe Council members, SBRCD and/or SBALT staff to attend the annual Wildland Urban Interface (WUI) Conference in Reno, Nevada, in March 2024
- Funds for up to 40 stipends to offset the cost of attending meetings and/or workshops for those with working lands so they can contribute to the plan.
- Funds for up to 100 travel reimbursements to help offset community members' travel cost to attend meetings and/or workshop so they can contribute to the plan.
- Funds to develop priority projects, including environmental review.
- Funds for Spanish translation.

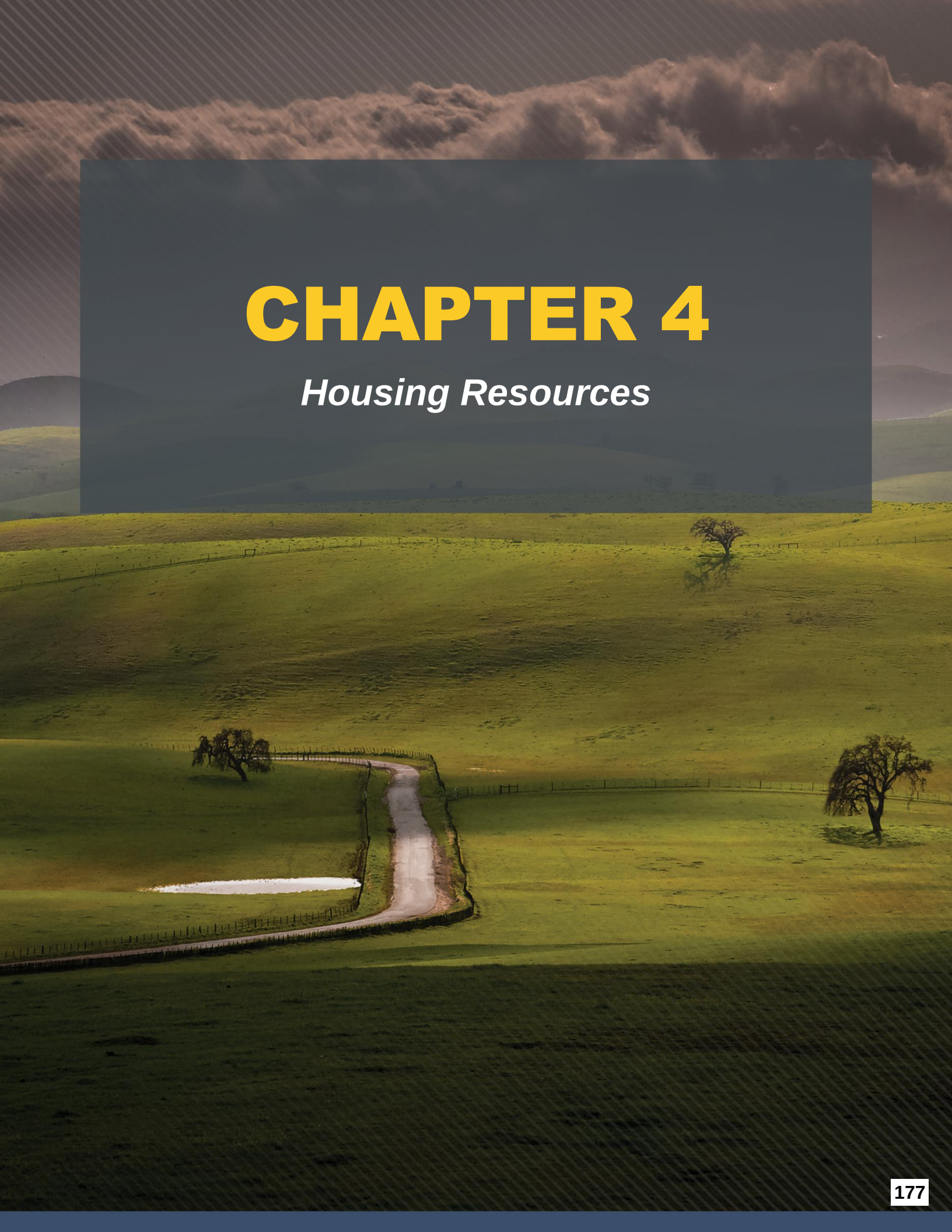


5. Police Services

The San Benito County Sheriff's Office provide police services. The unincorporated County is serviced by deputies within 19 Responsibility Areas covering the entire County except for the City of Hollister. There is one station in Hollister near the Hollister Airport which serves most of the County and there is a substation in San Juan Bautista which serves the city of San Juan Bautista and the areas surrounding the city. The law enforcement branch has four Bureaus: enforcement, corrections, administration, and community and support services. The San Benito County Sheriff's Office believes that one of the biggest challenges to law enforcement is quickly responding to emergencies and criminal activities⁵. Due to the large and expansive responsibility areas that the Sheriff's Office serves, it is often difficult to respond to calls in south County in a timely manner. Because south County has a small population, it is infeasible to establish a substation, but the Sheriff's Office is committed to reducing response times to better serve the San Benito community.

The Sheriff's Office has taken several measures to increase and maintain adequate response times. For example, new development is required to provide impact fees related to law enforcement service facilities and equipment and are further described above in the Development Fees section. Additionally, the County promotes crime prevention through environmental design aspects as described in the International Crime Prevention Through Environmental Design Association (ICPA).

⁵ County of San Benito, *General Plan (2015) - Public Facilities and Services Element*



CHAPTER 4

Housing Resources



Chapter 4: Housing Resources

The County of San Benito provides a variety of resources and services to assist the community in accessing housing which meets their needs and income levels. This chapter provides a summary of those resources and services.

A. Resources for Special Needs Groups

1. Seniors

Seniors are defined as persons 65 years of age and older. Seniors may prefer to age in place and stay in their homes for as long as possible. If family members reside nearby, they may assist in helping seniors stay in their homes longer. However, this may not be possible for all seniors. As such, the County has a set of resources and services to aid in the facilitation and support of this group.

The following resources are provided to seniors within San Benito County:

- **Seniors Council of Santa Cruz and San Benito Counties:** Community-based non-profit organization providing services, support, and advocacy to enable seniors to function with independence in their homes and the community to their fullest capacity. The organization includes several programs targeted towards assisting seniors. Programs and resources include:
 - ***Aging & Disability Resource Connection of San Benito County (ADRC):*** Assists older adults, individuals living with disabilities, and family caregivers with identifying personal and community resources, navigating public benefits, and accessing a network of additional service agencies.
 - ***Area Agency on Aging:*** Serves as an advocate for seniors by monitoring, evaluating, and commenting on all policies, programs, and community actions pertaining to seniors.
 - ***Project Scout:*** Provides free tax assistance to seniors/elderly.
 - ***Senior Companion:*** Provides friendly visitor and peer support for seniors who may have difficulty with daily living tasks and for caregivers.
 - ***Senior Services:*** Offers information about in-home services, hospice programs, transportation, legal services counseling, health insurance counseling, senior centers, adult day care, Alzheimer's resource centers, and Meals on Wheels programs.
 - ***Seniors Council Falls Prevention Program:*** Offers services to help older adults maintain healthy activity levels and risk-prevention tools. Services and resources include workshops to combat fear of falling, low-cost emergency response systems, and in-home risk and safety assessments.
- **Jovenes de Antaño:** A community non-profit dedicated to improving the general welfare of seniors and people with disabilities. Services offered are in-home services, Alzheimer's Day Care, transportation, meals, and nutrition advice.



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- **San Benito County Health & Human Services Agency:** An agency that provides various resources for community groups, including seniors. Services include adult protective services, in-home supportive services, counseling options, transition assistance, short-term coordination, and general information and assistance services.
- **Agency and Disability Resource Connection of San Benito (ADRC):** As a part of a growing statewide network for the California Department on Aging (CDA), ADRC is a funded and locally supported organization aimed to streamline information referral/assistance, long-term services, and support for individuals with disabilities in San Benito County.
- **Central Coast Center for Independent Living (CCCIL):** Promotes the independence of people with disabilities by supporting their equal and full participation in life. CCCIL provides advocacy, education, and support to people with disabilities, their families, and the community.
- **211 San Benito County:** A comprehensive information and referral service that connects community members to critical services available in the community for 24 hours a day, 7 days a week. 211 San Benito County lists a wide array of resources available to San Benito seniors, including home delivered meals, senior ride programs, senior support services, senior centers, elder abuse reporting, and many more resources catered for the community.
- **Central Coast Center for Independent Living:** A care and resource center that serves people with disabilities by providing information and referrals, advocacy services, benefits counseling, housing assistance, peer support, and personal assistance services. Independent living skills training and a traumatic brain injury program are available. Assistive technology includes personal devices such as eyeglasses, hearing aids, assistance dogs, and more. A local office is located at 1111 San Felipe Road in Hollister, San Benito County.
- **County Express & Dial-A-Ride:** A fixed-route transit service and a paratransit service that provides affordable transportation services to the communities of Hollister, San Juan Bautista, and Gilroy in San Benito County. The service routes include intercounty service to Gilroy's Caltrain and Greyhound Stations, Gavilan College, and connections to Santa Clara VTA bus systems.
- **San Benito County Free Library:** A local library located in Hollister that provides a list of resources for seniors on its website. Resources include Jovenes de Antaño, Central Coast Center for Independent Living, County Express & Dial-A-Ride, Alliance on Aging, Reporting Elder Abuse, legal services, and other regional and statewide resources.
- **S.A.F.E.:** San Benito County's behavioral Health Department collaborated with the Hollister Police Department to create a new program providing emergency and continued assistance to community members suffering with mental and substance abuse matters. This program pairs behavioral health workers with a police officer to respond to behavioral health matters to provide proactive and preventative connection to services.

As populations age, it is important to allow people to age in place if they desire. As populations age, incomes may become fixed, and seniors may require smaller or more affordable housing types. The County believes that County and regional services are sufficient to address the needs of the San Benito County senior population and no known gaps in resources exist. The Housing Plan includes various programs intended to encourage and facilitate the development of housing



for special needs households, including seniors. The County will continue to encourage applicants to utilize the Density Bonus in an effort to increase senior housing options.

2. Persons with Disabilities

Individuals living with a disability are capable of living fulfilling, normal lives. For some, however, they may need further assistance and resources to partake in daily activities.

The following resources are provided to individuals with disabilities within San Benito County:

- **Agency and Disability Resource Connection of San Benito (ADRC):** As a part of a growing statewide network for the California Department on Aging (CDA), ADRC is a funded and locally supported organization aimed to streamline information referral/assistance, long-term services, and support for individuals with disabilities in San Benito County.
- **Central Coast Center for Independent Living (CCCIL):** Promotes the independence of people with disabilities by supporting their equal and full participation in life. CCCIL provides advocacy, education, and support to people with disabilities, their families, and the community.
- **Del Mar Caregiver Resource Center:** Provides support for family caregivers.
- **Helping Hands:** A permanent housing program for chronically homeless individuals and families with disabilities. Qualification requirements are individuals must be medically in need and be referred by CoC.
- **Sun Street Centers:** A women's residential program that is state-licensed for recovery and provides a supportive environment for single women and women with small children seeking a life free from the devastating effects of drug and alcohol addiction.
- **Social Vocational Services (SVS):** A part of the California's Department of Rehabilitation SVS offers the developmentally disabled community supported employment services, and individual and group employment coaching.
- **San Andreas Regional Center (SARC):** A non-profit that serves individuals with developmental disabilities and their families who reside in Monterey, San Benito, Santa Clara, and Santa Cruz Counties, with services designed to meet the individual needs of persons according to age, disability, and geographic location by providing service coordination and case management. Individuals with developmental disabilities may qualify for case management and referral services through SARC.
- **Public Health Services:** The San Benito County Public Health Services Department works in partnership with the community to ensure optimal health and well-being of all people by preventing disease, injury, and disability, promoting physical and mental health, and protecting from health hazards. Public Health Services offers a variety of immunization services, screenings, and health education programs.

Individuals with physical and developmental disabilities often have specific and unique housing needs. Due to increased medical costs, households with disabled members may require more affordable housing options. Through the County's existing resources and services, the County is able to address the need and does not see a gap in resources. San Benito County's Health & Human Services Agency continues to analyze the magnitude of the need. The Housing Plan



includes various programs intended to encourage and facilitate the development of housing for special needs households, including disabled households.

3. Persons Experiencing Homelessness

The Department of Housing and Urban Development (HUD) defines homelessness as individuals who are living in a place not meant for human habitation, in emergency shelter, fleeing or attempting to flee domestic violence in transitional housing, are exiting an institution where they temporarily resided (for up to 90 days), or those who are close to losing their primary residence with no resources to find new housing. The following resources are provided to individuals experiencing homelessness within the County:

- **Community Action Board (CAB):** The advisory board to San Benito County Community Services & Workforce Development (CSWD). Through surveys, focus groups and community input, the CAB will assess the needs of the community and apply for various grants in order to provide services to low- to moderate-income residents of San Benito County. The organization includes several programs targeted towards assisting homeless individuals. Programs and resources include:
 - **Housing Opportunities Meals Empowerment (H.O.M.E.) Resource Center:** An overnight homeless shelter offering board, showers, three meals a day, laundry, and wrap-around services for homeless individuals. H.O.M.E. Resource Center provides bed for 50 homeless individuals (28 men and 22 women) with six additional transitional units attached for individuals that need longer support and transition periods.
 - **Helping Hands:** A permanent housing program for chronically homeless individuals and families with disabilities. Qualification requirements include the following:
 - Medically needy and:
 - Must be homeless for 12 months consecutive or;
 - 4 episodes or more in the past 3 years;
 - Defined as HUD definition of “living in a place not meant for human habitation”;
 - Must be referred by the Continuum of Care (CoC) Program¹.
 - **Housing Opportunities for Persons with AIDS (HOPWA):** Funds given to provide direct assistance to low-income households who need help paying their rent and other services to individuals who have tested positive for HIV or AIDS. Qualifications requirements are the individual must be HIV or AIDS positive and must be income eligible.
 - **Volunteer Income Tax Assistance Program (VITA):** Free tax prep and resources.
- **Community Food Bank:** Serving San Benito County, Community Food Bank is a non-profit organization that collects and distributes food to the community.

¹ <https://chsp.org/continuum-of-care/>



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- **Community Services Block Grant (CSBG):** Provides hotel vouchers for homeless individuals and families. Eligibility requirements is that individuals must currently be unhoused.
- **Continuum of Care Program (CoC):** Provides funding to states, localities and nonprofit organization to provide permanent housing, transitional housing, supportive services for unhoused individuals, or those who are facing potential homelessness.
- **HHAP-3:** Offers rapid rehousing efforts, including rent subsidies and incentives to landlords such as security deposits. The program also offers service coordination opportunities, such as access to the workforce, education opportunities, and other training programs. Qualification requirements are that individuals must be homeless youth (ages 18-24), and adults must be referred by HMIS/CARS.
- **Housing Support Program (HSP):** HSP offers financial assistance and housing-related wraparound supportive services, including but not limited to rental assistance, housing navigation, case management, security deposits, utility payments, moving costs, interim shelter assistance, legal services, and credit repair for families experiencing, or at risk of, homelessness. Qualification requirements require individuals to be enrolled in CalWORKs.
- **Hollister Resource Center:** A year-round homeless shelter serving up to 50 adults each night. Guests receive a variety of supportive services that include case management, referral service, assistance with applying for social service benefits, housing navigation, and alcohol/drug counseling and treatment services.

On average, the County's homeless population has the resources and services to address immediate needs, but the County does identify a gap in the availability of long-term and permanent housing for individuals considered acutely low-income. During the winter season or times of highest need, the County may not have sufficient beds to house every homeless person in the County but is able to house the population in the unincorporated County. The County continues to apply for state funding to address homeless housing needs and similar to virtually all jurisdictions in the state, homelessness has become a regional and statewide issue that requires coordination between many federal, state, and regional partners to address.

San Benito County's Health & Human Services Agency continues to analyze the magnitude of the need. The Housing Plan includes various programs intended to encourage and facilitate the development of housing for special needs households, including homeless accommodation. Additionally, the County will amend the County Code to comply with AB 2339.

4. Extremely Low-Income (ELI) Households

Housing and support services for ELI households continues to be a critical need in the County. As the private sector offers limited housing opportunities for affordable, ELI housing, the County and non-profit partners, typically capitalizing on various State and Federal funding assistance, provide the vast majority of new ELI housing in the County. In addition, County programs include State and Federal-funded rental assistance to mitigate cost burdens for ELI households. The County has employed a wide range of strategies to make great strides in producing ELI housing and reducing rent costs.

The following resources are provided for extremely low-income households in San Benito County:

- **Housing Choice Voucher (HCV) program:** Provides subsidies to low-income, senior, and disabled households at varying levels based on household income.



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Through the Housing Authority of the County of Santa Cruz, San Benito residents may receive Section 8 HCV or Project Based HCV. As of November 2024, the HCV program waitlist is closed, and the County's Housing Programs Division continues to monitor any openings.

- **County Social Services:** The County assists ELI households with various daily needs such as food distribution at the Community Food Bank and Salvation Army, vouchers for rental & utility assistance, CalFresh/Medi-Cal/Cash Aid assistance, and unemployment insurance benefits. Counseling and Fair Housing services are also available for renters, such as mediation services between residents and landlords, complaint intake, case investigations, and enforcement of meritorious claims. All services are offered in English and Spanish.
- **Emergency Food and Shelter Program:** Created to supplement and expand the work of local Social Services agencies, both nonprofit and governmental, to help people with economic (not disaster-related) emergencies. The EFSP provides low-income families with renter's assistance and stop eviction services.
- **America's Job Center of California (AJCC) and Employment Development Department (EDD):** San Benito County's AJCC provides information regarding workforce services, providing a comprehensive range of no-cost employment and training services for employers and job seekers. The AJCC is a network of local, state, private, and public organizations offering a variety of services which brings employers with job openings and qualified job seekers together at no cost. EDD offers resources for job seekers, employees, and employers. EDD administers Unemployment Insurance, Disability Insurance, and Paid Family Leave programs. Furthermore, the department provides employment service programs and collects the state's labor market information and employment data.
- **Community Services and Workforce Development (CSWD):** The CSWD provides the following services;
 - **Homeless & Housing Assistance:** Assistance includes Hotel Vouchers, Housing Programs, and Transitional Housing Program.
 - **Low-Income Home 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 winter, and maintain a warm, safe, and healthy environment for households with young children, the elderly, and people with disabilities.
 - **H.O.M.E. Resource Center:** An overnight homeless shelter offering board, showers, 3 meals a day, laundry, and wrap-around services for homeless individuals.
 - **Winter Shelter (Families):** Temporary housing program for families with children aged 18 and under from December through March.
 - **Dream Catcher Program:** Provides financial assistance to eligible high school students for youth enrichment scholarships, equipment, and supplies. Each Qualified Participant will be able to participate in a maximum of 1 program per fiscal year. The total cost for the program cannot exceed a cost of \$500 excluding equipment and educational assistant supply purchases per participant per fiscal year.



- **Helping Hands:** A permanent housing program for chronically homeless individuals and families with disabilities. Qualification requirements are individuals must be medically in need and be referred by CoC.
- **Housing Opportunities for Persons with AIDS (HOPWA):** Funds given to provide direct assistance to low-income households who need help paying their rent and other services to individuals who have tested positive for HIV or AIDS. Qualifications requirements are the individual must be HIV or AIDS positive and must be income eligible.

Homeless Housing Assistance and Prevention (HHAP): Offers rapid rehousing efforts, including rent subsidies and incentives to landlords such as security deposits. The program also offers service coordination opportunities, such as access to the workforce, education opportunities, and other training programs. Qualification requirements are that individuals must be homeless youth (ages 18-24), and adults must be referred by HMIS/CARS.

The County believes that County and regional services are sufficient to address the acute needs of the County's ELI population but understands that long-term services and resources may be required to fully address ELI housing needs. As analyzed above, the private sector offers limited housing opportunities for affordable, ELI housing, the County and non-profit partners, typically capitalizing on various State and Federal funding assistance, provide the vast majority of new ELI housing in the County. In addition, County programs include State and Federal-funded rental assistance to mitigate cost burdens for ELI households. The County will continue to apply for State and Federal funding to address the needs of ELI households.

The Housing Plan includes various programs intended to encourage and facilitate the development of housing for special needs households, including ELI households. The County will continue to encourage applicants to utilize the Density Bonus in an effort to increase ELI housing options.

5. Farmworkers

Housing and support services for farmworker households continue to be a critical need in the County. As the private sector offers limited housing opportunities for affordable, farmworker housing, the County and non-profit partners, typically capitalizing on various State and Federal funding assistance, provide the vast majority of new farmworker housing in the County. In addition, County programs include State and Federal-funded rental assistance to mitigate cost burdens for farmworker households. The County has employed a wide range of strategies to make great strides in producing ELI housing and reducing rent costs.

The following resources are provided for extremely low-income households, including farmworkers, in San Benito County:

- **Migrant Housing Center:** provides subsidized housing to migrant agricultural working families from the months of May through November. There are a total of 67 housing units which house approximately 250 individuals. On average, there are close to 85 children under the age of 18 who live at the Migrant Housing Center. The purpose of the Migrant Housing Center is to provide safe, decent, and affordable seasonal rental housing and support services for migrant farmworker families during the peak harvest season. Over the winter months, the Migrant Center operates as the



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County of San Benito Family Winter Shelter. The Migrant Housing Center is located south of the City of Hollister at 3235 Southside Rd, Hollister, CA 95023. There are apartment complexes for qualified farmworker households within the City of Hollister but none in the unincorporated area of San Benito County.

- **Community Services and Workforce Development (CSWD):** The CSWD provides the following services;
 - **Winter Shelter (Families):** Temporary housing program for families with children aged 18 and under from December through March. Over the winter months the Migrant Center operates as the County of San Benito Family Winter Shelter.
 - **Low-Income Home 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 winter, and maintain a warm, safe, and healthy environment for households with young children, the elderly, and people with disabilities.
- **Community Food Bank of San Benito** provides food to San Benito County residents through their various programs such as deliveries, mobile food pantry, student snack bags, and their marketplace where residents are able to pick out groceries.
- **Housing Choice Voucher (HCV) program:** Provides subsidies to low-income, senior, and disabled households at varying levels based on household income. Through the Housing Authority of the County of Santa Cruz, San Benito residents may receive Section 8 HCV or Project Based HCV. As of November 2024, the HCV program waitlist is closed, and the County's Housing Programs Division continues to monitor any openings.
- **County Social Services:** The County assists ELI households with various daily needs such as food distribution at the Community Food Bank and Salvation Army, vouchers for rental & utility assistance, CalFresh/Medi-Cal/Cash Aid assistance, and unemployment insurance benefits. Counseling and Fair Housing services are also available for renters, such as mediation services between residents and landlords, complaint intake, case investigations, and enforcement of meritorious claims. All services are offered in English and Spanish.
- **Emergency Food and Shelter Program:** Created to supplement and expand the work of local Social Services agencies, both nonprofit and governmental, to help people with economic (not disaster-related) emergencies. The EFSP provides low-income families with renter's assistance and stop eviction services.

Farmworkers have special housing needs because they typically earn lower-incomes than many other workers and move throughout the year from one harvest location to the next. There is a gap between the resources and the number of individuals needing them. The County is committed to addressing the special housing needs of the farmworker population through its existing programs and new programs in the Policy Plan.

6. Large Households

Housing and support services for large households continue to be a need in the County. Large households are defined as units consisting of five or more members. These households are considered a special needs group because many communities have a limited supply of adequately sized, affordable housing units. To save for other necessities, such as food, clothing,



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and medical care, it is common for lower-income large households to reside in smaller, more affordable units with an inadequate number of bedrooms. Consequently, this may result in overcrowding and can contribute to faster rates of home deterioration. In addition, County programs include State and Federal-funded rental assistance to mitigate cost burdens for large households. The County has employed a wide range of strategies to make great strides in producing large household housing and reducing rent costs.

The following resources are provided for extremely low-income households, including large households, in San Benito County:

- **Community Services and Workforce Development (CSWD):** The CSWD provides the following services;
 - **Winter Shelter (Families):** Temporary housing program for families with children aged 18 and under from December through March.
 - **Low-Income Home 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 winter, and maintain a warm, safe, and healthy environment for households with young children, the elderly, and people with disabilities.
- **Community Food Bank of San Benito:** provides food to San Benito County residents through their various programs such as deliveries, mobile food pantry, student snack bags, and their marketplace where residents are able to pick out groceries.
- **Housing Choice Voucher (HCV) program:** Provides subsidies to low-income, senior, and disabled households at varying levels based on household income. Through the Housing Authority of the County of Santa Cruz, San Benito residents may receive Section 8 HCV or Project Based HCV. As of November 2024, the HCV program waitlist is closed, and the County's Housing Programs Division continues to monitor any openings.
- **County Social Services:** The County assists ELI households with various daily needs such as food distribution at the Community Food Bank and Salvation Army, vouchers for rental & utility assistance, CalFresh/Medi-Cal/Cash Aid assistance, and unemployment insurance benefits. Counseling and Fair Housing services are also available for renters, such as mediation services between residents and landlords, complaint intake, case investigations, and enforcement of meritorious claims. All services are offered in English and Spanish.
- **Emergency Food and Shelter Program:** Created to supplement and expand the work of local Social Services agencies, both nonprofit and governmental, to help people with economic (not disaster-related) emergencies. The EFSP provides low-income families with renter's assistance and stop eviction services.
- **America's Job Center of California (AJCC) and Employment Development Department (EDD):** San Benito County's AJCC provides information regarding workforce services, providing a comprehensive range of no-cost employment and training services for employers and job seekers. The AJCC is a network of local, state, private, and public organizations offering a variety of services which brings employers with job openings and qualified job seekers together at no cost. EDD offers resources for job seekers, employees, and employers. EDD administers Unemployment



Insurance, Disability Insurance, and Paid Family Leave programs. Furthermore, the department provides employment service programs and collects the state's labor market information and employment data.

These resources alone are not sufficient to meet the needs of large households. There is a gap between the resources and the amount of individual needing them. The County is committed to addressing the special housing needs of the large household population through the facilitation of larger housing unit and affordable housing development.

7. Female-Headed Households

Housing and support services for Female-Headed households continue to be a need in the County. Single female-headed households have a greater need for affordable and accessible day care, health care, and other supportive services. Single-parent households are likely to have lower-incomes than similar two-parent households. Resources for single-parent households include State and Federally-funded rental assistance to mitigate cost burdens for female-headed households.

The following resources are provided for extremely low-income households, including single-parent households in San Benito County:

- **Community Services and Workforce Development (CSWD):** The CSWD provides the following services:
 - **Winter Shelter (Families):** Temporary housing program for families with children aged 18 and under from December through March.
 - **Low-Income Home 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 winter, and maintain a warm, safe, and healthy environment for households with young children, the elderly, and people with disabilities.
- **211 San Benito County:** A comprehensive information and referral service that connects community members to critical services available in the community for 24 hours a day, 7 days a week. 211 San Benito County lists a wide array of resources available to San Benito female-headed households, including childcare expense assistance, food assistance for young children & pregnant women, diapers, baby furniture, postpartum depression support, early literacy programs, and many more programs.
- **San Benito Health Foundation Women, Infants, and Children (WIC) Program** provides nutritional assistance, referral services, and educational services to WIC eligible participants.
- **Community Food Bank of San Benito** provides food to San Benito County residents through their various programs such as deliveries, mobile food pantry, student snack bags, and their marketplace where residents are able to pick out groceries.
- **Housing Choice Voucher (HCV) program:** Provides subsidies to low-income, senior, and disabled households at varying levels based on household income. Through the Housing Authority of the County of Santa Cruz, San Benito residents may receive Section 8 HCV or Project Based HCV. As of November 2024, the HCV



program waitlist is closed, and the County's Housing Programs Division continues to monitor any openings.

- **County Social Services:** The County assists ELI households with various daily needs such as food distribution at the Community Food Bank and Salvation Army, vouchers for rental & utility assistance, CalFresh/Medi-Cal/Cash Aid assistance, and unemployment insurance benefits. Counseling and Fair Housing services are also available for renters, such as mediation services between residents and landlords, complaint intake, case investigations, and enforcement of meritorious claims. All services are offered in English and Spanish.
- **Emergency Food and Shelter Program:** Created to supplement and expand the work of local Social Services agencies, both nonprofit and governmental, to help people with economic (not disaster-related) emergencies. The EFSP provides low-income families with renter's assistance and stop eviction services.
- **America's Job Center of California (AJCC) and Employment Development Department (EDD):** San Benito County's AJCC provides information regarding workforce services, providing a comprehensive range of no-cost employment and training services for employers and job seekers. The AJCC is a network of local, state, private, and public organizations offering a variety of services which brings employers with job openings and qualified job seekers together at no cost. EDD offers resources for job seekers, employees, and employers. EDD administers Unemployment Insurance, Disability Insurance, and Paid Family Leave programs. Furthermore, the department provides employment service programs and collects the state's labor market information and employment data.

These resources alone are not sufficient to meet the needs of female-headed households. There is a gap between the resources and the amount of individual needing them. The County is committed to addressing the special housing needs of the female-headed household population through the facilitation of larger housing unit and affordable housing development.

B. Financial Resources

Providing an adequate supply of affordable housing requires funding from an array of sources. The following funding sources are utilized to provide financial and other assistance related to the provision of affordable housing.

Below is a list of resources intended to help supply adequate affordable housing options:

1. Inclusionary Housing In-Lieu Fees

The County established an Inclusionary Housing Ordinance in 2004, which required developments to include below-market-rate housing. This was subsequently amended twice to include provisions regarding density bonus incentives and development standards, including processing and site characteristic qualifications for in-lieu fee payments and the use of the in-lieu fund. In 2010, the requirement for developments to include below-market-rate housing was removed (Ordinance No. 866), leaving only the density bonus in effect. The Affordable Housing Ordinance was then readopted in October 2016 (Ordinance No. 951) to restore the inclusionary requirement for developments.



In January 2023, Ordinance No. 1052 effectively amended the master fee schedule to add an in-lieu fee for affordable housing in the County's affordable housing regulations. Developers may choose to build affordable units and designate them as for-sale, as rental units, or propose to use an alternative method of compliance to meet the requirement, one of which is the payment of an in-lieu fee. The inclusionary requirements under Ordinance No. 1052 stipulate that applicants may elect to substitute construction of an affordable unit with an in-lieu fee if the fraction of units provided is less than 0.7. Developments with 6 to 10 fractional units for-sale are required to pay an in-lieu fee. 11 or more fractional units require that applicants provide 15% or 20% inclusionary units and a fractional in-lieu fee. In-lieu fees are used to subsidize future affordable developments.

2. Community Development Block Grants (CDBG)

The Community Development Block Grant (CDBG) program provides annual grants on a formula basis to cities to develop viable urban communities by providing a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income.

Eligibility for participation as an entitlement community is based on population data provided by the U.S. Census Bureau and metropolitan area descriptions published by the Office of Management and Budget. HUD determines the amount of each entitlement grantee's annual funding allocation by a statutory dual formula which uses several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas.

CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;
- Acquisition of buildings and land;
- Construction or rehabilitation of public facilities and infrastructure; and
- Public services for low-income households and those with special needs.

Each year, the County receives Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). These funds must be used to develop viable communities by promoting integrated approaches that provide items such as decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income persons. To obtain funding, applicant projects or programs must meet eligibility requirements and demonstrate that they benefit very low- and low-income persons within the County. The funds are distributed on a competitive basis.

3. Section 8 Housing Vouchers

Section 8 vouchers provide rental assistance to low-income individuals and families. Once a family receives a voucher, they may find their own rental on the private market. When found, the individual or family pays roughly a third of their income towards rent, and the Housing Authority pays the remaining balance. San Benito County's Section 8 program is operated by the Housing Authority of Santa Cruz. The County of San Benito currently offers 13 income-based rental buildings. However, State law allows all agencies, rentals, and landlords to accept Section 8 vouchers.



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San Benito County also receives 20 HUD-Veterans Affairs Supportive Housing (VASH) Vouchers for homeless veterans and 24 Emergency Housing Vouchers from HUD. San Benito residents may also receive rental assistance through the Project Based Voucher (PBV) Program. Project based vouchers are used for some developments within the City of Hollister that San Benito County residents are eligible for.

4. Rehabilitation Loans

The FHA offers two types of rehabilitation assistance. First the FHA offers the Limited 203(k) mortgage program. The Limited 203(k) program permits homebuyers and homeowners to finance up to \$35,000 into their mortgage to repair, improve, or upgrade their home. Homebuyers and homeowners can quickly and easily tap into cash to pay for property repairs or improvements, such as those identified by a home inspector or an FHA appraiser.

5. First Time Homebuyer HOME Program

HOME Investment Partnerships provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households.

6. Affordable Housing Programs

San Benito County has various programs that help assist residents with rent and housing needs.

- **Inclusionary Housing Ordinance:** The ordinance provides incentives for developers to incorporate affordable units within a housing project, which may increase housing options for residents. To satisfy the inclusionary requirement, the inclusionary housing type is not limited to single family units and based on the appropriate zoning, can include mixed-use residential, townhome, duplex, and other housing types proposed by the affordable housing plan.
- **Emergency Housing Voucher Program:** The Emergency Housing Voucher Program is for low-income families who are experiencing homelessness or are at risk of experiencing homelessness. Applications are through the Housing Authority of Santa Cruz and individuals must receive a Smart Path Assessment for direct referral.
- **General Assistance:** This is a County funded temporary cash program for unemployed single adults and couples who may not have dependent children and are not receiving other public assistance benefits including SSI or unemployment benefits.

7. Utility Assistance Programs

San Benito County has various programs in place to help assist renters and homeowners with utility affordability.

- **CalWORKs:** A public assistance program that provides cash aid and services to eligible families that have children in the home.
- **Low-Income Household Water Assistance Program:** Provides assistance with utilities like PG&E, propane, or wood.



- **Utility Assistance Program:** Provides assistance with utilities like water/sewer, PG&E, and waste garbage for up to three (3) months.
- **CalFresh:** CalFresh is the State implementation of the Federal program Supplemental Food and Nutrition Service (SNAP). This program provides assistance for low-income families to their supplement grocery budgets.

8. SB 2 Grant

In efforts to address the State's housing shortage and high housing costs, the 2017 bill known as SB 2 was signed into law. The goal of SB 2 is to help streamline the housing build process for affordable housing units by providing funding and technical assistance to local governments. In 2019 San Benito County was awarded \$160,000 from the SB 2 Grant.

C. Opportunities for Energy Conservation

1. Energy Use and Providers

Pacific Gas & Electric Company (PG&E) and Central Coast Community Energy (3CE) are providers of energy in San Benito County. PG&E has residential energy savings programs that provides rebates and incentives such as the Power Saver Rewards Program, SmartAC thermostat, and energy efficiency consultations for single-family and multi-family residences. Additionally, 3CE provides rebates and incentives for residential electrification such as Electrify You Ride program, New Construction Electrification Program, and partnerships with TECH Clean for qualifying residential heat pump projects. The 3CE provides the County with renewable energy sources. Central Coast Community Energy has contracted for 453.3 megawatts of renewable energy sources and 192.7 megawatts of battery storage to meet existing and future energy needs.

The County continues to provide programs for energy conservation through the Low-Income Heating & Energy Assistance Program (LIHEAP), Weatherization Program, Title 24 enforcement, and solar access. The programs may reduce housing cost burdens and encourage housing affordability through energy savings. As such, the housing element includes programs which continues to encourage conservation of energy among households throughout the County.

Natural gas services are provided for the County through Pacific Gas and Electric Company (PG&E). Natural gas is a fossil fuel and a non-renewable resource. The natural gas transmission pipelines within the County are owned and operated by PG&E. PG&E has the capacity and resources to deliver gas except in certain situations that are noted in state law. As development occurs, PG&E will continue to extend its service to accommodate development and supply the necessary gas lines.

PG&E offers programs to promote efficient energy use and assist lower-income customers. PG&E participates in the Low-Income Home Energy Assistance Program and Energy Savings Assistance Program to help homeowners and renters conserve energy and control costs. Eligible customers receive no-cost weatherization, including attic insulation, energy efficient refrigerators, energy-efficient furnaces, weather stripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration.



2. Energy Conservation

In San Benito County, energy is used primarily for water heating, transportation, commercial and industrial power, lighting, space heating, and cooling. Due to higher average costs of energy in California, finding ways to reduce and/or minimize overall energy consumption in the County contributes to overall lower living costs. Energy conservation helps to preserve non-renewable fuels to ensure these resources are available for use by future generations. Energy conservation practices in San Benito County can contribute to improved air quality and lower energy costs.

Examples of energy conservation strategies include weatherization, installation of energy efficient appliances, and solar energy systems. In addition, buildings can also be designed or retrofitted to incorporate energy conservation measures.

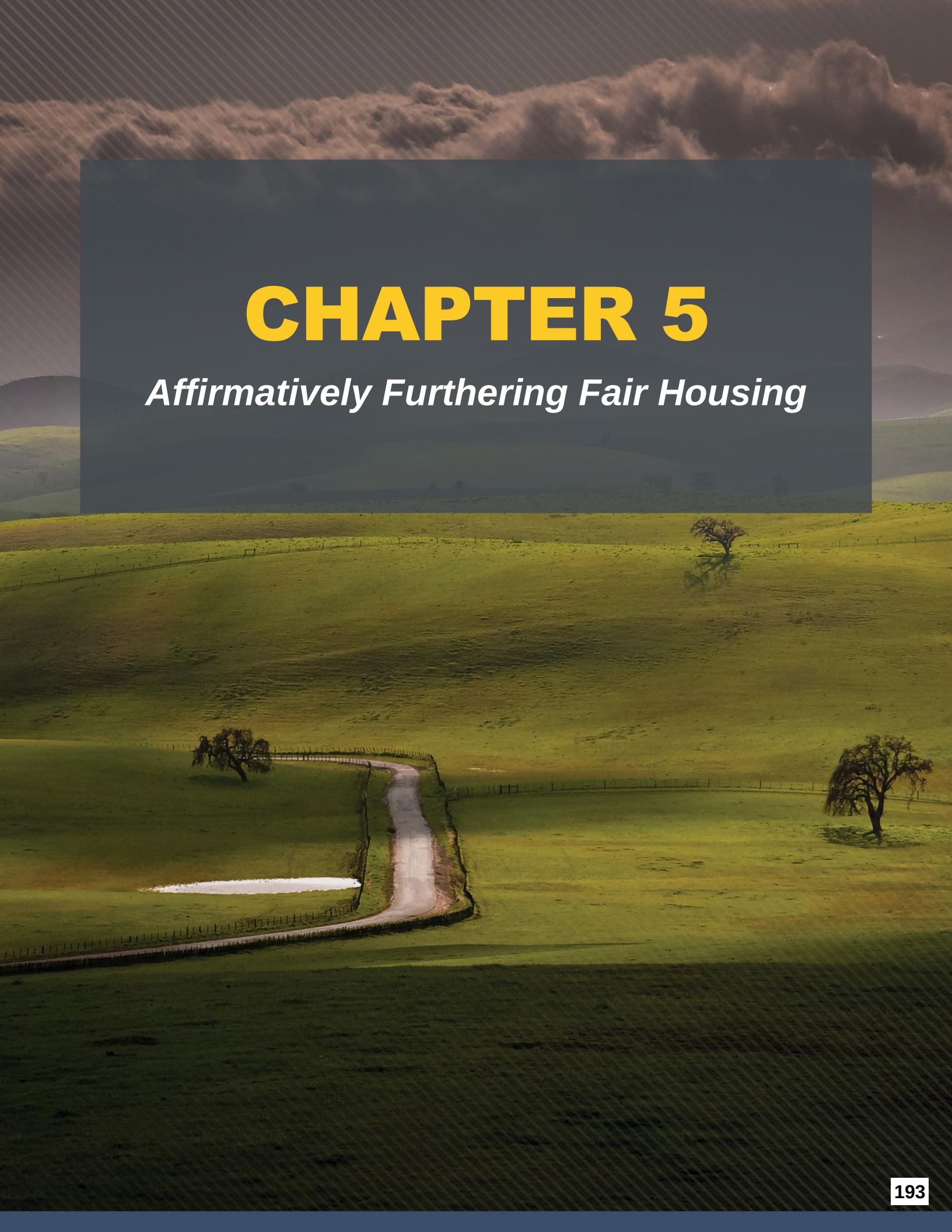
The County aims to cooperate with the local building industry, utilities, and air district to promote enhanced energy standards involved in new construction. In addition, the County aims to promote greenhouse gas emissions reductions by supporting carbon efficient farming methods.

The 5th Cycle Housing Element includes the following policies applicable to the energy efficiency of new development and reducing community-wide energy consumption in the County:

- Program HOU-5-1: Low-Income Heating & Energy Assistance
- Program HOU-5-2: The Weatherization Program
- Program HOU-5-3: Energy Conservation Programs
- Program HOU-5-4: Title 24
- Program HOU-5-5: Energy Conservation Information
- Program HOU-5-6: Solar Access

The County's Land Use Plan includes the following policies applicable to the energy efficiency of new development and reducing community-wide energy consumption in the County:

- Policy LU-2.1: Sustainable Building Practices
- Policy LU-2.2: Green Sustainable Building Practices
- Policy LU-2.3: Energy Conservation Standards for New Construction
- Policy LU-2.4: Solar Access
- Policy LU-2.7: Sustainable Location Factor
- Policy NCR-6.5 Public Education



CHAPTER 5

Affirmatively Furthering Fair Housing



Chapter 5: Affirmatively Furthering Fair Housing

AB 686 established new requirements for all California jurisdictions to ensure that local laws, programs, and activities affirmatively further fair housing (AFFH). All Housing Elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of February 9, 2023.

Fair housing is a condition in which individuals of similar income levels in the same housing market have equal access and choice available to them regardless of race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, or sexual orientation. Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, which overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

A. Assessment of Fair Housing Needs

As part of California Government Code Section 65583 (10)(A)(ii), the County is required to complete an assessment of fair housing, including a summary of housing issues. This includes analysis of racially concentrated areas of poverty and affluence, disparities in access to opportunities, disproportionate housing needs, and displacement risk.

1. Equal Access to Opportunity

Access to opportunity is a concept to approximate the link between place-based characteristics (e.g., education, employment, safety, and the environment) and critical life outcomes (e.g., health, wealth, and life expectancy). Ensuring access to opportunity means both improving the quality of life for residents of low-income communities, as well as supporting residents’ mobility and access to ‘high resource’ neighborhoods.

The California Tax Credit Allocation Committee (TCAC) and the California Department of Housing and Community Development (HCD) developed the TCAC Opportunity Area Maps to provide research and evidence-based policy recommendations to further the State’s fair housing goals. These goals include:

1. Avoiding further segregation and concentration of poverty; and
2. Encouraging access to opportunity through land use policy and affordable housing, program design, and implementation.

Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The opportunity maps also help inform the TCAC to distribute funding more equitably to affordable housing in areas with the “highest” opportunity through the Low-Income Housing Tax Credit (LIHTC) Program.

Ensuring access to opportunity means both improving the quality of life for residents of low-income communities, as well as supporting residents’ mobility and access to ‘high resource’ neighborhoods.



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Disparities in access to opportunity occur when residents of low-income neighborhoods are not able to access high-resource neighborhoods that can improve quality of life. Factors attributable to high-resource neighborhoods include education, employment, economic development, safe and decent housing, low violent-crime rates, transportation, recreation, food and healthy environment, and other opportunities. This section of the housing element aims to identify and analyze significant disparities in access to opportunity consistent with Gov. Code Sect. 65583.

Tax Credit Allocation Committee (TCAC) Opportunity Area Maps

The California Department of Housing and Community Development (HCD), together with the California Tax Credit Allocation Committee (TCAC), established the California Fair Housing Task Force (Task Force) to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments that further the fair housing goals (as defined by HCD). The Task Force developed the TCAC/HCD opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates 20 percent of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. Each region then ends up with 40 percent of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice.

Figure 5-1 shows the overall TCAC/HCD Opportunity Scores for the County and the cities within it. The map uses a regional index score to determine categorization of resource levels, as detailed below:

- Highest Resource – Top 20 percent highest-scoring census tracts in the region. Residents have the best outcomes in terms of health, economic attainment, and educational attainment.
- High Resource – Top 40 percent highest-scoring census tracts in the region. Residents have access to highly positive outcomes in terms of health, economic attainment, and educational attainment.
- Moderate Resource – Top 30 percent of remaining census tracts in the region. Residents have access to somewhat positive outcomes in terms of health, economic attainment, and educational attainment, or a mix of high and low outcomes in certain areas. Some moderate resource-scoring census tracts may be nearing High Resource status and are experiencing rapid increase in certain areas such as housing prices, median income, proximity, etc.
- Low Resource – Bottom 30 percent of remaining census tracts in the region. Residents may have a lack of access to positive environmental, economic, and educational opportunities that results in negative outcomes or perpetuated outcomes.

Figure 5-1 shows all census tracts within the County. **Figure 5-1** is zoomed in to highlight the area surrounding the City of Hollister as these are the most densely populated areas of unincorporated San Benito County. As shown in **Figure 5-2** below, low resource areas cover a



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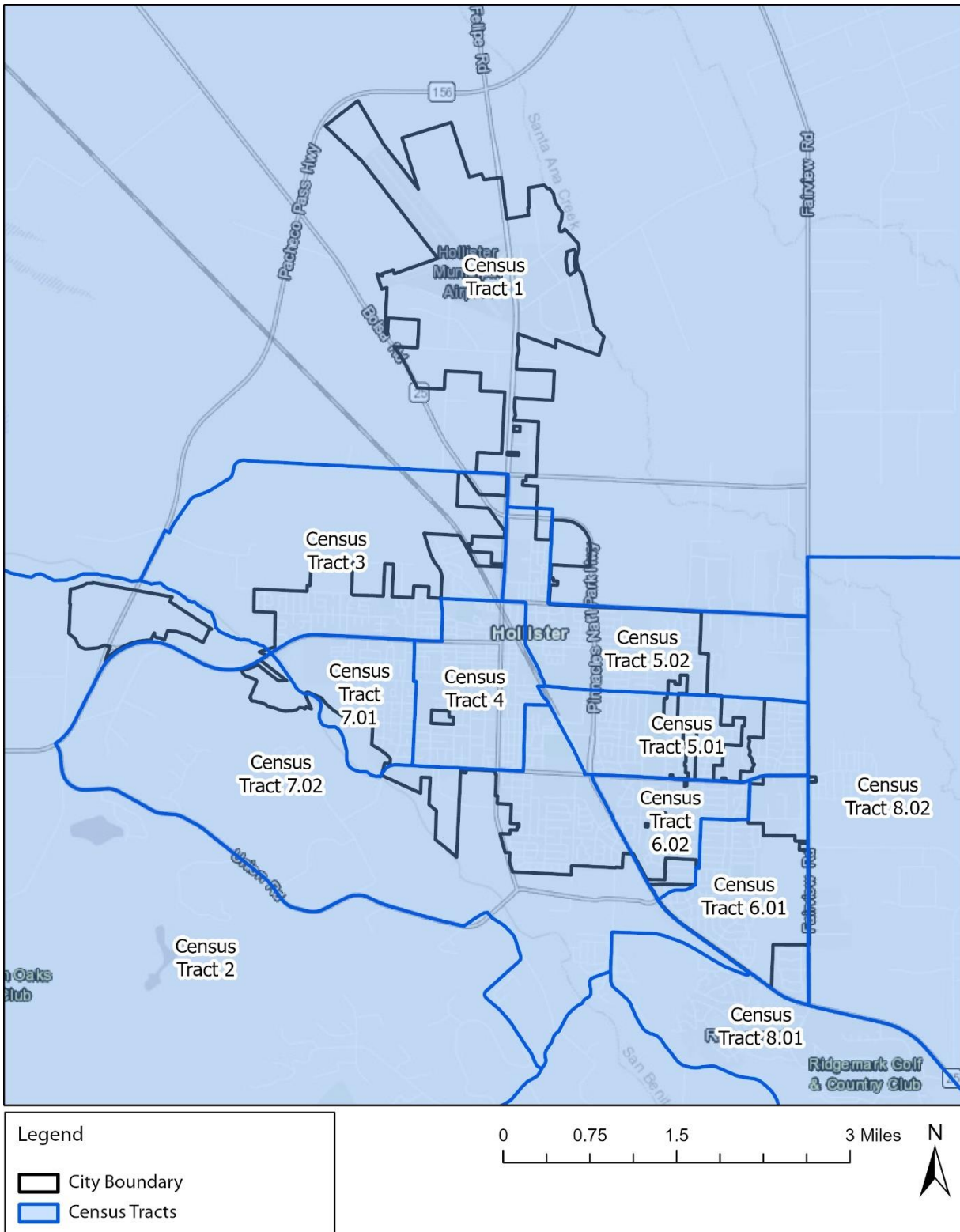
vast area of San Benito County, particularly in south unincorporated County and northwest area surrounding San Juan Bautista. It is important to note that a majority of the most densely populated areas in the unincorporated County experience the “high” and “highest” opportunity scores. The unincorporated community of Ridgemark and census tracts in the north surrounding the city of Hollister experience “highest” resources that are surrounded by moderate and low resource areas. As shown, the low scores correspond with areas that have greater occurrences of non-residential uses. Almost all of the areas identified by TCAC as low resource areas are agriculture, open space, rangeland, mineral resource, and dispersed rural communities. Rural communities typically rely on private utility infrastructure that is expensive to maintain. Consequently, the rural communities and open space areas that surround the jurisdictions throughout unincorporated County tend to lack public infrastructure needed for low-income families to thrive, compared to urban areas such as Hollister and San Juan Bautista. This suggests that the rural communities located within the low resource areas tend to be more self-sufficient and may rely on private utility infrastructure to meet their needs. As such, the County includes programs in the Housing Element to address public infrastructure needs and continues to provide homeowner efficiency standards for residents in unincorporated rural areas.

Table 5-1 provides a breakdown of candidate housing units by income category for the TCAC scores. Candidate Housing Sites or “sites” are parcels identified to accommodate the County’s RHNA. A greater percentage of units are in areas reporting a “highest” or “high” score. Approximately 55 percent of lower-income units and over 49 percent of moderate-income units, respectively, are in highest and high resource areas. Additionally, 34.2 percent of lower-income units and 45.3 percent of moderate-income units, respectively, are in moderate resource areas. Overall, future housing developments within the County will benefit from access to moderate to high levels of resources, bringing additional opportunities for existing and future residents.

Table 5-1: Candidate Housing Sites by Income Category by TCAC Score				
TCAC Scores	Percent of Units by Income Category			
	Lower	Moderate	Above Moderate	Total
Highest Resource	23.5%	38.7%	37.8%	100.0%
High Resource	60.2%	39.8%	0.0%	100.0%
Moderate Resource	21.5%	42.0%	36.5%	100.0%
Low Resource	39.9%	29.7%	30.4%	100.0%



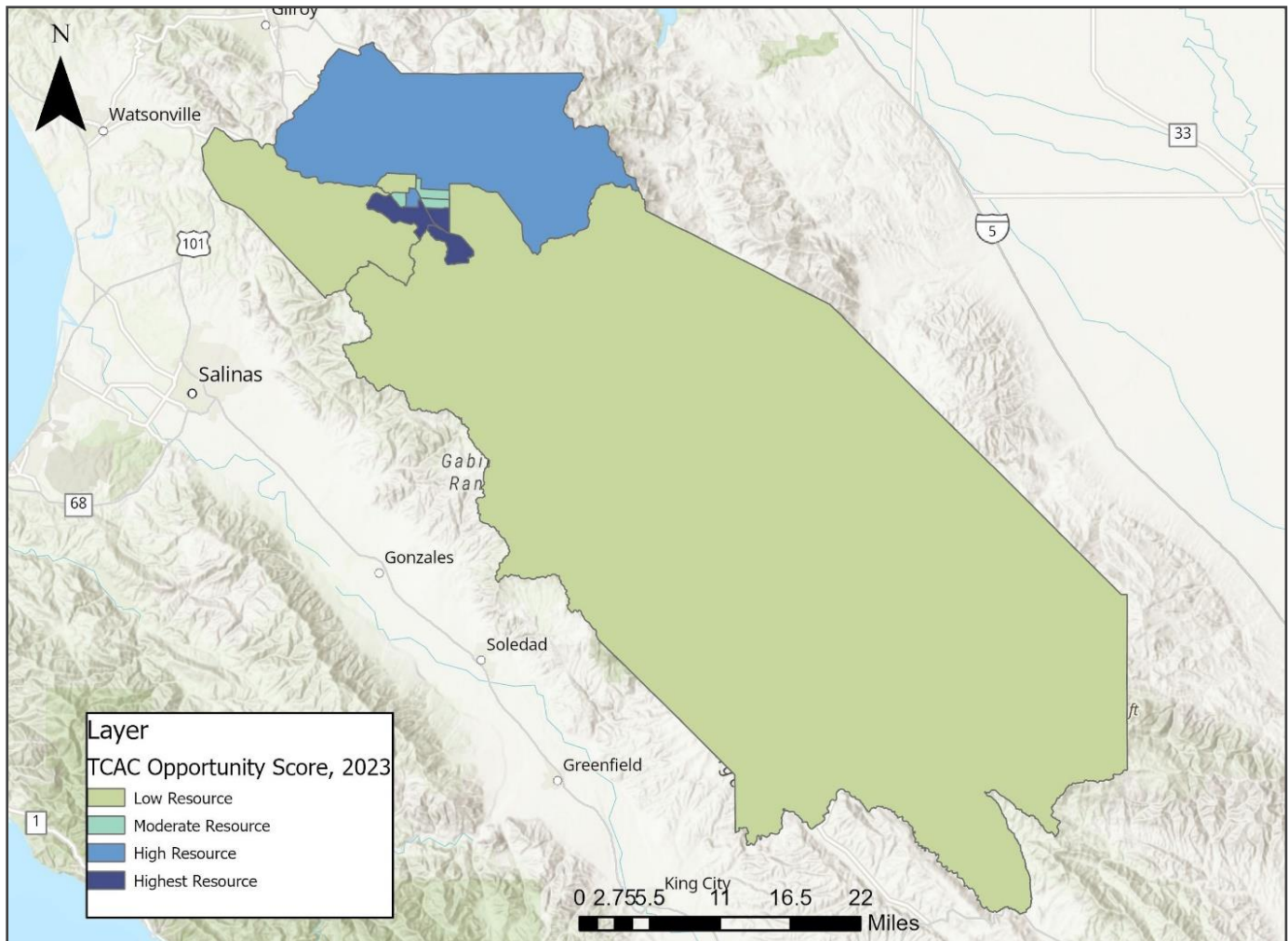
Figure 5-1: San Benito County Census Tracts



Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



Figure 5-2: TCAC/HCD Opportunity Map



Source: AFFH Data Viewer 2.0 – TCAC/HUD

Economic and Employment Opportunities

The TCAC/HCD Opportunity Area Maps include economic data, as shown in [Figure 5-3](#). This data represents opportunity levels based on the following factors:

- **Poverty** – Percent of population with income above 200 percent of federal poverty line.
- **Adult Education** – Percent of adults with a bachelor's degree or above.
- **Employment** – Percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces.
- **Job Proximity** – Number of jobs filled by workers with less than a Bachelor of Arts (BA) that fall within a given radius (determined by the typical commute distance of low-wage workers in each region) of each census tract population-weighted centroid.
- **Median Home Value** - Value of owner-occupied units.

As shown in [Figure 5-3](#), the County has more positive economic outcomes in the north-central region in addition to unincorporated County areas south of Hollister (Census Tracts 7.02 and 8.01). Less positive economic outcomes occur in the unincorporated County area north and



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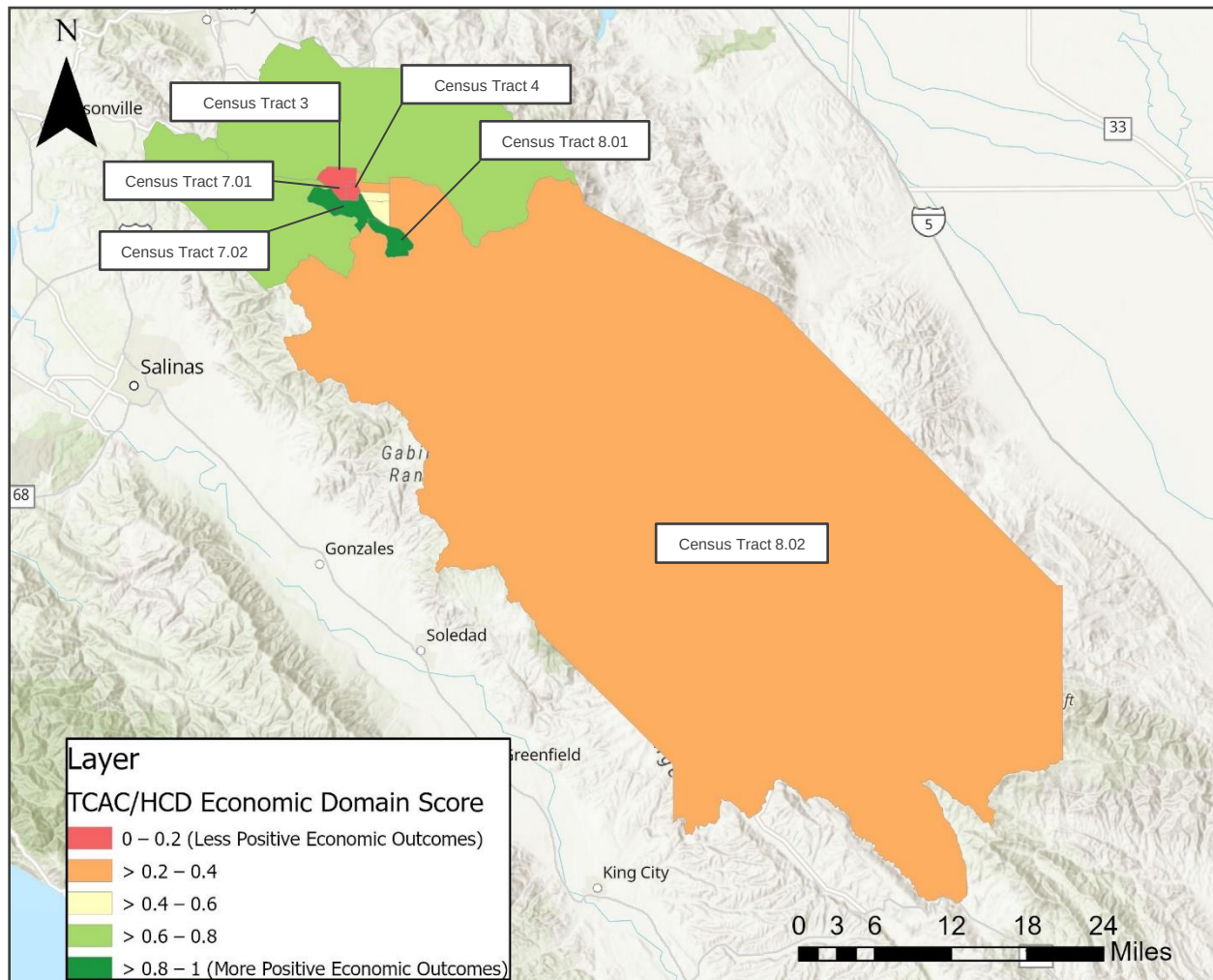
northwest of Hollister (Census Tracts 7.01, 4, and 3). Areas to the west of Hollister have the least positive economic outcomes in the County. Key indicators for less positive outcomes are generally related to poverty and home value. Less positive economic outcomes also occur in the southern region of the County, which is dominated by agricultural land and hillsides. This area includes the unincorporated communities of Tres Pinos and Paicines (Census Tract 8.02).

Positive economic outcomes are generally related to access to education, level of education achieved, and proximity to job centers or employment. The County has varying proximities from jobs with the closest proximities in San Juan Bautista and areas near the Hollister Municipal Airport. Similar to the education analysis above, income and positive employment are closely related. The areas with high positive economic outcomes are the high-income community of Ridgemark (Census Tract 8.01) and the moderate-income unincorporated County areas at the southern edge of Hollister and around San Juan Bautista.

Less positive economic outcomes are the unincorporated County areas at the northwestern edge of Hollister and southern County area. The least positive economic outcome areas cover four census tracts two of which are in unincorporated County area (Census Tracts 3 and 7.01). Both census tracts are primarily rural areas with limited job availability and job quality. This may be due to the lack of employment centers or attractive employment options within proximity to homes and communities in the County. Candidate sites with Site ID's P-8, R-2, R-4, and R-12 are within the area.

Jobs are sparse or nonexistent in much of the rural and mountainous areas of the County and a majority of jobs are in Hollister or the areas surrounding the city. Overall, the County is comparable to the surrounding region with areas to the south experiencing fewer positive outcomes and areas to the north and west experiencing more positive outcomes. The County aims to incentivize the development of housing near high-quality employment centers and other service centers to address low economic outcomes throughout the County.

Figure 5-3: Economic Opportunity Map



Source: HCD AFFH Data Viewer, TCAC Opportunity Areas, 2023

Economic and Employment Opportunities

The TCAC/HCD Opportunity Area Maps also include education data, as illustrated in [Figure 5-4](#). This data represents opportunity levels based on the following four factors:

- **Math proficiency** – Percentage of 4th graders who meet or exceed math proficiency standards.
- **Reading proficiency** – Percentage of 4th graders who meet or exceed literacy standards.
- **High school graduation rates** – Percentage of high school cohort that graduated on time.
- **Student poverty rate** – Percentage of students not receiving free or reduced-price lunch.

San Benito County residents are served by 11 elementary school districts and 2 high school districts which includes 18 elementary schools, two middle schools, and two high schools, almost all of which are located within incorporated cities where the greatest population of K-12 aged people are located. Schools are assigned geographically and generally, no schools exhibit greater demand than others, though Hollister High School experiences overcrowding due to the fact that it is the only high school in the city of Hollister and serves the unincorporated County. San Benito High School District is seeking to expand with a second school location to meet its current demand



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and projected growth and both the County and city of Hollister have been in coordination with the school district to assist in identifying an appropriate site.

As **Figure 5-4** shows, populated areas in the northern region of San Benito County have varying educational outcomes. The County is categorized as having high positive education outcomes in the north central region and less positive education outcomes in the northwestern and southern region of the County. Moderate education outcomes in the northeastern region of the County are prevalent.

The TCAC methodology for the 2021 analysis cites household income as a key component to positive educational outcomes. In the context of the maps, there is typically a positive correlation between census tracts with higher incomes and those with high positive education outcomes. However, the northwestern and northeastern region of the County, along with unincorporated areas east of Hollister, experience less positive education outcomes with moderate to high household incomes. This indicates that income and education outcomes are generally independent variables, and other factors may influence each outcome.

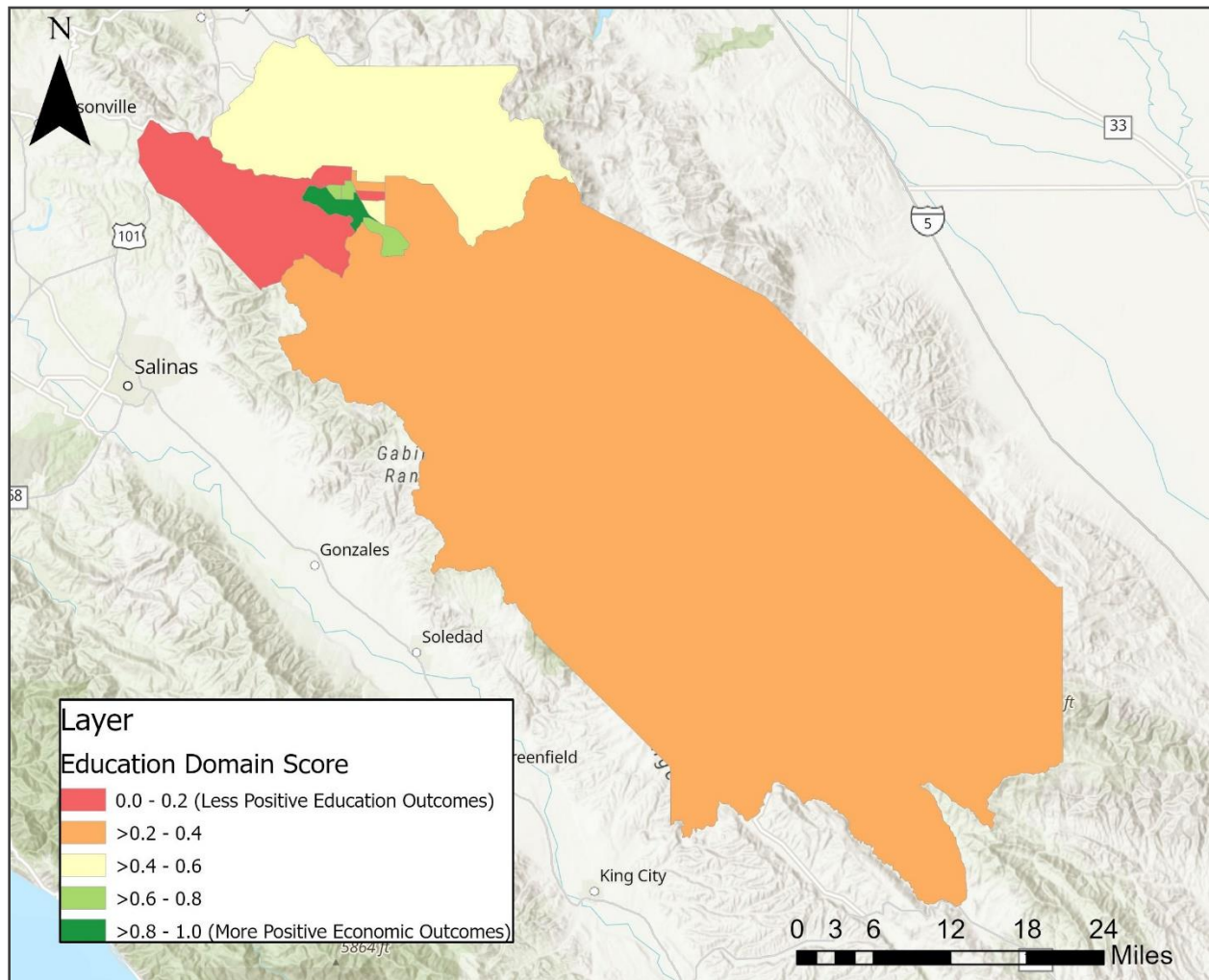
As discussed throughout this Chapter, much of the areas outside of the cities of Hollister and San Juan Bautista are rural areas with few educational institutions. Lower scores are expected in these areas due to small or nonexistent populations.

Comparatively, the communities surrounding the city of Hollister show more positive educational outcomes, similar to other higher population communities in the region. The communities in more rural areas also have similar scores as other rural areas in the region.

The County aims to advance positive education outcomes through the facilitation of affordable housing and affordable workforce housing dedicated to teachers and others who are employed in the K-12 and higher education system. Overall, future housing developments within the County will benefit from access to high levels of resources, bringing additional opportunities for existing and future residents. High levels of resources often result in better quality of life. This could include factors such as abundant parks and recreation facilities, convenient healthcare options, and well-maintained infrastructure which all contribute to increased educational outcomes and opportunities.



Figure 5-4: Education Opportunity Map



Source: HCD AFFH Data Viewer, TCAC Opportunity Areas, 2023

Mobility

Access to public transit is important to households affected by low incomes and rising housing prices since lower-income households tend to utilize public transit more often than higher-income households. Public transit should strive to link lower-income persons, who are often transit dependent, to major employment areas where job opportunities exist and can increase mobility equity. More than 80 percent of residents in the unincorporated County commute to incorporated cities or out of the County to employment centers in the greater Bay Area region. Access to employment via public transportation can reduce transportation costs and increase housing mobility, which may enable residents to locate housing outside of traditionally low-income neighborhoods.

Transportation opportunities are depicted by two indices: (1) the transit trips index and (2) the low transportation cost index. The transit trips index measures how often low-income families in a neighborhood use public transportation. The index ranges from 0 to 100, with higher values indicating a higher likelihood that residents in a neighborhood utilize public transit. The low transportation cost index measures the cost of transportation and proximity to public



transportation by neighborhood. It too, varies from 0 to 100, and “higher” scores point to lower transportation costs in that neighborhood.

AllTransit, which is an online database that tracks connectivity, access, and frequency in the United States, explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. Transit scores range from 1-10, where “higher” scores indicate higher connectivity, access to jobs, and frequency of service. According to the data provided in [Table 5-2](#), the County scored a 1.7/10 AllTransit performance score. This means that there is a very low combination of trips per week and number of jobs accessible, which renders the number of people taking public transit to work negligible. In total, 4,149 jobs are accessible within a 30-minute trip from the County and 0.53 percent of commuters use transit. Additionally, AllTransit identified the following transit related statistics for the County:

- 42.5 percent of jobs in the County of San Benito are located within a half-mile of transit.
- 56.2 percent of workers live within ½ mile of transit.
- 1.2 percent of workers who commute by walking live within a half-mile to transit.
- 0.2 percent of workers who commute by bicycle live within a half-mile of transit.

Access to public transportation increases both economic and environmental/health opportunities. As [Figure 5-5](#) shows, the north-central portion of the County has public transportation connections (Census Tracts 4, 6, 5.01, 5.02, 7.01, 7.02, and 8.01). However, the remainder of the County outside of urban areas do not have public transit connections. In comparison to neighboring counties as shown in [Table 5-2](#) below, Santa Clara County has the “highest” AllTransit Performance Score (6.5), depicting moderate access to public transit to commute to work. Monterey, Fresno, and Merced Counties have lower than average transit scores, but all scored greater than San Benito. The County is largely unpopulated, and transportation providers have not shown interest in providing services to sparsely populated areas of the County. [Figure 5-6](#) illustrates the County Express Tripper route which primarily serves Hollister schools. [Figure 5-7](#) illustrates the Intercounty route’s map that expands from Gilroy, San Juan Bautista, and Hollister. Currently, the San Benito County Express provides convenient and affordable transportation service to the City of Hollister and surrounding areas on an on-call basis. The San Benito County Express also provides intercounty service to Gilroy’s Caltrain and Greyhound Stations, and Gavilan College (Gilroy Campus) with connecting service to the Santa Clara VTA Bus System.

Table 5-2: Transit Indicators by Region, San Benito County, 2023

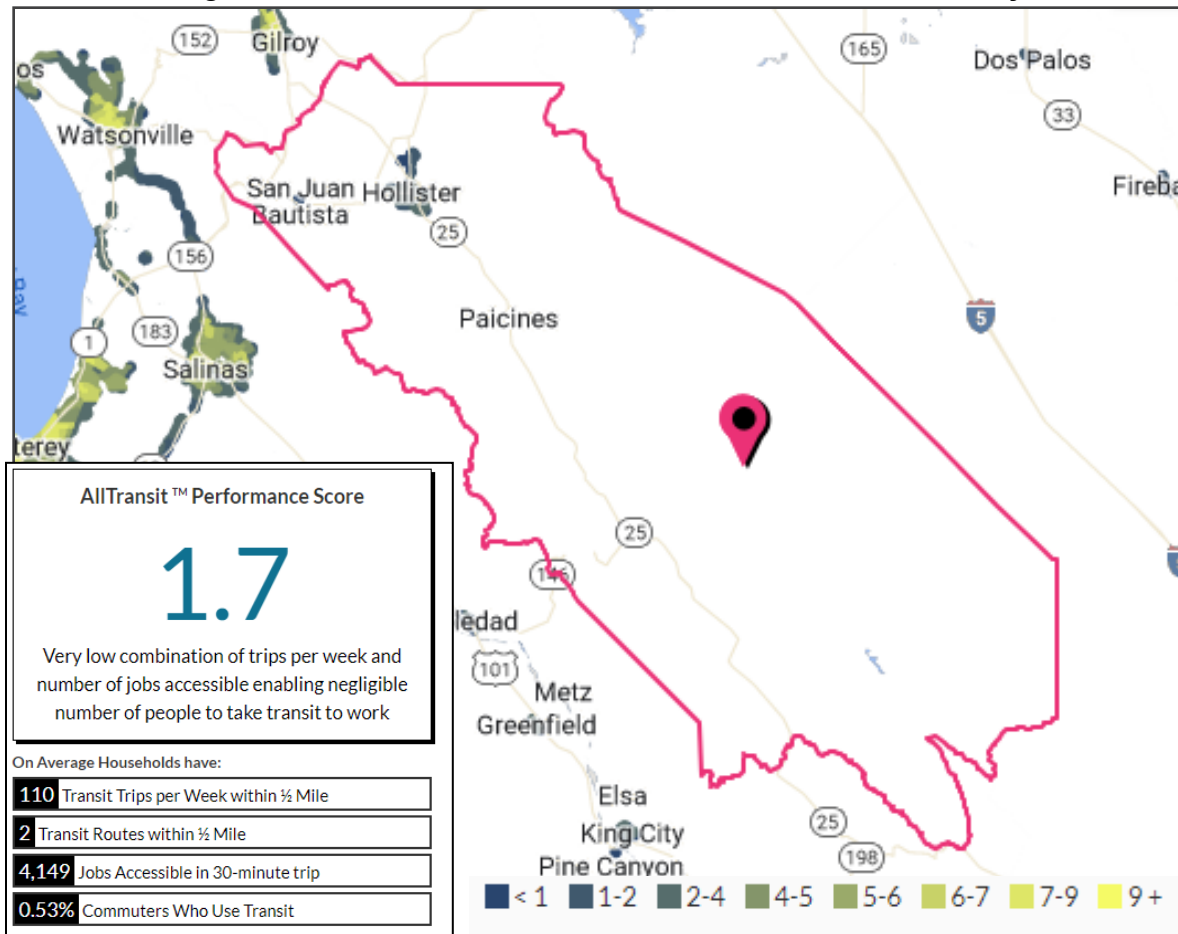
Jurisdiction	AllTransit Performance Score	Transit Trips Per Week within ½ Mile	Jobs Accessible in 30-Min Trip	Commuters Who Use Transit	Transit Routes Within ½ Mile
Monterey County	4.2	870	33,243	1.79%	6
Santa Clara County	6.5	1,629	222,227	4.65%	6
San Benito County	1.7	110	4,149	0.53%	2
Fresno County	3.2	611	48,607	1.28%	3
Merced County	2.4	268	11,658	1.20%	4

Source: AllTransit, 2023.



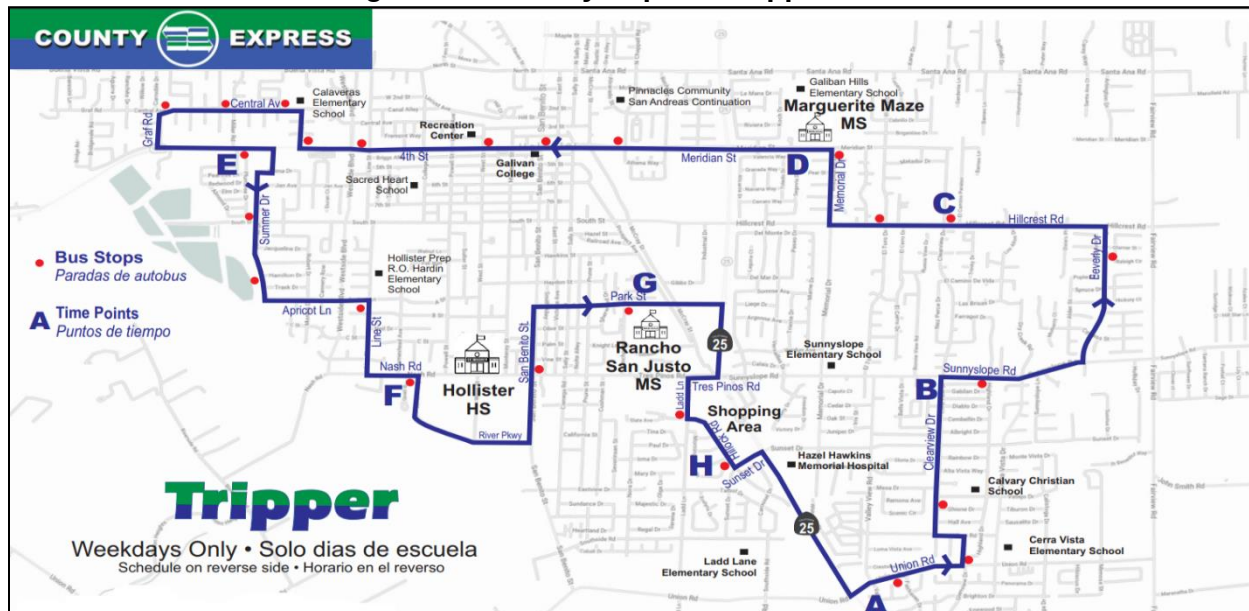
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Figure 5-5: AllTransit Performance Score, San Benito County



Source: AllTransit Metrics, Center for Neighborhood Technology, 2023

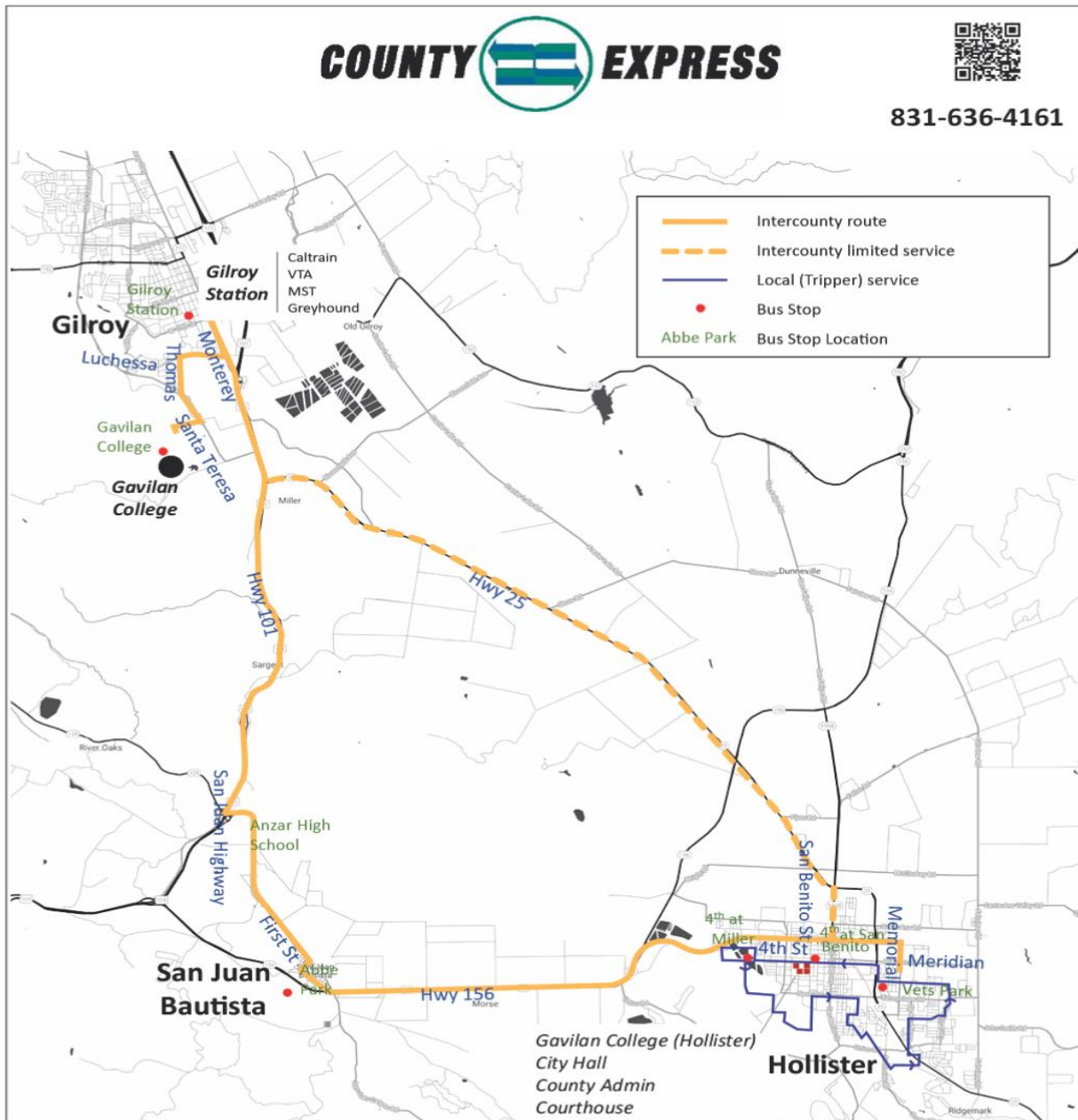
Figure 5-6: County Express Tripper Route



Source: San Benito County Local Transportation Authority



Figure 5-7: Intercounty Express Tripper Route



Environmental Health

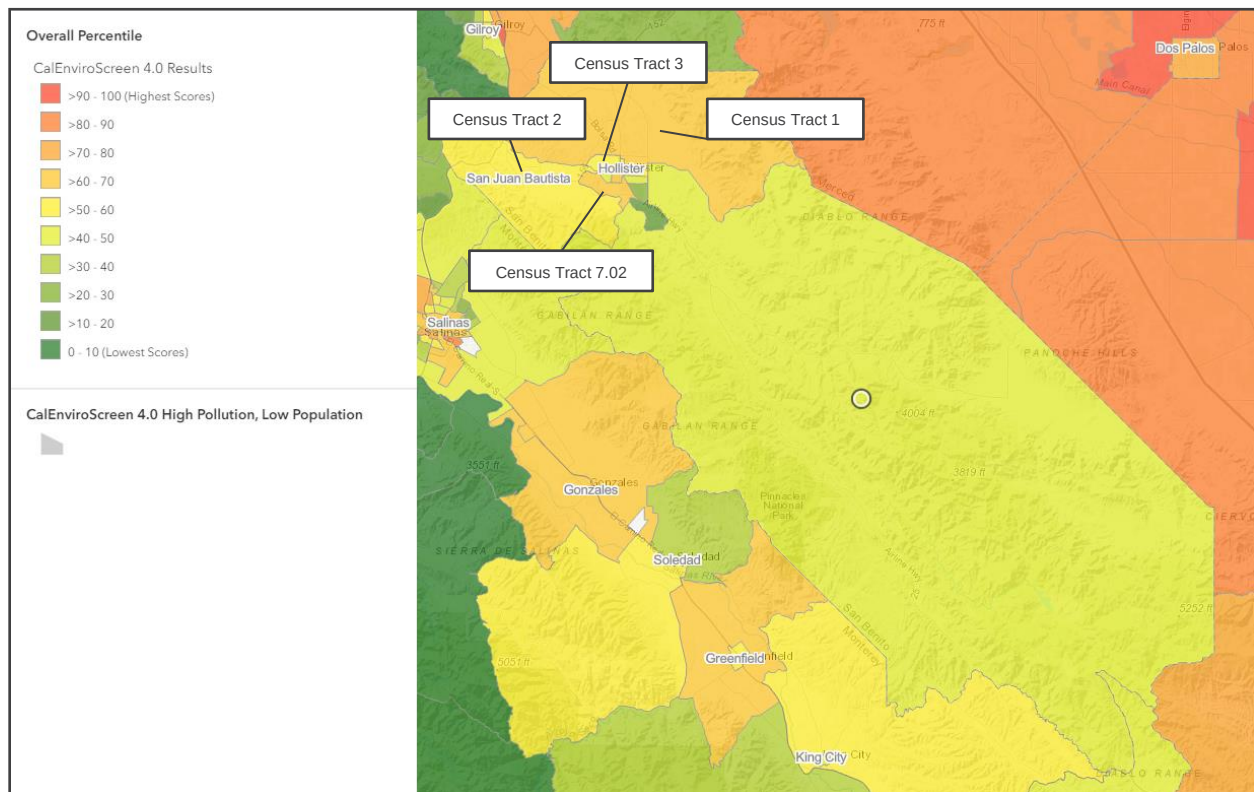
The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of color and lower socioeconomic status to environmental pollutants.

The CalEnviroScreen 4.0 Model is made up of a suite of 20 statewide indicators of pollution burden and population characteristics associated with increased vulnerability to pollution's health effects. The model identifies areas of health risk by conducting the following:

- Uses a weighted scoring system to derive average pollution burden and population characteristics scores for each census tract.
- Comparing these scores for a given census tract to the other tracts in the state by multiplying the pollution burden and population characteristics components together.
- The final CalEnviroScreen score measures the relative pollution burdens and vulnerabilities in one census tract compared to others and is not a measure of health risk.

Figure 5-8 shows that San Benito County generally experiences low pollution burdens and low disadvantaged population characteristics. However, pockets of moderate pollution burdens exist in north and north-central unincorporated County areas. Specifically, Census Tract 1, 2, 3 and 7.02 have scores above an overall 60th percentile. As shown in **Table 5-3** below, average percentiles for each category show that exposure to pesticide and poor drinking water quality are pollution factors across the census tracts listed. Additionally, the region experiences higher than average groundwater threat, hazardous waste facilities, impaired waters, and solid waste threats. Other high percentile categories among nearly all selected census tracts are the rate of cardiovascular disease hospitalizations, rate of adults with less than high school education and rate of linguistic isolation.

Figure 5-8: CalEnviroScreen 4.0, San Benito County



Source: CalEnviroScreen 4.0 Map Tool



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Table 5-3: CalEnviroScreen 4.0 Percentile Ranking by Census Tracts, San Benito County

Census Tract		1	2	3	7.02
Overall Percentile	Percentile	64	52	60	66
	Pollution burden	71	75	25	55
	Population	53	36	84	66
Exposure	Ozone	22	18	21	21
	PM 2.5	1	1	1	1
	Diesel PM	10	36	28	25
	Toxic release	21	9	12	10
	Traffic	37	59	32	31
	Pesticide	89	82	84	63
	Drinking water	76	70	51	67
	Lead from Water	25	58	35	23
Environmental Effects	Clean up sites	58	12	2	84
	Groundwater threat	56	83	41	86
	Hazardous Waste	92	99	36	99
	Impaired waters	98	98	51	51
	Solid waste	99	64	36	42
Sensitive Population	Asthma	68	35	73	67
	Low Birth Weight	4	53	90	67
	Cardiovascular Disease	95	34	98	94
Socioeconomic Factors	Education	59	57	90	47
	Linguistic Isolation	44	50	49	60
	Poverty	49	35	44	28
	Unemployment	77	12	87	56
	Housing Burden	12	46	22	31

B. Analysis of Federal, State, and Local Data and Local Knowledge

1. Summary of Local Knowledge

As a part of the Housing Element, the County considers protected classes such as race, ethnicity, and income, and opportunity indicators as key factors in fair housing. Federal, state, and local data provides regional context, background information and supportive data which helps the County to understand fair housing issues and to identify key fair housing factors for San Benito County. The section below uses available data to identify key trends and local contributing factors to fair housing.

2. Integration and Segregation Patterns and Trends

To inform priorities, policies, and actions, this section contains an analysis of integration and segregation, including patterns and trends, relating to people with protected characteristics. Segregation is defined as the separation or isolation of a race/ethnic group, national origin group, individuals with disabilities, or other social group by enforced or voluntary residence in a restricted area, by barriers to social connection or dealings between persons or groups, by separate educational facilities, or by other discriminatory means.

It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants may



depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country. Alternatively, when White residents leave neighborhoods that become more diverse, those neighborhoods can become segregated. Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

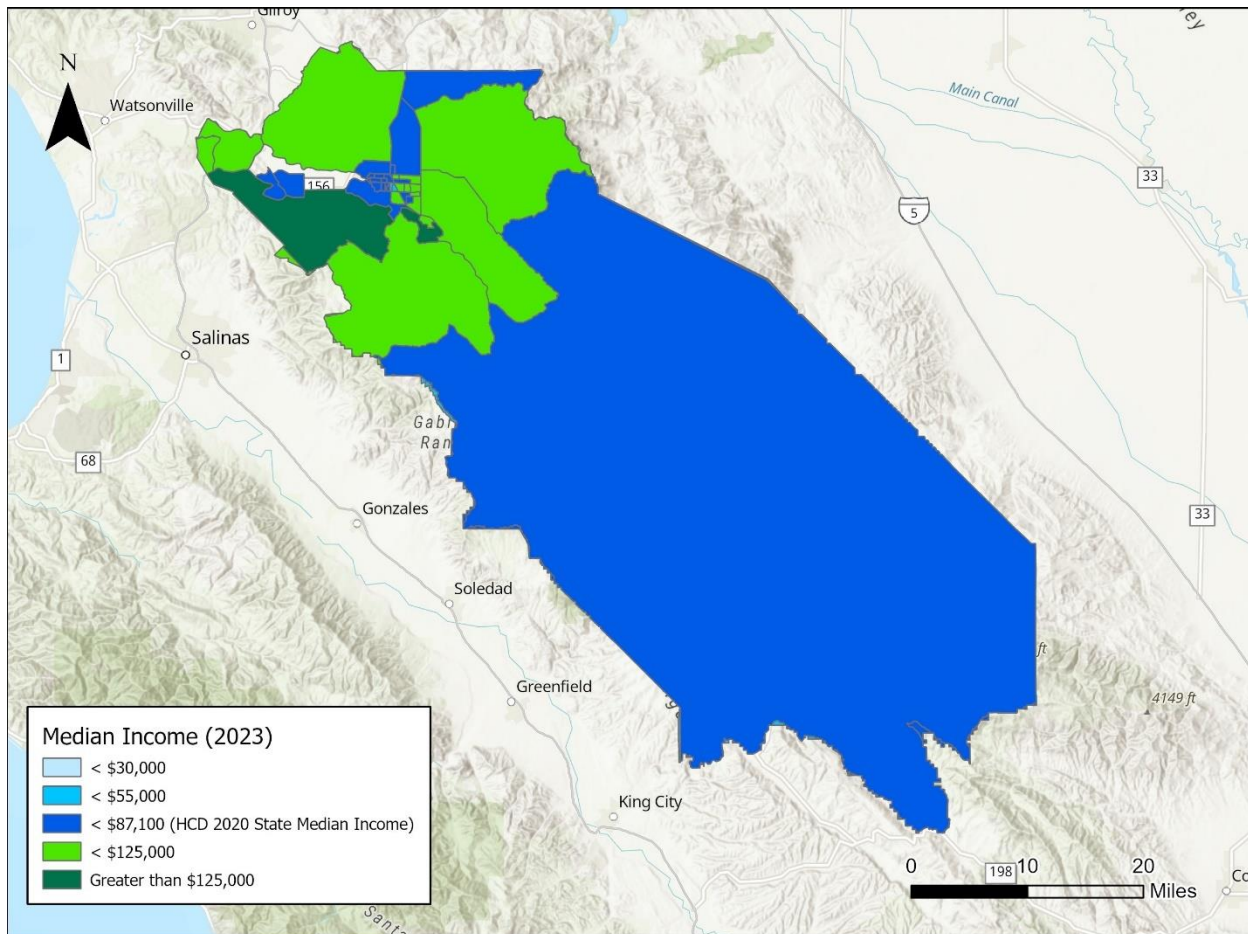
Historical use of racially restrictive covenants and redlining by both public and private entities nationwide directly contributed to today's racial disparities in homeownership rates and wealth attainment at the national level. This discrimination is often reflected geographically in racial segregation and land use patterns that still generally exist today in locales across the nation. For instance, San Benito County's areas of higher opportunity, as discussed in the section above, and areas of concentrated affluence, discussed further below, are in areas of the County that have a predominance of detached single-family housing. Conversely, areas of the County that have a predominance of multifamily housing are more likely to have a range of "low" to "high" resource and opportunity scores.

Figure 10 shows income and familial status by census block groups within San Benito County. In general, census areas surrounding Hollister have higher median household incomes and higher rates of children in married-couple households. Census areas within incorporated areas have households that meet the State's median income of \$87,100 and have higher rates of children living in single-headed households with no spouse/partner. Day care centers, preschools, and family care service centers are most abundant in the city of Hollister and unincorporated County areas adjacent to the city, such as the Hollister Child Development Center on Gateway Drive and Little Angels Childcare on Santa Ana Road. **Figure 10** exhibits a pattern associated with resources in which single-headed households with one income are more likely to live in or near urban centers closer to opportunities, resources, and services. Racial diversity has increased Countywide and is not exclusive to one area. In fact, the County is predominantly Hispanic Non-White in which householders may tend to stay closer to urban areas where familial ties are within a closer proximity.

One block group (Block Group 2, Census Tract 2) in San Juan Valley contains no median income data. The block group is located within San Juan Bautista and is primarily comprised of agricultural land uses and open space with some development related to produce warehousing, construction wholesale, education, and homesteads. Data for south County area is highly variable due to sparse development over a large area; however, generally speaking, south County area exhibits moderate income households with higher rates of children living in married-couple households.



Figure 5-9: Segregation and Integration of Income by Block Group, San Benito County

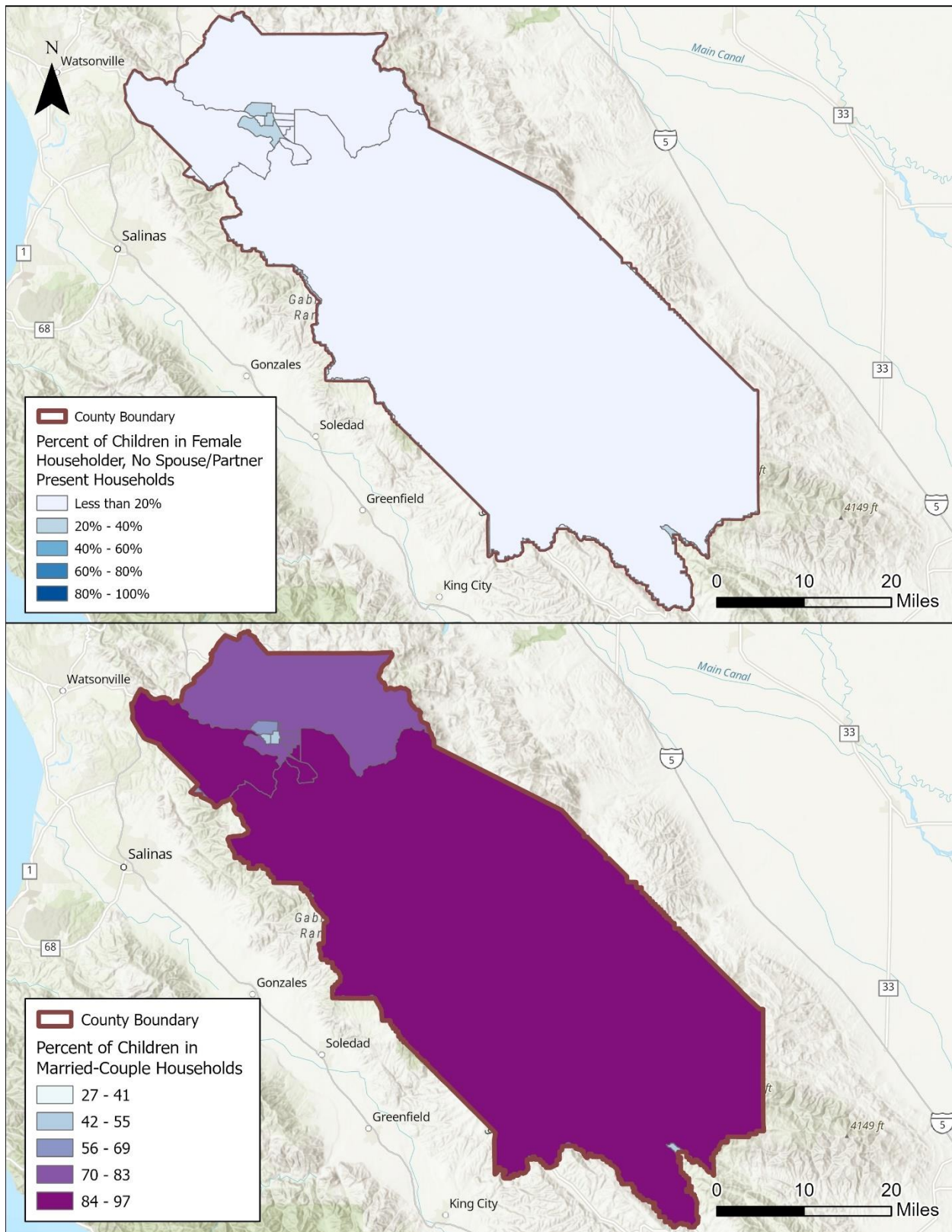


Source: HCD AFFH Data Viewer, TCAC Opportunity Areas, 2023



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Figure 5-10: Familial Status by Census Tract, San Benito County, 2017-2021 ACS



Source: HCD AFFH Data Viewer, TCAC Opportunity Areas, 2023



The County's AFFH policies and programs seek to address equity, prevent displacement, and provide for ongoing affordability to help address this historic pattern of racial disparity. Programs in [Chapter 6](#) will create opportunities for more types of housing development in areas of "higher" resources and opportunity to promote inclusion. A host of other policies and programs seek to increase affordable housing, improve mobility, preserve existing affordable housing, provide renter protections, support anti-displacement, and provide culturally sensitive outreach to historically underrepresented groups. The County seeks to achieve the following AFFH goals through programs and policies in [Chapter 6](#):

1. Increasing Availability of Housing,
2. Increasing Development of Housing,
3. Maintaining and Enhancing Residential Neighborhoods,
4. Promoting Equal Housing Opportunities, and
5. Prioritizing Energy Efficiency and Conservation.

3. Race and Ethnicity

Segregation and Diversity

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods, as analyzed by census tracts. The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number above 60 is considered to show high concentration and a segregated community.

[Figure 5-9](#) below shows the dissimilarity index for racial and ethnic groups in the County. The figure shows high similarity and segregation among the Native Hawaiian and Other Pacific Islander (PI) population, which has a dissimilarity index of about 67.5 percent. More than half of the Native Hawaiian or Other PI population live within an incorporated area of the City of Hollister (Census Tract 6.02). The index is significantly skewed due to the small Native Hawaiian and Other Pacific Islander population size in the County. Compared to the overall population, persons who identify as Native Hawaiian or Other PI represent less than one percent of the County's total population. When a racial or ethnic population is small, its dissimilarity index may be high even if the racial or ethnic group members are evenly distributed throughout the area. Thus, when a group's population is less than 1,000, it is important to exercise caution in interpreting its dissimilarity indices. All other racial and ethnic groups have an index below 60.

Those who identify as Hispanic represent 60.1 percent of the County's population and generally experience high integration. The Hispanic population also exceeds the White Non-Hispanic population in some census tracts that are in the incorporated city of Hollister. As shown in [Chapter 2](#), the County continues to become more diverse through the years.

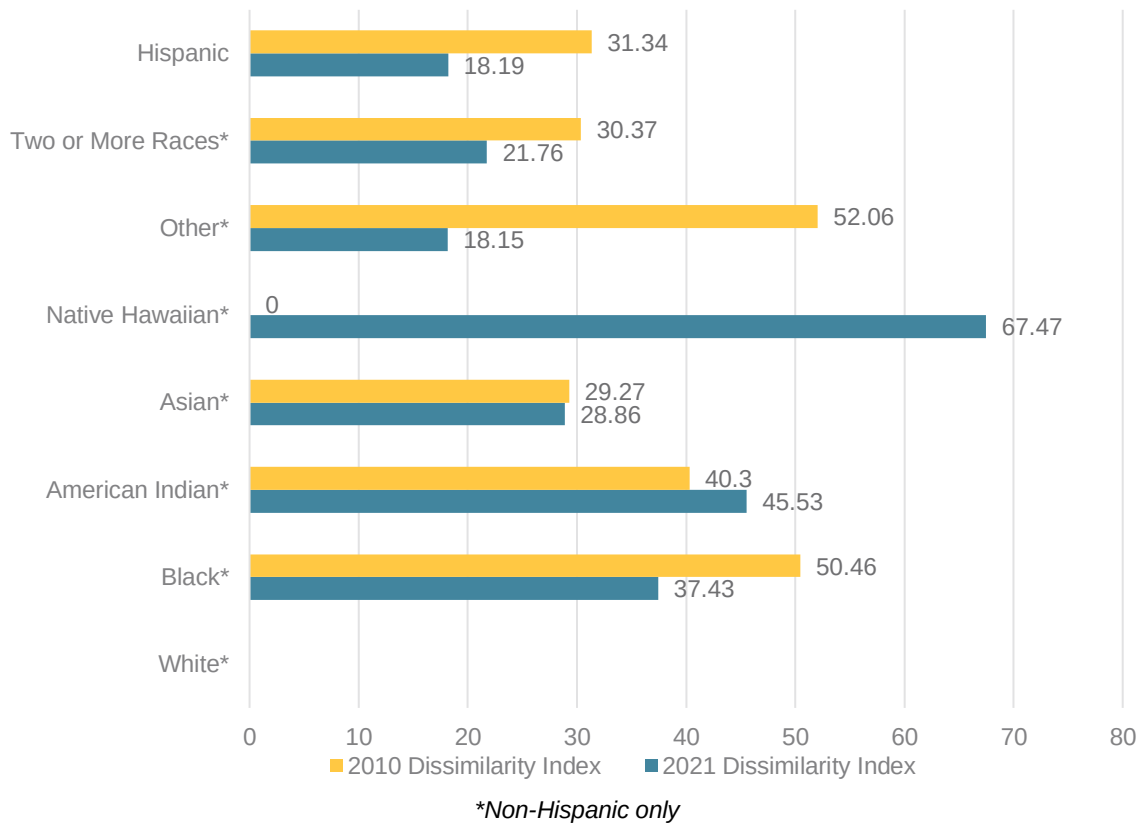
The California Department of Housing and Community Development (HCD) considers dissimilarity index scores above 30 as moderate segregation and scores above 60 as high segregation. Two racial groups, Black and American Indian, have dissimilarity indexes above 30 whereas populations who identify as Native Hawaiian or Other PI have a dissimilarity index above 60. All other racial groups have dissimilarity indexes below 30. This indicates that the County is generally diverse and well-integrated with clusters of racial groups situated within urban areas in northern County. Clustering of racial groups may be indicative of ethnic enclaves who desire to live nearby those with similar backgrounds or cultures and are in proximity to existing resources



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and services. Although this is the case, it does not account for other factors such as median household income, tenure, special needs populations, and subsidized housing availability that may exacerbate concentrations of poverty. As such, the section below provides an analysis on the spatial distribution of poverty and affluent areas within the County.

Figure 5-9: Dissimilarity Index with White Population in San Benito County



Source: 2021 and 2010 ACS 5-Year Estimates, US Census Bureau.

Figure 5-10 below shows neighborhood segregation at census tract levels and identifies which racial groups have more than ten percent representation within the County. Neighborhood segregation considers housing market dynamics, displacement, and gentrification risk. These factors are correlated with racial and ethnic diversity in that Hispanic and Asian population growth tends to increase sociodemographic and economic diversity, which can absorb segregation risks¹.

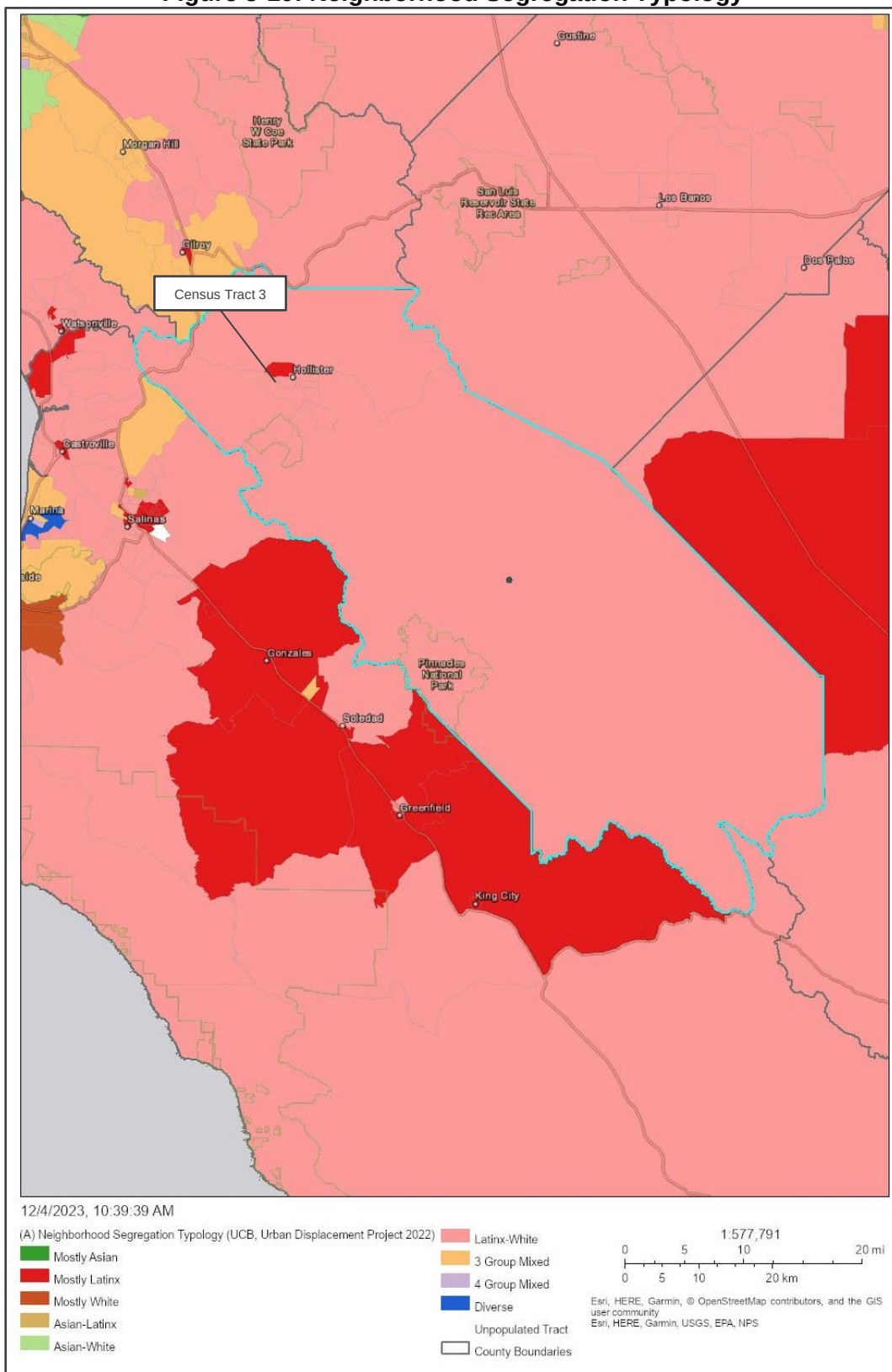
The majority of San Benito County is described as “Latinx-White.” “Latinx-White” classification is any census tract where the Latinx population is under 80 percent. Census Tract 3 is described as “Mostly Latinx” which is in the northwestern section of Hollister and a portion of the adjacent unincorporated County area. The census tract has an 87.6 percent Latinx population, 7.5 percent White, 3.4 percent Asian, and less than one percent for Black and Other groups.

¹ Hall, Matthew, Kyle Crowder, and Amy Spring. 2015. “Neighborhood Foreclosures, Racial/Ethnic Transitions, and Residential Segregation.” *American Sociological Review* 80:526–549. ACS, 2019.



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Figure 5-10: Neighborhood Segregation Typology



Source: California Department of Housing and Community Development – AFFH Data Viewer.



Figure 5-11 illustrates demographic changes from 2010 to 2018 at a block group level. The diversity index considers racial and ethnic population size, median age, household income, per capita income, and many other demographic variables. The changes indicate that the likelihood that two individuals from different racial and ethnic groups have increased throughout the region, especially in southern County area, San Juan Bautista, and northeastern County area. Census Tract 8.02 experienced the most significant increase with 5.3 index points. This census tract is in the southern half of the County and covers a large area that is predominantly open space and agricultural land uses with rural residential neighborhoods. The population in this census tract has decreased from 720 in 2010 to 699 in 2018. Populations who identify as White and Other Race/Two or More Races populations decreased while Hispanic populations increased. This trend may also be due to changes in how individuals report their ethnicity and race.

There are no clear patterns that led to concentrated minority neighborhoods; however, some historic factors such as post-World War II development and Federal programs may have influenced modern settlement patterns as seen today. The Bracero Program, for instance, permitted over 4 million Mexicans to work as laborers on a contractual basis. Although limited data exists on population increases within the County from the Bracero Program, records show that farms within the County have benefited from the Program. In 1957, there were 41 farmworker labor camps within the County, with a “rising need for family groups in San Benito County”². Prune harvesting and drying demanded 2,400 workers during peak season³ and sugar beet thinning and hoeing demanded 43 percent additional braceros by 1960⁴.

Al Bonturi, a local walnut and apricot farmer and advisor to the University of California Cooperative Extension, recruited “more than 600 men under the grandstands of a bullfighting stadium” to a labor camp on Southside Road in 1950⁵. This is one of many examples that suggests significant immigration of bracero families within the County beginning in the 1950s.

Automation and mechanization in the 1960’s reduced the demand for laborers. After the Program’s official termination in 1964, due in part to low wages and racial discrimination, most families settled in urbanized areas where resources and work opportunities were available. This was particularly true in San Juan Valley and Hollister Valley in northern County where the confluence of three rivers continue to offer fertile farmland for agricultural work. In addition, the County’s urbanized areas provide access to neighboring cities and central valley farms, i.e., Pajaro Valley farms, Watsonville, Los Banos, etc. where farms continue to thrive also due to its proximity to the Southern Pacific Railroad.

² San Francisco State University Digital Collections. November 1957. “Data on the number of labor camps per California county”. Accessed on 23 December 2024 at <https://digital-collections.library.sfsu.edu/Documents/Detail/data-on-the-number-of-labor-camps-per-california-county/24803?item=24807>.

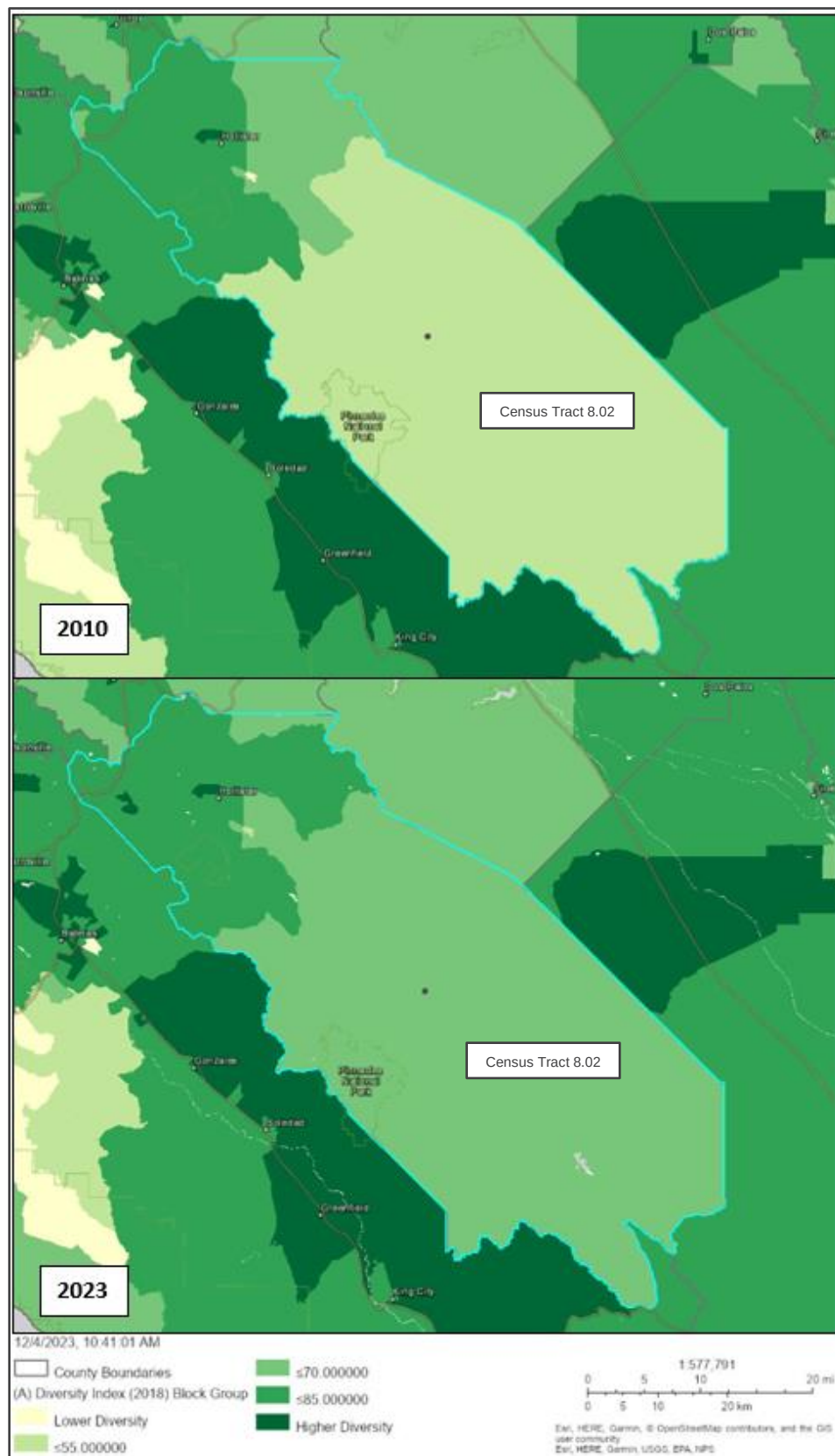
³ San Francisco State University Digital Collections. 1959. “Mexican Nationals in California Agriculture 1942-1959”. Accessed on 23 December 2024 at <https://digital-collections.library.sfsu.edu/Documents/Detail/mexican-nationals-in-california-agriculture-1942-1959/25012?item=25174>.

⁴ Ibid.

⁵ Van Cassell, Michael. 2007. “Blazing New Trails in Local Agriculture”. San Benito.com. Accessed on 23 December 2024 at <https://sanbenito.com/blazing-new-trails-in-local-agriculture/>.



Figure 5-11: Diversity Index (2010, 2023)



Source: California Department of Housing and Community Development – AFFH Data Viewer.



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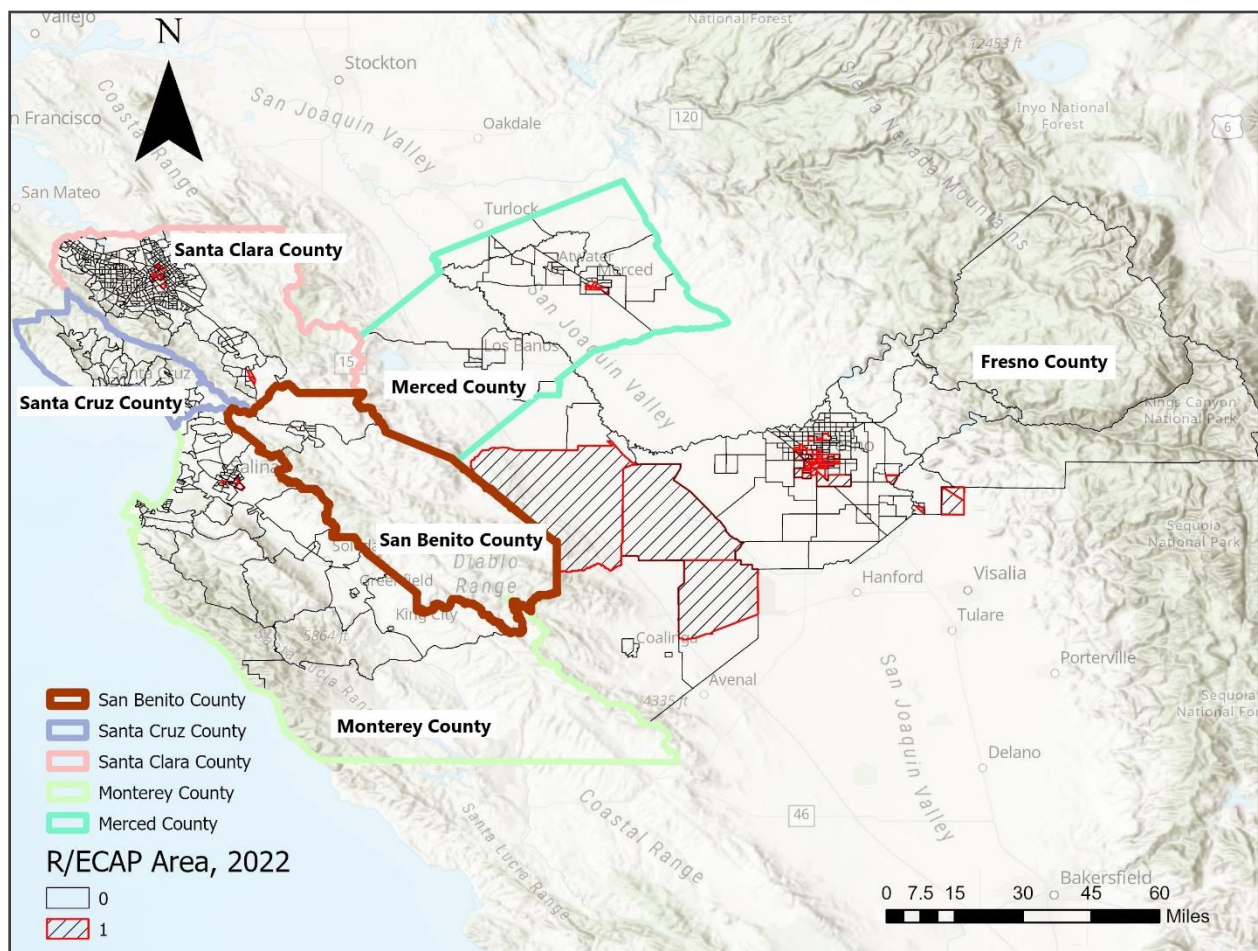
Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

HUD has developed a metric to spatially analyze the combined factors of race and poverty. Racially/ethnically concentrated areas of poverty, or R/ECAPs, are census tracts with a majority non-White population and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metropolitan area, whichever threshold is lower.

Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation. However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, or business, social networks, and communities to help groups preserve cultural identity and establish themselves in new places. Overall, it is important to study and identify these areas to understand patterns of segregation and poverty in the County.

As shown in **Figure 5-12** below, there are no identified R/ECAP areas in the San Benito County. In comparison, neighboring counties such as Fresno, Santa Clara, Santa Cruz, Monterey, and Merced have R/ECAP areas within urbanized clusters. A large R/ECAP area in Fresno County borders the southeast boundary of San Benito County, which is dominated by agricultural farmland.

Figure 5-12: R/ECAP Areas in San Benito County and Surrounding Region



Source: California Department of Housing and Community Development – AFFH Data Viewer.



Racially Concentrated Areas of Affluence (RCAAs)

R/ECAPs are a long-standing, contributing factor to segregation. However, patterns of segregation in the United States show that of all racial groups, the White population is the most separated from other racial groups. Research identifies the segregation of affluence to be greater than the segregation of poverty. Racial and economic segregation can have significant effects on respective communities, including but not limited to socioeconomic disparities, disparities in access to educational experiences and benefits, exposure to environmental conditions and crime, and access to public goods and services.

Analyzing Racially Concentrated Areas of Affluence (RCAAs) are important when determining segregation and integration trends. Data used in the analysis of RCAAs from the 2015-2019 American Community Survey and is measured at the census tract level. HCD has created an RCAA metric to reflect California's relative diversity and regional conditions, and to aid local jurisdictions in their analysis pursuant to AB 686 and AB 1304. HCD's RCAA metric is first calculated using a Location Quotient (LQ) for each census tract that represents the percentage of the total White population (White Alone, Not Hispanic or Latino) per census tract compared to the average percentage of total White population for all census tracts in a given Council of Governments (COG). For example, a census tract with an LQ of 1.5 has a percentage of total white population that is 1.5 times higher than the average percentage of total white population in the given COG region. RCAAs are identified by taking census tracts with an LQ of more than 1.25 and a median income 1.5 times higher than the COG Area Median Income (AMI) (or 1.5 times the State AMI, whichever is lower) and assigning these tracts a numeric score of 1. A score of 1 indicates that a census tract meets the qualifications of an RCAA. Census tracts that did not meet this criterion are assigned a score of 0.

A nationwide analysis of RCAAs identified the following trends:

- RCAA tracts have more than twice the median household income of the average tract in their metro area.
- Poverty rates in RCAAs are significantly lower and are, on average, about 20 percent of a typical tract.
- RCAAs tracts are more income homogenous than R/ECAPs.
- The average RCAA is about 57 percent affluent, whereas the average R/ECAP had a poverty rate of 48 percent.
- The typical RCAA tract has a rate of affluence 3.2 times that of a typical tract, whereas R/ECAPs on average had a poverty rate 3.2 times that of a typical tract.

RCAAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices. Postwar patterns of suburbanization in many metropolitan areas were characterized by White, affluent communities erecting barriers to affordable housing and engaging in racially exclusionary practices. According to the Housing and Community Development AFFH Guidance Memo, "segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices." Therefore, both sides of the continuum must be examined.

Figure 5-13 below displays the RCAA map for San Benito County. One census tract (Census Tract 8.01), located just south of Hollister in the north-central area of unincorporated County, is



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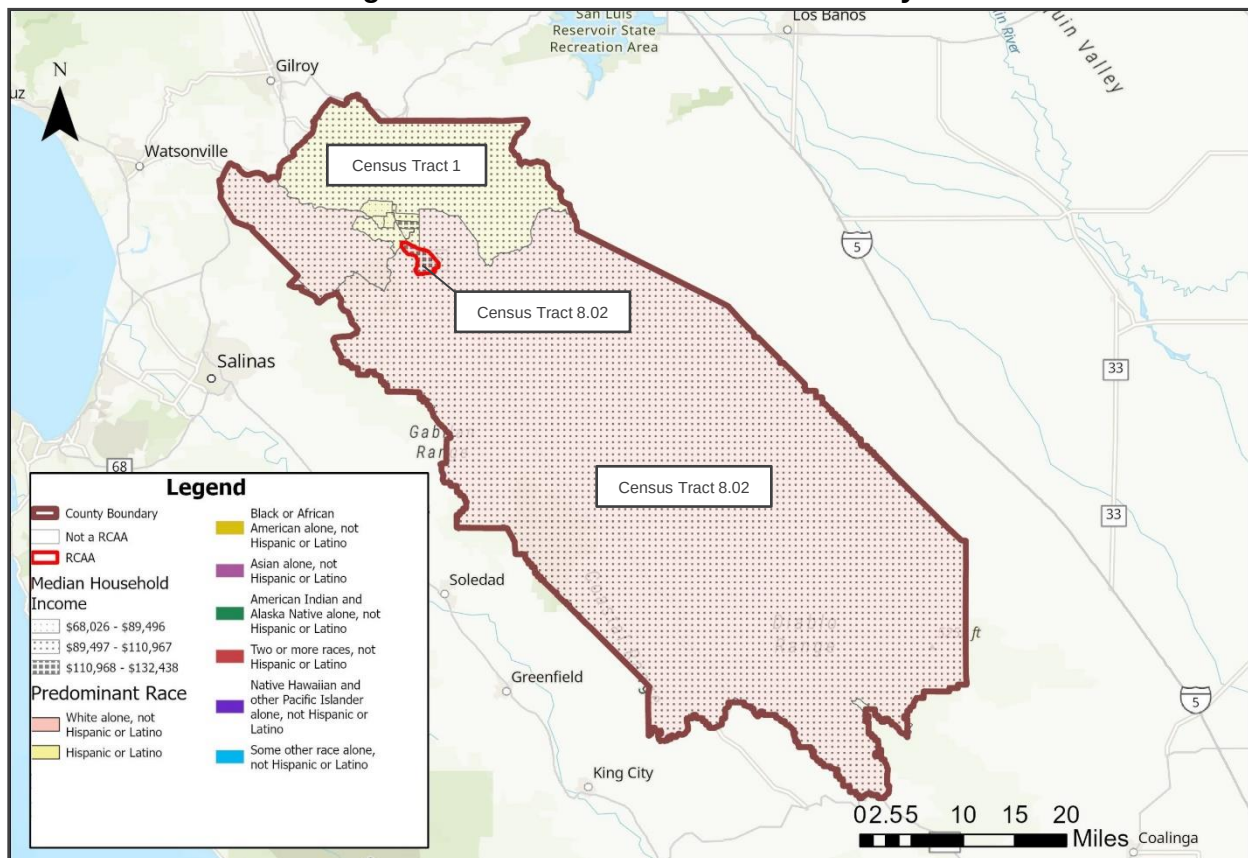
designated a RCAA. The census tract covers the community of Ridgemark, a private and gated golf community with 1,241 housing units and population size of 2,901. According to the 2017-2021 ACS, the median income is \$132,438 with a total White population of about 70 percent. The census tract is considered affluent compared to the surrounding communities.

Ridgemark is a census-designated place (CDP) that borders the City of Hollister. The entire community is gated and is surrounded by the Ridgemark Golf Club and Resort. Ridgemark was founded in the 1970s and is best known as a prestigious, private golf community. Prior to the development of Ridgemark, the land was originally a turkey farm. Sonny Paullus, the owner, converted the area into a private golf course. Its original name was “The Ridge,” but it was changed to Ridgemark after Sonny’s late son, Mark. The golf course officially opened in August 1972.

Because of Ridgemark’s exclusivity, homes within the community are generally more expensive than the average cost of homes in San Benito County. Higher cost homes have contributed to a concentration of higher income households in Ridgemark.

The neighboring unincorporated areas north of Hollister and south of Ridgemark (Census Tract 8.02, Census Tract 1) shows an average median income of \$108,092 and total White Non-Hispanic population of about 24 percent. It should be noted that Census Tract 8.01 covers a vast area that is vacant or sparsely populated and thus may not be representative of the region.

Figure 5-13: RCAAs in San Benito County



California Department of Housing and Community Development – AFFH Data Viewer.



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Ridgemark is a planned community that was constructed in the 1970s and exclusively serves the Ridgemark Golf Club. Currently, a project in Ridgemark is going through a CEQA process for a new development project which aims to amend the existing zoning map. According to the 2021 Notice of Preparation of a Draft Environmental Impact Report, the project includes 190 additional residential units, 30 of which will be affordable, and includes new commercial/retail, recreation and open space, roadway, and utility improvements to accommodate the new development.

No identified candidate sites for the 6th cycle are located within the RCAA. However, there are three housing projects that are proposed or under construction with affordable units located within the RCAA, as further described below:

- Lico and Greco Properties (Vista del Calabria) is under construction to develop 156 units, 23 of which are affordable units. A tentative subdivision map was approved on September 2, 2020. The project utilizes the County's ad-hoc program under conditions of approval is for \$4,500 per market rate unit to be spent evenly toward down payments and/or closing cost for the for-sale Below Market Rate units.
- Promontory is under construction and received a condition of approval for 13 moderate-income "secondary units" and includes payment of in-lieu fees toward the County's affordable housing efforts.
- Angels Co. LLC/John Wynn is preparing an environmental impact report for the development of 175 new lots, with 190 dwellings, including 15 of which are below market-rate duplex or duet residential units.

It is also important to note that the current subdivisions were built prior to the County's affordable housing program in 2016. Any new developments in Ridgemark would be required to comply with the County's inclusionary housing ordinance to provide affordable units or pay an in-lieu fee.

C. Displacement and Disproportionate Housing Needs

The analysis of disproportionate housing needs within San Benito evaluated existing housing need, need of the future housing population, and units within the community at risk of converting to market-rate.

Disproportionate housing needs refer to disparities in cost burden, overcrowding, substandard housing, and displacement risk for special needs populations in comparison to the rest of the population.

Overpayment (Cost Burden)

Overpayment is a key factor in understanding housing needs and affordability. State and federal standards indicate that a household paying more than 30 percent of its income for housing is considered to be overpaying and cost burdened. A household paying 50 percent, or more is considered severely cost burdened. Overpayment for housing can cause an imbalance on the remainder of a household's budget.

Table 5-4 below summarizes San Benito County's cost burdened households. Approximately 36.3 percent of owners are cost burdened, with 11.8 experiencing a severe cost burden. In comparison, 44.9 percent of renters are cost burdened, with an additional 19.9 percent who are severely cost burdened. As shown, extremely low-income (<30 HAMFI) renters deal with a higher percent of cost burden at 14.4 percent, and severe cost burden at 12.7 percent. Conversely,



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owner households who have an above moderate-income (>100 HAMFI) deal with the highest percentage of being cost burdened at 13.3 percent, although only 0.8 percent are severely cost burdened.

As shown below, renters in the lower-income levels are more likely to experience a severe cost burden but are less likely to experience a cost burden as their incomes increase. The opposite trend is true for owner households, and this may reflect a willingness of households with larger incomes to invest in home ownership even if it will cost them a higher percentage of their incomes. Overall, cost burdens overwhelmingly influence housing choice and may lead households to decide whether to secure less adequate housing or take on a cost burden.

Table 5-4: Summary of Housing Overpayment

Income by Cost Burden*	Owner				Renter			
	Cost Burden > 30%	% Of Owner HH	Cost Burden > 50%	% Of Owner HH	Cost Burden > 30%	% Of Renter HH	Cost Burden > 50%	% Of Renter HH
Household Income is < 30% HAMFI	490	4.1%	390	3.2%	915	14.4%	810	12.7%
Household Income is 31% to 50% HAMFI	500	4.2%	315	2.6%	810	12.7%	360	5.6%
Household Income is 51% to 80% HAMFI	1,130	9.4%	395	3.3%	910	14.3%	100	1.6%
Household Income is 81% to 100% HAMFI	645	5.4%	220	1.8%	105	1.6%	0	0.0%
Household Income is >100% HAMFI	1,600	13.3%	100	0.8%	125	2.0%	0	0.0%
Total	4,365	36.3%	1,420	11.8%	2,865	44.9%	1,270	19.9%

Note: HAMFI equals HUD area median family income, this is the median-family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

** Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.*

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2016-2020

Figure 5-14 represents the percent of households by tenure whose gross rent (Contract Rent Plus Tenant-Paid Utilities) or mortgage costs are 30 percent or more of an individual's income by census tract. Cost burdens are proportionately equal in urban areas and northern County among renters and owners. South County area exhibited the greatest difference in cost burden, where higher rates of overpayment exist among homeowners. Specifically, census tracts 5.01, 6.01, and 6.02 that are located around Hollister north of the RCAA area of Ridgemark. The area tends to experience higher rates of housing cost burden compared to the surrounding census tracts. The



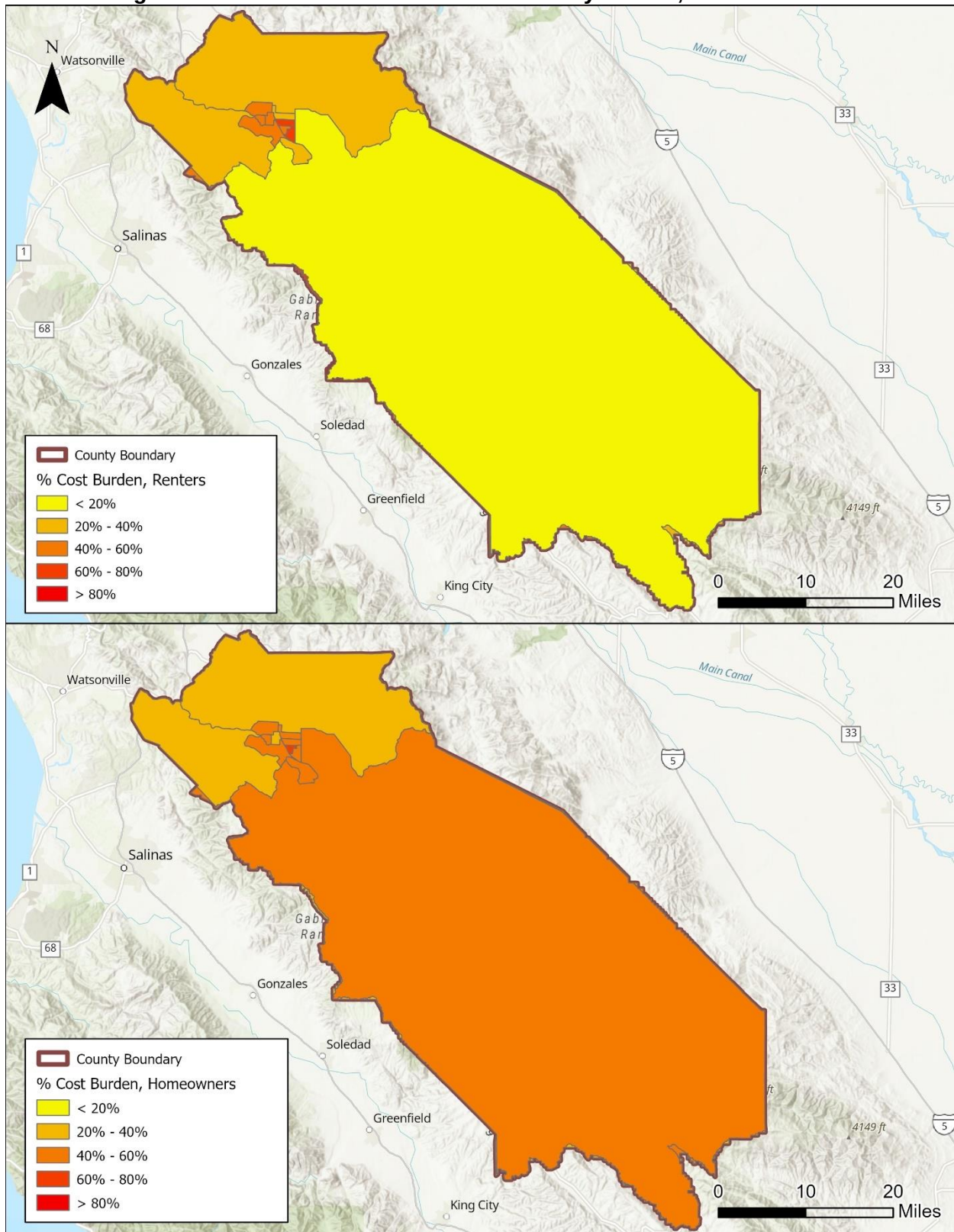
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area also tends to experience moderate to severe overcrowding, higher rates of low- to moderate-income populations (20-60 percent), moderate to high TCAC resource area, and lower displacement risk. This phenomenon further supports the theory that residents in this area are more willing to pay for homeownership and their associated costs.



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Figure 5-14: Cost Burden of Householders by Tenure, 2017-2021 ACS



Source: California Department of Housing and Community Development – AFFH Data Viewer



Overcrowding

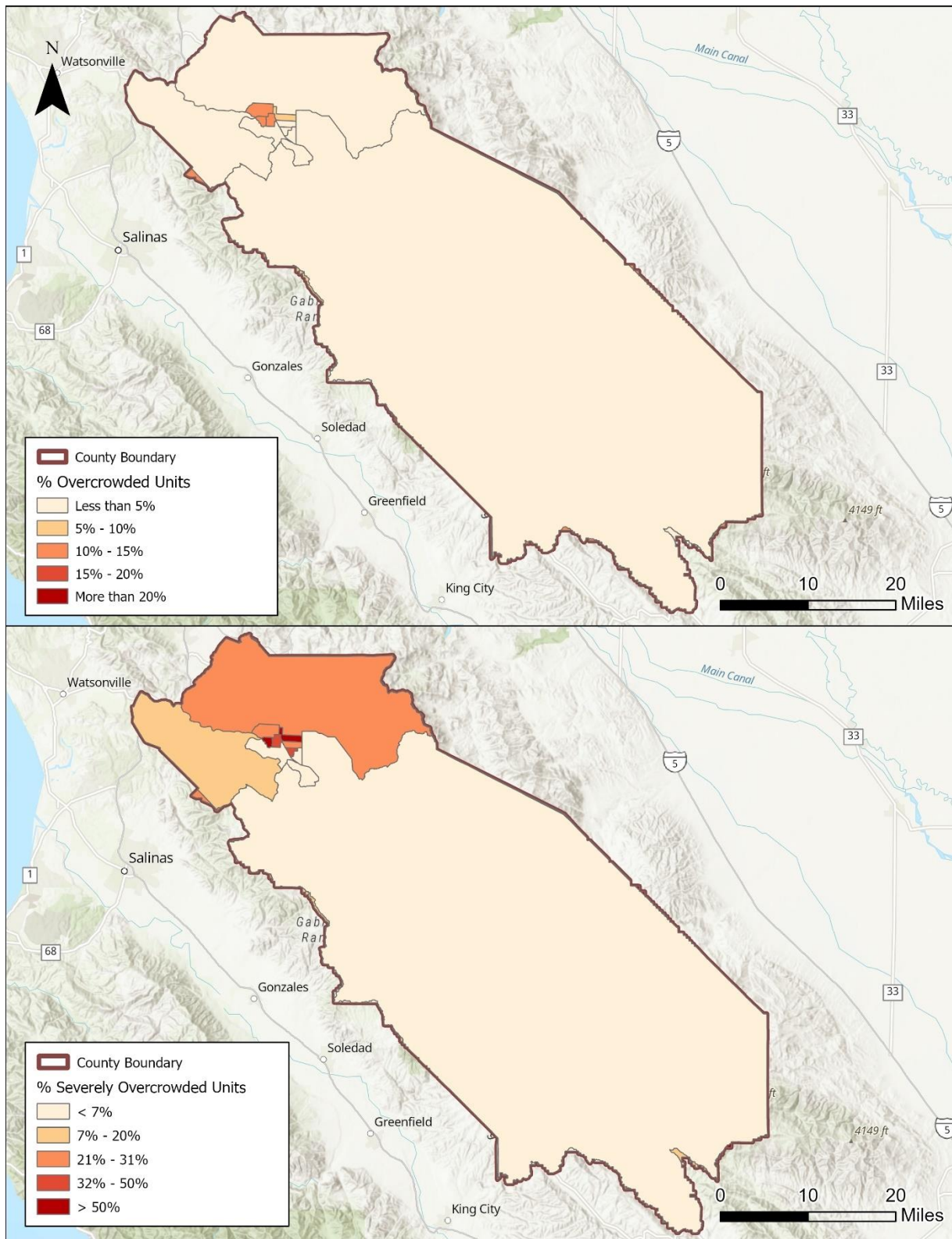
Overcrowding in a household is defined as between 1.01 and 1.5 persons per room in a household, and severe overcrowding is defined as more than 1.5 persons per room. Overcrowding often occurs when nonfamily members combine incomes to live in one household, such as college students and roommates. It also occurs when there are not enough size-appropriate housing options for large or multigenerational families. [Table 5-5](#) below displays overcrowding data by household tenure. Roughly 2.7 percent of owner-occupied units experience overcrowding, while 5 percent of renter-occupied units experience overcrowding. Additionally, 0.6 percent of owner-occupied units experience severe overcrowding, while 1.8 percent of renter-occupied units experience severe overcrowding. Overall, 1,468 units, which makes up 7.7 percent of total occupied households, experience some form of overcrowding in the County. To help mitigate household overcrowding, it is important to increase the opportunities for housing of all types and appropriate sizes for different household needs.

Table 5-5: Overcrowding by Tenure, San Benito County						
Tenure	Overcrowded Units (1.0 to 1.50 persons/room)		Severely Overcrowded Units (>1.51 persons/room)		Total Overcrowded Occupied Units	
	Count	Percent of Total Occupied Units	Count	Percent of Total Occupied Units	Count	Percent of Total Occupied Units
Owner Occupied	396	2%	122	0.6%	518	2.7%
Renter Occupied	601	3%	349	1.8%	950	5%
Total	997	5.2%	471	2.5%	1468	7.7%
Source: American Community Survey, Table B25014, 5-Year Estimates, 2021.						

[Figure 5-15](#) shows that higher rates of overcrowding exist in areas within and surrounding Hollister. Specifically, census tracts 3, 4, 5.01, 5.02, 7.01, and 6.02 represent unincorporated County areas to the north, east, and middle of Hollister's sphere of influence. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding is strongly related to household size (particularly for large and very-large households) and the availability of suitably sized housing. The census areas also exhibit higher rates of Non-White households, particularly Hispanic or Latino populations, and supports the theory that Hispanic or Latino households may experience overcrowding due to cultural and social priorities. Nevertheless, overcrowding impacts both owners and renters, in which renters are generally more significantly impacted. The Policy Plan considers programs that increase a variety of housing types throughout the region.



Figure 5-15: Overcrowding and Severely Overcrowding, 2017-2021 ACS



Source: California Department of Housing and Community Development – AFFH Data Viewer



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Table 5-6 below shows that overcrowded owner-occupied housing units make up 2.7 percent of all units in the County. This is lower than Monterey County (3.9 percent), and Tres Pinos CDP (3.3 percent). However, San Benito County has a higher percentage of owner-occupied overcrowding than the State (2.4 percent), Santa Cruz County (2.1 percent), and Aromas CDP (2.4 percent).

Renters tend to experience higher rates of overcrowding than residents who own their home. This trend is evident among the jurisdictions listed in **Table 5-6** below and may be due to a variety of factors such as housing affordability and the lack of financial equity available for residents with lower-incomes. In San Benito County, approximately 5.0 percent of total household units are overcrowded, and renter occupied. Although San Benito County has lower rates of renter-occupied overcrowded units than the State of California (5.9 percent) and Monterey County (10.3 percent), the County exceeds those of Aromas (4.6 percent) and Tres Pinos (4.7 percent). The County is equivalent to Santa Cruz County's rate of renter-occupied overcrowded units.

Jurisdictions	Owner-Occupied Overcrowded Units		Renter-Occupied Overcrowded Units	
	Count	% Of All Units	Count	% Of All Units
Aromas (CDP)	721	2.4%	161	4.6%
Ridgemark (CDP)	860	0.0%	273	0.0%
Tres Pinos (CDP)	261	3.3%	15	4.7%
Hollister	451	3.8%	714	6.1%
San Juan Bautista	6	0.9%	33	4.7%
San Benito County	12,944	2.7%	6,200	5.0%
Monterey County	67,182	3.9%	62,795	10.3%
Santa Cruz County	58,321	2.1%	38,155	5.0%
State of California	7,335,247	2.4%	5,882,339	5.9%

Source: American Community Survey, Table B25014, 5-Year Estimates, 2021.

Substandard Housing

Substandard housing can be a threat to public health due to the lack of facilities such as plumbing and heating appliances. Such housing units would need to be repaired or replaced to create a healthy living environment. The types of substandard housing challenges in San Benito County vary according to household income, type, and tenure. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD provides detailed information on housing problems by income level for different types of households in the County. The most recent available CHAS data was published in May 2022 and is based on 2020 ACS data. Housing problems considered by CHAS include:

Housing Problem

- Incomplete kitchen facilities
- Incomplete plumbing facilities
- 1+ person per room
- Cost burden greater than 30 percent

Severe Housing Problem

- Incomplete kitchen facilities
- Incomplete plumbing facilities
- 1.5+ person per room
- Cost burden greater than 50 percent



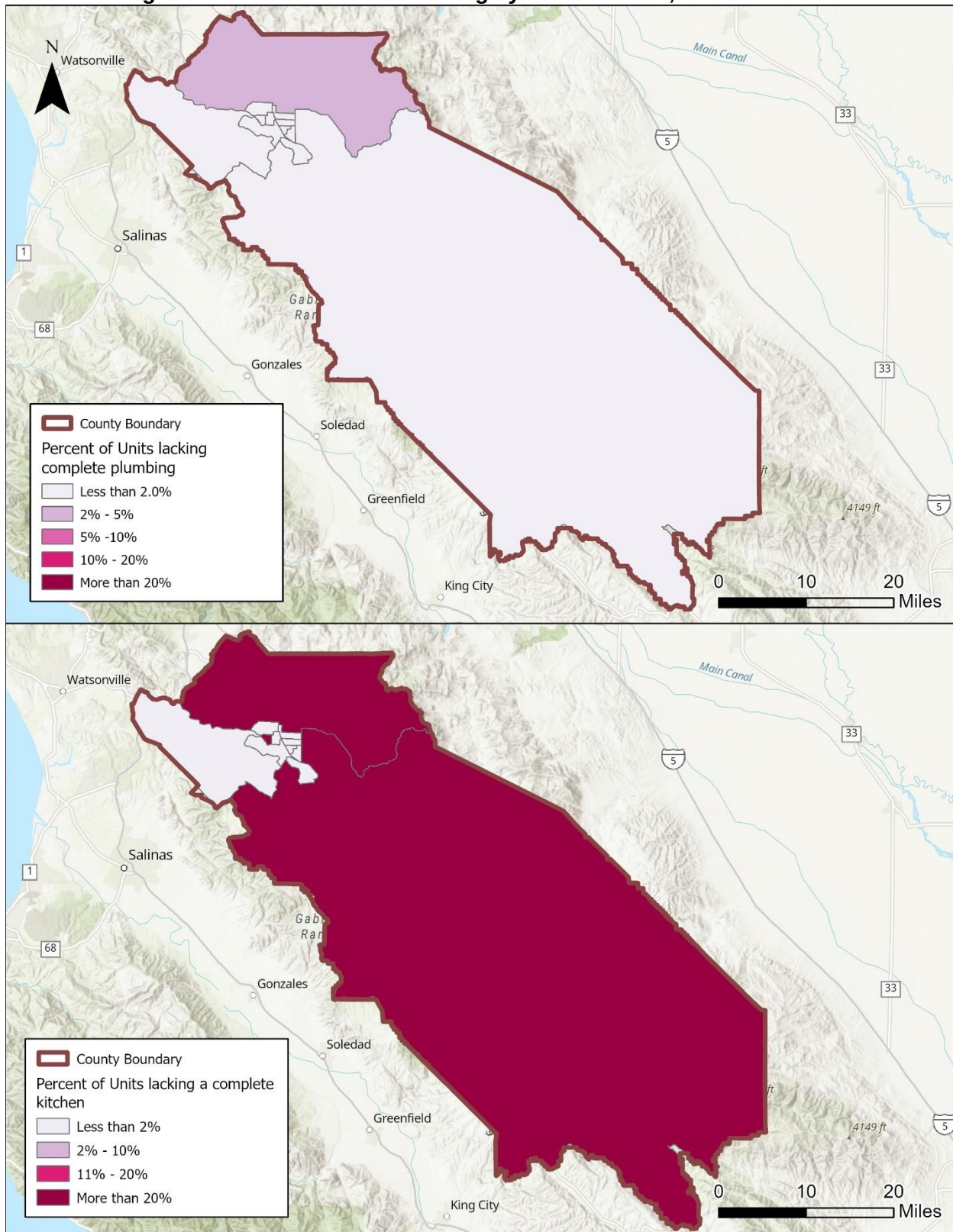
Figure 5-16 shows the spatial distribution of householders who lack complete plumbing or kitchens by census tract. Census tracts 1, 3, and 8.02 is in unincorporated areas further away from Hollister and has the highest percentage of substandard housing in the County. This area encompasses the Hollister Municipal Airport, agricultural land, residential development, and open space. Specifically, census tract 1 is the northernmost census area with the highest reported housing units that lack complete plumbing and complete kitchens. Census tract 1 also exhibits higher rates of Hispanic, Non-White households, low- to moderate-income populations, moderate to high TCAC resource areas, and higher rates of severely overcrowded households. This area has a lower population density which can contribute to skewed indicators.

Types of housing challenges can vary according to household income, type, and tenure. **Table 5-7** illustrates housing assistance needs of lower-income households amongst the County. As illustrated, 43.9 percent of owners and renters experience at least one housing challenge whereas 22.3 percent experience at least one severe housing challenge. In San Benito County, owners (25.3 percent) experience higher rates of housing challenges than renters (18.6 percent). This may be due to the fact that there are more owner-occupied households than renter-occupied households and therefore are proportionately more likely to experience housing challenges. This may also be due to an aging housing stock which is primarily single-family. Of the severe housing challenges faced, 11.9 percent of renters have at least one of four, while 10.4 percent of owners experience at least one of the four.



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Figure 5-16: Substandard Housing by Census Tract, 2017-2021 ACS



Source: California Department of Housing and Community Development – AFFH Data Viewer



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Table 5-7: Housing Assistance Needs of Lower-Income Households

Housing Challenge	Owner	Total HH Percent	Renter	Total HH Percent	Total	Total HH Percent
Housing Challenge Overview*						
Household has at least one of four Housing Challenge	4,645	25.3%	3,420	18.6%	8,065	43.9%
Household has no Housing Challenges or cost burden not available, no other challenges	7,370	40.1%	2,955	16.1%	10,325	56.1%
Total	12,015	65.3%	6,375	34.7%	18,390	--
Severe Housing Challenge Overview**						
Household has at least one of four Severe Housing Challenges	1,910	10.4%	2,185	11.9%	4,095	22.3%
Household has no Severe Housing Challenges or cost burden not available, no other challenges	10,105	54.9%	4,195	22.8%	14,300	77.8%
Total	12,105	65.3%	6,375	34.7%	18,390	--
<i>Note: “% of total HH” equals Percent of total Households in San Benito County</i> <i>* The four housing challenges are: incomplete kitchen facilities, incomplete plumbing facilities, more than one person living per room, and cost burden greater than 30 percent.</i> <i>** The four severe housing challenges are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50 percent.</i> <i>Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2016-2020</i>						

The current distribution of the age of homes in San Benito also indicates that a majority of homes in the County were built prior to the 1990 Americans with Disabilities Act (ADA), which may result in a lack of accessible homes for those residents with a disability. The County’s older housing stock reflects a rapidly growing need to rehabilitate housing to meet minimum livability and quality requirements, which is a barrier to many homeowners and residents in San Benito who have a lower-income or a fixed income.

The County’s Planning and Code Enforcement division performed windshield surveys throughout the unincorporated County and developed four rating categories to rank the severity of rehabilitation need. The four rating categories established are:

- No Rehabilitation (0) – Generally in good condition; No need for rehabilitation.
- Mild Rehabilitation (1) – Non-hazardous or detrimental to public health, more aesthetic and cosmetic issues like property maintenance, weeds, old paint, small piles of junk.
- Moderate Rehabilitation (2) – Deterioration of property and facility, weatherproofing and structural elements have deteriorated and may not provide adequate protection from the elements.
- Severe Rehabilitation (3) – Deterioration, dilapidation, little to no protection from the elements, visible signs of lack of structural integrity.

Figure 5-17 below analyzes the rehabilitation needs in the unincorporated areas of the County. As analyzed above, areas further away from the city of Hollister generally exhibit higher rates of



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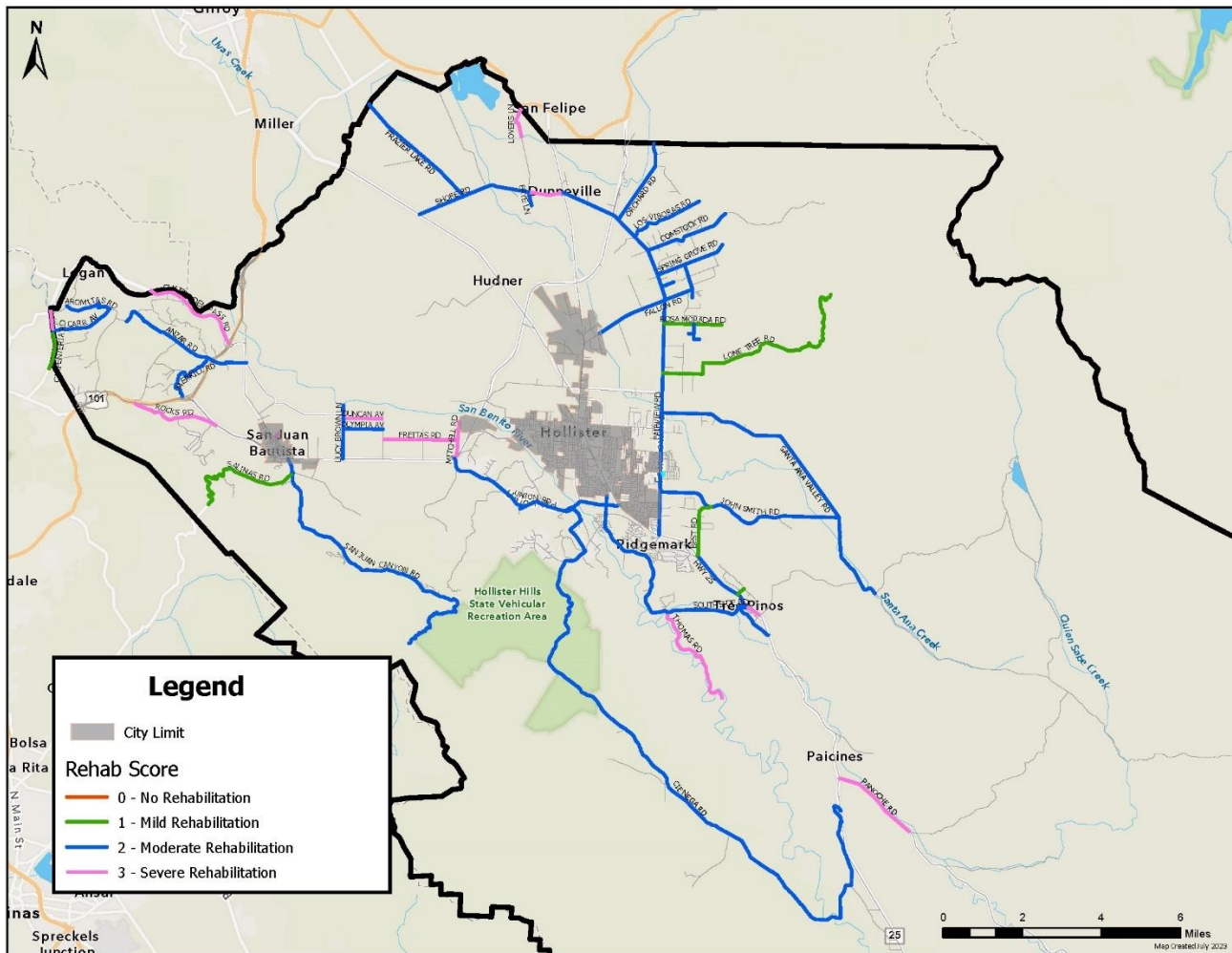
rehabilitation need, though, rehabilitation needs vary from home to home and the rankings are not exclusive to every home within a geographical area.

Age alone does not necessarily mean “in poor repair.” Due to the aging housing stock in the County, many houses are in need of substantial rehabilitation. Based on windshield surveys and estimates from the code enforcement division, the County estimates that approximately one home for every square mile of inhabited unincorporated County requires rehabilitation for façade, electrical, mechanical, plumbing and other aesthetics. Approximately one home for every two square miles of inhabited unincorporated county requires major rehabilitation for structural, living conditions, and overcrowding. Almost every home in the County constructed prior to 1990 requires some form of rehabilitation. While the County has a total area of 1,388 square miles, the Cities of Hollister and San Juan Bautista cover a total area of 8.63 acres. The County’s jurisdiction covers roughly 83 percent of all land in the county, the vast majority of which is designated either Rangeland or Agriculture. Additionally, 63.7 percent of all land in the County is protected per the Williamson Act and is uninhabited. Taking these considerations, it is estimated that there is approximately 277 housing units in need of rehabilitation and 139 housing units in need of major rehabilitation or replacement.

The County believes that housing units in the northwestern areas of unincorporated County, such as Paicines and Dunneville, exhibit the highest rates of poor housing conditions and higher need for rehabilitation. The County has added [Program 2-1](#) and [Program 5-7](#), among others, to the Housing Plan to address home rehabilitation and maintenance needs for lower-income and special needs households.



Figure 5-17: Rehabilitation Needs in Unincorporated San Benito County



Household Needs

Individual households in San Benito County face unique housing-related challenges. A variety of factors affect housing needs for different households. Disability, income, and other household characteristics are taken into consideration when proposing the type and size of housing units needed by different households, as well as accessibility of housing based on existing units in a jurisdiction.

Income

Table 5-8 includes CHAS data characterizing affordability, housing challenges and cost burden for various income groups. As shown below, 43.9 percent of owner-occupied and renter-occupied households are likely to experience at least one housing challenge. Of the renter households, over half of renter-occupied households are likely to experience at least one housing challenge (53.6 percent). In comparison, 38.7 percent of owner-occupied households are experiencing at least one of four challenges. The extremely low-income household need is estimated as 50 percent of the very low-income RHNA. The County's very low-income RHNA is 246 units; therefore, the projected housing need for extremely low-income households is 123 units.



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Table 5-8: Housing Challenges for All Households by Income Category

Income Category	Owner			
	Household has at least one of four Housing Challenges	% Of Owner HH	Household has no Housing Challenges or cost burden not available	% Of Owner HH
Extremely Low- (< 30% HAMFI)	490	69.5%	215	30.5%
Very Low- (31% to 50% HAMFI)	520	78.2%	145	21.8%
Low- (51% to 80% HAMFI)	1,140	66.5%	575	33.5%
Moderate- (81% to 100% HAMFI)	655	52.2%	600	47.8%
Above Moderate- (>100% HAMFI)	1,845	24.0%	5,835	76.0%
Total Owner HH	4,645	38.7%	7,370	61.3%
Income Category	Renter			
	Household has at least one of four Housing Challenges	% Of Renter HH	Household has no Housing Challenges or cost burden not available	% Of Renter HH
Extremely Low- (< 30%)	915	83.9%	175	16.1%
Very Low- (31% to 50% HAMFI)	895	71.6%	355	28.4%
Low- (51% to 80% HAMFI)	1,070	69.9%	460	30.1%
Moderate- (81% to 100% HAMFI)	220	30.3%	505	69.7%
Above Moderate- (>100% HAMFI)	315	17.7%	1,460	82.3%
Total Renter HH	3,420	53.6%	2,955	46.4%
Total Households (Owner and Renter)	8,065	43.9%	10,325	56.1%

*The four housing challenges are: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30%

** The four severe housing challenges are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%

Note: HAMFI equals HUD Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2016-2020

Household income level plays a significant role in housing choice. According to the U.S. Census Bureau 2021 5-year estimates, the median household income for the County is \$95,606 compared to \$84,097 at the State level. The median household income in the County also varies significantly based on tenure; renter-occupied households typically have a median income lower than owner-occupied households.

The County has experienced a relatively significant increase in median income over the past decade. Census data reports a 45.4 percent increase in median income between 2010 and 2021, with the greatest growth occurring in the last five years. This is a much greater increase than for the State as shown in [Table 5-9](#). The increase in median income across the County could reflect



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a similar increase in housing costs during the same timeframe, resulting in the displacement of lower-income and fixed-income households.

Table 5-9: Median Income by Geography (2010 – 2021)		
Median Income by Year	San Benito County	California
2021	\$95,606	\$84,097
2015	\$71,077	\$61,818
2010	\$65,771	\$60,883
Percent Change 2010-2021	45.4%	31.1%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2021.

Disability

In 1988, Congress added protections against housing discrimination for persons with disabilities through the Federal Housing Administration (FHA), which protects against intentional discrimination and unjustified policies and practices with disproportionate effects. The FHA also includes the following unique provisions for persons with disabilities:

- Prohibits the denial of requests for reasonable accommodations for persons with disabilities, if necessary, to afford an individual equal opportunity to use and enjoy a dwelling; and
- Prohibits the denial of reasonable modification requests.

Regarding fair housing, persons with disabilities have special housing needs due to lack of accessible and affordable housing, limited transportation options and higher health costs associated with their disability. In addition, many may be on fixed incomes that further limit their housing options.

Table 5-10 shows the trend and propensity for persons having at least one disability throughout San Benito County. Approximately 10 percent of the San Benito population reported having at least one disability. Similarly, about 10.6 percent of the California population reported having at least one disability. Of the San Benito County residents who reported having a disability, the most reported disability types were ambulatory, independent living, and cognitive difficulties, which could be tied to the County's senior population. Ease of reasonable accommodation procedures and opportunity for accessible housing can provide increased housing security for people with disabilities.

Table 5-10: Population by Disability Type		
Disability	San Benito County	California
Hearing Difficulty	2.8%	2.9%
Vision Difficulty	1.4%	2.0%
Cognitive Difficulty	4.0%	4.4%
Ambulatory Difficulty	4.8%	5.7%
Self-Care Difficulty	2.2%	2.6%
Independent Living Difficulty	4.6%	5.5%
Total with a Disability	10%*	10.6%

Source: American Community Survey, Table S1810, 5-Year Estimates, 2021.

*10% represents percentage of individuals with one or multiple disabilities out of the total civilian noninstitutionalized population.



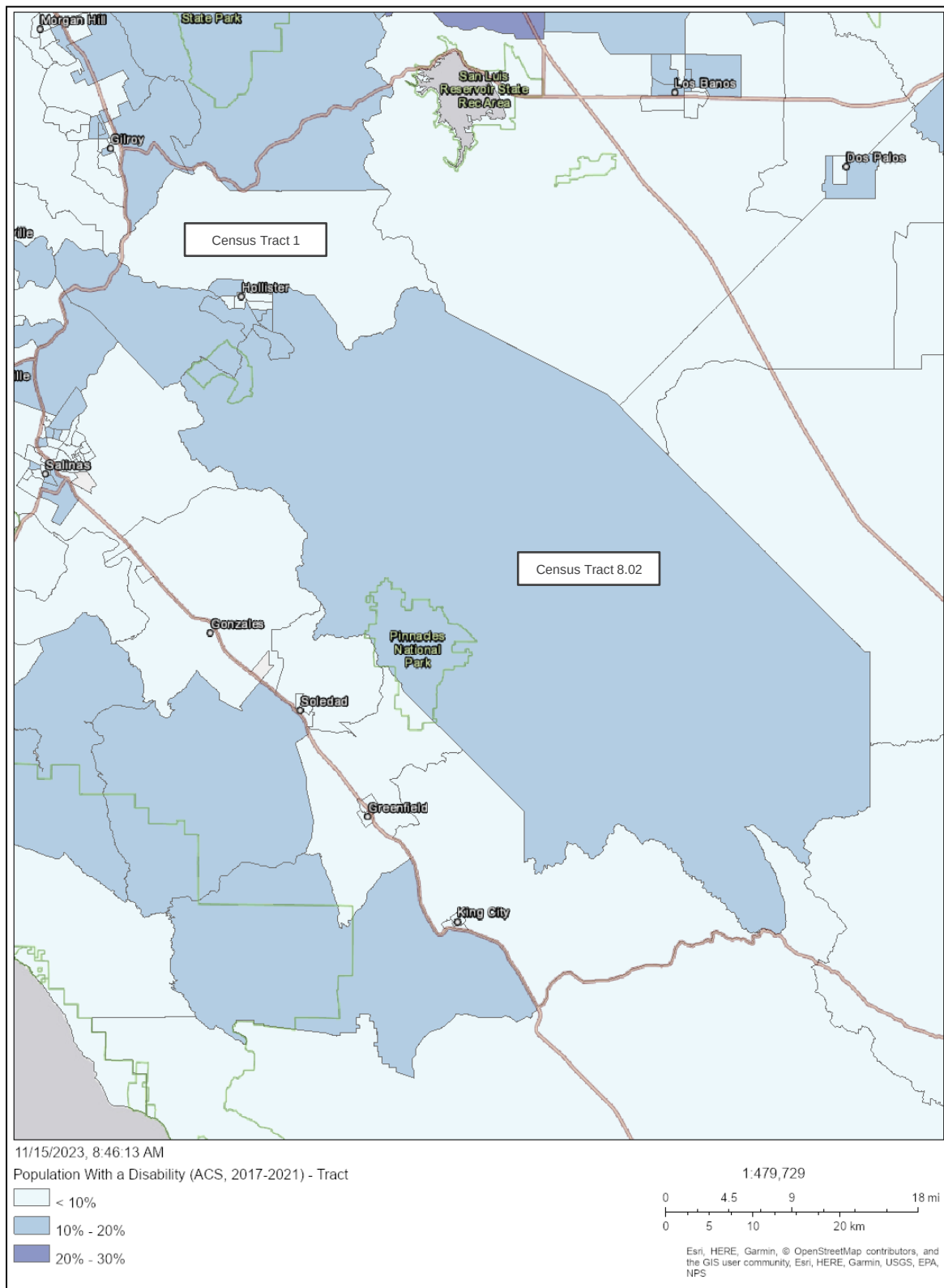
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Figure 5-18 below displays data for disability status in the County by census tract. The data shows that in the County, a majority of the census tracts report 10 to 20 percent of the population having at least one disability (Census Tract 8.02). The remaining areas report under 10 percent of the population having at least one disability (Census Tract 1). The figure shows that there are more tracts with higher proportions of person with disabilities south of the City of Hollister and in areas that are unpopulated. Although there is no significant concentration of the population of having at least one disability, it is the policy and practice of the County to take reasonable steps to ensure its services, programs, and activities are accessible to all members of the public, including persons with disabilities. Community resources and services are located near community parks, fire and police services, grocery stores and commercial uses, and medical offices. **Chapter 4** provides detailed descriptions of services and resources provided for persons with disabilities.



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Figure 5-18: Population with a Disability, San Benito County



Source: California Department of Housing and Community Development – AFFH Data Viewer.



Accommodation and Access

San Benito County offers a variety of accommodations and access options for people with disabilities. The San Benito County Express is a public transportation system that provides fixed-route and ADA paratransit service to people with physical or cognitive disabilities. The San Benito County Disability Resource Center provides a number of services to people with disabilities, including information and referral services, advocacy services, and independent living skill training. Furthermore, the County's website has a number of resources for people with disabilities, including a list of accessible businesses and organizations, information on how to file a disability discrimination complaint, and links to other disability resources⁶.

Unique Needs and Barriers

Persons with disabilities often have special housing needs related to their limited earning capacity, a lack of accessible and affordable housing, and higher health costs. There are no known concentrations or patterns of group homes or residential care facilities in the County. Since residential development in the County mainly comprises of detached single-family units, the provision of disability services and retrofitting existing buildings for disability access is important.

As stated earlier, the County has a rather low AllTransit score of 1.7, which indicates that there is a very low combination of trips per week and number of jobs accessible. The lack of public transportation in most of the county makes it difficult for people with disabilities to travel to work, school, or medical appointments.

Furthermore, many buildings, businesses, and houses in the County are not accessible to people with disabilities. As shown in **Figure 2-9**, the largest percentage of the County's housing stock was built between 1970 to 1969 (23.9 percent). Units built prior to 1989 were not required to be accessible to persons with disabilities. However, federal, state, and the County Code allows reasonable accommodation retrofits for persons experiencing disabilities. In addition, incorporating 'barrier-free' design in new multifamily residences (as required by California and Federal Fair Housing laws) is important to provide a variety of housing choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Access to Housing Choices and Services

The San Benito County Disability Resource Center provides a number of services to help people with disabilities overcome these challenges. The center provides information and referral services, advocacy services, and independent living skills training. The center also works to promote awareness of disability issues in the community. Furthermore, there are additional resources including rent subsidized homes, licensed and unlicensed single-family residences, inclusionary housing, Housing Choice vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. There is no concentration of housing choice voucher participation in the unincorporated County. There are currently 405 households with a total of 1,138 household members, receiving Housing Choice Voucher rental assistance in San Benito

⁶ Link to the San Benito County Express Website: <https://sanbenitoadrc.org/>

Link to the San Benito County Website: <https://www.cosb.us/departments/county-administrative-office/human-resources>



County. Of those, 384 households (1,099 household members) are in Hollister, 20 households (36 household members) are in San Juan Bautista, and just 1 household (3 household members) are in the unincorporated area. This shows that there is no specific trend in voucher usage.

Familial Status

Under the FHA, housing providers (e.g., property owners, property managers, real estate agents, or property owners) may not discriminate because of familial status. Familial status refers to the presence of at least one child under 18 years old, pregnant persons, or any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family (through birth, adoption, or custody), enforcing overly restrictive rules regarding children's use of common areas, requiring families with children to live on specific floors, buildings, or areas, charging additional rent, security deposit, or fees because a household has children, advertising a preference for households without children, and lying about unit availability.

Families with children often have special housing needs due to lower per capita income, the need for affordable childcare, the need for affordable housing, or the need for larger units with three or more bedrooms. Single parent households are also protected by fair housing law. Of particular consideration are female-headed households, who may experience greater housing affordability challenges due to typically lower household incomes compared to two-parent households or male-headed single parent households. Often, gender and familial status intersect to compound the discrimination faced by single mothers.

Table 2-9 in **Chapter 2** displays household type for the County, State, and neighboring jurisdictions. Overall San Benito County has comparable results to the other jurisdictions. San Benito's largest household type is married-couple households (59.9 percent) which is larger than neighboring counties but still lower than the State average (65.6 percent). Approximately 11.6 percent of San Benito's households are Female-Headed which is similar to neighboring jurisdictions and the State average. San Benito has a smaller proportion of nonfamily households than neighboring counties and the State.

Different household types have varying housing needs – senior households may benefit from reasonable accommodation procedures and being located near medical facilities, single-parent households may benefit from affordable housing options due to limited income, and all family households may benefit from larger housing units located near community areas and schools, as well as near childcare facilities.

Homelessness

People experiencing homelessness are those who do not have a fixed, regular, and adequate overnight residence, or whose overnight residence is a shelter, street, vehicle, or enclosure or structure unfit for habitation. Factors contributing to increases of homelessness may include the following:

- Lack of access to available resources to support stable housing access.
- Spikes in rent increase and lack of tenant protections.
- Housing discrimination.
- Evictions and lack of support or relocation services available.
- Lack of housing affordable to very low-, low- and moderate-income persons/households.



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- Increases in the number of persons whose incomes fall below the poverty level.
- Reductions in public subsidies to the poor.
- The deinstitutionalization of the mentally ill.

During the 2022 Point-In-Time (PIT) count, there was an estimated 87 individuals who were observed to be experiencing homelessness in the unincorporated County. The County as a whole, including incorporated cities, had an estimated 357 homeless individuals during the same time period. The survey results show a 25 percent increase from 2019 PIT count. However, the 2015 and 2017 PIT count showed 651 individuals and 527 individuals, respectively, who were observed to be experiencing homelessness throughout San Benito County. Homelessness counts can vary dramatically due to factors listed in the Community Profile. Changes in survey methodology can also affect the number of individuals counted. Regardless, homelessness statewide has generally increased whereas homelessness nationwide has generally decreased since 2007⁷ and thus represents a general trend towards increasing housing needs for individuals experiencing homelessness.

The racial and ethnic make-up of persons experiencing homelessness in San Benito County varies due to the method of surveying responses from the population. **Table 5-11** shows the County's homeless population by race and ethnicity in 2017, 2019, and 2022. For example, ethnicity was not considered until 2019, leaving the unhoused Latinx/Hispanic population uncounted. The two largest homeless groups by race or ethnicity are Latinx/Hispanic and White, which are proportional with the County's demographic make-up. Approximately 70 percent of all respondents identified as Latinx/Hispanic, regardless of race. While individuals identifying as American Indian or Alaskan Native only make up 0.3 percent of the total population, they represent 29 percent of the total homeless population. Similarly, individuals identifying as Black represent 0.9 percent of the total San Benito population but represent 14 percent of the total homeless population. When contextualized with the total number of people residing in San Benito, the 357 homeless individuals represent less than one percent of the population.

Table 5-11: Homeless Population Race and Ethnicity, San Benito County

Year	White	Multi-Racial	Black or African American	Am. Indian or Alaskan Native	Hispanic/Latinx
2017	26%	60%	3%	1%	--*
2019	70%	25%	1%	2%	57%
2022	29%	17%	14%	29%	70%

Source: San Benito County Homeless Census Executive Summary Report, 2017-2022

*Hispanic/Latinx is an ethnicity while the other categories are race. Ethnicity was not recorded until 2019.

Key Challenges and Resources to Address Homeless Housing Needs

Homeless individuals in San Benito and the region have exhibited the following unique challenges to housing:

- Lack of affordable housing options

⁷ <https://www.huduser.gov/portal/sites/default/files/pdf/2022-ahar-part-1.pdf>



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- Higher incidents of cost burden for housing
- Higher incidents of overcrowding and substandard housing
- Lack of rental and for-sale housing options
- Need for rental assistance

Similar to other special needs groups, needs are focused on affordability of housing and access to services that support lower monthly overall costs. To address these challenges, the County must consider a variety of solutions to address the above issues, such as affordable housing options for farmworkers and leveraging grants and funding opportunities.

Patterns and Trends for Disproportionate Housing Needs Based On Homeless Status

Due to the transient nature of homelessness, homeless populations may move and may not always be present in the same general areas. Based on the 2022 PIT Count, approximately 56 percent of homeless individuals lived in RVs, 24 percent in tents, 11 percent in cars or vans, 7 percent outdoors, on the street, or in parks, and 2 percent in abandoned buildings. Additionally, homeless populations typically congregate around shelters, City and County buildings providing homeless resources, areas close to local and regional transportation, and areas providing social services. Sheltered homeless populations are typically found parked in and around industrial areas, agricultural fields, and large commercial parking lots in and around the City of Hollister.

In the 2022 PIT Count, rental assistance was the most common (72 percent) response when survey respondents were asked what kind of support they needed to obtain permanent housing. Approximately 64 percent of respondents reported that a job or an increase in income would support their ability to obtain permanent housing, while 60 percent of respondents reported that they needed money for moving costs to obtain permanent housing. Most respondents received some form of government assistance but noted that it was not enough to allow them to find permanent housing.

In addition to government assistance, there are numerous community-based services and programs that serve persons experiencing homelessness in the region. These services range from day shelters and meal programs to job training and health care. Approximately 48 percent of survey respondents reported using emergency shelters, followed by outreach workers (26 percent), shelter day services (21 percent) and housing navigation services (16 percent).

Future housing in San Benito needs to consider the needs of homeless individuals in the County and the greater region.

Programs for Homeless Individuals

The County understands the transient nature of homelessness and aims to address the needs of this vulnerable population. To address homeless needs, the County has included the following Policy Programs:

- Program 1-7: Federal and State Housing Funding Sources
- Program 4-5: Emergency Shelters
- Program 4-6: Transitional and Supportive Housing
- Program 4-7: Low-Barrier Navigation Centers
- Program 5-1: Community Action Board (CAB) and Community Services & Workforce Development Division (CSWD)
- Program 5-2: Section 8 Housing Choice Voucher Program
- Program 5-8: Affirmatively Further Fair Housing (AFFH)



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In addition, the County has included many programs to promote the development of affordable housing units which may be available to homeless individuals.

Resources for Persons Experiencing Homelessness

San Benito County Health and Human Services Agency through the Community Services and Workforce Development Division continues to provide services to hundreds of homeless individuals annually through the following programs: Permanent Supportive Housing, Transitional Housing, Rapid Rehousing, Tenant Based Rental Assistance, Homeless Housing Assistance Program, Housing Support Program, Homeless Disability Advocacy Program, Project Roomkey for hotel vouchers, Winter Shelter Program, and a year-round homeless shelter operated by Community Homeless Solutions.

The County also provides a variety of other support that directly benefits homeless individuals. The County funds programs that provide tenants with eviction prevention services and legal advice. The County funds rental assistance programs that provide emergency funding for housing. The County encourages property owners to accept Section 8 Housing Choice Voucher tenants, including homeless individuals. The County maintains a list of local resources and services meant to serve special needs groups. This list is available at the County Administration Building, online⁸, and has been distributed by local service providers. Resources include, but are not limited to:

- Shelter and housing
- Financial assistance
- Housing assistance
- Legal assistance
- Medical and mental health services
- Clothing drives
- Food banks
- Food distribution
- Counseling
- Employment services
- Family and children service

Chapter 4 lists many of the resources currently available to individuals experiencing homelessness in the County.

Farmworkers

San Benito County has a rich history in farming and ranching. However, estimating the size of the agriculture workforce is historically a challenge as farmworkers are often undercounted by the census and other data sources. Farmworkers are traditionally defined by HCD as people whose primary incomes are earned through permanent or seasonal agricultural labor. Generally, permanent farmworkers (working 150 days or more) work in the fields, processing plants, or support activities on a year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal farmworkers, often supplied by a labor contractor. For some crops and agriculture, farms may hire migrant farmworkers, defined as those whose travel distance which prevents them from returning to their primary residence daily. Farmworkers have special housing needs because they typically earn lower-incomes than many other workers, are unable to access any services funded with federal dollars and may move throughout the year from one harvest location to the next.

The U.S. Department of Agriculture, National Agriculture Statistics provides data on hired farmworkers across the United States at both a state and county level. Within San Benito County

⁸ Link to County Website: <https://www.cosb.us/departments/county-administrative-office>



there were a total of 1,062 hired farmworkers as of 2017. According to the AMBAG Regional Growth Forecast of 2022, there were 1,539 people (21.3 percent of the workforce) employed in agriculture in unincorporated San Benito County. Agriculture is the largest employment sector in the County and farmworkers may have special and unique housing needs.

This occupation earns one of the lowest salaries in comparison to other occupations, with an estimated median income of \$32,371 as shown in [Table 2-8](#) in [Chapter 2](#). This is considered an extremely low-income for the County. The farmworker's tenuous and/or seasonal employment status may further exacerbate their limited income. These employees and their households may reside in severely overcrowded dwellings, RVs, packing buildings, or in storage sheds.

Patterns and Trends for Disproportionate Housing Needs of Farmworkers

Due to the cyclical and seasonal nature of agriculture, it is difficult to accurately estimate the housing needs of farmworkers in the region but based on local data and knowledge, the County assesses that virtually all farmworker households are in need of housing affordable to very low- and extremely low-incomes. San Benito experiences lower housing costs than coastal and Bay Area counties, but higher than Central Valley counties, creating a cost burden for farmworker households based on their average income in the county. Farmworker households may seek affordable housing options to relieve cost burdens, and these households are typically more susceptible to living in poor housing conditions, or in many cases, homeless or living in personal vehicles. Groups of individuals or families may occupy smaller housing units to alleviate housing costs, creating an issue of severe overcrowding in many cases.

Future housing in San Benito need to consider the needs of farm workers employed in the County and the greater region.

Key Challenges and Resources to Address Farmworker Housing Needs

Farmworker households in San Benito and the region have exhibited the following unique challenges to housing:

- Lack of affordable housing options
- Higher incidents of cost burden for housing
- Higher incidents of overcrowding and substandard housing
- Lack of rental and for sale housing options
- Need for rental assistance

Similar to other special needs groups, farmworkers needs are focused on affordability of housing and access to services that support lower monthly overall costs. To address these challenges, the County must consider a variety of solutions to address the above issues, such as affordable housing options for farmworkers and leveraging grants and funding opportunities.

Effectiveness of Past Policies and Programs

Historically, the County has attempted to address the unique needs of farmworker households. The County has participated in coordinated efforts to address the needs of special needs groups. The County incorporated policy programs specific to farmworker households in the 5th Cycle, and many of the programs that were meant to address special needs groups apply to farmworker households. The County was able to facilitate the development of affordable housing that can serve farmworker households such as the Migrant Center. An evaluation of 5th Cycle accomplishments can be found in Appendix A. San Benito is committed to continuing to address the needs of all special needs groups in the County and the greater region.



Programs for Farmworkers

Because farmworkers make up a large percentage of residents within San Benito, the County is committed to addressing their unique housing needs. San Benito understands the transient nature of agriculture and aims to address the needs of this vulnerable population. To address farmworker needs, the County has included the following Policy Programs:

- Program 1-2: Affordable Housing Regulations
- Program 1-7: Federal and State Housing Funding Sources
- Program 1-8: Self-Help Housing
- Program 1-9: Accessory Dwelling Units and Junior Accessory Dwelling Units
- Program 2-1: Housing Rehabilitation Assistance
- Program 2-4: Temporary Displaced Housing
- Program 4-8: Agricultural and Employee Housing
- Program 4-10: Single Room Occupancy (SRO)
- Program 5-1: Community Action Board (CAB) and Community Services & Workforce Development Division (CSWD)
- Program 5-2: Section 8 Housing Choice Voucher Program
- Program 5-4: Fair Housing Enforcement and Outreach
- Program 5-5: Language Barriers
- Program 5-8: Affirmatively Further Fair Housing (AFFH)
- Program 5-10: Farmworker Housing and Outreach

In addition, the County has included many programs to promote the development of affordable housing units throughout the County which may be available to Farmworkers. Many of the resources and services described for homeless individuals above can also benefit farmworker households. [Chapter 4](#) lists many of the resources currently available to farmworkers and other special needs groups in the County.

Extremely Low-Income (ELI) Households

Extremely low-income (ELI) households are those that earn 30 percent or less of the median family income (MFI) for San Benito County. CHAS data indicates there are approximately 1,745 ELI households living in the County. ELI households represent approximately 9.6 percent of all San Benito households. Of the ELI households, 63.6 percent are renters and 32.4 percent are homeowners. ELI renter households represent about 18 percent of all renter households, and ELI owner households represent about 5 percent of all owner households.

Housing ELI households is generally challenging in San Benito County. [Figure 2-6](#) in [Chapter 2](#) illustrates the percentage of people within each racial and ethnic group living below the poverty level. Black or African American individuals experienced the highest propensity of poverty as a percentage of their respective racial group at 11.2 percent, followed by “Some Other Race” at 9.9 percent.

Extremely low-income households face many housing problems. As shown in [Table 5-8](#), extremely low-income households experience high rates of housing problems as identified by CHAS, regardless of tenure. Additionally, extremely low-income households experience some of the highest rates of overpayment and experience cost burdens at a highest rate regardless of tenure. San Benito experiences lower housing costs than coastal and Bay Area counties, but higher than Central Valley counties, creating a cost burden for virtually all ELI households based on their average income in the county. ELI households may seek affordable housing options to relieve cost burdens, and these households are typically more susceptible to living in poor housing



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conditions, or in many cases, homeless or living in personal vehicles. Groups of individuals or families may occupy smaller housing units to alleviate housing costs, creating an issue of severe overcrowding in many cases. According to ACS data, renters in the County experience higher incidences of overcrowding and the County can assume that of these overcrowded households, a large percentage are ELI households. Additionally, some extremely low-income households could face other issues such as having special needs or disabilities that could exacerbate housing problems.

Key Challenges and Resources to Address Housing Needs of ELI Households

Extremely Low-Income Households in San Benito have exhibited the following unique challenges to housing:

- Need for increased affordable housing options
- Markedly higher incidents of cost burden for housing
- Higher incidents of overcrowding and substandard housing
- Need for smaller housing unit options such as SROs
- Rental assistance
- Higher incidents of homelessness

Table 2-12 provides a list of households by income category and tenure in the County. Generally, there are disparities between the incomes of homeowners and renters, a pattern observed on both the regional and local level. In San Benito, 25.2 percent of owner households are considered lower-income (earns less than 80 percent of AMI) compared to almost 60 percent of renter households. The reverse is true for those of high-income households (more than 100 percent of AMI), where almost 75 percent of owner households are high-income and only about 41 percent of renter households are high-income.

Although San Benito as a whole experiences higher median incomes, it is still particularly important to recognize disparities in incomes. It is the County's goal to provide improved access to resources and opportunities for all households. The County has committed to the following programs in order to ensure fair housing for families experiencing financial hardships and to address unique needs of extremely low-income households in San Benito:

- Program 1-2: Affordable Housing Regulations
- Program 1-7: Federal and State Housing Funding Sources
- Program 1-8: Self-Help Housing
- Program 1-9: Accessory Dwelling Units and Junior Accessory Dwelling Units
- Program 2-1: Housing Rehabilitation Assistance
- Program 2-3: Preserve and Monitor Affordable Units At-Risk of Converting to Market Rate
- Program 2-4: Temporary Displaced Housing
- Program 4-10: Single Room Occupancy (SRO)
- Program 5-1: Community Action Board (CAB) and Community Services & Workforce Development Division (CSWD)
- Program 5-2: Section 8 Housing Choice Voucher Program
- Program 5-4: Fair Housing Enforcement and Outreach
- Program 5-8: Affirmatively Further Fair Housing (AFFH)

In addition, the County has included many programs to promote the development of affordable housing units throughout the County which may be available to ELI households. Many of the resources and services described for homeless individuals above can also benefit ELI



households. **Chapter 4** lists many of the resources currently available to ELI households and other special needs groups in the County.

Similar to other special needs groups, ELI household needs are focused on affordability of housing and access to services that support lower monthly overall costs. To address these challenges, the County must consider a variety of solutions to address the above issues, such as affordable housing options for ELI households and leveraging grants and funding opportunities.

Effectiveness of Past Policies and Programs

Housing and support services for ELI households continues to be a critical need in the County. As the private sector offers limited housing opportunities for affordable ELI housing, the County and non-profit partners, typically capitalizing on various state and federal funding assistance, provide the vast majority of new ELI housing in the County. San Benito County has employed a wide range of strategies to make great strides in producing ELI housing, on both County-owned properties and in partnership with non-profit developers on privately held lands. **Chapter 4** speaks to many of the County's funding strategies that often support ELI household.

Displacement Risk

Displacement occurs when housing costs or neighboring conditions force current residents out and rents become so high that lower-income people are excluded from moving in. UC Berkeley's Urban Displacement Project (UDP) states that a census tract is a sensitive community with potential risk of displacement if the proportion of very low-income residents was above 20 percent in 2018 and the census tracts meets two of the following criteria:

1. Share of renters above 40 percent in 2018;
2. Share of Non-White population was above 50 percent in 2018;
3. Share of very low-income households (50 percent AMI or below) that were also severely rent-burdened households above the median in 2018; or
4. Nearby areas have been experiencing displacement pressures.

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunities. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates.

The U.C. Berkeley UDP developed a neighborhood change database to map neighborhood transformations and identify areas vulnerable to gentrification and displacement. This data was developed to assist local decision-makers and stakeholders to better plan for existing communities and provide additional resources to areas in need or at risk of displacement and gentrification.

Table 5-12 and **Figure 5-19** shows displacement data for two census tracts in the County which are classified as "At Risk of Displacement" (Census Tract 7.02) and "Lower Displacement Risk" (Census Tract 8.02). Census Tract 7.02 is part of both the City of Hollister and the County. Approximately 20 percent of the census tract is within the City of Hollister limits, 70 percent is vacant or used for agriculture, and the remaining 10 percent is occupied by single-family homes. A majority of the housing units in the census tract are found within Hollister limits. Census Tract 7.02 has a higher percentage of renter occupied units at 45.5 percent compared to Census Tract 8.02 at 25.2 percent. Additionally, Census Tract 7.02 has roughly double the number of



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households as Census Tract 8.02 and has a slightly higher percentage of low-income households (40.5 percent vs. 37.3 percent). Census Tract 7.02 stands in contrast to the displacement risk pattern seen across the rest of the County which is characterized by a lower displacement risk as defined by the UDP.

While Census Tract 7.02 offers lower median rents than Census Tract 8.02, very low-income households are being priced out of the area and may need additional assistance to avoid displacement. The County is actively assisting in furthering the development of affordable housing and providing resources for the community and residents in need.

Outside of the incorporated Cities within San Benito County, the neighboring census tracts with some population density have a generally low risk for displacement. Low displacement risk outside of the County may be attributed to the fact that much of this land is mountainous or protected and that the residents of these areas do not tend to be low-income or otherwise vulnerable to displacement. Additionally, these mountainous or protected areas are at low risk of displacement because they tend to lack the level of investment that might drive up housing prices and price out existing residents.

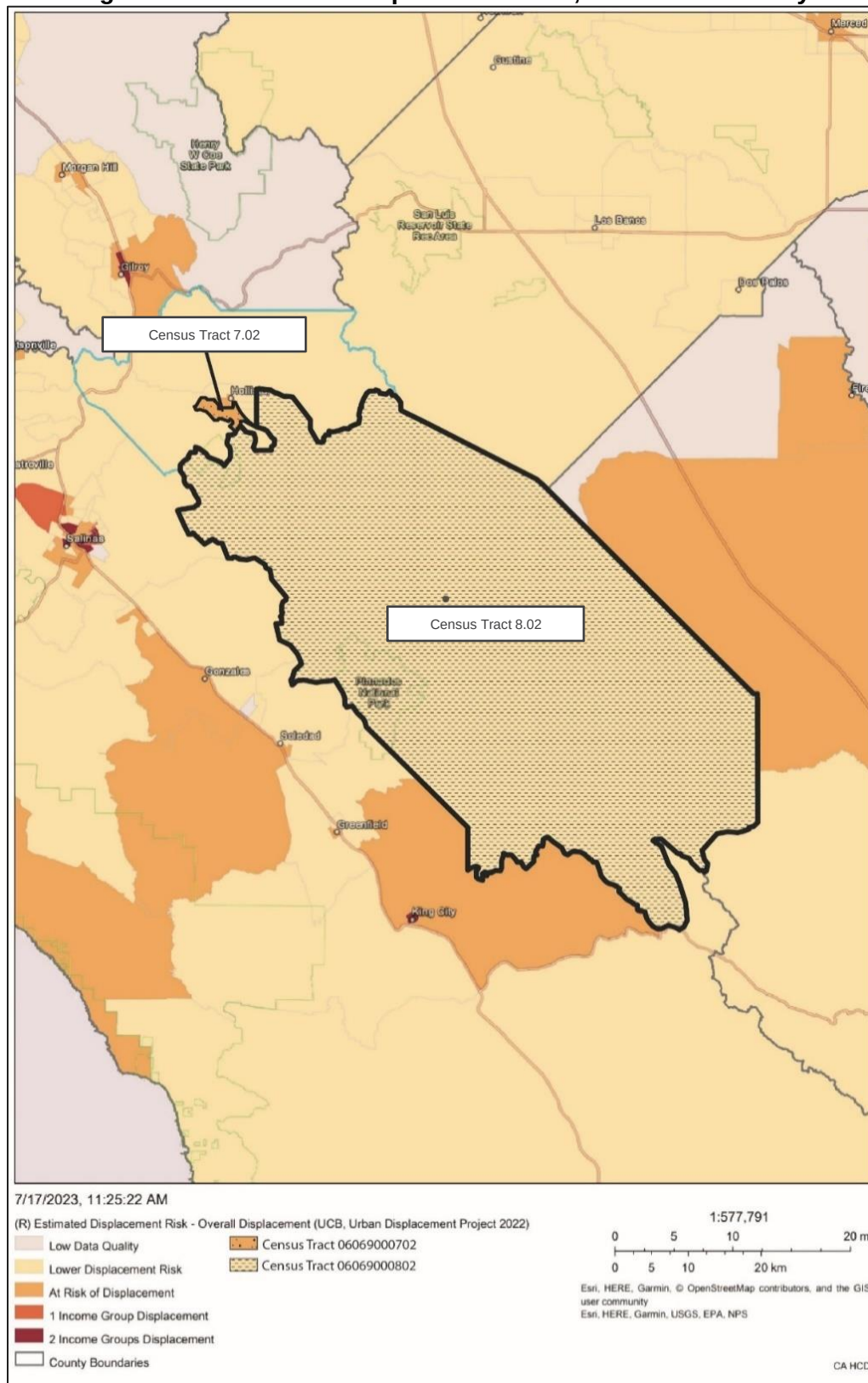
Table 5-12: Areas At Risk of Displacement (2019)

Data		Census Tract 7.02	Census Tract 8.02	Countywide
Demographics				
Population		5,416	3,049	62,353
Households		1,839	955	18,135
Renter Occupied		45.5%	25.2%	32.4%
Median Income		\$89,281	\$94,327	\$140,200
Low-Income Households		40.5%	37.3%	37.6%
Speak English Less Than Very Well		10.3%	10.5%	41.2%
Race/Ethnicity: Latino-White	White	35.3%	59.1%	33.4%
	Black	0.9%	0.2%	0.8%
	Asian	5.4%	0.4%	2.6%
	Latinx	44.0%	38.4%	60.1%
	Other	3.4%	1.9%	3.1%
Housing				
Median Rent		\$1,484	\$1,405	\$1,622
Rent Gap		\$44.77 lower than nearby rents	\$0.00 higher than nearby rents.	-
Hot Market		No	No	-
Displacement Type:		At Risk of Displacement	Lower Displacement Risk	-
Source: California Department of Housing and Community Development – AFFH Data Viewer				



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Figure 5-19: Estimated Displacement Risk, San Benito County



Source: California Department of Housing and Community Development – AFFH Data Viewer.



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In addition to displacement and gentrification data, the UC Berkeley UDP also analyzes the occurrence of anti-displacement policies, as defined below:

- **Just Cause Eviction Ordinance:** Just cause eviction statutes are laws that allow tenants to be evicted only for specific reasons. These “just causes” can include a failure to pay rent or violation of the lease terms.
- **Rent Stabilization or Rent Control:** Rent Control ordinances protect tenants from excessive rent increases, while allowing property owners a reasonable return on their investments. Such ordinances limit rent increase to certain percentages, but State law allows property owners to raise rents to the market rate once the unit becomes vacant.
- **Rent Review Board and/or Mediation:** Rent review boards mediate between tenants and property owners on issues related to rent increases and encourage them to come into voluntary agreement. As mediators, the board normally does not make binding decisions.
- **Mobile Home Rent Control:** Mobile home rent control places specific rent increase restrictions on the land rented by mobile homeowners, or the mobile homes themselves.
- **SRO (Single-Room Occupancy) Preservation:** Single room occupancies, also called residential hotels, house one or two people in individual rooms. Tenants typically share bathrooms and/or kitchens. These are often considered a form of permanent residence affordable for low-income individuals. SRO Preservation Ordinances help to preserve or create new SRO units.
- **Condominium Conversion Regulations:** In addition to state laws regulating the conversion of multi-family rental property condominiums, many cities have enacted condominium conversion ordinances. These impose procedural restrictions and/or substantive restrictions on the ability to convert apartment units into condominiums to protect the supply of rental housing.
- **Foreclosure Assistance:** Many cities and counties have local programs that assist homeowners when they are at risk of foreclosure. These programs may be funded with federal grants.
- **Jobs-Housing Linkage Fee or Affordable Housing Impact/Linkage Fee:** Affordable housing impact/linkage fees are charged to developers of new market-rate residential developments. They are based on the square footage or number of units in the developments and are used to develop or preserve affordable housing.
- **Commercial Linkage Fee/Program:** Commercial linkage fees are charged to developers per square foot of new commercial development. Revenues are used to develop or preserve affordable housing.
- **Housing Trust Fund:** A housing trust fund is a designated source of public funds—generated through various means—that is dedicated to creating affordable housing.
- **Inclusionary Zoning/Housing (Below Market Rate Housing):** Inclusionary housing policies require market-rate developers of rental or for-sale housing to rent or sell a certain percentage of units at affordable prices. Some policies include a provision for developers to pay “in-lieu fees” in place of building the housing; this revenue is used to develop affordable units elsewhere.
- **Density Bonus Ordinance:** Density bonuses allow developers of market-rate housing to build higher-density housing, in exchange for having a certain portion of their units offered



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at affordable prices. In this inventory, we only include a jurisdiction as having this policy if they allow an additional density bonus beyond that mandated by the State.

- **Community Land Trusts:** Community land trusts are nonprofit, community-based organizations whose mission is to provide affordable housing in perpetuity by owning land and leasing it to those who live in houses built on that land.
- **First Source Hiring Ordinances:** First Source hiring ordinances ensure that residents are given priority for new jobs created by municipal financing and development programs.

Table 5-13 below identifies which of these policies the County has adopted.

Table 5-13: Anti-Displacement Policies	
Anti-Displacement Measures	County of San Benito Policy Measure
Just Cause Eviction Ordinance	No
Rent Stabilization or Rent Control	No
Rent Review Board and/or Mediation	No
Mobile Home Rent Control	No
SRO Preservation	No
Condominium Conversion Regulations	No
Foreclosure Assistance	No
Jobs-Housing Linkage Fee	No
Commercial Linkage Fee	No
Housing Trust Fund	No
Inclusionary Zoning	Yes
Density Bonus Ordinance	Yes
Community Land Trusts	No
First Source Hiring	No
<i>Source: County of San Benito</i>	

Affordable Units At-Risk of Converting to Market Rate

State Housing Element Law requires jurisdictions to analyze government-assisted housing that is eligible to convert from lower-income to market rate housing over the next ten years. State law identifies housing assistance as a rental subsidy, mortgage subsidy or mortgage insurance to an assisted housing development. Government assisted housing may convert to market rate housing for several reasons, including expiring subsidies, mortgage repayments, or expiration of affordability restrictions. Affordable covenants help to ensure that certain housing units remain affordable for an extended period of time. Covenants help balance the housing market in a community and provide lasting affordable options to low- and very low-income households. This section will provide:

- An inventory of assisted housing units that are at risk of converting to market-rate housing,
- An analysis of the costs of preserving and/or replacing these units,
- Resources that could be used to preserve at-risk units,
- Program efforts for preservation of at-risk housing units, and
- Quantified objectives for the number of at-risk units to be preserved during the Housing Element planning period.

Table 5-14 below identifies deed-restricted, assisted properties within San Benito County that are at-risk of converting from affordable to market-rate units between 2023 and 2033. Consistent with the requirements to analyze impacts of potential conversion of these units to market-rate units, this section provides an analysis to preserve these at-risk units.



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Table 5-14 Affordable Deed-Restricted Housing At-Risk in San Benito County

Project Name/Location	Unit Type	Total Units	Earliest Date of Expiration	Funding Source
Riverview Estates Subdivision Homeownership Units (Low-Income)	Single-Family Homes	28	2/1/2031	1. USDA Loan 2. HOME First Time Home Buyer Down Payment Assistance Loans 3. Union Bank Affordable Housing Program Loan 4. San Benito County Resale Restriction Agreement
	21– 3 Bedroom/2 Bath			
	7– 4 Bedroom/2 Bath			
Riverview Estates Subdivision Homeownership Units (Moderate-Income)	Single-Family Homes	14	11/11/2030	Private
	14– 4 Bedroom/2 Bath			
Oak Creek Subdivision Homeownership Units (Moderate-Income)	Single-Family Homes	2	5/22/2030	Private
	2– 3 Bedroom/2 Bath			
Migrant Housing Center	Multi-Family Homes	67	Annually	Office of Migrant Services (OMS)
TOTAL:		111		

There are 111 deed-restricted affordable units at risk of converting to market rate during the next ten years in the unincorporated County. There are 67 affordable rental units at risk of converting to market rate during the next ten years. The County of San Benito is committed to working with property owners and utilizing appropriate funds, as available, to facilitate the preservation and development of deed restricted affordable housing.

As discussed in [Chapter 2](#) and elsewhere in the Housing Element, San Benito County provides housing to migrants at the Migrant Housing Center. The Migrant Housing Center is located south of the City of Hollister at 3235 Southside Rd, Hollister, CA 95023. The Migrant Housing Center provides subsidized housing to migrant agricultural working families. The Migrant Housing Center is funded by the Office of Migrant Services (OMS) which is a branch of the Housing and Community Development Department (HCD). The County of San Benito Health and Human Services Agency administers the program. The Migrant Center has been open to working agricultural families since the 1970's. The units were remodeled in the mid-1990's and in 2021 the County was awarded a \$2.39 million grant to renovate the Migrant Housing. There are 59 two-bedroom and 8 three-bedroom units. The County does not categorize the Migrant Housing Center as at-risk of converting to market rate because it receives annual allocations to operate but understands lack of funding will eliminate rental subsidies and may require the County to cease operations or increase rents. The County is committed to maintaining funding to keep the Migrant Housing Center affordable in perpetuity.

Cost of Acquiring or Preserving Versus Replacing At-Risk Units

The analysis below provides comparative analysis for acquiring, preserving, and replacing the County's at-risk units. The analysis does not suggest the County will acquire or subsidize the at-risk units but rather highlights the importance of maintaining future affordable units rather than replacing them through new development. [Table 5-15](#) below estimate the preservation cost to acquire at-risk units.



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Table 5-15 Affordable Subsidized Housing in San Benito County

Project Name/Location	Total Units At-Risk	Average Cost Per Unit ¹	Total Cost to Acquire
Riverview Estates Subdivision Homeownership Units (Low-Income)	28	\$708,778	\$19,845,778
Riverview Estates Subdivision Homeownership Units (Moderate-Income)	14	\$722,550	\$10,115,700
Oak Creek Subdivision Homeownership Units (Moderate-Income)	2	\$750,250	\$1,500,500
TOTAL:	44	--	\$31,461,978

**Due to lack of rental units at-risk in the County, this analysis is based on per unit estimates.*

Source:

1. Kimley-Horn and Associates Analysis – Zillow “Zestimates” (based on comparable home sales from local multiple listing services (MLS) accessed on March 5, 2024). Zillow has a nationwide median error rate of 1.9% for on-market homes and 6.9% for off-market homes. Estimates are not true market sales costs but are meant to illustrate the estimated sale cost of homes.

Due to the lack of rental units at-risk in the County, [Tables 5-16](#) and [5-17](#) analyze the cost of monthly subsidy and replacement cost on a per-unit basis for a hypothetical unit at risk. Construction cost estimates include all hard and soft costs associated with construction in addition to per unit land costs. Square footage estimates are based on estimated size of units to be replaced. Land costs have been determined on a per unit basis.

Table 5-16: Estimated Monthly Subsidy to Preserve At-Risk Units

Unit Size	Monthly Rents		Number of Units At-Risk*	Difference	Monthly Subsidy per Unit	Annual Subsidy per Unit
	Fair Market ¹	Market Rate ²				
Studio	\$1,441	\$1,800	1	\$359	\$359	\$4,308
1-Bedroom	\$1,637	\$2,800	1	\$1,163	\$1,163	\$13,956
2-Bedroom	\$2,155	\$3,025	1	\$870	\$870	\$10,440
3-Bedroom	\$3,063	\$3,283	1	\$220	\$220	\$2,640
4-Bedroom	\$3,671	\$3,894	1	\$223	\$223	\$2,676

**Due to lack of rental units at-risk in the County, this analysis is based on per unit estimates.*

Source:

1. HUD FY Fair Market Rent Document System – San Benito County MSA
2. Kimley-Horn and Associates Analysis – Based on multi-family units listed for rent across 19 properties on November 16, 2023

Table 5-17: Replacement Cost of At-Risk Units

Unit Size	Construction Cost per Square Foot ¹	Average Square Foot per Unit ²	Replacement Cost per Unit ³
Studio	\$154.36	400	\$61,744
1-Bedroom	\$154.36	558	\$86,133
2-Bedroom	\$154.36	1,283	\$198,044
3-Bedroom	\$154.36	1,621	\$250,218
4-Bedroom	\$154.36	2,310	\$356,572

Source:

1. International Code Council – August 2023
2. Kimley-Horn and Associates Analysis – Based on multi-family units listed for rent across 19 properties on November 16, 2023
3. Due to the lack of housing data in the County, this analysis is based on per unit estimates.



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As shown in the three tables above, the cost for acquiring or replacing the at-risk units is vastly greater than the cost of maintaining the affordability of potential at-risk units. The County will explore funding sources to help maintain the affordability of at-risk units. The County will continue to work with property owners to identify solutions for maintaining affordability via a variety of options; programs are included in [Chapter 6: Policy Plan](#).

Resources to Preserve At-Risk Units

The County can also consider the cost of rehabilitating the units or replacing the units with new construction, especially if new zoning is in place that could allow for increased density. A variety of programs exist to help jurisdictions acquire, replace, or subsidize at-risk affordable housing units. The Following summarizes financial resources available:

- **Community Development Block Grant (CDBG):** CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment and economic opportunity for principally low- and moderate-income persons. Eligible activities include administration, fair housing, energy conservation and renewable energy sources, assistance for economic development, public facilities and improvements and public services.
- **HOME Investment Partnership (HOME):** Entitlement jurisdictions receive funds by formula from HUD to increase the supply of decent, safe, sanitary, and affordable housing to lower-income households. Eligible activities include housing acquisition, rehabilitation, development, homebuyer assistance, and rental assistance.
- **Section 8 Rental Assistance Program:** The Section 8 Rental Assistance Program provides rental assistance payments to owners of private, market rate units on behalf of very low-income tenants, senior citizens, disabled and/or handicapped persons, and other individuals for securing affordable housing. The Housing Authority of Santa Cruz operates Section 8 Programs on behalf of San Benito jurisdictions.
- **Section 202/811 Program:** Non-profit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing with the availability of supportive services for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. The capital advance funding can also provide project rental assistance for the properties developed using the funds. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.
- **California Housing Finance Agency (CalHFA) Multifamily Programs:** CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation of new construction of rental housing that includes affordable rents for low- and moderate-income families and individuals. One of the programs is the Preservation Loan program which provides acquisition/rehabilitation and permanent loan financing designed to preserve or increase the affordability status of existing multifamily housing projects.
- **Low-Income Housing Tax Credit (LIHTC):** This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to those with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.



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- **California Community Reinvestment Corporation (CCRC):** The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- **Permanent Local Housing Allocation (PLHA):** PLHA funds are a permanent source of funds approved by the state legislature in 2019, and will vary from year to year, since it is generated from real estate transaction fees. PLHA funds can be used for the development of affordable rental and for-sale housing opportunities.
- **Tax-Exempt Multifamily Revenue Bond Financing (Bond Financing):** Tax-Exempt Multifamily Housing Bonds provide financing at below-market interest rates for the development of rental housing, all, or a portion of which is affordable to very low- or low-income households at affordable rent at a minimum of 15 years.
- **State Housing and Community Development Multifamily Housing Program:** MHP funds are often combined with local resources, tax credits and other financing for new construction, preservation, and acquisition/rehabilitation of multifamily housing. Housing developed with MHP funds must be rented to households with incomes at 60 percent or below of the area median income at affordable rents.

The following organizations in the County have the experience and capacity to potentially assist in preserving units at risk of converting to market-rate as well as developing additional affordable units:

- Community Services and Development Corporation
- CHISPA, Inc.
- MidPen Housing
- CBM Group, Inc.
- Cesar Chavez Foundation
- C.S. Nino Construction Inc.
- Rural Community Assistance Corporation
- Housing Authority of the County of Santa Cruz
- Eden Housing
- Pinnacle Strategy
- KB Homes

State law requires jurisdictions to establish the maximum number of units that can be preserved over the planning period. The County's goal is to facilitate the development of and preserve as many affordable units as possible depending on available financing and owner willingness.

D. Fair Housing Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

California's Department of Fair Employment and Housing (DFEH) has statutory mandates to protect the people of California from discrimination pursuant to the California Fair Employment and Housing Act (FEHA), Ralph Civil Rights Act, and Unruh Civil Rights Act (with regards to



housing). The FEHA prohibits discrimination and harassment on the basis of race, color, religion, sex (including pregnancy, childbirth, or related medical conditions), gender, gender identity, gender expression, sexual orientation, marital status, military or veteran status, national origin, ancestry, familial status, source of income, disability, and genetic information, or because another person perceives the tenant or applicant to have one or more of these characteristics.

The Unruh Civil Rights Act (Civ. Code, §51) prohibits business establishments in California from discriminating in the provision of services, accommodations, advantages, facilities, and privileges to clients, patrons, and customers because of their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status. The Ralph Civil Rights Act of 1976 (Civ. Code, §51.7) guarantees the right of all persons within California to be free from any violence, or intimidation by threat of violence, committed against their persons or property because of political affiliation, or on account of sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, immigration status, or position in a labor dispute, or because another person perceives them to have one or more of these characteristics.

1. Fair Housing Enforcement

San Benito County maintains a formal contract with the California Rural Legal Assistance (CRLA) to help low-income residents with fair housing complaints. CRLA operates a state-wide Fair Housing and Foreclosure Prevention Program under the guidance of HUD. CRLA provides a variety of consultation services through its hotline service and consultations, distributes legal information to property owners and tenants, and files and litigates fair housing complaints in which violations of federal or state housing discrimination laws impact County residents. These include cases involving race, national origin, familial status, religion, disability, age, sexual orientation, gender, and gender identity. The procedure for managing a case typically begins with an initial intake call. The receptionist checks the conflict-of-interest files to ensure that no such conflict exists. The screened call is then passed to a housing worker who has received extensive training in proper interviewing techniques and legal knowledge. The housing worker will give the appropriate advice to the client. Typical questions received on the hotline involve security deposit refunds, entry into the home, when rent can be withheld, eviction notices, rent control, and fees for late rent payments. The vast majority of call-ins are handled by phone consultation only.

In situations where problems cannot be adequately addressed through telephone advice, clients meet with an attorney to explore the issue and develop an appropriate plan to address the problem. Further action is taken as needed, including letters, telephone calls, and preparation of court documents and fair housing complaints directed to HUD or the State of California Department of Fair Employment and Housing, if needed.

Where required, CRLA will conduct fair housing surveys or tests to determine whether violations exist. Many property owner and tenant disputes are successfully resolved without formal litigation. In such disputes, the case handler assigned will contact the opposing party and attempt to resolve the issue with a mutually agreeable and negotiated resolution. If negotiations are not possible, litigation may be the only alternative. CRLA also participates in housing fairs in jurisdictions throughout the county. These forums provide the opportunity to distribute landlord-tenant information on rights and responsibilities and educating the public about fair housing. Programs organized by CRLA relating to fair housing include the following:



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- Fair Housing Services
- First-Time Home Buyer Counseling
- First-Time Homebuyer Education
- Home-Seeking Counseling
- Shared Housing Counseling and Placement
- Rent Review and Relocation Programs
- Rental Assistance Program
- Tenant/Landlord Services

The County's fair housing enforcement efforts are coordinated by the Housing Programs Divisions. The Housing Programs Divisions is responsible for assisting with affordable housing programs and services in the community and for investigating complaints of housing discrimination. The County consults with relevant organizations as needed and when organizations request to collaborate with the County.

The County incorporates fair housing information in any outreach conducted in connection to housing development and affordable housing. The County engages in outreach through the County's affordable housing webpage, source material at County facilities, and in presentations to the community. Most of the County's fair housing informational materials are in English and Spanish and if they are in English only, County staff is available to translate the material into Spanish. **Program 5-5: Language Barriers** in the **Policy Plan**, commits to provide all housing-related materials relating to activities, services, and programs in multiple languages. Additionally, if residents need support with disability access, the County involves the Aging and Disability Resource Connection (ADRC) of San Benito County to support with accommodation needs.

From 2006-2020, there were 15 total housing discrimination cases within San Benito County that were reported to the Office of Fair Housing and Equal Opportunity (FHEO). Ten of the reported cases occurred within the City of Hollister and five occurred within the unincorporated areas of the County. The FHEO housing discrimination cases were on disability basis (9 cases), familial status basis (3 cases), national origin basis (2 cases), and retaliation basis (1 case). The County is committed to combatting housing discrimination and will continue to enforce fair housing laws, provide referrals to fair housing servicers, and address housing condition issues through code enforcement efforts.

During the 5th Cycle Housing Element planning period from 2014 to 2023, a total of 106 complaints in the County of San Benito were reported to the State Department of Fair Employment and Housing (DFEH), though it is unknown if the complaints occurred in unincorporated cities or in the unincorporated County. The 106 complaints were on the basis of employment (66), housing (5), and employment right-to-sue (35). The DFEH received the greatest number of complaints in 2014 (31) and the least number of complaints in 2018 and 2019 (3, respectively). From 2014 to 2023, that was an average of 11 complaints reported per year.

The low number of cases should not be interpreted as evidence that there is little fair housing problems, rather that residents may not report complaints due to a variety of reasons including, but not limited to, awareness of legal services to assist with potential discrimination, language barriers, literacy, legal status, or fear of retaliation.

2. Fair Housing and Civil Rights Findings, Lawsuits, Settlements or Judgments

The County is in compliance with existing fair housing laws and often seeks to go beyond State requirements to address fair housing and access to affordable housing. There have been no findings against the County from the U.S. Department of Housing and Urban Development (HUD)



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Office of Fair Housing and Equal Opportunity (FHEO) or from the State Department of Fair Employment and Housing (DFEH). No fair housing complaints were filed in the last Housing Element planning period.

The County's Planning and Land Use Division, Building and Code Enforcement Division, and Housing Programs Division work closely with residents, property owners, outside agencies, and other departments to resolve health, safety, and public nuisance conditions that adversely affect the quality of life in San Benito. Enforcement is provided primarily on a complaint basis. Most code violations are resolved on the initial contact made by Staff. Staff generally work under the model of voluntary compliance within a reasonable amount of time allotted. Notwithstanding, penalties are assessed to those who fail to comply with the San Benito Municipal Code. Fines are assessed based on the time it takes for the property owner to abate the violation and the staff time it takes to address the violation. The Planning Division is primarily responsible for enforcing the provisions of the Zoning Ordinance and the Building and Safety Division is primarily responsible for enforcing the provisions of the California Building Codes, the San Benito Municipal Code, and the Uniform Housing Code, and both work with the Code Enforcement Division to address violations.

3. Fair Housing Laws

The County continues to comply with the Fair Housing Act, American Disabilities Act, and Housing Accountability Act through its processes and procedures. Additionally, the following lists State and County housing laws and specifies how the County complies:

State

- **California Fair Employment and Housing Act (FEHA):** The County continues to implement and update programs that promote fair and equal access to housing. The County also continues to review standards and requirements that may constrain equal access to housing and the development of affordable housing.
- **Government Code Section 65008:** The County continues to implement programs that encourage affordable housing development.
- **Government Code Section 8899.50:** The County implements programs and actions in compliance with State law that affirmatively further fair housing. The Policy Plan, the County administers programs to promote equal housing access and affordable resources.
- **Government Code Section 11135:** The County continues to implement and encourages programs that promote full and equal access to all programs and activities.
- **Density Bonus Law:** The County has a density-bonus incentives consistent with State Density Bonus Law. The County provides incentives for developers to produce affordable housing. The Policy Plan includes a program ensuring the County maintains compliance with Density Bonus Law updates.
- **No-Net-Loss Law:** The Candidate Housing Sites Analysis details how the County maintains adequate sites to meet its RHNA.
- **Excessive Subdivision Standards:** The County continues to update its Zoning Ordinance, waive certain development fees, and offer incentive packages to facilitate the development of housing.
- **Housing Element Law:** The County identifies and includes an analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs.



Local

- **Local Ordinances:** The County has multiple local ordinances that establish procedures for rezoning, development permit processing, affordable housing fees, and other programs that encourage fair housing practices.
- **Policy Plan Programs:** The Policy Plan details the County's goals, policies, programs, and objectives. The County addresses the need to provide additional housing opportunities, remove constraints to affordable housing, improve the existing housing stock, and provide equal opportunities for current and future residents of San Benito County.

E. Assessment of Contributing Factors to Fair Housing Issues

Background

San Benito County encompasses a total land area of 1,389 square miles, or 888,924 acres, and has a population of 63,329 as of 2021. Development within unincorporated San Benito County is generally located adjacent to the incorporated cities of Hollister and San Juan Bautista, or in the unincorporated communities of Aromas, Ridgemark, and Tres Pinos, which are also located in the North County area. 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.

Historical Background

The Indigenous people of Amah Mutsun tribal band originally settled San Benito County. As European contact occurred, the Mission of San Juan Bautista was established in 1797, and Indigenous lands were later granted to Spanish ranchers and settlers such as Colonel William Welles Hollister. The town of Hollister began to form due to its location along major trading routes. The establishment of the Southern Pacific Railroad track led to an increase in agricultural production and population size⁹.

The San Justo Homestead Association of farmers formed the town of Hollister in 1868 and incorporated into the City of Hollister in 1872. The City was established on the former Mexican land-grant Rancho San Justo. At the time, Hollister was located within Monterey County, until San Benito County was formed by the California Legislature in 1874 from portions of Monterey, Merced, and Santa Cruz counties. The City of Hollister is the seat of government.

The original subdivision divided the town into 50 homestead lots, where downtown Hollister is located today. Approximately 12,000 acres were divided into 50 homestead lots of about 172 acres each; about 100 acres were reserved for the town itself and were bounded by North, East, West and South streets. About 8,500 acres were reserved for future sale and the remaining property was parceled out and sold as farm units. Since then, Hollister has continuously grown in size, both geographically and by population. As the City of Hollister has grown, it has annexed previously unincorporated land. This trend is anticipated to continue as the City of Hollister provided water and sewer service to much of the unincorporated land surrounding its boundaries.

⁹ History in San Benito County. Townsquare Publications. Accessed on 6 December 2023 at <https://townsquarepublications.com/history-in-san-benito-county-ca/>.



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The city of San Juan Bautista was later incorporated in 1896. The County's population increased steadily and in 1887 acquired the New Idria quicksilver mines and additional acres from neighboring Counties.

The County has a rich agricultural history due to its location within the California Coastal Range. This history is evident through the County's demographically diverse immigrant groups who settled the area to cultivate goods such as apricots and mercury (quicksilver). One-room schoolhouses such as the Willow Creek School, prairie-style homes such as the Wapple¹⁰ and Sullivan residences, and historical buildings such as the Dunneville Dance Hall, Ferrando House & Barn, and Woods Cabin are examples of architectural history throughout the County. The Williamson Act of 1965 (California Land Conservation Act, or LCA) allowed the County to preserve a vast majority of rural agricultural lands and open space. The County Board of Supervisors codified the LCA in 1966 that established agricultural preserves through contracts and aims to prevent conversion of agricultural land to non-agricultural uses without a review process.

Meanwhile, throughout the 1900's, the City of Hollister completed a series of land annexations in order to meet the demands of the growing population. Much of today's historic housing stock within the County exists in Hollister and San Juan Bautista and belongs to the period following the turn of the century when farmers began to subdivide their land for residential development. This development created a modest housing stock directed towards middle-class residents.

Like many regions in California, San Benito County witnessed rapid population growth during the post-World War II era, with most of the growth occurring within the City of Hollister. In addition to rapid population growth, the County reacted similarly to the rest of nation's demand for housing by selling parcels of agricultural land that had diminished in value for the construction of more single-family homes. The significant amount of new development has resulted in the loss of agricultural land around San Juan Bautista and Hollister and has created constraints upon the City's infrastructure. The increasing population growth and need for additional land for housing within the region continues to be at odds with the County's pastoral culture and desire to preserve its agricultural history.

Developers in the County have developed almost exclusively single-family homes throughout the County's history. Many "legacy" housing developers continue to develop in San Benito and have been reluctant to offer varied housing types. As analyzed in the "AFFH Summary" section below, the County has received community feedback citing a lack of affordable, accessible housing in a range of unit sizes. The housing market in the County has been historically geared towards single-family homes and according to ACS 2021 data, approximately 81.9 percent of Hollister's housing units are detached single-family residences. The County is committed to updating its County Code to facilitate strategic growth through higher density development in targeted areas of the County. This effort is intended to shift away from past development trends and transition into a new phase of San Benito's history.

Historical events have directly impacted development trends in the region. The City of Hollister bought the Hollister Water Company which facilitated growth within the City and surrounding area post-World War II. Infrastructure constraints have limited growth within the region throughout its history. Though infrastructure constraints have limited growth, the County experienced consistent

¹⁰ "Architectural Gems Tell County History". Accessed on 6 December 2023 at <https://benitolink.com/architectural-gems-tell-county-history/>.



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growth. In addition, racial covenants in urban centers in the Bay Area were prevalent during mid-20th century and influenced settlement of Hispanic populations to unincorporated areas around the City of Hollister. This area is located within the San Jose-Sunnyvale-Santa Clara metropolitan statistical area and contains the highest rate of segregated neighborhoods for Hispanic or Latino groups¹¹, even though non-White Hispanic or Latino groups represent over 60 percent of the County's demographics.

On October 17, 1989, the 6.9 Loma Prieta earthquake shook the Bay Area and Central Coast, causing massive destruction in the urban areas of the County. The County is situated at the end of the Calaveras fault and close to the San Andreas Fault, which sent shock waves north and south from Loma Prieta in the Santa Cruz Mountains when it shifted in 1989. The 1989 earthquake did an estimated \$100 million worth of damage in San Benito County. In downtown Hollister, nine buildings were damaged in the quake and 15 businesses suffered losses. All were repaired or demolished. The aftermath of the quake left broken water lines that flooded downtown streets, and homes knocked off foundations. Residents in San Benito were without power for two days. Now, the County has established a disaster response unit to limit the effects of a similar natural disaster. The 1989 earthquake had lasting effects on infrastructure and the County saw average decrease in residential development throughout the 1990s as a direct result of the earthquake.

Just as the County was recovering from the 1989 earthquake, population changes in the Bay Area spilled over into San Benito County. Beginning in the mid-1990s, the “dot-com boom” changed the real estate market and local economy of the greater Bay Area region. As the internet became more widely adopted, many internet-based startup companies began establishing themselves in the Bay Area. As the valuation of startups increased, so did the interest in real estate within the region. The County experienced a small influx of higher-income households and an overall increase in housing costs as a result of various factors, including the “dot-com boom.” Similarly, the County experienced a significant surge on housing costs during the COVID-19 pandemic. As employers transitioned to fully remote work, households moved away from higher cost cities in the Bay Area into lower cost communities such as San Benito County. The influx of higher-income households, combined with lower interest rates, influenced the significant increase of housing costs throughout the COVID-19 pandemic.

One of the most significant factors influencing development in San Benito County within the last two decades are the various growth management practices placed on the City of Hollister, initiated by voters, and adopted by the City. On May 4, 2002, there was a 15-million-gallon sewage spill at the City's wastewater treatment plant. In response, the Regional Water Quality Control Board imposed a building moratorium on the City until a new treatment plant was completed. On November 5, 2002, Hollister voters passed Measure U which set a residential growth limit of 244 units per year. In order to codify the voter approved initiative, the Hollister City Council approved an ordinance enacting the City's Growth Management Program.

The City's new wastewater treatment plant was completed, and the Regional Water Quality Control Board-imposed building moratorium was lifted but development was still constrained by Measure U. Upon expiration of Measure U, the City readopted and modified the existing Growth

¹¹ Menendian, S., Gambhir, S. (2018). “Racial Segregation in the San Francisco Bay Area, Part 1”. Other & Belonging Institute, UC Berkeley. Accessed on 10/18/2024 at <https://belonging.berkeley.edu/racial-segregation-san-francisco-bay-area-part-1>.



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Management Program to exempt very low- and lower-income affordable housing units and new dwelling units.

In 2019, the City Council passed amendments to the General Plan and Code of Ordinances Title 16, Section 16.64, Growth Management Program via Ordinance 1183 to establish a residential growth limit of 159 units per year. The amendments included exemptions that would not inhibit the construction of affordable housing projects, compliant with State law at the time. The growth limits were set to expire upon adoption of an updated Housing Element anticipated in 2023. However, City Council suspended the ordinance in response to a 2020 letter from HCD which stated the growth cap was in violation of State law and SB 330.

A combination of the building moratorium and the City of Hollister's Growth Management Program decreased housing growth in the County from 2001 to approximately 2020; the City and County are now committed to pivoting away from past development trends and transition into a new phase of San Benito County's history. San Benito County continuously improves its infrastructure and community facilities to serve its growing population. Most residents in the unincorporated areas of the County commute to the incorporated cities to shop, access services, and entertainment. Because the unincorporated County is sparsely populated, it is uncommon to see large community facilities away from large population centers. Most community facilities and amenities are found in incorporated cities or directly outside of their city limits where most of the County's populations are located.

Unincorporated residential development has generally involved large-lot or higher-end development. The unincorporated jurisdiction has largely not had economy of scale afforded by urban services, primarily public water and sewer services, and this has limited more affordable types of housing. Tres Pinos has these services but in a very fiscally limited special district. Other than large-lot rural forms of residential use, developers in San Benito County have demonstrated little interest in creating new self-contained towns or communities, with the exception of San Juan Oaks. The County established a transferable development credits (TDC) program that could have helped and incentivized new-town ideas with economies of scale while preserving open land, but implementation has been difficult to materialize.

Ridgemark's creation beginning in the 1970s was a socioeconomic force in land use decision making. The gated community was at first outer-lying, then neighbored by similar but non-gated development (Oak Creek and Quail Hollow).

Though housing growth decreased in the early 2000s as compared to previous decades, San Benito County has been one of the fastest growing regions in California during the past decade and still maintains the quality of living that has attracted residents. Through natural disasters and tough economic times, the County has shown resilience and will continue to provide current and future residents opportunities to thrive.

Investments

The County's Capital Improvement Projects are managed by the Public Works Department. The proposed fiscal year 2023-24 budget shows that \$19.3 million is allocated for capital fund expenditures and \$48.1 million for road improvement projects. Expenditures for capital improvement projects include major technology upgrades, tenant improvements, and maintenance and/or expansion of existing public facilities such as Animal Care and Control, Fire, Health Services, Mental Health, Parks and Recreation, Probation, Public Health, and the County Sheriff's Office. A road improvement schedule regarding road segment repairs, road/bridge construction, project budgets, and funding sources are listed on the County's website.



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Road improvements are typically reactive in nature and are completed on local roads with the greatest need or roads that are essential to local travel. Differences in CIP targeting are based on essential needs and the County lacks the resources to address all areas in the County. CIP funds help maintain streetlights, traffic lights, and local infrastructure. Regional, state, and federal agencies are responsible for many of the major roads and highways in the unincorporated County. In coordination with these agencies, the County continues to lobby state representatives to allocate funding to complete essential infrastructure improvements.

The San Benito County Regional Transportation Plan (RTP) addresses the need for improved biking infrastructure and includes plans for expanding and enhancing bike routes.

San Benito County has a Safe Routes to School (SRTS) program aimed at improving the safety and accessibility of walking and biking routes for children traveling to and from school. The Safe Routes to School program in San Benito County focuses on making walking and bicycling safer, easier, and more enjoyable for children. This program aims to enhance the overall health of children and communities by promoting active transportation. Several schools participate in the Safe Routes to School initiative, including:

- Calaveras Elementary School
- Cerra Vista Elementary School
- Gabilan Hills Elementary School
- Ladd Lane Elementary School
- Marguerite Maze Middle School
- Rancho San Justo Middle School
- R.O. Hardin Elementary School
- San Andreas Continuation School
- San Benito High School
- San Juan School

The program includes infrastructure improvements such as new or improved sidewalks, crosswalks, signage, and bike lanes to enhance safety. San Benito County Public Health Division provides additional support, such as offering helmets to low-income families, to ensure that children have the necessary safety gear. The Bike & Pedestrian Master Plan and Advisory Committee engage in overseeing and planning the various improvements and safety measures related to the Safe Routes to School program.

AFFH Summary

San Benito County's land is predominantly agricultural and open space with a majority of the County's population living in and near the incorporated cities of Hollister and San Juan Bautista. Due to the sparse population density, the southern half of County is encompassed as one census tract (06069000802) and includes agricultural grazing lands, row crops, and open space such as Pinnacles National Park. The northern section of the County encompasses the cities of Hollister and San Juan Bautista, including unincorporated neighborhoods such as Tres Pinos where a majority of households and developments are located as clustered urban areas. The AFFH findings are as follows:

- A majority of the County, including south unincorporated County area and northwest area surrounding San Juan Bautista, are a low resource area.
- The north central County area experiences high positive education outcomes whereas the northwestern and southern areas experience less positive education outcomes.



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- The unincorporated County area north and northwest of Hollister and southern half of the County experiences less positive economic outcomes. Two census tracts located throughout unincorporated County area have the least positive economic outcome.
- The region experiences higher than average groundwater threat, hazardous waste facilities, impaired waters, and solid waste threats.
- There are no Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) areas throughout the County; however, there are Racially Concentrated Areas of Affluence (RCAA) in Ridgemark.
- Lower-income renters are more likely to experience a severe cost burden when incomes decrease whereas lower-income owners are more likely to experience a severe cost burden as incomes increase.
- Renters tend to experience higher rates of overcrowding than owners.
- Owner households are more likely to experience a housing challenge than renters, and renter households are more likely to experience a severe housing challenge than owners.
- It is estimated that there is approximately 277 housing units in need of rehabilitation and 139 housing units in need of major rehabilitation or replacement.
- More affordable housing types are necessary for special need populations, especially for individuals experiencing homelessness, farmworkers, and extremely low-income households. Rental assistance and access to services are a necessary part of providing affordable housing for special needs groups.

AFFH law also requires that the County's candidate sites not only identify the capacity of a site to accommodate RHNA goals but also analyses the spatial distribution of candidate sites within census areas with multiple vulnerability factors. This may include the siting of a mixed income sites within historic redlined communities, areas with high rates of low-income households, and low resource areas. The analysis aims to mitigate displacement risk and provide diverse housing opportunities in a way that promotes truly integrated housing communities. The AFFH findings are summarized below:

- Two candidate sites (179 lower-income units, 119 moderate-income units) are in census tracts with more than half of households are low/moderate-income. More than three-quarters are of Hispanic/Latino origin, and rates of Non-White populations are above 80 percent. The census tracts are moderate to high resource areas and categorized as 'At Risk of Displacement.' No above moderate-income units are proposed in these census areas.
- Three candidate sites (134 lower-income, 352 moderate-income, 347 above moderate-income units) are in census tracts where about 53 percent of households are low/moderate-income. More than three-quarters are of Hispanic/Latino origin, and rates of Non-White populations are at 82 percent. The census tracts are moderate resource areas and categorized as 'Lower Displacement Risk.'
- One candidate site (63 lower-income, 47 moderate-income, and 95 above moderate-income units) is in a census tract with lower displacement risk and low resources. The census tract has the highest rates of Hispanic/Latino and non-White populations compared to other census tracts with candidate sites.

Sites with lower-income units are in areas at risk of displacement to provide affordable housing opportunities. The County's approach mixes income categories throughout candidate sites to provide diverse housing options and avoid concentrated areas of poverty or affluence. In addition



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to selecting appropriate candidate sites, a significant part of affirmatively furthering fair housing are qualitative results gathered from community outreach efforts.

During the 6th Cycle Housing Element process, the County kicked off a comprehensive outreach plan to connect with as many members of the community as possible. Beginning Fall 2023, the County conducted a variety of outreach and engagement efforts detailed in [Appendix C](#). Community engagements were meant to notify, educate, and engage the public. In response to the feedback received and solicited, the County drafted a [Policy Plan](#) and Sites Inventory that responded to the unique needs of San Benito County residents to affirmatively further fair housing.

During community engagement events, the public expressed the need for affordable housing and multi-family housing. Favorable areas of San Benito County for housing production includes unincorporated areas bordering the City of Hollister and properties along major corridors.

In direct response to the public's desire for more affordable housing options, the County drafted the [Policy Plan](#) with the recommendations and feedback from the San Benito County community. In furtherance of fair housing, the County created programs targeting special needs groups. The County drafted a plan that will increase access to opportunities and resources for individuals who experience reduced access and discrimination.

Contributing Factors

The Housing Element must include an identification and prioritization of significant contributing factors to segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. A fair housing contributing factor is considered any factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Contributing factors should be based on all the prior efforts and analyses: outreach, assessment of fair housing, and site inventory. Contributing factors must also be prioritized in terms of the impact on fair housing choice and strongly connect to goals and actions.

Locally derived knowledge and contributing factors were developed in response to community participation in outreach events, through analysis conducted in this Chapter and analysis of the sites inventory, and feedback and comment on the draft Housing Element's data, analysis, and policy program. The contributing factors listed below were identified as creating, perpetuating, and/or increasing the severity of fair housing issues in San Benito:

- **Availability of Affordable Housing** – [Chapter 2](#) of this Housing Element provides data on household and economic characteristics. As shown in [Table 2-8](#), most of the occupational salaries in San Benito County have an income that falls below 50 percent of the area median income. Based on these salaries, housing stock in the County would need to be affordable to accommodate lower-income households. As noted above, there are 44 deed restricted affordable housing units at-risk of converting to market-rate during the 6th Cycle planning period. Additional affordable units may exist, that are not deed restricted and may convert to market rate. The County is committed to providing additional resources and outreach to organizations and residents regarding aid available for those in need.
- **Lack of Infrastructure in Rural Areas** – Rural communities in San Benito County generally lack public infrastructure compared to urban areas, making them more self-sufficient and reliant on private utility infrastructure. To address this issue, the County has implemented programs in the Policy Plan to improve public infrastructure and provide homeowner efficiency standards for residents in unincorporated rural areas.



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- **Housing Disbursement** – One RCAA is found in the County, indicating a concentration of affluent White populations in the County. RCAAs may indicate that historical exclusionary practices continue to affect the San Benito community or that secondary factors such as income inequality prevent integration from occurring more quickly. More integrated, mixed-income housing is necessary to dissolve RCAAs.
- **Housing Conditions and Senior Housing** – Affordability, design, and discrimination limit the supply of housing for persons with disabilities. Amendments to the Fair Housing Act, as well as State Law, require ground-floor units of new multi-family construction with more than four units to be accessible to persons with disabilities. Units built prior to 1989 are not required to be accessible to persons with disabilities. As shown in [Figure 2-8](#), the largest percentage of the County's housing stock was built between 1970 to 1969 (23.9 percent), with the percentage of new housing decreasing every year unit 2020. A majority of the housing stock was constructed prior to 1979, indicating that there is an aging housing stock, which may have severe housing problems and require significant rehabilitation which may be costly for seniors and low-income residents.
- **Access to Public Transit** – Transit scores range from 1-10, where higher scores indicate higher connectivity, access to jobs, and frequency of service. San Benito County has a very low AllTransit performance score of 1.7/10, which indicates that there is a very low combination of trips per week and number of jobs accessible. Only 4,149 jobs are accessible within a 30-minute trip from the County and only 0.53 percent of commuters use public transit. Access to public transportation increases both economic and environmental/health opportunities. Through public transportation, residents can be connected to local business, stores, and entertainment. Furthermore, transit rides offer households with a more affordable and environmentally friendly commuting option compared to single occupancy vehicles. This is especially critical for low-income households.

The County recognizes the fair housing issues that exist and is committed to reducing barriers to housing affordable to all persons. The Policy Plan of this Housing Element provides goals, policies, and programs to increase housing opportunities, remove constraints to affordable housing, improve the existing housing stock, and provide equal opportunities for all current and future residents of San Benito.

In conclusion, much of the development in the unincorporated County has occurred in clusters around existing infrastructure, typically around the city of Hollister, and in small clusters by individual applicants. This has led to many smaller isolated concentrations of populations further from incorporated cities and larger more dense populations near incorporated cities. The County has attempted to facilitate more organized development, but moratoriums and economic downturns have hampered efforts.

Due to large census tracts in the County that capture both dense areas within incorporated cities and large vacant areas of the unincorporated County, it is difficult to rely solely on data. Local and data and knowledge shows that there are particular trends in the County that have been shaped by development patterns. Many of the trends found in Hollister spill into the unincorporated County due to proximity. Infrastructure and constraints on infrastructure have shaped development patterns and have influenced housing costs which have then influenced socio-economic trends throughout the County. Though these issues are largely out of the control of the County, the County is committed to addressing inequalities and inequities wherever possible. Through its



existing programs, resources, and services along with proposed Housing Element programs, the County is committed improving negative trends and further improving positive trends and patterns.

Population shifts primarily from more affluent areas have also influenced current trends in the County. While the County cannot control population shifts, it can enact programs and strategies to prevent resident displacement which is a priority for the County.

F. Analysis of Sites Pursuant to Assembly Bill 686

Assembly Bill 686 (AB 686) requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. The analysis framework considers demographics, segregation and integration, race, income, racially/ethnically concentrated areas of poverty, racially concentrated areas of affluence, urban displacement, and RHNA sites dispersal among AB 686 Planning Areas. The planning areas are: Southwest, East, and Northwest (shown In Figures B-2 through B-4 in Appendix B).

The AB 686 Planning Areas are not established for zoning or regulatory purposes. The planning areas are bifurcated to assess the equitable distribution of the County's sites. The goal of the analysis is to ensure that the County's housing policy is consistent with AB 686 to intentionally further fair housing.

Table 5-18: AB 686 Planning Area Summary Analysis					
Planning Area	Block Group	Census tract	RHNA Lower Income	RHNA Mod/Above Mod Income	Total RHNA
Southwest	5	5	179	717	896
East	5	2	167	666	833
Northwest	6	4	63	252	315
TOTALS:			409	1,635	2,044
*Note: Candidate Sites Analysis in this section does not include pipeline projects or projected ADUs. Source: Kimley-Horn and Associates, 2025.					

As shown in [Table 5-18](#) above, units of all income categories are generally proportionately sited with the most units sited in the Southwest Planning Area. The planning areas strategically locate candidate sites within and surrounding the City of Hollister's sphere of influence in order to take advantage of lower costs associated with existing utility hookups and nearby resident-serving businesses and resources. The Southwest planning area contains a RCAA census tract and includes a number of housing sites with mixed-income units to promote integration and minimize impacts of concentrated poverty in the region. Most census tracts are low-income and predominantly Hispanic, Non-White with higher rates of homeownership and lower rates of displacement risk.

The distribution of sites by income category throughout the County contributes to the improvement of conditions relating to various fair housing conditions analyzed in this section. The distribution of sites promotes urban core activity and access to housing opportunity, services, and resources. Through the distribution of sites and implementation of various housing policies to affirmatively further fair housing, the County intends to encourage and facilitate opportunities for mixed income,



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integrated, communities that contribute to equitable outcomes for all households, regardless of racial/ethnic background or income.

Detailed AB 686 Analysis by Planning Area

Southwest Planning Area

Table 5-19: AB 686 Planning Area Summary Analysis				
Planning Area	Number of Sites	RHNA Lower Income	RHNA Mod/Above Mod Income	Total RHNA
Southwest	7	179	717	896

The Southwest planning area (SPA) consists of five block groups across five (5) census tracts (2, 6, 7.02, 8.01, and 8.02). The planning area is characterized by vacant lots and agricultural lots surrounded by low-density residences, parks, private and public recreation centers, commercial retail centers, higher density residences, agricultural farmlands, homesteads, and light industrial manufacturers. There are seven(7) proposed sites, not including pipeline projects, of which 179 are lower income units, 268 are moderate-income, and 449 are above moderate-income. The Southwest planning area contains approximately 44 percent of the County's total identified units, not including pipeline projects.

The SPA contains an RCAA area and generally experiences a high quality of life. The SPA is representative of the following fair housing characteristics:

- Moderate to high resource adjacent to low resource in larger south and west county area;
- Moderate income households with pockets of above moderate-income households;
- Predominantly married couple households with children;
- Increased cost burdens for both homeowners and renters; and
- Moderate to high percentage of Hispanic population;

Some census areas west of HWY 25 are at risk of displacement with lower risk of displacement overall. Siting 179 lower income units and 717 moderate and above moderate-income units in the SPA allows opportunities for mixed-income units to be located in a high opportunity area. Additionally, pipeline projects (San Juan Oaks and Vista del Calabria) in the SPA include 23 affordable units. Other lower income units are rezoned sites within the City of Hollister's sphere of influence and pipeline sites located west of Ridgemark along Southside Road. The lower income pipeline sites are located at the Hollister Migrant Center that provides 16 modular homes for extremely low-income households.

Siting affordable housing near resource centers and existing developed areas allows residents to access existing services and goods. The pipeline projects are predominantly above moderate single-family residences for households ages 55 years and older, families, and others. The SPA contains a census tract that is "At risk of displacement" and the Policy Plan includes a program to prevent displacement of lower income households with the development of above-moderate units. The Policy Plan includes [Program 5-2](#), [Program 5-6](#), [Program 5-8](#), and [Program 5-9](#) that promotes additional housing vouchers, subsidies, and relocation assistance to minimize displacement of cost burdened households. Provisions for economic and social resources for low-income renters and homeowners who are cost burdened can further facilitate integration within the community.



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East Planning Area

Table 5-20: AB 686 Planning Area Summary Analysis				
Planning Area	No. of Sites	RHNA Lower Income	RHNA Mod/Above Mod Income	Total RHNA
East	3	167	666	833

The East planning area (EPA) consists of five block groups across two census tracts (5.02 and 8.02). The EPA is characterized by vacant lots surrounded by mixes of low- and high-density residences, commercial retail plazas, industrial manufacturers, and County administrative buildings within the City of Hollister's urban service area. There are three (3) proposed sites, not including pipeline projects, of which 167 are lower income units, 249 are moderate, and 417 are above moderate-income units. The East planning area contains approximately 41 percent of the County's total RHNA.

- Higher income households
- Higher rates of children in married-couple households
- Higher rates of cost burden among homeowners
- Areas of overcrowded

The EPA is a low to moderate resource area with lower displacement risk. The EPA is predominantly Hispanic, Non-White and has a moderate to high rate of low- and moderate-income populations. The EPA is also identified as a low to moderate resource TCAC area. Siting 167 lower income units provides opportunities for affordable housing in areas with higher rates of severely overcrowded households. Pipeline projects in the EPA (Fairview Corners, Santana Ranch, Lands of Lee) provide lower income units that can serve as lower-income housing, student housing and housing for young professionals. Residents in new housing located in urban peripheries can sometimes experience increased traffic congestion, longer commutes, and poor air quality due to their proximity away from urban job and education centers. The candidate sites are located in an area with public services such as water, sewer, and transit, further reducing the potential impacts of overcrowded and substandard housing.

The EPA contains a large pipeline project, Santana Ranch, which will provide six lower income apartment units. The development is part of the Santana Ranch Specific Plan area that aims to preserve the rural character of the surrounding grazing and agricultural landscapes consistent with the General Plan. Provisions that ensure affordable housing and provide support to large households and homeowners can mitigate the concentration of affluence. The Policy Plan includes [Program 1-2](#), [Program 1-3](#), [Program 1-10](#), [Program 2-3](#), and [Program 5-6](#) to provide inclusionary low-income units, homebuyer education, developer incentives, self-help housing programs, and to preserve affordable units at risk of converting to market rate.

Northwest Planning Area

Table 5-21: AB 686 Planning Area Summary Analysis				
Planning Area	No. of Sites	RHNA Lower Income	RHNA Mod/Above Mod Income	Total RHNA
Northwest	2	63	252	315

The Northwest planning area (NWP) consists of five block groups across four census tracts (3, 4, 7.01, and 7.02). The planning area is characterized by vacant lots surrounded by low- and high-



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density residences, industrial business areas, mixes of low- and high-density residences, commercial retail plazas, industrial manufacturers, and County administrative buildings within the City of Hollister. There are two (2) proposed sites, not including pipeline projects, of which 63 are lower income, 94 are moderate income, and 158 are above moderate income. The NWPA contains approximately 15 percent of the County's total RHNA.

- Higher rates of children in single parent households
- Moderate rates of cost burden among renters and homeowners
- Highest rates of overcrowded units compared to the rest of the County
- Some households with substandard housing

The NWPA is a lower resource area with predominantly lower displacement risk and some at risk of displacement. The NWPA also contains the highest rate of Hispanic, Non-White households and moderate rates of low- and moderate-income populations.

The candidate sites are generally located in areas surrounded by development and is within close proximity to Downtown Hollister, where many services exist. As stated above, residents in new housing located in urban peripheries can sometimes experience increased traffic congestion, longer commutes, and poor air quality due to their proximity away from urban job and education centers, exacerbating issues for lower income households with single parents. Provisions that support low-income households with single parents can reduce the burdens of overcrowding, housing, and childcare costs. The Policy Plan includes [Program 5-1](#), [Program 5-2](#), [Program 5-4](#), and [Program 5-8](#) to provide self-sufficiency services, rent subsidies, utility assistance, childcare nutrition services through Helping Hands, and emergency sheltering services. The programs target households that may have been discriminated against due to familial status, gender, or race and further aims to promote fair housing opportunities throughout the County.

Detailed AB 686 Analysis by AFFH Data Layers

[Figures 5-16](#) through [5-22](#) below identifies the sites to accommodate future housing in the County. The candidate sites are predominantly clustered along the city of Hollister's boundaries in the City's sphere of influence but are located within the County's jurisdiction. The candidate sites consider access to sewer and water connections, public transportation, resident-serving commercial centers, and other factors. The section below shows candidate sites which do not spatially site pipeline projects and ADUs/JADUs, which are further discussed in [Appendix B: Candidate Housing Sites Analysis](#). Candidate sites are analyzed against Countywide demographics using AFFH data layers for segregation and integration (Hispanic/Latino, Non-White, Low/Moderate-Income Households), access to opportunities (R/ECAP, RCAA, TCAC Opportunity Areas), and displacement risk provided through HCD data and mapping resources.

[Figure 5-20](#) shows the identified candidate sites to meet the RHNA in relation to the percentage of County residents with Hispanic origin. The figure below displays that:

- No candidate sites to accommodate RHNA are located within census tracts that have a percentage of the population with Hispanic origin less than 40 percent.
- Nine candidate sites to accommodate RHNA (totaling 1,548 units, including 310 units for low- and very low-income households) are located within census tracts that have a percentage of the population with Hispanic origin between 40 and 80 percent.



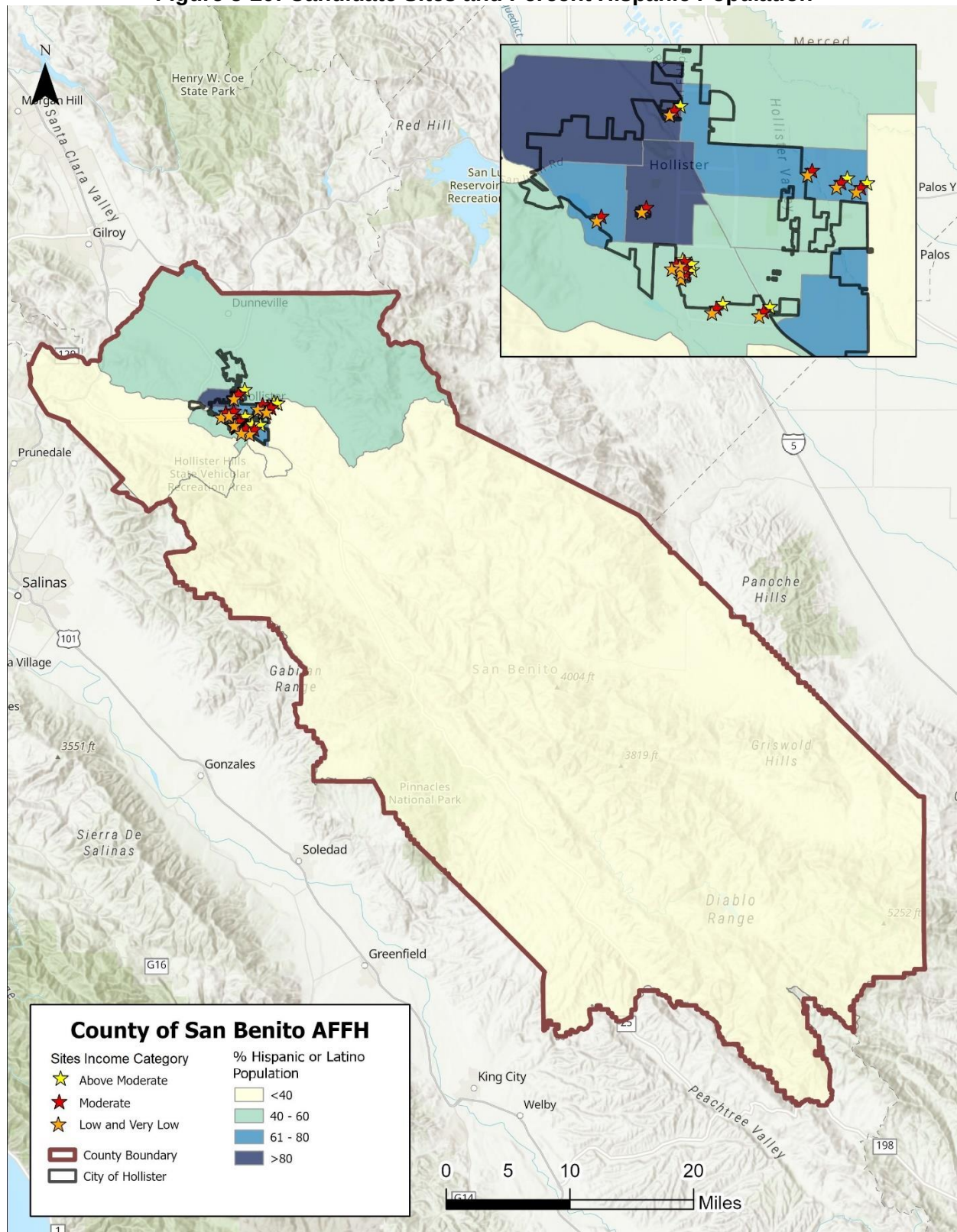
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- Three candidate sites to accommodate RHNA (totaling 496 units, including 99 units for low- and very low-income households) are located within census tracts that have a percentage of the population with Hispanic origin more than 80 percent.

Census tracts with less than 40 percent Hispanic populations include large areas such as south County and west County areas where the land use is predominantly rural residential, open space, and agriculture. No candidate sites are being proposed in the census tracts due to the lack of utility hookups and other resources in the census tracts. Overall, a variety of housing income categories are proportionately sited throughout the County in relation to Hispanic populations.



Figure 5-20: Candidate Sites and Percent Hispanic Population





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Figure 5-21 shows the identified candidate sites to meet the RHNA in relation to the percentage of Non-White County residents per census tract. The figure shows that:

- No candidate sites to accommodate RHNA are located within census tracts that are less than 40 percent Non-White.
- Five candidate sites to accommodate RHNA (totaling 598 units, including 120 units for low- and very low-income households) are located within census tracts that are 40 to 80 percent Non-White.
- Seven candidate sites to accommodate RHNA (totaling 1,446 units, including 289 units for low- and very low-income households) are located within census tracts that are more than 80 percent Non-White.

Similarly, no candidate sites are being proposed in census tracts with less than 40 percent non-White populations because the census tracts are predominantly rural residential, open space, and agriculture land uses that have minimal resources to support affordable housing development. Candidate sites are equally distributed throughout the County while accommodating more affordable units in areas with higher percentages of Non-White populations.



Figure 5-21: Candidate Sites by Income Category and Percent Non-White Population

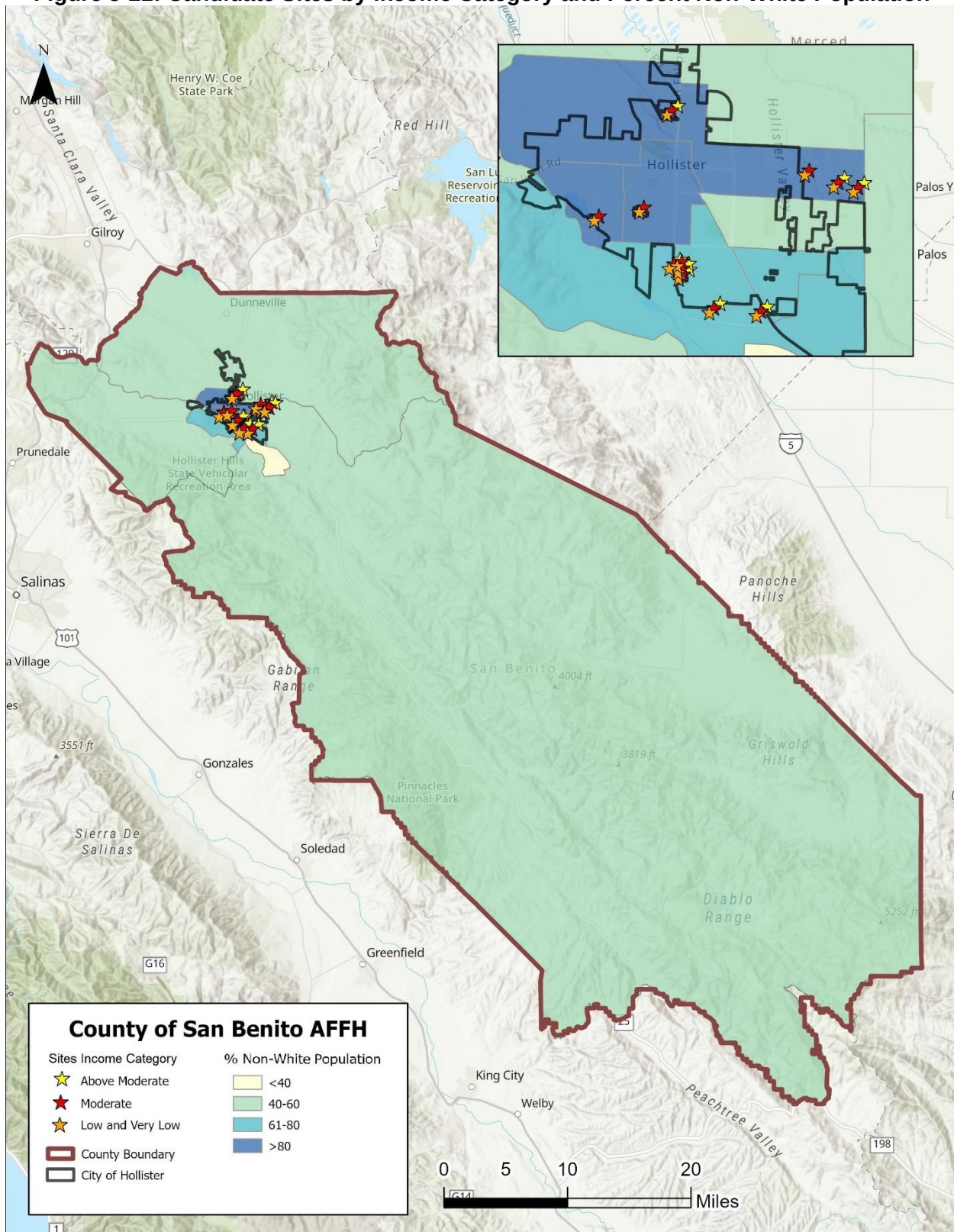




Figure 5-22 shows the identified candidate sites to meet the RHNA in relation to the percentage of low- and moderate-income population per census tract. The figure shows that:

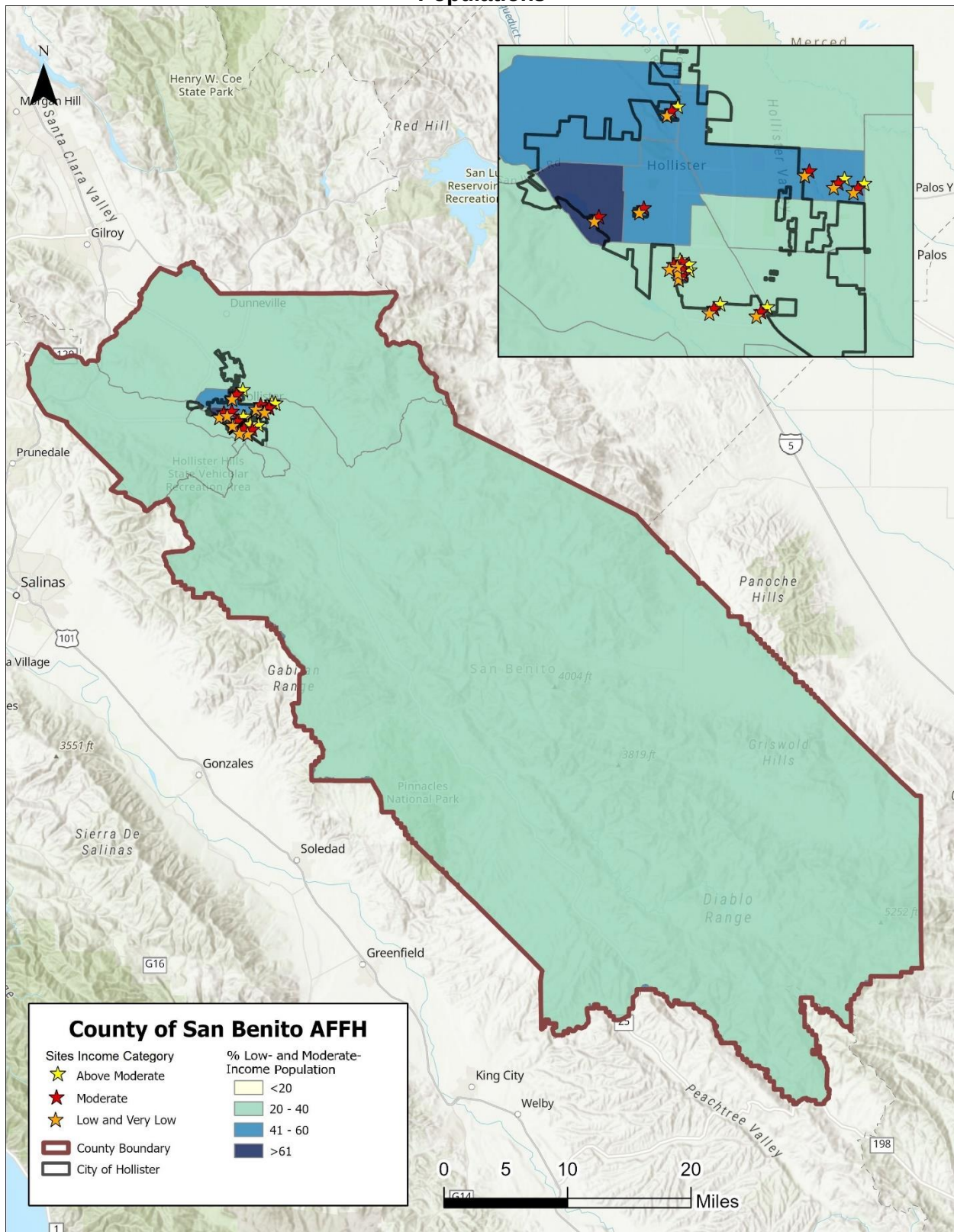
- Five candidate sites to accommodate RHNA (totaling 598 units, including 120 units for low- and very low-income households) are located within census tracts that are less than 40 percent low- and moderate-income populations.
- Six candidate sites to accommodate RHNA (totaling 1,329 units, including 266 units for low- and very low-income households) are located within census tracts that are 40 to 60 percent low- and moderate-income populations.
- One candidate site to accommodate RHNA (totaling 117 units, including 23 units for low- and very low-income households) are located within census tracts that are more than 60 percent low- and moderate-income populations.

The northern unincorporated County area surrounding the City of Hollister shows a moderate level of low- and moderate-income households whereas the southern unincorporated area shows a higher level of low- and moderate-income households. No above moderate-income sites are in the census tract with higher low- and moderate-income households. Candidate sites are proportionately distributed throughout the County to provide affordable housing for lower-income groups. The opportunity for affordable housing can minimize displacement risk and prevent gentrification, especially for non-White, lower-income groups.



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Figure 5-22: Candidate Sites by Income Category and Low- and Moderate-Income Populations





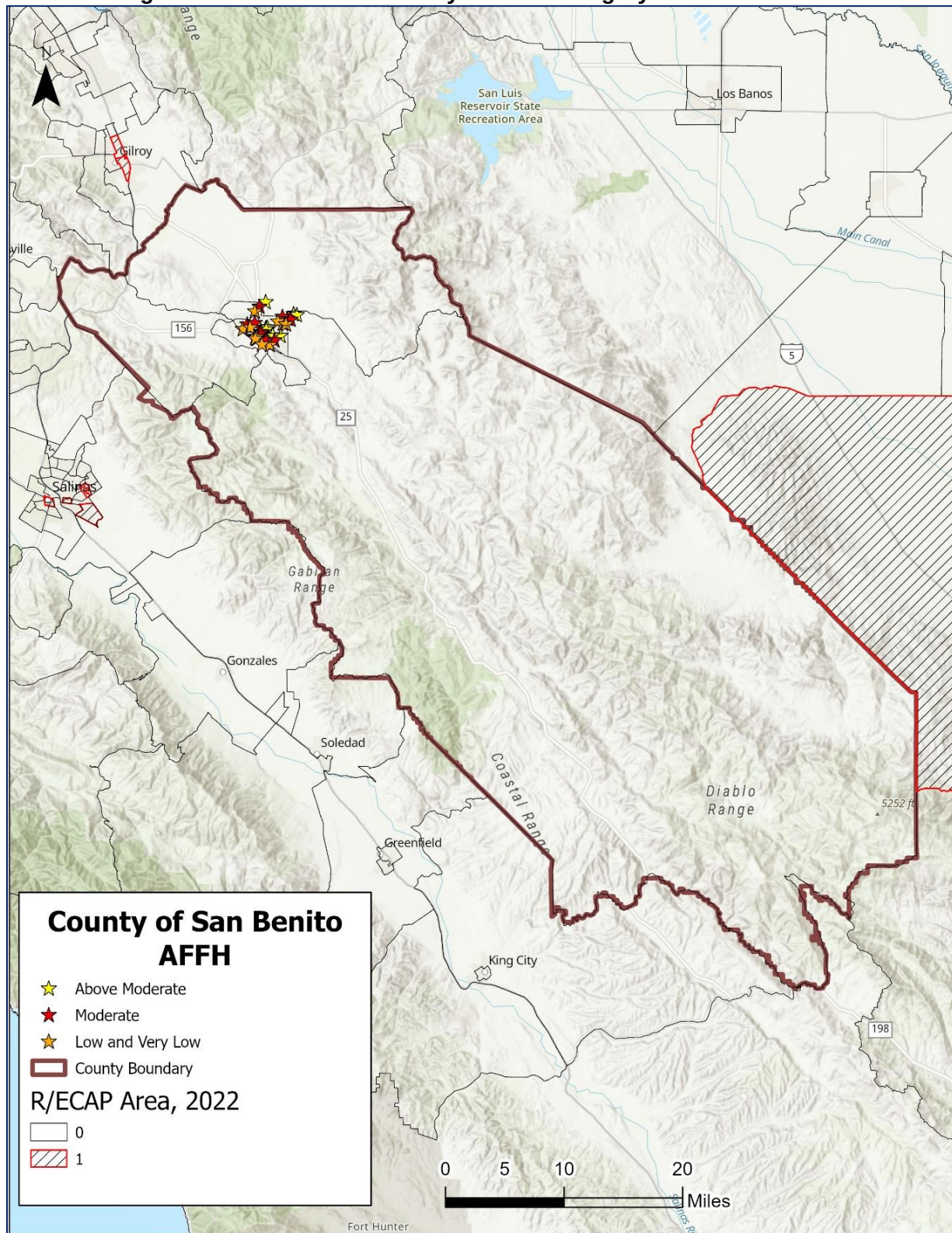
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Figure 5-23 shows the identified candidate sites to meet the RHNA in relation to the R/ECAP areas within the County. R/ECAPs are racially and ethnically concentrated areas of poverty and are marked in red outline with black diagonal lines. As shown below, there are no R/ECAP areas located within the County.



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Figure 5-23: Candidate Sites by Income Category and R/ECAP Areas





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Figure 5-24 shows the identified candidate sites to meet the RHNA in relation to RCAAs within the County. RCAAs are racially concentrated areas of affluence. The figure below shows that there is one RCAA located within the County in the community of Ridgemark.

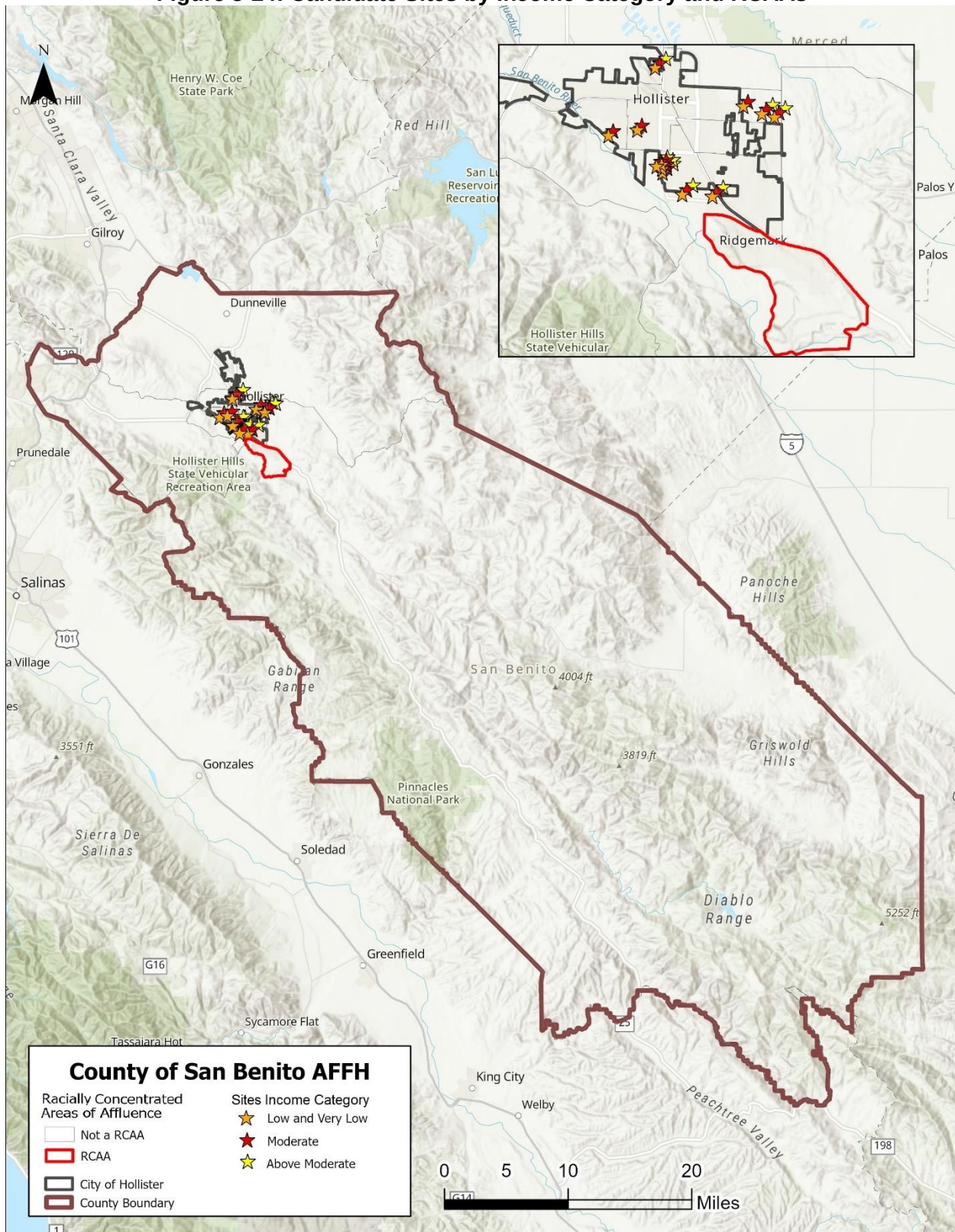
No identified candidate sites for the 6th cycle are located within the RCAA. However, there are three housing projects that are proposed or under construction with affordable units located within the RCAA, as further described below:

- Lico and Greco Properties (Vista del Calabria) is under construction to develop 156 units, 23 of which are affordable units. A tentative subdivision map was approved on September 2, 2020. The project utilizes the County's down payment assistance program for the for-sale units that are deed restricted for affordability.
- Promontory is under construction and received a condition of approval for 13 moderate-income "secondary units" and includes payment of in-lieu fees toward the County's affordable housing efforts.
- Angels Co. LLC/John Wynn is preparing an environmental impact report for the development of 175 lots with 190 dwellings, including 15 of which are below market-rate duplex or duet residential units.

It is also important to note that the current subdivisions were built prior to the County's affordable housing program in 2016. Any new developments in Ridgemark would be required to comply with the County's inclusionary housing ordinance to provide affordable units or pay an in-lieu fee.



Figure 5-24: Candidate Sites by Income Category and RCAAs





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Figure 5-25 shows the identified candidate sites to meet the RHNA in relation to California Tax Credit Allocation Committee/Housing and Community Development (TCAC/HCD) Opportunity areas within the County. TCAC/HCD Opportunity Area Maps show how resources such as schools, job availability, and open space are spatially distributed throughout the County. The figure below shows that:

- Six candidate sites to accommodate RHNA (totaling 779 units, including 156 units for low- and very low-income households) are located within census tracts that are identified as High to Highest Resource areas.
- Four candidate sites to accommodate RHNA (totaling 950 units, including 190 units for low- and very low-income households) are located within census tracts that are identified as Moderate Resource areas.
- One candidate site to accommodate RHNA (totaling 158 units, including 32 units for low- and very low-income households) are located within census tracts that are identified as Low Resource areas.

The highest and high resource areas overlap with areas with moderate levels of low- and moderate-income populations that are at risk of displacement. This area also exhibits higher rates of non-White populations. The moderate and low resource areas overlap with areas with higher rates of low- and moderate-income populations and non-White populations that are at lower risk of displacement. Nevertheless, the candidate sites are proportionately distributed throughout the County to provide housing opportunities for a diverse population, including the provision of lower-income housing opportunities in moderate and low resource areas.



Figure 5-25: Candidate Sites by Income Category and Opportunity Areas

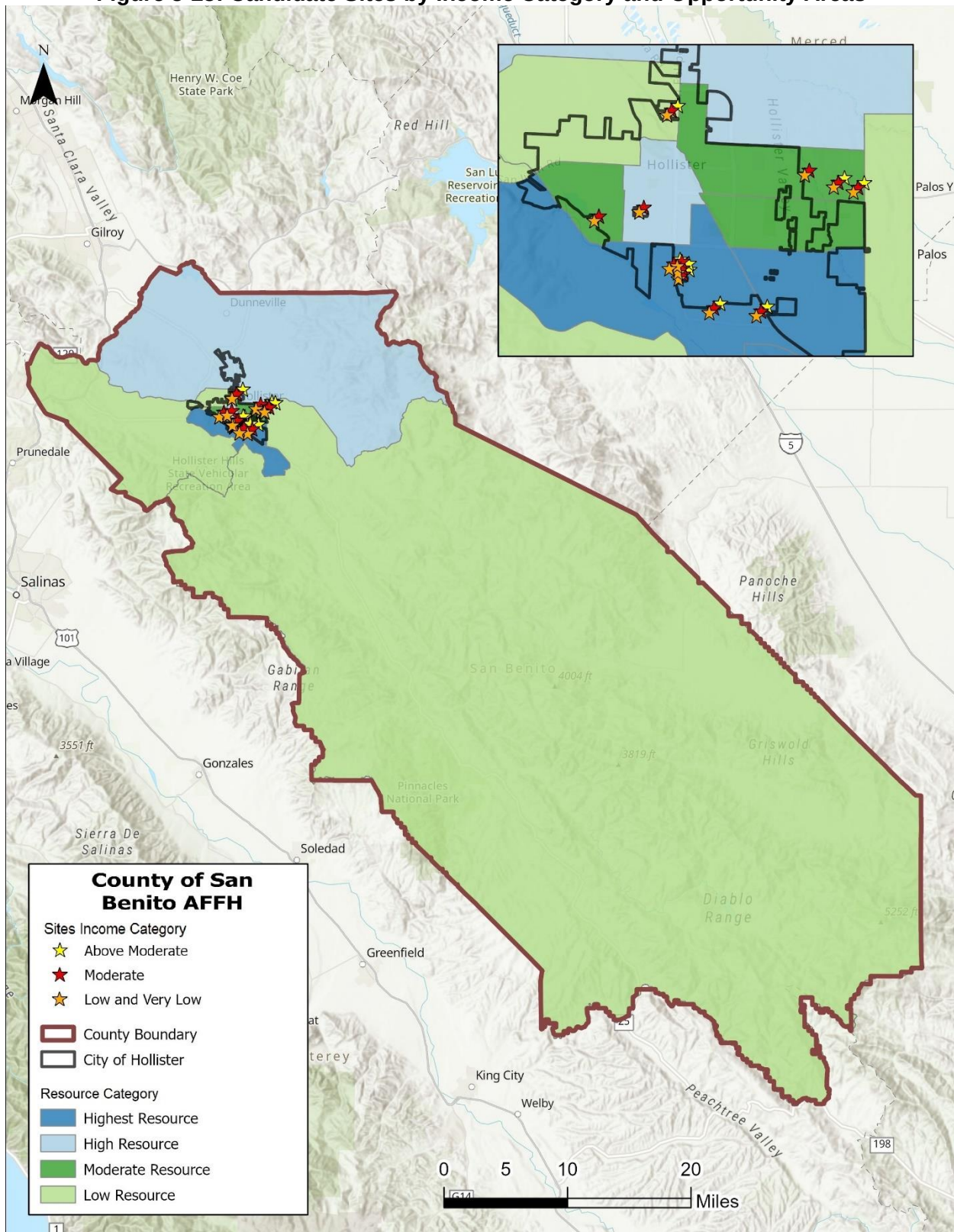




Figure 5-26 shows the identified candidate sites to meet the RHNA in relation to displacement and gentrification risk by the California Urban Displacement Project. The model represents different variables at the household level which contribute to low-income loss within a neighborhood. Displacement risk results can aid the County in identifying housing policies that reduce housing vulnerability. The figure below shows that:

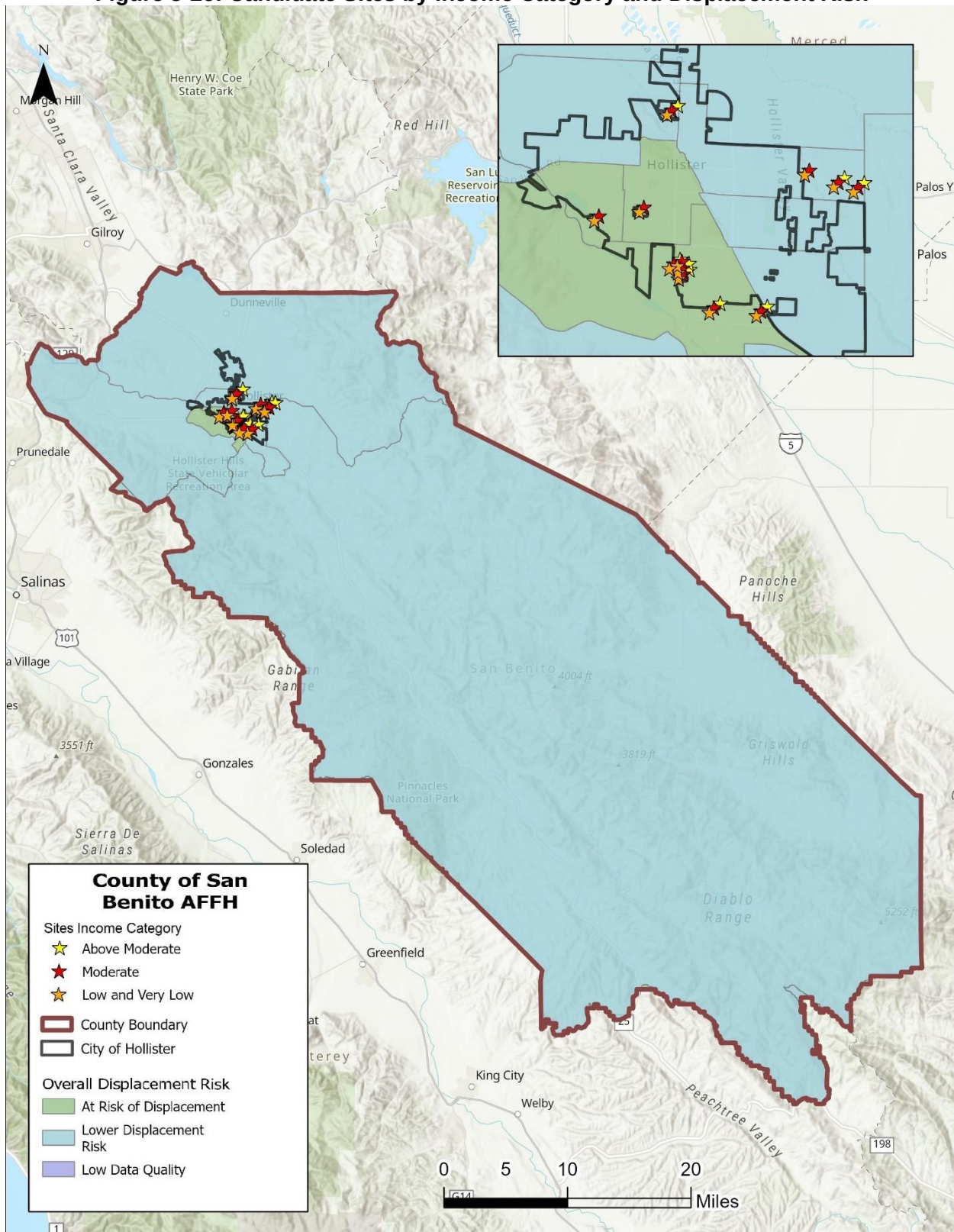
- Eight candidate sites to accommodate RHNA (totaling 1,053 units, including 210 low- and very low-income households) are located within census tracts that are identified as At Risk of Displacement.
- Four candidate sites to accommodate RHNA (totaling 991 units, including 199 low- and very low-income households) are located within census tracts that are identified as Lower Displacement Risk.

The candidate sites are proportionately distributed throughout the County to provide housing opportunities for all income groups. All candidate sites contain lower-income units, where a larger proportion are sited in areas at risk of displacement. The provision of lower-income units can mitigate low-income household loss and increase County investment. **Chapter 6: Policy Plan** contains programs to invest in aging housing infrastructure and mitigate displacement risks for lower-income households.

The **Policy Plan** includes policy programs that seek to provide an increased variety of housing types that are affordable to all economic segments of the community as well as improve general access to housing. Additional opportunities for current and future residents are described through the provision of policy programs that affirmatively further fair housing in San Benito County.



Figure 5-26: Candidate Sites by Income Category and Displacement Risk



CHAPTER 6

Policy Plan



Chapter 6: Policy Plan

The Policy Plan described in this Chapter includes the County's goals, policies, programs, and objectives for the 2023-2031 planning period. The Policy Plan addresses the need to plan for additional housing opportunities, remove constraints to affordable housing, improve the existing housing stock, and provide equal opportunities for all current and future residents of San Benito County.

These goals, policies, and programs were developed based on:

- Review of the County's 5th Planning Cycle Housing Element;
- Input and feedback from the community, stakeholders, and decision makers;
- New State law requirements; and
- Analysis provided in the Community Profile, Housing Constraints, Housing Resources, and Affirmatively Furthering Fair Housing (AFFH) chapters of this 2023-2031 Housing Element.

A. Key Housing Goals and Policies

The following describes the goals and policies the County intends to implement to meet its RHNA and address its housing needs.

1. Availability of Housing

Continuing to provide a balanced inventory of housing types (e.g., single-family, duplexes, apartments, and condominiums), cost, and style will fulfill a variety of housing needs. In addition, providing regulatory and financial assistance will be essential to support the production of affordable housing.

Goal 1: Expand housing choice opportunities for existing and future San Benito County residents.

- **Policy 1.1:** Ensure the provision of a variety of housing types to fulfill the County's RHNA.
- **Policy 1.2:** Facilitate development of affordable housing through use of financial and/or regulatory incentives where appropriate and subject to funding availability.
- **Policy 1.3:** Maintain streamlined procedures for processing new residential development applications.
- **Policy 1.4:** Encourage the development of residential units intended for special needs groups, including seniors, large households, persons with disabilities, and the homeless.
- **Policy 1.5:** Promote affordable housing opportunities adjacent or near to public transportation and within walking or cycling distance to places of employment, commerce, recreation, and services.
- **Policy 1.6:** Support existing emergency shelter programs in San Benito County.

2. Development of Housing

A key element in satisfying the housing needs of all members of the community is the provision of adequate sites for housing of all types, sizes, and prices. The County's General Plan and Zoning Code determine where housing may be located, thereby affecting the supply of land



available for residential development. The following goals and policies support the expansion of housing opportunities in San Benito County.

Goal 2: Expand housing opportunities for all economic segments of San Benito County's population.

- **Policy 2.1:** Address infrastructure constraints to meet the County's RHNA.
- **Policy 2.2:** Encourage development of affordable housing by non-profit organizations primarily engaged in housing construction or management.
- **Policy 2.3:** Provide and/or facilitate ongoing technical support to affordable housing developers.
- **Policy 2.4:** Negotiate with developers to encourage the development of housing that is affordable to extremely low-income households.
- **Policy 2.5:** Continue to allow accessory dwelling units in residential zoning districts and appropriate zoning districts as a means of expanding rental housing opportunities.
- **Policy 2.6:** Continue to support the development of affordable housing for first-time homebuyers.

3. Maintain and Enhance Residential Neighborhoods

In general, housing over 30 years old may need rehabilitation and major repairs, such as a new roof, termite damage repair, foundation work, and plumbing. With 77.1 percent of San Benito County's housing stock built prior to 1990, preventive maintenance is essential to avoid housing deterioration. Some households, particularly those that have owned their homes for many years and have relatively low house payments, may be able to afford repairs or monthly payments for rehabilitation loans; however, other households, especially lower-income households, may have difficulty maintaining their homes. Assisting these lower-income households will help preserve and enhance the County's existing housing stock.

Goal 3: Use public and private resources to maintain and enhance existing residential neighborhood character.

- **Policy 3.1:** 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.
- **Policy 3.2:** Improve housing and neighborhoods throughout San Benito County and in designated target areas while protecting residents from displacement.

4. Promote Equal Housing Opportunities

The County seeks to expand the range of housing opportunities, including housing for seniors, lower- and moderate-income residents, persons with disabilities, large families, families with female-headed households, and persons experiencing homelessness. To make adequate provisions for the housing needs of all segments of the community, the County must also ensure equal and fair housing opportunities are available to all residents.

Goal 4: Provide housing opportunities for all San Benito County residents, regardless of race, color, ancestry, national origin, religion, age, gender, gender identity and expression, marital status, familial status, medical condition or



disability, military or veteran status, source of income, sexual orientation, or any other protected characteristics.

- **Policy 4.1:** Support services and programs that fight housing discrimination; promote agencies and organizations that provide assistance to victims of housing discrimination.
- **Policy 4.2:** Promote housing with supportive services to meet the special housing needs of all San Benito County residents.
- **Policy 4.3:** Encourage the provision of housing to meet the needs of households of all sizes.

5. Energy Efficiency and Conservation

Energy conservation can be achieved through environmentally sensitive site planning techniques and implementing building codes that require use of construction materials that maximize energy efficiency. Conserving energy has the dual benefit of reducing housing costs and improving environmental quality. Aim to fulfill the County's housing needs while promoting an environmentally sustainable community with clearly defined urban boundaries that takes into consideration the existing and potential impacts of climate change, particularly on underserved communities.

Goal 5: Promote energy efficiency and conservation throughout San Benito County.

- **Policy 5.1:** Promote the use of Green Building techniques in all residential development.
- **Policy 5.2:** Ensure all new residential developments comply with the California Green Building Standards Code.
- **Policy 5.3:** Utilize site planning techniques to allow passive energy efficiencies through solar access, landscaping, and building orientation.
- **Policy 5.4:** Seek opportunities to educate the public about energy efficiency and conservation.



B. Housing Programs

The goals and policies outlined in the prior section address San Benito County's identified housing needs and are implemented through a series of housing programs. These programs are offered primarily through the Planning and Land Use Division of the County's Resource Management Agency and through regional partnerships. San Benito County residents may also be eligible for assistance under programs administered by the Housing Authority of the County of Santa Cruz, the City of Hollister, and the City of San Juan Bautista. Housing programs define the specific actions the County will undertake to achieve the stated goals and policies. The County's housing programs for addressing community housing needs are grouped into the following categories:

1. Housing Production
2. Housing Conservation and Preservation
3. Adequate Housing Sites
4. Removal of Governmental Constraints
5. Promote Equal Housing Opportunity
6. Energy Efficiency and Conservation

1. Housing Production

The County implements various programs to encourage a diversity of housing types. Part of this diversity is addressed through the RHNA, which encourages the construction of housing for all income categories. Housing diversity is important to ensure that all households, regardless of age, income level, and household type, can find housing suited to their need and lifestyle. The following programs support the production of diverse housing opportunities.

Program 1-1: Affordable Housing Developers

The County recognizes that affordable housing cannot be supplied solely by market-rate developers, so the County will continue to work with affordable housing developers to expand the supply of lower-income units, including extremely low-income units. The County has a proven history in facilitating the development of affordable housing.

The County will offer application and technical assistance in accessing local, state, and federal funding for affordable housing by applying for such funding on behalf of affordable housing developers when eligible applicants are limited to public agencies. The County will offer technical assistance and documentation necessary to support applications for funding by affordable housing developers upon request and where appropriate. The County will also consider writing letters of support for projects that have received Planning Division entitlements by the County.

Objectives:

- Provide application/technical assistance as requested by potential developers or property owners.
- Provide assistance to affordable housing developers to facilitate the construction of at least 444 affordable housing units between 2023-2031, with the goal of achieving at least 123 affordable units for



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extremely low-income households and/or persons with special housing needs. Development of lower income housing will reduce displacement pressures and increase housing choice and mobility.

- Contact developers to discuss affordable housing opportunities.
- Explore incentive options beyond the State Density Bonus to encourage the development of housing for extremely low-income households and/or persons with special housing needs. If incentive options beyond the State Density Bonus are determined to be feasible, present incentive options to Planning Commission and Board of Supervisors by December 2026.
- Goal of facilitating the development of 10% beyond the County's lower-income RHNA. Emphasis on affordable development in relatively higher income and resource areas and racially concentrated areas of affluence (RCAA).

Timeframe: On a case-by-case basis; annually perform outreach to housing developers; If incentive options beyond the State Density Bonus are determined to be feasible, present incentive options to Planning Commission and Board of Supervisors by December 2026.

Responsible Agency: Housing Programs Division; Planning and Land Use Division

Funding Source: Affordable Housing Regulations In-lieu Fees; General Fund

Program 1-2:

Affordable Housing Regulations

The County's Affordable Housing Regulations mandate housing developers to include a specified percentage of units affordable to lower- and moderate-income households. Affordable Housing programs bring affordable housing to market and increase the types of housing available to people of different income levels.

On September 12, 2023, the San Benito County Board of Supervisors unanimously approved changes to the Affordable Housing Regulations to update requirements and affordability thresholds. The Affordable Housing Regulations are designed to:

- Enhance the public welfare, benefit the property being developed, assure compatibility between future housing development and the housing units affordable to persons of very low-, low-, and moderate-income and ensure that remaining developable land in the county is utilized in a manner consistent with state and local housing policies and needs.

Per the Affordable Housing Regulations, all for-sale residential development in the County consisting of 6-10 units are subject to an inclusionary housing fee. All residential development in the County consisting of 11 or more units shall provide inclusionary units on-site or off-site, except that a fee may be paid in-lieu of providing fractional units and in other circumstances specified in § 21.03.008 of the County Code. Applicants may elect to substitute an in-lieu fee if the fraction is less than 0.7. All fractions of 0.7 or greater are required to



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round to the nearest whole number resulting in an additional unit. To satisfy the inclusionary requirement, the inclusionary housing type is not limited to single family units and based on the appropriate zoning can include mixed-use residential, townhome, duplex, and other housing types proposed by the affordable housing plan.

Objectives:

- Maintain the Affordable Housing In-Lieu Fund. The in-lieu fees collected as a result of requirements of the Affordable Housing Regulations shall be deposited in the County's established Affordable Housing In-Lieu Fund.
- Facilitate the construction of 444 affordable housing units during the 6th Cycle planning period. Emphasis on affordable development in areas at risk of displacement, relatively higher income and resource areas and racially concentrated areas of affluence (RCAA).
- Review the Affordable Housing Regulations every four years and amend as appropriate to address evolving housing needs, market conditions, and State law.
- Explore incentive options beyond the State Density Bonus to encourage the development of housing for extremely low-income households and/or persons with special housing needs. If incentive options beyond the State Density Bonus are determined to be feasible, present incentive options to Planning Commission and Board of Supervisors by December 2026.
- Goal of facilitating the development of 10% beyond the County's lower-income RHNA. Development of lower income housing will reduce displacement pressures and increase housing choice and mobility.

Timeframe: Maintain the Affordable Housing In-Lieu Fund; review the Affordable Housing Regulations by December 2026 and if the review determines amendments are required, complete amendments by June 2027; If incentive options beyond the State Density Bonus are determined to be feasible, present incentive options to Planning Commission and Board of Supervisors by December 2026.

Responsible Agency: Housing Programs Division; Planning and Land Use Division

Funding Source: Affordable Housing Regulations In-lieu Fees

Program 1-3:

Density Bonus

The State Density Bonus Law continues to be a valuable tool to allow developers to build additional housing units which help subsidize the inclusion of affordable units in the project.

The County shall continue to work 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 at least 15% of housing to be made affordable to very low-, low-, and moderate-income



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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.

The County will also continue collaborating with developers on a case-by-case basis to provide regulatory concessions, waivers, and incentives to assist with the development of affordable and senior housing where available. Regulatory concessions, waivers, and incentives may include, but are not limited to, reductions to off-street parking requirements and modified or waived development standards.

The County will annually review its Density Bonus regulations and make necessary revisions to ensure compliance with State law.

Objectives:

- Continue to implement the State Density Bonus Law and promote its usage to developers and other interested parties. Development of lower income housing will reduce displacement pressures and increase housing choice and mobility.
- Maintain updated information on the County's affordable housing incentives, such as density bonus and fee deferment, on the County's website.
- Review and revise the Density Bonus regulations to ensure continued compliance with State law through the 6th Cycle planning period.
- Density bonuses will be encouraged on development countywide, with an emphasis on affordable development in areas at risk of displacement, relatively higher income and resource areas and racially concentrated areas of affluence (RCAA).

Timeframe: Provide information to developers on a case-by-case basis; Revise the County's Density Bonus regulations, as necessary, by December 2025 to maintain compliance with State law; State Density Bonus Law provisions honored in the interim; review annually.

Responsible Agency: Planning and Land Use Division

Funding Source: General Fund

Program 1-4:

Provision of Infrastructure to Serve Housing

The County understands the needs to provide adequate infrastructure to support existing and future housing needs. To address future demand on infrastructure facilities proactively, the County will work with providers to ensure future housing demand is coordinated with future capital planning for the County's potable water, electrical, storm drain and sewer infrastructure systems.

While PG&E supplies the County with electrical and gas power, the volume of electrical supply being provided to the Hollister Substation may be insufficient to meet the needs of new developments. With the three substations in operation (Hollister, San Benito, and Panoche substations), the Hollister Substation is at the limits of its capacity, and the San Benito Substation is at a



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third of its total capacity. This can create a potentially significant constraint, and some projects may need to be stalled until improvements are completed in spring 2024. The County is working with PG&E and the City of Hollister to address capacity issues. PG&E plans to develop an additional substation to serve the County of San Benito's energy needs.

The County shall continue to identify improvements to correct deficiencies to water, electrical, storm drain, and sewer systems in areas where the County expects future residential development. The County will coordinate these infrastructure needs with public safety, economics, regulatory requirements, and other Capital Improvement Plan objectives.

Objectives:

- Collaborate with providers to ensure future housing demand is coordinated with future capital planning for the County's potable water, electrical, storm drain and sewer infrastructure systems.
- Conduct meeting every other month with the City of Hollister, and with the City of Hollister, City of San Juan Bautista, SBCOG, and PG&E twice annually to discuss timelines and milestones for future utility capacity improvements to expand infrastructure capacity in the County. The County facilitates bi-monthly meetings with the cities of Hollister and San Juan Bautista to discuss long-range planning efforts and infrastructure capacity. The County will continue facilitating the bi-monthly meetings to discuss infrastructure capacity to ensure residential development projects in the unincorporated County can be serviced. Because major infrastructure is not managed by the County, the County relies on the respective agencies to determine milestones and timelines for expansion of infrastructure capacity. The County will continuously monitor infrastructure capacity upgrade milestones through its Public Works department.
- Facilitate the coordination between applicants and infrastructure providers such as the City of Hollister. The City of Hollister is a water/sewer provider to some residential developments in the unincorporated County and they grant water/sewer access on a case-by-case basis. The City of Hollister may require annexation as condition of providing service. In the case that Hollister annexes any of the County's Housing Element Candidate Sites, the County is prepared to coordinate with the City of Hollister through the annexation and RHNA redistribution process.
- The City of Hollister considers servicing developments on a case-by-case basis. Because of this, there is no clear procedure and the decision to service a site has no clear or objective steps. The County continues ongoing coordination and facilitation between applicants and the City of Hollister. The County will continue ongoing coordination between applicants and the City of Hollister and will do what it can to ensure developments can access water and sewer. The County will forward development applications to the City of Hollister if it determines the City will need to service the site.
- By December 2027, the County will review progress towards RHNA. If the County has not met 40 percent of its RHNA by December 2027 and the County determines a lack of infrastructure capacity is the cause,



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the County will adopt alternative actions to meet its RHNA obligation. Alternative actions may include identifying additional sites or strategically rezoning new sites.

- The County will monitor and apply for funding annually to expand infrastructure capacity in the unincorporated County. The County may collaborate with regional partners in applying for funding.

Timeframe: Ongoing collaboration with providers to explore strategies and facilitate plans to expand infrastructure capacity to provide adequate infrastructure to support existing and future housing needs; coordinate with applicants and/or providers on a case-by-case basis; review and update Capital Improvement Plan annually; Conduct at least two meetings with the City of Hollister, City of San Juan Bautista, SBCOG, and PG&E annually beginning in June 2025.

Responsible Agency: Resource Management Agency

Funding Source: Federal and State funding sources; General Fund

Program 1-5:

Water and Sewer Priority

Pursuant to Chapter 727, Statutes of 2005 (SB 1087), jurisdictions are required to deliver adopted Housing Elements and any amendments thereto to local water and sewer service providers. This legislation allows for coordination between the County and water and sewer providers when considering approval of new residential projects to ensure that the providers have an opportunity to provide input on the Housing Element. Additionally, review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower-income households.

Objectives:

- Comply with requirements of State law associated with provision of Housing Element to water and sewer providers.
- Transmit Housing Element to water and sewer providers.

Timeframe: Immediately after adopting the 2023-2031 Housing Element

Responsible Agency: Resource Management Agency

Funding Source: General Fund

Program 1-6:

Housing Type and Size Variations

A diverse housing stock in terms of type and size is necessary to meet the needs of all community residents. As a means of achieving housing diversity, the County will continue to require diversity of housing type and size as part of its negotiated process through Specific Plans, Planned Unit Developments, and Development Agreements.

Objectives:

- Encourage developers to provide a diversity of housing type and size on a case-by-case basis to meet the County's housing needs.
- Development of various types and sizes will reduce displacement pressures and increase housing choice and mobility.



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- A variety of housing types and size will be encouraged on development countywide, with an emphasis on affordable development in areas at risk of displacement, relatively higher income and resource areas and racially concentrated areas of affluence (RCAA).

Timeframe: On a case-by-case basis

Responsible Agency: Planning and Land Use Division

Funding Source: General Fund

Program 1-7:

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. During the prior program period, the County was eligible for and received funding from various Federal and State programs for the construction and rehabilitation of lower-income, emergency, and transitional housing units, and to provide rent assistance.

Objectives:

- Continue to leverage and maximize funds to assist with affordable housing development in the unincorporated County areas.
- Potential funding will be used to encourage on development countywide, with an emphasis on affordable development in areas at risk of displacement, relatively higher income and resource areas and racially concentrated areas of affluence (RCAA).
- Aim to assist in the development or conversion of at least 200 lower-income units. Development of lower income housing will reduce displacement pressures and increase housing choice and mobility.

Timeframe: Annually review and apply for available funding; when funding is available, create informational materials within three months of funding availability

Responsible Agency: Housing Programs Division; Planning and Land Use Division; Health & Human Services Agency; Community Services & Workforce Development Division

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

Program 1-8:

Self-Help Housing

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. Riverview II is a 24-unit very low- and low-income self-help housing project in unincorporated County that



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was completed in the Fall of 2023. The County will continue to work with developers to move forward with self-help housing.

Objectives:

- Continue to assist with 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. Maximize funding sources for the construction of affordable self-help housing.
- Distribute flyers and brochures annually at libraries and community centers on the self-help housing program. Complete flyers and brochures by December 2025 and update, as necessary.
- Partner with local community organizations, church, and school to conduct informational sessions about the program at least once a year.
- Meet and collaborate with housing developers and local organizations to encourage the development of the self-help housing projects at least once a year.
- Goal of facilitating the development of self-help housing in higher income and opportunity areas.
- Goal of facilitating at least one self-help development project or 20 self-help units during the 6th Cycle planning period.
- The County will track the total number of self-help housing units successfully completed each year. This metric will measure the program's effectiveness in providing affordable housing opportunities for low-income families.
- Development of lower income housing will reduce displacement pressures and increase housing choice and mobility.

Timeframe: Ongoing

Responsible Agency: Resource Management Agency; Health & Human Services Agency; Community Services & Workforce Development Division

Funding Source: CDBG, USDA, HOME, CalHome, Affordable Housing Regulations In-lieu Fees, and other Federal and State funding sources

Program 1-9:

Accessory Dwelling Units and Junior Accessory Dwelling Units

Accessory Dwelling Units (ADUs) and Junior ADUs can be a source of affordable housing with limited impact on existing neighborhoods and public infrastructure. ADUs can provide affordable housing for younger persons, seniors, single parents, and lower-income households. ADUs 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 ADUs, and, if needed, shall revise these local regulations for compliance with State law.

The County will continue to promote the development of ADUs on residential lots with existing or proposed single-family and multi-family residences in the appropriate zoning districts and pursuant to State law.



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The County will support and accommodate the construction of at least 219 ADUs during the 2023-2031 planning period by a variety of methods, including, but not limited to:

- Maintaining permit ready ADU plans to minimize design costs, expedite permit processing, and promote development certainty.
- Maintaining an ADU Manual guiding applicants through the construction of an ADU.
- Maintaining an ADU webpage informing the community on ADU related codes, processes, and incentives.
- Developing and implementing a public awareness campaign for construction of ADUs and the County's incentives utilizing a wide range of forms of media and outreach distribution.
- Explore the waiving or deferral of some County permitting fees for ADUs that are deed restricted as lower-income units for a period of 55 years.
- Allow modification of development standards (e.g., setbacks), if necessary to accommodate ADUs as required by State law.
- Market and promote ADUs to applicants for new construction or substantial remodels when applications are received.
- Annually explore and pursue if feasible, public and private financing opportunities for rehabilitation and improvement of existing housing, including ADUs.
- Waive or defer permitting fees for ADUs under certain sizes and/or deed restricted as affordable to lower-income households.

Objectives:

- Facilitate the development of at least 219 ADUs, with the goal of facilitating the development of over 300 ADUs during the 6th Cycle planning period.
- Comply with State law governing the permitting of ADUs, and, if needed, revise regulations to achieve statutory compliance.
- Maintaining permit ready ADU plans to minimize design costs, expedite permit processing, and promote development certainty.
- Maintaining an ADU Manual guiding applicants through the construction of an ADU.
- Maintain updated information on the County's ADU permit processes, related code, and incentives on the County's website.
- Amend the County Code to allow up to two attached or detached ADUs and one JADU on lots or parcels which allow single-family homes. To be completed by December 2025.
- Explore the feasibility of a low-income ADU fee waiver program for deed-restricted ADUs.
- Explore the feasibility of a low-income ADU incentives for deed-restricted ADUs. Different incentives may be developed for those building new homes (i.e., reduced fees for including an ADU in a new residence), those adding a new ADU on their property, and those converting existing habitable floor space into an ADU.



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- The County will explore the possibility of engaging nonprofit housing developers in a program to develop ADUs in partnership with interested San Benito County property owners. Participation could be limited to qualifying lower income residents, or to homeowners who agree to deed-restrict rents to levels that are affordable to lower income households. Such a program was successfully implemented by the City of Santa Cruz, in collaboration with Habitat for Humanity, and could be considered locally.
- The County will pursue funding for a grant which can be used to assist homeowners with septic tank replacement when paired with the addition of a deed-restricted ADU. The grants would be targeted to lower income households and seniors who may seek to add an ADU but lack the financial resources to replace their septic tanks.
- Target and encourage ADU development countywide, with an emphasis on facilitating at least 50% of all ADU development in RCAAs and relatively higher income areas.
- Development of ADUs will reduce displacement pressures and increase housing choice and mobility.
- The County will continue to track statewide and national trends in ADU management, incentives, and regulations. The focus will be on cities or counties in California that are comparable to San Benito County in density, character, and constraints. Programs that are potentially transferable to San Benito County will be considered for local implementation.

Timeframe:

- Review the County's regulations with regard to State law governing the permitting of ADUs by June 2025 and, if needed, revise regulations for compliance with State law by December 2025;
- Create and update public information on ADUs by December 2025;
- Implement campaign by January 2026;
- Review ADU development annually;
- Annually apply for funding or grants to assist homeowners with septic tank replacement when paired with the addition of a deed-restricted ADU.
- Annually review the County's permit-ready ADU plans to confirm ongoing compliance with the County Code and State law.
- Explore the possibility of engaging nonprofit housing developers in a program to develop ADUs in partnership with interested San Benito County property owners by June 2026. The County will outreach to at least two nonprofit housing developers by June 2026 to explore the possibility of establishing a partnership program in San Benito County. Establish partnership strategies by June 2026.
- Ongoing monitoring of statewide and national trends in ADU management, incentives, and regulations to consider local implementation.
- Explore the feasibility of a low-income ADU fee waiver program and other incentives for deed-restricted ADUs and present findings to the



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Planning Commission and Board of Supervisors by June 2026. Adopt some form of incentive package by December 2026.

Responsible Agency: Resource Management Agency

Funding Source: General Fund

Program 1-10: Accessory Dwelling Unit Monitoring Program

The County will continue to monitor ADU development and other important features to ensure adequate ADU development is occurring to meet the County's RHNA goals and evaluate the need to adjust programs and policies if the pace of construction is less than anticipated.

Should changes need to be made due to a gap in the number of ADUs projected and the number of ADUs permitted, the County will make changes proportional to the gap identified. This may include, but is not limited to, further streamlining and incentivizing ADU construction, rezoning additional non-residential sites, or similar actions.

The County will produce and distribute informal, voluntary surveys to ADU applicants which will help the County monitor rental pricing for ADUs annually.

Objectives:

- Produce and distribute informal, voluntary surveys to ADU applicants which will help the County monitor rental pricing for ADUs annually.
- Maintain the ADU Monitoring Program.
- Annually review progress and, if a gap develops between projected and actual ADU development, make proportional changes within six months.

Timeframe: Review ADU production annually and revise within six months if a gap between projected and actual ADU development occurs

Responsible Agency: Planning and Land Use Division; Building and Code Enforcement Division

Funding Source: General Fund

Program 1-11: SB 35 Streamlining

The County will establish written procedures to comply with California Government Code Section 65913.4 and publish those procedures for the public, as appropriate, to comply with the requirements of SB 35 (2017).

SB 35 requires local jurisdictions to provide a streamlined ministerial approval process for eligible multi-family residential developments, subject to objective zoning and design review standards. San Benito County is subject to the streamlined ministerial approval process required of SB 35 for proposed developments with at least 50% affordability, pursuant to Government Code Section 65913.4. The SB 35 Statewide Determination Summary Report is updated annually.



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Objectives:

- The County will establish streamlining procedures and objective standards for qualifying projects under SB 35 to be approved ministerially. The County will make the procedures available to the public on the County's webpage and at the front counter.

Timeframe: Establish written procedures to comply with SB 35 by December 2025; County will continue to comply with SB 35 in the interim

Responsible Agency: Resource Management Agency

Funding Source: General Fund

Program 1-12: Nonvacant Sites Incentives

To encourage and facilitate future redevelopment of nonvacant sites, the County will consider offering incentives and concessions to applicants proposing redevelopment of nonvacant parcels. These may include, but are not limited to:

- Allowing streamlined or by-right development application processing for infill projects proposing at least 10% affordable units; and/or
- Reducing appropriate development standards for infill projects proposing at least 10% affordable units.

The County will consider organizing special marketing events geared towards the development community and identifying and targeting specific financial resources for redevelopment of nonvacant sites.

Objectives:

- Encourage and facilitate future redevelopment of nonvacant sites in the County.
- Evaluate potential incentives and concessions by December 2025.
- Adopt or amend incentives and concessions.

Timeframe: Present potential nonvacant site incentives to the Planning Commission and Board of Supervisors by December 2026; Organize special marketing events geared towards the development community and identify and targeting specific financial resources for redevelopment of nonvacant sites

Responsible Agency: Planning and Land Use Division

Funding Source: Federal and State funding sources, Affordable Housing Regulations In-lieu Fees, General Fund

Program 1-13: Residential Development Incentives

To encourage residential development and maximize the development potential identified in the Sites Inventory, the County will promote existing residential incentives and identify potential new incentives as appropriate. These may include, but are not limited to:

- Allowing streamlined or by-right development application processing for projects proposing at least 15% affordable units;
- Reducing appropriate development standards for projects proposing at least 15% affordable units; and/or
- Fee waivers or deferrals.



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Additionally, the County offers and encourages pre-application meetings for prospective applicants. At an early stage, before full application submittal, applicants may request these meetings to obtain meaningful comments from County and regional agencies. The meetings also help to inform the County about upcoming projects. Pre-application meetings will reveal formal submittal requirements that departments may request, critical pathways toward potential approval, applicable regulations and development standards, and potential time periods for processing. Applicants may also use the opportunity to learn of prohibitive flaws or difficult/expensive code compliance issues that may factor into deciding whether to pursue the more intensive full project application. Procedures and potential expenses for compliance with CEQA are also discussed.

To further incentivize applicants to participate in pre-application meetings, the County will apply the pre-application fee toward the San Benito County Planning Division's deposit if a formal development review application is made within six months of the project's pre-application meeting.

Objectives:

- Promote existing incentives and identify potential new incentives for the development of residential uses on sites identified in the Sites Inventory.
- Evaluate potential incentives and concessions by June 2026.
- Adopt or amend incentives and concessions.

Timeframe: Present potential residential site incentives to the Planning Commission and Board of Supervisors by December 2026; Organize special marketing events geared towards the development community and identify and targeting specific financial resources for development of identified sites

Responsible Agency: Planning and Land Use Division

Funding Source: Federal and State funding sources, Affordable Housing Regulations In-lieu Fees, General Fund

Program 1-14: Residential Development on Large Parcels

The County will encourage and facilitate residential development on larger parcels over ten acres, such as parceling at appropriate sizes (e.g., 0.5 -10 acres) or other site planning methods to encourage affordability and assumptions established in the sites inventory. The County will proactively conduct outreach efforts to distribute information to potential developers and provide incentives, and other appropriate mechanisms, to further encourage development of larger parcels. Outreach efforts may include, but is not limited to, one-on-one meetings with developers and property owners, as well as maintaining and advertising an inventory of large sites appropriate for residential development and informational materials on available incentives.

Objectives:

- Conduct one-on-one meetings with developers and property owners.
- Proactively conduct outreach advertising available incentives, resources, and relevant information for the development of larger sites.



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- Establish, maintain, and promote an inventory of large sites appropriate for residential development.
- Facilitate and streamline parceling, or other similar planning methods, to encourage the development of large sites with affordable housing components.

Timeframe: Annually meet with developers and property owners; annually conduct outreach and advertising; Establish a large sites inventory by January 2026; facilitate and streamline parceling, or other similar actions, for large sites through 2031

Responsible Agency: Planning and Land Use Division

Funding Source: Federal and State funding sources, Affordable Housing Regulations In-lieu Fees, General Fund

Program 1-15: Low-income Housing Tax Credit (LIHTC) Program

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.

Objectives:

- Work with local non-profit affordable and market-rate housing developers to utilize LIHTC funds to provide newly constructed affordable housing rental units within the County.
- Provide application/technical assistance as requested by potential developers or property owners.

Timeframe: Ongoing; annually meet with developers and property owners; annually conduct outreach and advertising; case-by-case basis

Responsible Agency: Housing Programs Division; Planning and Land Use Division

Funding Source: Low-income Housing Tax Credit (LIHTC) Program

Program 1-16: Affordable Housing Program (AHP) and Community Investment Program (CIP)

FHLBank San Francisco's Affordable Housing Program (AHP) helps to expand access to affordable housing in the State. 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 affordable housing.

Objectives:

- Encourage developers to apply and utilize AHP funds to expand affordable housing supply within the County.



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Timeframe: Ongoing; annually meet with developers and property owners; annually conduct outreach and advertising

Responsible Agency: Housing Programs Division; Planning and Land Use Division

Funding Source: AHP funds

Program 1-17: Workforce Housing

In 2023, the County released a housing characteristics survey to all County employees to understand its workforce's housing needs. The survey determined that, on average, its workforce earned moderate-incomes, adjusted for household size (HCD 2023 State Income Limits - San Benito County Area Median Income). Though the average was moderate-income, the responses ranged from very low- to above moderate-income. The average household incomes of all respondents, adjusted for household size, ranged between 65.6% and 102.6% of the area median income. This income range indicates that many County employees fall within the low- to moderate-income categories.

For the purposes of the Housing Element analysis, "workforce housing" in San Benito County is defined as housing affordable to households earning 65-140% of the area median income. The County will develop a program and/or incentives that increase rental and homeownership opportunities for workforce housing units.

Objectives:

- Encourage developers to apply and utilize Federal and State funds to expand workforce housing supply within the County.
- Explore incentives such as expedited permit processing, plan checks, and inspections to encourage and facilitate the development of workforce housing in the County. Present incentive options to Planning Commission and Board of Supervisors by December 2026.
- Goal of facilitating the development of 10 workforce housing units in higher income and opportunity areas.

Timeframe: Review the Affordable Housing Regulations and other potential programs or incentives to encourage the development of workforce housing and present workforce housing policy options to the Planning Commission and Board of Supervisors by December 2026.

Responsible Agency: Housing Programs Division; Planning and Land Use Division

Funding Source: General Fund

Program 1-18: Ministerial Approval Process for Affordable Development

The County recognizes that creative approaches are needed to facilitate additional affordable housing development. The County will utilize affordable housing advocates to promote affordable housing development and will seek to provide regulatory incentives to facilitate affordable housing production,



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particularly in the case of affordable units not otherwise able to secure additional Federal and State financial assistance.

The County will explore options to adopt an ordinance, or amend the Affordable Housing Regulations, to allow 100% affordable residential development that conforms to applicable objective standards, not including density bonus waivers and concessions/incentives, to be considered a “by-right” use that only requires ministerial Planning approval and Building Permits to be constructed in residential zones.

Objectives:

- Encourage developers to develop affordable units via a ministerial process.
- Explore incentive options beyond the State Density Bonus to encourage the development of housing for extremely low-income households and/or persons with special housing needs. If incentive options beyond the State Density Bonus are determined to be feasible, present incentive options to Planning Commission and Board of Supervisors by December 2026.
- Goal of facilitating the development of 10% beyond the County’s lower-income RHNA.
- Goal of facilitating the development of lower income units in higher income and opportunity areas.

Timeframe: Explore the feasibility of an ordinance or amendment that allows 100% affordable residential development to be considered a “by-right” use by June 2026 and present options to the Planning Commission and Board of Supervisors by December 2026; Explore incentive options beyond the State Density Bonus to encourage the development of housing for extremely low-income households and/or persons with special housing needs. If incentive options beyond the State Density Bonus are determined to be feasible, present incentive options to Planning Commission and Board of Supervisors by December 2026.

Responsible Agency: Housing Programs Division; Planning and Land Use Division

Funding Source: General Fund

Program 1-19: Facilitate Housing Co-Located with Religious and Institutional Facilities

Religious and Institutional Facilities present a unique opportunity to provide affordable housing on properties that may have surplus land available. These sites may support affordable housing options that could provide additional support services on site. Recent legislation such as AB 1851 and SB 4 provide relief to Religious and Institutional Facilities, providing incentives and streamlining affordable development.

AB 1851 (Wicks, 2020) allows faith-based organizations like churches and other places of worship to reduce or eliminate parking requirements when they seek to build affordable housing on land they own or lease. AB 1851 allows



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faith-based organizations to build housing on their parking lots and prohibits jurisdictions from requiring the replacement of those parking spaces.

SB 4 requires ministerial approval (approval without discretionary permits or review under the California Environmental Quality Act) of certain development applications for 100 percent affordable housing on land owned by an independent institution of higher education or a religious institution. In effect, SB 4 streamlines the building process for faith-based institutions and certain colleges by providing a process that allows them to build qualifying housing projects regardless of zoning restrictions if certain requirements are satisfied.

Objectives:

- Create an inventory and map of faith-based organizations and eligible educational institutions in the unincorporated County by December 2025.
- Create an informational packet outlining the provisions of AB 1851 and SB 4 and distribute to faith-based organizations and eligible educational institutions by June 2026. The informational materials will also be made available online on the County's website and at the County's Planning Counter.
- The County will outreach to Religious and Institutional Facilities promote and encourage the use of SB 4, AB 1851, and any other relevant provisions to facilitate and streamline affordable housing on these properties. Outreach to begin by June 2026 and continue at least once annually.
- Establish contacts with faith-based organizations by June 2026 and connect them to affordable housing development resources on an as needed basis. If proposed projects comply with County and State requirements, the County will support applications for regional, state, or federal funding or grants for affordable housing development on properties owned by faith-based organizations.
- The County will collaborate with faith-based organizations to support viable, voluntary opportunities. The County will outreach to faith-based organizations and eligible educational institutions to discuss the possibilities of developing affordable housing on land they own or lease. Outreach will be conducted at least once annually.
- The County will explore the possibility of engaging nonprofit housing developers in a program to develop lower-income housing in partnership with interested religious and institutional entities. The County will outreach to at least two nonprofit housing developers by June 2026 to explore the possibility of establishing a partnership program in San Benito County. Establish partnership strategies by June 2026.
- The County aims to accommodate at least 150 additional lower income units on properties owned by faith-based organizations during the planning period. Goal of facilitating at least 50% of new units in higher income or RCAA areas.



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- The County will target the co-location of housing in higher income, higher opportunity/resource areas and RCAAs but will promote AB 1851 and SB 4 countywide.
- The County will streamline permit review for proposals invoking AB 1851 or SB 4.

Timeframe: Each action above includes its own timeline.

Responsible Agency: Housing Programs Division; Planning and Land Use Division

Funding Source: General Fund

2. Housing Conservation and Preservation

With 77.1 percent of San Benito County's housing stock built prior to 1990, preventive maintenance is essential to avoid housing deterioration. Some households, particularly those that have owned their homes for many years and have relatively low house payments, may be able to afford repairs or monthly payments for rehabilitation loans; however, other households, especially lower-income households, may have difficulty maintaining their homes. Assisting these lower-income households will help preserve and enhance the County's existing housing stock.

Program 2-1: Housing Rehabilitation Assistance

The County shall annually review and apply for various federal and state programs that can provide rehabilitation and maintenance assistance for low-income households and special needs groups. The County shall continue to submit applications for programs for which the County is eligible, as appropriate.

Objectives:

- Leverage and maximize funds to assist with the rehabilitation and maintenance of housing for low-income households and special needs groups in unincorporated County areas.
- When the County can secure funding, the Housing Programs Division and Planning and Land Use Division will advertise availability of rehabilitation and maintenance funds through dissemination of informational materials, with the goal of assisting 12 lower-income households in areas of lower income and lower opportunity indicators between 2023 and 2031.

Timeframe: Annually review and apply for available funding; when funding is available, create informational materials within three months of funding availability; 2023-2031

Responsible Agency: Housing Programs Division; Planning and Land Use Division

Funding Source: Federal and State funding sources; CDBG; Affordable Housing Regulations In-lieu Fees; General Fund

Program 2-2: Code Enforcement

The Planning and Building Divisions conduct code compliance and inspection activities to preserve and maintain the livability and quality of neighborhoods.



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Staff investigates potential violations of property maintenance standards as defined in the San Benito County Code (SBCC).

The County will continue funding a Code Enforcement Officer position during the 6th Cycle planning period. The Code Enforcement Officer will proactively review 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 assistance, as funding allows, for use by qualifying property owners who are cited. The County will 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.

Objectives:

- Continue to enforce local ordinances relating to property maintenance and substandard housing countywide.
- Conduct residential inspections of code enforcement cases countywide to ensure property maintenance standards are met and to abate substandard structures. The County will target areas of higher need, as identified in Chapter 5: AFFH.
- Annually review code enforcement cases.
- Provide information about rehabilitation assistance, as funding allows, for use by qualifying property owners who are cited.
- When the County can secure funding, the Housing Programs Division and Planning and Land Use Division will advertise availability of rehabilitation and maintenance funds through dissemination of informational materials within three months, with the goal of assisting 12 lower-income households in areas of lower income and lower opportunity indicators between 2023 and 2031.

Timeframe: On a case-by-case basis; Ongoing proactive review properties within the unincorporated area of the County for property maintenance and compliance issues; annually review code enforcement cases

Responsible Agency: Planning and Land Use Division; Building and Code Enforcement Division

Funding Source: General Fund

Program 2-3: Preserve and Monitor Affordable Units At-Risk of Converting to Market Rate

Assisted housing are units whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs. There are 111 assisted units at risk of converting from affordable to market-rate units during the 10 years following the beginning of the planning period (2023-2033). The County is committed to preserving its stock of affordable housing and will provide technical assistance, seek additional nonprofit and for-profit partners, and facilitate financial assistance where available for assisted affordable housing units at-risk of conversion to market-rate units. The County will continue



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to work with property owners to develop strategies and potential solutions to maintain affordability controls on assisted units.

The County will also maintain an inventory and establish an early warning system for assisted housing units that have the potential to convert to market rate. This will include an annual review of the conversion status of all assisted housing in the County. The County will also pursue partnership opportunities with non-profit entities to preserve affordable housing in the County.

Objectives:

- Maintain an inventory and establish an early warning system for assisted housing units that have the potential to convert to market-rate units.
- Outreach to and coordinate with property owners with assisted housing units at-risk of converting to market-rate units to preserve affordability.
- Facilitate and promote tenant outreach, noticing, and education, as well as funding opportunities, as available.
- Proactively seek funding opportunities for units at-risk of converting to market-rate.
- Coordinate with qualified entities in identifying solutions to maintaining affordability for units at-risk of converting to market rate.

Timeframe: Develop the warning system by December 2025; Review annually; Outreach to begin by January 2026; Annually seek funding opportunities

Responsible Agency: Housing Programs Division; Planning and Land Use Division

Funding Source: Federal and State funding sources; CDBG; HOME; CalHome; Private Funding; Affordable Housing Regulations In-lieu Fees; General Fund

Program 2-4: Temporary Displaced Housing

In response to the COVID Pandemic and severe flooding that displaced San Benito County residents in 2023, the Board of Supervisors approved the siting of 16 RVs at the Hollister Migrant Housing Center.

In the event that funding is available, the County will offer temporary trailer units and RV's that can be used by persons/families displaced as a result of code enforcement actions, natural disasters such as flooding and earthquakes, and pandemics.

Objectives:

- The County will continue to offer temporary trailer units and RVs, as possible, that can be used by persons/families displaced as a result of code enforcement actions, natural disasters such as flooding and earthquakes, and pandemics.
- The County will consider maintaining trailers, as appropriate and as funding allows.
- The County will explore opportunities for disaster relief funds, such as FEMA grants, Community Development Block Grants (CDBG), and Housing and Urban Development (HUD) grants to potentially maintain trailers and apply as funding become available.



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Timeframe: Ongoing or until the temporary trailers have been removed from the site

Responsible Agency: Resource Management Agency

Funding Source: Federal and State funding sources; Donations; General Fund

Program 2-5: Safety Element and Environmental Justice Policies

Senate Bill (SB) 1035 (2018) requires jurisdictions to review and, if necessary, update the Safety Element upon each revision of the housing element or Local Hazard Mitigation Plan. This should be done at least once every eight years to identify latest information not available during the previous revision relating to flood and fire hazards and climate adaptation and resiliency strategies.

SB 1035 requires that the County revise the Safety Element to identify flood hazards and address the risk of fire hazards in certain lands upon each revision of the Housing Element. The County will adopt amendments to the Safety Element in accordance with the requirements of SB 1035. The General Plan Amendment to the Health and Safety Element will be scheduled for consideration by the Planning Commission and Board of Supervisors concurrently with the Housing Element. Should approval be delayed, the County will ensure the General Plan Amendment is completed no later than December 2025.

SB 1000 (2016) applies to jurisdictions with disadvantaged communities, as defined by SB 1000. SB 1000 states that, upon adoption or revision of any two other General Plan Elements on or after January 1, 2018, jurisdictions must either: adopt an Environmental Justice Element or incorporate environmental justice goals, policies, and objectives into other Elements of the General Plan. Although not designed to explicitly address climate justice, this bill ensures disadvantaged communities have a voice in how a community addresses climate change.

The County does not have any communities meeting the definition of a “disadvantaged community” under SB 1000 and, therefore, the inclusion of an Environmental Justice Element or environmental justice policies in other required General Plan Elements is not required. Though the provisions of SB 1000 do not apply to the County, the County will outreach to lower-income and farmworker households during the Health and Safety Element update process.

Objectives:

- Adopt an updated Health and Safety Element.
- The County will conduct at least one community workshop during the Health and Safety Element update process and will outreach to lower-income, farmworker, and vulnerable households to engage these populations in the process.

Timeframe: Adopt an updated Health and Safety Element by December 2025

Responsible Agency: Resource Management Agency

Funding Source: Federal and State funding sources; General Fund



Program 2-6: Preserving and Improving Community Assets

The County understands that new development can increase the risk of displacement and can put additional pressure on existing infrastructure. To combat displacement risk and strain on existing infrastructure, the County will apply for at least one grant per year focused on improving community assets such as recreational facilities and programs, social service programs, parks, streets, active transportation, and infrastructure in areas identified as those in highest need. The following capital improvement projects are either in progress or planned from fiscal years 2024-2026:

- Riverview Regional Park Development (in an area identified as “at risk of displacement”)
- Sunnyside Park Development (in an area identified as “at risk of displacement”)
- Library Kiosk (co-located at Sunnyside Park which is an area identified as “at risk of displacement”)
- Veterans Park Improvements (ADA bathrooms, roof construction, lighting, resurfacing, signage, and striping)
- Historic Park Improvements (ADA upgrades, bathroom upgrades, potable water)
- Chappell Road Repairs
- Library Expansion and Remodel
- HEAP Transitional Housing Phases I and II (in an area identified as “at risk of displacement”)
- Homeless shelter improvements (in an area identified as “at risk of displacement”)

In addition to the objectives below, several Housing Programs in this Chapter propose actions that will concurrently encourage, promote, and facilitate place-based community revitalization, directly and indirectly. These Housing Programs include, but are not limited to Housing Programs 1-1, 1-2, 1-4, 1-7, 1-8, 1-15, 1-16, 2-1, 2-2, 2-6, 3-2, 5-2, 5-7, 5-8, 5-16, and 6-2.

Objectives:

- Reduce risk of displacement while simultaneously improving neighborhoods.
- Target capital improvements in areas identified as “at risk of displacement.”
 - Complete projects in areas identified as “at risk of displacement,” and identified in the County’s Capital Improvement Program.
 - The County’s Capital Improvement Program includes projects in areas identified as “at risk of displacement,” such as road, bridge, and drainage improvements.
 - Sunnyside Estates Park which is located in area at risk of displacement will begin construction in late 2024.
 - Riverview Regional park which is located in area at risk of displacement is anticipated to be completed within the 6th Cycle planning period.



- Target relatively lower resource areas and areas with relatively higher concentrations of lower income households.
- To further ensure that place-based strategies are implemented to the benefit of lower-income, disadvantaged, and residents at risk of displacement, the County will aim to implement capital improvement projects targeted to areas which have the highest concentrations of low- and moderate-income households, and areas at risk of displacement. The County will identify funding and prioritize additional capital improvements to areas with higher concentration of need.
- Target the Capital Improvement Program projects towards community amenities, parks, community facilities, recreation facilities, active transportation, infrastructure, streetscape improvements, safe routes to school and other community development activities. Emphasis on areas at risk of displacement, areas with lower resource metrics, and lower income areas. Complete at least one CIP project in emphasized areas every two years, as funding allows.
- Annually apply for grants and funding to be used toward a broad range of activities contributing to community revitalization in areas at risk of displacement, areas with lower resource metrics, and lower income areas.
- By April 2026, and each year thereafter, the Public Works Department and the Resource Management Agency will initiate annual coordinating meetings to prioritize capital improvement projects and planning in unincorporated areas of the County that have been historically underserved, areas considered at risk of displacement, areas with lower resource metrics, and lower income areas.
- As the result of annual coordinating meetings, by July of 2026, and each year thereafter, the Public Works Department and the Resource Management Agency will identify further opportunities for place-based planning and neighborhood improvements and present them to the Board of Supervisors for consideration.

Timeframe: Apply for at least one grant per year focused on improving community assets such as recreational facilities and programs, social service programs, parks, streets, active transportation, and infrastructure in areas identified as those in highest need and at risk of displacement; Complete at least one CIP project in emphasized areas every two years during the 6th Cycle planning period, as funding allows.

Responsible Agency: Resource Management Agency, Public Works Department

Funding Source: Federal and State funding sources; General Fund

3. Adequate Housing Sites

Meeting the housing needs of all segments of the community requires the provision of adequate sites for all types, size, and prices of housing. The County's General Plan and Zoning Ordinance determine where housing may be located, thereby affecting the supply of land available for residential development.



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Program 3-1: Adequate Sites Inventory and RHNA Monitoring

The County will monitor housing development countywide on an ongoing basis to ensure that the sites identified in the Sites Inventory are developed at densities and affordability levels appropriate for fulfilling its RHNA requirement for the planning period. Should a project be approved on a site with a lower density or affordability than that identified in the Sites Inventory, the County will assess its continued ability to accommodate the RHNA. Should the project result in a shortfall in sites, the County will address the “no net loss” requirements by identifying additional sites to replenish the Sites Inventory within 180 days, in accordance with State law.

Objectives:

- Maintain an updated inventory of 6th Cycle Housing Element Candidate Sites. The County will maintain a list of available vacant and underutilized sites that are identified to accommodate new housing and post that inventory on the County’s website for the public to view.
- Maintain a GIS website that provides mapping of 6th Cycle Housing Element Candidate Sites to simplify sites analysis.
- Ensure the sites identified in the Sites Inventory are developed at densities appropriate for fulfilling the County’s RHNA and identify additional sites as necessary if development does not occur as projected.

Timeframe: Annual review and evaluation as part of Annual Progress Report requirements; should a project result in a shortfall in sites, the County will address the “no net loss” requirements by identifying additional sites to replenish the Sites Inventory within 180 days, in accordance with State law.

Responsible Agency: Planning and Land Use Division; Housing Programs Division

Funding Source: Federal and State funding sources; General Fund

Program 3-2: Residential High Rezone and General Plan Amendment

The County has a total 6th Cycle Regional Housing Needs Allocation (RHNA) of 754 units. State law requires the County to identify sites to accommodate its fair share allocation for the 2023-2031 planning period. The County has identified unit capacity based on pipeline projects, projected ADU development, and units permitted or received certificate of occupancy (beginning July 1, 2023) to accommodate all of its RHNA. Based on this total, the County can accommodate its moderate and above moderate-income need, but has an unmet lower-income unit need of 168. To meet its unmet lower-income need and increase development capacity beyond RHNA, the County identified a rezoning strategy to increase capacity on strategic parcels in the County.

Residential High Rezone and General Plan Amendment: The County shall amend its General Plan Land Use (GPLU) Element to include a land use designation permitting residential density of 20 to 45 dwelling units per acre



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(du/acre). The County shall concurrently also amend its Zoning Ordinance to include a zone permitting residential density of 20 to 45 du/acre.

The County has identified 12 parcels to accommodate future residential development as shown in [Appendix B](#). The 12 parcels total 99.94 acres, of which 81.8 acres are assumed to be utilized.

In total, the proposed rezoned parcels can accommodate 4,497 units if the total 99.94 acres were developed at the maximum densities, though the Sites Analysis assumed a buildout density of 25 du/acre, resulting in a realistic capacity of 2,044 units. Of these 2,044 units, 409 units (20 percent) are assumed as affordable to lower-income households.

The County will establish development standards that facilitate achieving maximum densities for the new zone and will consider unique parcel conditions and other County requirements. The established development standards will not be more restrictive than current adopted standards.

The rezone and General Plan amendment are assumed to be scheduled for consideration by the Planning Commission and Board of Supervisors after the Housing Element is found in substantial compliance with State Housing Element Law by HCD. The County will ensure the rezoning and General Plan amendment are completed by December 2025.

Objectives:

- Increase capacity and increase opportunity in strategic areas.
- Complete General Plan consistency amendments.
- Establish development standards that facilitate achieving maximum densities.

Timeframe: Complete rezone and General Plan amendment by December 2025; review the Sites Inventory annually and as projects are proposed

Responsible Agency: Planning and Land Use Division

Funding Source: General Fund

Program 3-3: Replacement Housing

The Sites Inventory includes four sites with existing residential units. This includes one pipeline project (Lands of Lee project site) and three sites in [Table B-5](#). The pipeline project proposes demolishing the existing residential unit. It is assumed that the three additional sites in [Table B-5](#) with residential units can develop at the capacities assumed without demolishing existing units.

While assumptions do not anticipate the demolition of existing units, applicants may propose demolition and, as such, the County will adopt a formal replacement housing program to ensure demolished residential units occupied by lower-income households, or households subject to affordability requirements within the last five years, are replaced in compliance with Government Code Section 65915.



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Objectives:

- Adopt a replacement housing program for units lost that are currently occupied by lower-income households or households subject to affordability requirements of Government Code Section 65915 within the last five years.

Timeframe: Adopt a replacement housing program by December 2025

Responsible Agency: Resource Management Agency

Funding Source: General Fund

Program 3-4: Pipeline Project Monitoring

As part of the HCD Annual Progress Report, the County will monitor the progress of pipeline projects in the entitlement process and, if projects are not sufficiently progressing toward building permits as of midway through the 6th Cycle planning period, the County will evaluate its sites inventory and capacity to maintain adequate sites throughout the planning period. If necessary, the County will identify strategies to streamline and/or assist projects through entitlement by December 2028. Access to infrastructure, specifically water and sewer, may pose the greatest potential barrier to development with the 6th Cycle planning period. The County will establish a monitoring program for pipeline projects to track affordability and ensure units are developing as projected in the Sites Inventory.

Objectives:

- Ensure the sites identified as pipeline projects are developed during the 6th Cycle planning period. If projects are not sufficiently progressing toward building permits as of midway through the 6th Cycle planning period, the County will evaluate its sites inventory and if necessary, identify strategies to streamline and/or assist projects through entitlement by December 2028.
- If Pipeline Projects are not sufficiently progressing toward building permits as of midway through the 6th Cycle planning period, the County will evaluate its sites inventory and if necessary, identify additional sites by six months.
- Establish a monitoring program upon adoption of the 6th Cycle Housing Element.
- Monitor the progress of pipeline projects every other year and annually through the APR.
- Upon annual monitoring, the County will coordinate with applicants to determine how the County may assist to expedite entitlement or building permit approval. If determined appropriate, the County will support funding applications, as needed.
- The County will facilitate coordination between clients and water/sewer providers to ensure proposed projects can secure water and sewer within the planning period. Facilitation and coordination will occur both on a project-by-project basis and on an ongoing basis (Program 1-4).

Timeframe: Annually as part of the HCD Annual Progress Report.



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Responsible Agency: Planning and Land Use Division

Funding Source: General Fund

4. Removal of Governmental Constraints

Under State law, the Housing Element must address and, where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of affordable housing. The following programs are designed to mitigate government constraints and facilitate development of housing affordable to lower- and moderate-income households, including families, seniors, and persons with special needs.

Program 4-1: Remove Development Constraints

County Staff will review the SBCC to identify standards and requirements that may constrain the development of affordable housing in San Benito County. Specifically, the County will review requirements such as, but not limited to, minimum lot size, setbacks, parking requirements, lot coverage, and height restrictions, to ensure the standards do not impede reasonable development. The County will continue to provide streamlined processing for eligible affordable housing projects.

Objectives:

- Review residential development standards for potential constraints to the development of new units, particularly affordable units, and amend Zoning Code as appropriate, to facilitate achieving maximum densities.

Timeframe: Review development standards every two years and amend zoning code within one year if constraints are identified

Responsible Agency: Planning and Land Use Division

Funding Source: General Fund

Program 4-2: Parking Requirements Near Public Transit

AB 2097 (2022) prohibits public agencies from imposing minimum vehicle parking requirements for developments located within half-a-mile of a major transit stop, as defined by the California Public Resources Code Section 21155.

Jurisdictions may impose or enforce minimum parking requirements on housing developments if findings are made (within 30 days of a completed application) that not imposing minimum parking requirements on the development would have substantially negative impacts on the jurisdiction's ability to meet its RHNA or existing residential or commercial parking within half-a-mile of the housing development. These findings must be supported by a preponderance of the evidence in the record. Pursuant to AB 2097, the projects listed below are exempt from imposed or enforced minimum parking requirements:

- Housing development projects that dedicate a minimum of 20 percent of the total number of housing units to very low-, low-, or moderate-income households; students; the elderly; or persons with disabilities.



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- Housing developments with fewer than 20 housing units.
- Housing developments subject to parking reductions based on any other applicable law.

AB 2097 prohibits these provisions from reducing, eliminating, or precluding the enforcement of any requirement imposed on a housing development project that is located within half-a-mile of public transit to provide electric vehicle supply equipment installed parking spaces or parking spaces that are accessible to persons with disabilities.

Objectives:

- The unincorporated County does not have a major transit stop, as defined by the California Public Resources Code Section 21155 but will amend the Zoning Code to comply with the requirements established by AB 2097 if a major transit stop is established.

Timeframe: The unincorporated County does not have a major transit stop, as defined by the California Public Resources Code Section 21155 but will amend the Zoning Code to comply with the requirements established by AB 2097 if a major transit stop is established.

Responsible Agency: Planning and Land Use Division

Funding Source: General Fund

Program 4-3:

Zoning, Development Standards, and County Fees Available Online

Pursuant to government transparency laws contained in Government Code Section 65940.19(a)(1)(B), the County will continue to maintain all zoning, development standards, and fee schedules on the County's website.

Objectives:

- Maintain updated zoning, development standards, and fee schedules on the County's website.

Timeframe: Maintain updated zoning, development standards, and fee schedules on the County's website throughout the 6th Cycle planning period

Responsible Agency: Resource Management Agency

Funding Source: General Fund

Program 4-4:

Development Fee Review

The County facilitates and encourages the development of a variety of housing types in the community. The County monitors its development fees to ensure they are reasonable and do not unduly constrain housing development, while protecting the quality, health, and public safety of the community. The current Planning and Land Use Division Fee Schedule was last updated and adopted on August 21, 2018. Fees are currently being updated and will be adopted in 2025.



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Objectives:

- The County will evaluate development fee impacts on housing development and make appropriate adjustments.

Timeframe: Adopt updated fees by December 2025; evaluate development fees by June 2027; if evaluation determines that development fees are too high or too low, make appropriate adjustments within 12 months of evaluation

Responsible Agency: Resource Management Agency

Funding Source: General Fund

Program 4-5:

Emergency Shelters

The County will amend the Zoning Ordinance to comply with the requirements of AB 139 and AB 2339. Chapter 654, Statutes of 2022 (AB 2339), amends Housing Element Law to include new requirements on how jurisdictions must plan for emergency shelters and ensure sufficient capacity for low-income housing. AB 2339 requires that zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must allow other residential uses. This could include zones that allow mixed uses that permit residential use.

The County's Zoning Ordinance currently allows emergency shelters by right in the Emergency Shelter (ES) combining zone. The County established this overlay zone during the 5th Housing Element Cycle to comply with Senate Bill 2 (2007), which required the County to provide appropriate zoning and site(s) for an emergency shelter without discretionary review. The ES combining zone has multiple base zonings, Residential Multiple, Rural Residential and Agricultural Productive, which allow a variety of residential uses by right. All development standards of the underlying zone apply.

California Government Code section 65583, subdivision (a)(4), states that jurisdictions may require sufficient parking for emergency shelters to solely accommodate staff working at the shelter, provided that the standards do not require more parking than other residential or commercial uses within the same zone. Off-street parking is provided at a rate of one vehicle parking space per employee and one parking space per ten (10) beds. The ES combining zone will be revised to amend parking requirements for emergency shelters.

AB 2339 allows jurisdictions to adopt proximity standards, provided that emergency shelters are not required to be more than 300 feet apart. The County does not have proximity standards for emergency shelters in the zoning code.

The County will amend the Zoning Code to revise parking requirements and the definition of emergency shelters to include other interim interventions, ensure sufficient capacity to accommodate the need for emergency shelters, including proximity to transportation and services, and modify development standards if appropriate to comply with statutory requirements.



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Objectives:

- Amend the Zoning Code to comply with all provisions of AB 139 and 2339.

Timeframe: Amend the Zoning Code to comply with all provisions of AB 139 and 2339 by December 2025

Responsible Agency: Planning and Land Use Division

Funding Source: General Fund

Program 4-6: Transitional and Supportive Housing

California Government Code Section 65583(c)(3) requires transitional and supportive housing to be permitted in all residential zoning districts under the same restrictions as other residential dwellings of the same type in the same zone. Government Code Section 65651(a) also requires permanent supportive housing to be permitted by-right in zones where multi-family and mixed-use development is permitted, including non-residential zones permitting multi-family uses if they meet the Government Code Section requirements. Currently, supportive housing is not permitted by-right in all zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code Section 65651. The County will amend the Zoning Code to comply with statutory requirements for both transitional and supportive housing.

The County will continue to monitor the inventory of sites appropriate to accommodate transitional and supportive housing and will solicit input from organizations who specialize in meeting the needs of persons experiencing homelessness and extremely low-income households. The County is committed to prioritizing funding and other available incentives for projects that provide housing for San Benito County's special needs populations.

Objectives:

- Review and amend the Zoning Code, as appropriate, to comply with statutory requirements by permitting transitional and supportive housing as a residential use by-right in all zones where housing is permitted and only subject to those restrictions that apply to other residential dwellings of the same types in the same zone.
- The County will amend the Zoning Code to permit supportive housing as a use permitted by-right in all zones where multifamily and mixed-use development is permitted, including nonresidential zones permitting multifamily uses.
- The County will establish procedures to provide an expedited review for supportive housing pursuant to AB 2162 by December 2025.
- Collaborate with local organizations and agencies to discuss the needs of persons experiencing homelessness.
- Support and, when possible, fund local and regional efforts to address the housing needs of persons experiencing homelessness.

Timeframe: Review and amend the Zoning Code, as appropriate, by December 2025; Annually outreach to local organizations and agencies;



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Review and seek additional funding for local and regional homelessness efforts annually

Responsible Agency: Resource Management Agency

Funding Source: General Fund

Program 4-7: Low-Barrier Navigation Centers

Senate Bill (SB) 48 (2019) requires approval 'by right' of certain low-barrier navigation centers that meet specified requirements. Low-barrier navigation centers are generally defined as service-enriched temporary living facilities focused on the transition of persons experiencing homelessness or at risk of becoming homeless into permanent housing. Low-barrier navigation centers connect individuals to income, public benefits, health services, and housing.

To comply with State law, the County will adopt regulations and procedures for this type of use and establish a ministerial approval process for low-barrier navigation centers. In the interim, any submitted application for this use type will be processed in accordance with State law. Pursuant to Government Code Section 65660, low-barrier navigation centers shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.

Objectives:

- Adopt and implement procedures and regulations to process low-barrier navigation centers. Procedures shall include establishing a ministerial approval process.
- Amend the Zoning Code to permit low-barrier navigation centers as a use permitted by-right in all zones where multifamily and mixed-use development is permitted, including nonresidential zones permitting multifamily uses.

Timeframe: Amend the Zoning Code and establish procedures and regulations to process low-barrier navigation centers by December 2025

Responsible Agency: Planning and Land Use Division

Funding Source: General Fund

Program 4-8: Agricultural and Employee Housing

Government Code Section 65583(c)(1)(C) and Section 65583(a)(6) require agricultural housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. San Benito County's Zoning Code allows:

- Permanent Agricultural and Employee housing units not exceeding 12 units are permitted in AR, AP, R, RT, and PQP zones and with an administrative use permit in the RRP zone.
- Permanent Agricultural and Employee housing units exceeding 12 units are permitted with a conditional use permit in AR and AP zones.
- Temporary Agricultural and Employee Housing units are permitted in AR, AP, R, RT, and RRP zones.



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- Seasonal Agriculture and Employee Housing units are permitted in AR, AP, R, and RT zones.
- Employee housing for 6 or fewer people in single-family residential zones and permitted in the same manner as other dwellings of the same type in the same zone.

Objectives:

- The County will establish a streamlined, ministerial approval process and not subject to a conditional use permit for eligible agricultural employee housing developments. Consistent with the requirements of Health and Safety Code 17021.8.
- The County will amend the Zoning Code to add employee housing for six or fewer employees in the permitted use tables. The County currently allows employee housing for six or fewer employees by-right in single-family zones and is treated as a single-family dwelling and permitted in the same manner as other dwellings of the same type in the same zone, in compliance with Health and Safety Code 17021.5.

Timeframe: Complete.

Responsible Agency: Resource Management Agency

Funding Source: General Fund

Program 4-9: Residential/Community Care Facilities and Group Homes

Residential/Community Care Facilities are facilities licensed by the State of California to provide living accommodations and 24-hour care for persons requiring personal services, supervision, protection, or assistance with daily tasks. This includes persons with chronic, life-threatening illnesses who are 18 years of age or older or are emancipated minors, and for family units. Residential care facilities accept individuals of varying ages and may include people who experience physical, mental, or developmental disabilities. Amenities may include shared living quarters, with or without a private bathroom or kitchen facilities. This classification includes those both for and not-for-profit institutions but excludes supportive housing and transitional housing. There are two types of facilities:

- Small: a facility that is licensed by the State of California to provide care for six or fewer persons.
- Large: a facility that is licensed by the State of California to provide care for more than six persons.

The County Code defines Residential Care Facilities but does not identify zones in which they are permitted.

The County Code defines group homes as, “shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent on a weekly or longer basis.” The term includes, “rooming and boarding houses, dormitories and other types of organizational housing, private residential clubs, and extended stay hotels intended for long-term occupancy (30 days or more) but excludes hotels and motels, and residential care facilities.” Additionally, the County’s code currently imposes spacing



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requirements on group homes that are not compliant with the Government Code.

Objectives:

- The County will amend the Zoning Code to identify zones to permit residential care facilities and establish procedures and regulations to process by December 2025.
- The County will amend the Zoning Code to allow large residential care homes serving six or more persons without a conditional use permit in any residential zone, and only subject to requirements similar to other residential uses of the same type in the same zone.
- The County will amend the Zoning Code to remove licensing requirements for small and large residential care facilities.
- The County will amend the Zoning Code to revise the definition of “group homes” in compliance with the Government Code.
- The County will amend the Zoning Code to remove additional spacing (300-1000 ft) and parking requirements (10% handicapped parking) imposed on group homes.

Timeframe: Amend the Zoning Code as described in the Objectives above by June 2026.

Responsible Agency: Planning and Land Use Division

Funding Source: General Fund

Program 4-10: Single Room Occupancy (SRO)

A Single Room Occupancy (SRO) unit is a form of housing typically aimed at residents with low- or minimal incomes. SRO units serve as permanent residence or primary residence to such individuals, within a multi-tenant building where tenants may share a kitchen, toilets, and/or bathrooms, along with communal area amenities. SROs are typically smaller in size than normally found in multi-family developments, residential hotels, motels, or other facilities providing sleeping or living facilities.

Government Code Section 65583 and 65583.2 requires the Housing Element to provide for a variety of housing types, including SROs. State law requires that jurisdictions identify zoning districts available to encourage and facilitate a variety of housing types, including SROs. Currently, San Benito County does not define, nor zone for SROs.

Objectives:

- The County will amend the Zoning Code to define SROs, identify zones to permit SROs, and establish procedures and regulations to process SROs by December 2025.
- Development of SROs will reduce displacement pressures and increase housing choice and mobility.

Timeframe: Amend the Zoning Code to define SROs, identify zones to permit SROs and establish procedures and regulations to process SROs by December 2025.



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Responsible Agency: Planning and Land Use Division

Funding Source: General Fund

Program 4-11: Manufactured Housing

Manufactured Homes or Mobile Homes are structures that are transportable in one or more sections, which are built on a permanent chassis, and designed for use with or without a permanent foundation when connected to required utilities. Manufactured housing is currently permitted in RM, and PQP zones, and in the C-2 zone with a CUP.

Government Code Section 65852.3 requires jurisdictions to allow the installation of manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Secs. 5401 et seq.) on a foundation system, pursuant to Section 18551 of the Health and Safety Code, on lots zoned for conventional single-family residential dwellings.

Objectives:

- The County will amend the Zoning Code to allow manufactured homes on a foundation on lots zoned for conventional single-family residential dwellings. This will apply to all single-family zones within the County.

Timeframe: Amend the Zoning Code to allow manufactured homes on a foundation on zones that permit single-family residential dwellings by December 2025.

Responsible Agency: Planning and Land Use Division

Funding Source: General Fund

5. Promote Equal Housing Opportunity

To adequately meet the housing needs of all segments of the community, the Housing Plan must include programs promoting housing opportunities for all persons regardless of race, color, ancestry, national origin, religion, age, gender, gender identity and expression, marital status, familial status, medical condition or disability, military or veteran status, source of income, sexual orientation, or any other protected characteristic.

Program 5-1: Community Action Board (CAB) and Community Services & Workforce Development Division (CSWD)

The Community Action Board (CAB) and Community Services & Workforce Development Division (CSWD) will continue to apply annually for Federal and State funds to provide services that may assist persons and households during time of need. The CSWD is funded by a Community Services Block Grant (CSBG) and the funds may be used to support activities that assist low-income families and individuals, homeless families, and individuals, migrant or seasonal farm workers and elderly low-income individuals and families by removing obstacles and solving problems that block the achievement of self-sufficiency. CSWD services include, but are not limited to:



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- Low-Income Home Energy Assistance Program (LIHEAP)
- Assistance with utilities which include PG&E, Propane or Wood
- Helping Hands
- Permanent housing program for chronically homeless individuals and families with disabilities
- Housing Opportunities for Persons With AIDS (HOPWA)
- Funds can be used to provide direct assistance to low-income households who need help paying their rent, supportive services
- HHAP-3
- Rapid Rehousing, including rent subsidies and incentives to property owners such as security deposits
- Transitional Housing Units
- 6 Transitional Units for Homeless individuals for up to 18 months.
- Sun Street Centers
- Women's Residential Program is a state-licensed recovery program that provides a supportive environment for single women and women with small children seeking treatment for drug and alcohol addiction
- HOME Resource Center
- Overnight Homeless Shelter offers bed, showers, three meals/day, laundry, wrap-around services, and transitional housing
- HDAP
- Temporary supportive housing program for homeless individuals and families with disabilities
- Winter Shelter:
- Temporary housing program for families with children aged 17 and under from December-March
- Employment Services

Objectives:

- Maximize Federal and State funding to provide assistance to approximately 100 individuals and families annually.
- Biennially contact developers, including non-profit, to assist with applying for State and Federal funding, as funding becomes available for support of housing construction and/or rehabilitation.
- Explore incentives such as expedited permit processing, plan checks, and inspections to encourage and facilitate the development of special needs housing in the County. Present incentive options to Planning Commission and Board of Supervisors by December 2026.
- Through CAB and CSWD, establish an outreach program informing families within the County of housing and services available for persons with special needs.
- Goal of facilitating the development of 10% beyond the County's lower-income RHNA.
- Goal of facilitating the development of lower income units in higher income and opportunity areas.

Timeframe: Annually review and apply for available funding; Annually outreach to local organizations and agencies; annually conduct outreach and



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advertising; Explore incentives such as expedited permit processing, plan checks, and inspections to encourage and facilitate the development of special needs housing in the County. Present incentive options to Planning Commission and Board of Supervisors by December 2026.

Responsible Agency: CAB; Community Services & Workforce Development Division; San Benito County Health & Human Services Agency

Funding Source: CSBG, CDBG, EHAP, Homekey, and other Federal and State funding sources

Program 5-2:

Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher program provides rental assistance to low-income individuals and families. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e., 30 percent of household income).

The Section 8 Housing program is currently being administered by the Santa Cruz County Housing Authority. Section 8 housing is currently offered within Hollister, San Juan Bautista, and, in 2020, San Benito County entered into an agreement with the Santa Cruz Housing Authority to begin extending service for the unincorporated areas within ten miles from the city limits of Hollister and San Juan Bautista. San Benito County re-entered into an agreement with the Housing Authority of Santa Cruz to extend services 10-miles past city limits in 2023.

As of October 2024, there were a total of 405 households, with a total of 1,138 household members, receiving Housing Choice Voucher (Section 8) rental assistance in San Benito County. One household with three household members utilize vouchers in the unincorporated County.

The County has a current allotment of between 18-20 vouchers, which fluctuates based on need and is assigned by the Housing Authority of Santa Cruz. Given the continued need for rental assistance, the County supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program.

Objectives:

- Goal to support the assistance of up to 35 lower-income households annually between 2023 and 2031.
- Continue to refer interested households to the Housing Authority of Santa Cruz.
- Work with the Housing Authority of Santa Cruz to increase voucher participation by 1,000% during the 6th Cycle planning period.
- Outreach to at least 5 property owners yearly to increase voucher participation by 1,000% during the 6th Cycle. Outreach may include distribution of informational brochures, phone calls and/or virtual and in person meetings.
- Target voucher participation is in higher income and opportunity areas.



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- Landlord outreach to expand the location of participating voucher properties. Continue to provide information and referrals to land landlords regarding participation in the Housing Choice Vouchers Programs throughout the County with efforts targeting census tract 06069000702.

Timeframe: Annually coordinate with the Housing Authority of Santa Cruz, outreach to at least 5 property owners yearly to increase voucher participation.

Responsible Agency: Housing Authority of Santa Cruz; Housing Programs Division; Health & Human Services Agency; Community Services & Workforce Development Division

Funding Source: HUD Section 8

Program 5-3: Reasonable Accommodation

The County continues 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 adopted a reasonable accommodation ordinance in 2022 (San Benito County Code § 25.02.010) to streamline the review for accommodations such as ramp access and pathway widenings, and to further comply with federal ADA regulations.

The County's Aging & Disability Resource Connection (ADRC) is a program where seniors of San Benito County can request services such as ramp access for certain development.

Objectives:

- Maintain updated information on reasonable accommodations on the County's website.
- Annually evaluate reasonable accommodation procedures for compliance with any changes to Federal or State laws.
- Amend the Zoning Ordinance to remove potential constraints for reasonable accommodation requests.

Timeframe: Annually evaluate reasonable accommodation procedures for compliance with any changes to Federal or State laws; if the County's reasonable accommodation requirements and procedures are out of compliance due to changes in Federal or State laws, amend the Zoning Code within six months of evaluation; if the County's reasonable accommodation requirements and procedures are out of compliance due to changes in Federal or State laws, the County will process reasonable accommodation requests in compliance with all Federal and State laws in the interim.

Responsible Agency: Resource Management Agency; Aging & Disability Resource Connection

Funding Source: General Fund

Program 5-4: Fair Housing Enforcement and Outreach

San Benito County maintains a formal contract with the California Rural Legal Assistance (CRLA) to help residents with fair housing complaints. CRLA



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operates a state-wide Fair Housing and Foreclosure Prevention Program under the guidance of HUD. CRLA provides a variety of consultation services through its hotline service and consultations, distributes legal information to property owners and tenants, and files and litigates fair housing complaints in which violations of federal or state housing discrimination laws impact County residents. These include cases involving race, national origin, familial status, religion, disability, age, sexual orientation, gender, and gender identity.

CRLA has the capacity to investigate fair housing complaints and provide fair housing counseling and mediation services. The County will continue to be the point-of-contact for fair housing complaints, information requests, and referrals to CRLA. The County will continue to provide information and educational materials on fair housing services for property owners, apartment managers, and tenants at the County Administration Building, Health & Human Services Agency office, and on the County's website.

The County's fair housing enforcement efforts are coordinated by the Housing Programs Divisions. The Housing Programs Divisions is responsible for assisting with affordable housing programs and services in the community and for investigating complaints of housing discrimination. The County's Planning and Land Use Division, Building and Code Enforcement Division, and Housing Programs Division work closely with residents, property owners, outside agencies, and other departments to resolve health, safety, and public nuisance conditions that adversely affect the quality of life in San Benito County.

Objectives:

- Provide referrals to appropriate agencies for services.
- Distribute fair housing information in public locations.
- Post fair housing information on the County's website.
- Conduct Fair Housing Workshops at least once a year to educate renters and property owners on fair housing laws, rights, and responsibilities.
- Provide informational sessions at community events to raise awareness about the availability of fair housing services.
- Employ social media strategies and email to disseminate fair housing information to the community.
- Ensure that fair housing materials and services are available in multiple languages.
- Provide accommodations for individuals with disabilities to participate fully in fair housing outreach activities.
- Collaborate with relevant fair housing organizations to identify best practices, share resources, and address emerging challenges.
- Target outreach to areas of higher displacement risk to address specific needs and concerns.

Timeframe: Provide referrals as requested; Maintain updated information throughout the planning period and distribute by June 2025

Responsible Agency: Resource Management Agency; County Administration Office; Health & Human Services Agency; CRLA

Funding Source: Federal and State funding sources; General Fund



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Program 5-5: Language Barriers

The County will aim to provide all housing-related materials relating to activities, services and programs are distributed in multiple languages. The Resource Management Agency and Community Services & Workforce Development Division will continue to produce all marketing efforts, fliers and materials in English and Spanish. Materials will be displayed throughout local community and senior centers, social service offices, and other public locations. Additionally, procedures and materials related to fair housing as mentioned in Program 5-4 above, will be provided in Spanish and English.

Objectives:

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

Timeframe: Ongoing

Responsible Agency: Resource Management Agency, Community Services & Workforce Development Division

Funding Source: Federal and State funding sources; General Fund

Program 5-6: First-Time Homebuyer Education

The Resource Management Agency will continue to partner with a HUD-approved organization and/or firms to provide bilingual homebuyer education workshops to residents of San Benito County. The County will continue applying to funds allocated for first-time homebuyers to fund a first-time home buyer program. In the 5th Cycle, the County applied for the HOME Grant and was awarded a \$1.1 million grant to be used to fund a first-time home buyer program for a local self-help housing development in the County (Riverview II).

Objectives:

- Host at least one First-Time Homebuyer workshop annually, beginning in June 2025.
- Continue applying to funds allocated for first-time homebuyers to fund a first-time home buyer program. Assistance to be provided countywide with an emphasis on homes in highest resource/higher income areas.

Timeframe: Ongoing; Annually review and apply for available funding

Responsible Agency: Resource Management Agency

Funding Source: Federal and State funding sources; General Fund

Program 5-7: Housing for Persons with Physical and Developmental Disabilities

The housing needs of persons with physical and/or developmental disabilities are typically not fully addressed by local zoning regulations and may require modifications to existing units, varying range of supportive services, and affordable housing. To accommodate residents with physical and



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developmental disabilities, the County will encourage construction and rehabilitation of housing with supportive services targeted for persons with disabilities. The County will also seek State and Federal funding in support of housing construction and rehabilitation targeted for persons with disabilities.

The County will explore the granting of regulatory incentives, such as expedited permit processing and fee deferrals, to projects targeted for persons with disabilities. To further facilitate the development of units to accommodate persons with disabilities, the County will collaborate with developers of supportive housing. As such housing is developed, the County will collaborate with the San Andreas Regional Center to implement an outreach program informing families within San Benito County of housing and services available for persons with developmental disabilities.

Objectives:

- Encourage construction and rehabilitation of housing with supportive services for persons with disabilities.
- Apply for State and Federal funding to support housing construction for persons with disabilities.
- Review and identify regulatory incentives for projects proposing housing for persons with disabilities.
- Collaborate with housing developers and local organizations to identify the needs of local persons with disabilities.
- Collaborate with local organizations and agencies to identify resources and services for persons with disabilities experiencing homelessness.
- Goal of facilitating the development of 10% beyond the County's lower-income RHNA.
- Goal of facilitating the development of housing units for persons with physical and developmental disabilities in higher income and opportunity areas.

Timeframe: Ongoing; Annually review and apply for available funding; Outreach to housing developers and local organizations annually; explore regulatory incentives and present potential incentives to the Planning Commission and Board of Supervisors by December 2025

Responsible Agency: Resource Management Agency

Funding Source: Federal and State funding sources; General Fund

Program 5-8: Anti-Displacement Actions

Displacement may occur for a variety of reasons, including rising housing costs and gentrification (a result of changing urban areas attracting wealthier households and displacing existing, lower-income households). The County has identified one census tract (06069000702) with a population at risk of displacement.

Census tract 06069000702 is part of both the city of Hollister and the County. Approximately 20 percent of the census tract is within the city of Hollister limits, 70 percent is vacant or used for agriculture, and the remaining 10 percent is occupied by single-family homes. A majority of the housing units in the census



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tract are found within the Hollister city limits. Candidate Sites R-1, R-2, R-4, R-7, R-8, R-9, and R-11 are located in census tract 06069000702 and their rezone to a greater density are intended to increase affordable opportunities and reduce displacement risk in the census tract.

To preserve existing neighborhoods and protect susceptible populations while improving infrastructure, resources, and access to affordable units, the County is implementing anti-displacement strategies such as relocation assistance if tenants must move due to unsafe conditions, funding for emergency rental assistance, and codes protecting tenants from property owner retaliation. These programs will be maintained, and potential ways to expand tenant protections will be explored. The County will continue to enforce the Affordable Housing Regulations to require affordable housing and will target the use of the Affordable Housing In-lieu Fee fund the subsidize or fund the development and conservation of affordable housing in areas at risk of displacement.

In addition to the objectives below, several Housing Programs in this Chapter propose actions that will concurrently address and prevent displacement, directly and indirectly. These Housing Programs include, but are not limited to Housing Programs 1-1, 1-2, 1-4, 1-7, 1-8, 1-15, 1-16, 1-18, 2-1, 2-2, 2-3, 2-6, 3-2, 3-3, 5-2, 5-4, 5-6, 5-7, 5-8, 5-9, 5-16, and 6-2.

To ensure existing residents in census tract 06069000702 can remain and benefit as the neighborhood improves the County will complete the following “engagement strategy”:

- Create a listing of affordable, deed-restricted units that become available for lease or sale Countywide and posting on the County website by December 2026;
- The County will open the listing of affordable units that become available for lease or sale to property owners with units they would like to list for an affordable rate. The County will inform residents of online registry during community outreach events (at least twice a year);
- Partner with nonprofits that serve underserved residents within the County or region to share information on fair housing and tenant rights. The County will create a fair housing informational flyer including Fair Housing Rights and resources available to distribute to local non-profits by June 2026. Educational flyers will be in English and Spanish;
- Through a County Code and General Plan update, increase multifamily residential opportunities throughout census tract 06069000702 beyond capacity to meet the RHNA (Residential High Rezone).
- Develop an engagement strategy and work with a fair housing service providers to disseminate information on tenant protections (especially source of income and State rent stabilization and just cause eviction regulations) and available resources by June 2026.
- In developing the anti-displacement strategy, the County shall discuss issues, opportunities, and potential anti-displacement measures with the public through a workshop targeting the census tract 06069000702 by June 2026. Outreach will provide materials in Spanish.
- Further investigation of displacement in the County will identify the appropriate anti-displacement actions to address the specific causes



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contributing to displacement but some examples of anti-displacement measures are present throughout Chapter 6 and additional measures may include:

- Preservation of “naturally occurring” affordable units through non-profit partnerships;
 - Continued enforcement of the Affordable Housing Regulations;
 - Homesharing programs for seniors and lower-income households;
 - Strategic upzoning; or
 - Facilitating communication between residents and non-profits who may be able to assist in establishing Community Land Trusts.
- Recruit residents from census tract 06069000702 to serve on boards, committees, task forces and other local government decision-making bodies.

Complete targeted engagement in late 2025 and 2026 with the goal of presenting options to Planning Commission by December 2026 and adopt an anti-displacement strategy by June 2027 and ongoing quarterly implementation thereafter.

As identified in Chapter 5, one census tract in the County can be categorized as an RCAA and is located just south of Hollister in the north-central area of unincorporated County. The census tract covers the community of Ridgemark, a private and gated golf community with 1,241 housing units and population size of 2,901. According to the 2017-2021 ACS, the median income is \$132,438 with a total White population of about 70 percent. The census tract is considered affluent compared to the surrounding communities.

Ridgemark is a census-designated place (CDP) that borders the City of Hollister. The entire community is gated and is surrounded by the Ridgemark Golf Club and Resort. Because of Ridgemark's exclusivity, homes within the community are generally more expensive than the average cost of homes in San Benito County. Higher cost homes have contributed to a concentration of higher income households in Ridgemark. The County's goal is to disband RCAAs in the County and prevent new designations from establishing.

To address RCAAs and expand opportunities in relatively higher resource and income areas, the County will commit to the following actions:

- Review future policies and programs for potential restrictive practices that would limit diversity in the RCAA and relatively higher resource and higher income areas.
- Affirmative marketing to increase diversity within the RCAA and relatively higher resource and higher income areas.
- Explore incentives for the development of affordable units in RCAAs and relatively higher resource and higher income areas (including, but not limited to, permit streamlining and reduced fees).
- Aspire to integrate 50 households into existing the RCAA and relatively higher resource and higher income areas. Prevent non-RCAA areas from becoming RCAAs.



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- Explore strategies that encourage missing middle zoning (small-scale multi-unit projects up to fourplexes), adaptive reuse, and allowing additional ADUs. Present options to expand missing middle housing opportunities in RCAAs and relatively higher resource and income areas to Planning Commission by December 2026 and adopt an anti-displacement strategy by June 2027 and ongoing quarterly implementation thereafter. Goal of facilitating the development of 100 lower income units in the existing RCAA and relatively higher resource and higher income areas. The County will analyze the feasibility of missing middle strategies and determine which strategies are most appropriate in the local context. Potential missing middle strategies may include, but are not limited to:
 - Evaluate potential zoning reforms: modifying the zoning code to allow for more diverse types of housing, such as duplexes and triplexes, in areas that are currently zoned only for single-family homes;
 - Revised development standards to allow missing middle housing types to be more feasible (lot size requirements, density allowances, single-family setbacks, buffer requirements, treat vehicle access the same as single-family requirements, on-site open space requirements);
 - Evaluate minimum unit size requirements and revise as necessary; or
 - Community Engagement: Engaging with local communities to gather input and build support for missing middle housing proposals or initiatives.

Objectives:

- Protect populations at risk of displacement. This will be completed through the objectives identified in this Program as well as through the actions of Housing Programs 1-1, 1-2, 1-4, 1-7, 1-8, 1-15, 1-16, 1-18, 2-1, 2-2, 2-3, 2-6, 3-2, 3-3, 5-2, 5-4, 5-6, 5-7, 5-8, 5-9, 5-16, and 6-2.
- Continue to enforce the Affordable Housing Regulations and target the use of the Affordable Housing In-lieu Fee fund the subsidize or fund the development and conservation of affordable housing in areas at risk of displacement.
- Proactively seek funding opportunities for units at-risk of converting to market-rate. To be completed annually on an ongoing basis.
- Coordinate with qualified entities in identifying solutions to maintaining affordability for units at-risk of converting to market rate. Outreach to begin by January 2026.
- Establish a program that promotes the rental protections that are already in effect and utilize a variety of means to distribute that information widely with a focus on getting that information disseminated in lower-income areas.
- Prevent non-RCAA areas from becoming RCAAs.
- Integrate existing RCAAs with the goal of disbanding the RCAA categorization.



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- Evaluate “risk of displacement” status by June 2026 to determine if risks have decreased. If the evaluation determines that risk of displacement has increased, the County will consider adopting strategies including, but not limited to, missing middle zoning (small-scale multi-unit projects up to fourplexes) by June 2027, adaptive reuse, and allowing additional ADUs, within six months.
- Target the Capital Improvement Program towards community amenities, parks, community facilities, recreation facilities, active transportation, infrastructure, streetscape improvements, safe routes to school and other community development activities. Emphasis on areas at risk of displacement, areas with lower resource metrics, and lower income areas. Complete at least one CIP project in emphasized areas every two years during the 6th Cycle planning period, as funding allows. Apply for at least one grant per year focused on improving community assets and activities contributing to community revitalization such as recreational facilities and programs, social service programs, parks, streets, active transportation, and infrastructure in census tract 06069000702 which is at-risk of displacement.
- County shall conduct affirmative marketing to increase awareness and diversity throughout the county and in areas identified as being at risk of displacement. Explore outreach actions such as noticing of affordable units/projects through direct mail targeted outreach to census tract 06069000702, referring residents to service agencies, and targeting fair housing outreach to residents in census tract 06069000702.
- Target relatively higher resource and higher income areas.

Timeframe: Explore new anti-displacement measures and present findings to Planning Commissions and Board of Supervisors by December 2026. Adopt an anti-displacement strategy by June 2027 and ongoing quarterly coordination thereafter; establish a program that promotes the rental protections that are already in effect and utilize a variety of means to distribute that information widely with a focus on getting that information disseminated in lower-income areas by December 2025; apply for at least one grant per year; establish AFFH marketing program by June 2026; Explore incentives for the development of affordable units in RCAA and high opportunity areas and present findings to Planning Commissions and Board of Supervisors by December 2026. Adopt a strategy by June 2027.

Responsible Agency: Resource Management Agency

Funding Source: Federal and State funding sources; General Fund

Program 5-9: Affirmatively Further Fair Housing (AFFH)

Pursuant to AB 686, the County will affirmatively further fair housing by taking meaningful actions that foster inclusive communities free from barriers, which restrict access to opportunities based on protected classes, as defined by State law. To accomplish this, the County will collaborate with local and regional organizations to review any housing discrimination complaints, assist in dispute resolution, and refer select complainants to appropriate state or federal agencies for further investigation, action, and resolution.



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The County's is committed to promoting robust housing mobility actions that contribute to increasing housing choice and affordability throughout the County. The County continues to work closely with developers and property owners to identify opportunities which provide a variety of housing options for all income categories and furthers integration to address concentrated areas of affluence. The County will continuously monitor the progress to meet the objectives outlined in this program, including providing for the development of at least 444 affordable units contributing to affirmatively furthering fair housing throughout the planning period. Should the County determine the pace of development is not meeting the established objectives of this Chapter by 2027, the County will consider alternative land use strategies to facilitate a variety of housing choices, including, but not limited to, strategies that encourage missing middle zoning (small-scale multi-unit projects up to fourplexes), adaptive reuse, and allowing additional ADUs, within six months.

The County will continue to collaborate with the community, stakeholders, and appropriate organizations to address potential constraints to fair housing.

Objectives:

- Affirmatively further fair housing countywide, with an emphasis on improving areas with lower income and opportunity indicators.
- The County will continue to collaborate with the community, stakeholders, and appropriate organizations to address potential constraints to fair housing. Meeting with appropriate parties at least once a year and on a case-by-case basis.

Timeframe: Review metrics and actions annually and make changes as appropriate within one year

Responsible Agency: Resource Management Agency; CAB; Community Services & Workforce Development Division; San Benito County Health & Human Services Agency

Funding Source: Federal and State funding sources; General Fund

Program 5-10: Farmworker Housing and Outreach

The agriculture industry plays a key role in the County's local economy and employs both permanent and seasonal farmworkers. Almost all farmworkers in the County earn lower incomes and experience similar difficulties to accessing affordable housing as extremely low-income households. While the County has established Housing Element programs to address the unique housing needs of extremely low-income households, the County understands that farmworker households experience unique housing needs that differ from other extremely low-income households. Specifically, a majority of farmworkers who are not H-2A visa holders and reside in the State year-round do not have legal status, therefore they may not be eligible for any services and housing resources funded by federal funds and can only access services and housing resources provided by State or local sources.

To understand and address farmworker housing needs, the County will:



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- Continue to seek partnerships and meet annually with farmworker groups, organizations serving or representing farmworker groups, community stakeholders, affordable housing developers, and agricultural employers to discuss opportunities and potential sites suitable for new housing for farmworkers. Outreach is ongoing and will continue in Q1 2025. In collaboration with stakeholders, suitable sites will be identified, and stakeholders may assist in notifying property owners of the process and procedures to secure funding for farmworker housing.
- Outreach will include information regarding the County's pre-approved ADUs which can significantly reduce the cost of ADU development and the time it takes to receive approval.
- Amend the County Code to allow up to two attached or detached ADUs and one JADU on lots or parcels which allow single-family homes, including agricultural zones. To be completed by December 2025.
- The County will establish a streamlined, ministerial approval process for eligible agricultural employee housing developments, consistent with the requirements of Health and Safety Code 17021.8. To be completed by December 2025.
- The County will amend the Zoning Code to add employee housing for six or fewer employees in the permitted use tables. The County currently allows employee housing for six or fewer employees by-right in single-family zones and is treated as a single-family dwelling and permitted in the same manner as other dwellings of the same type in the same zone, in compliance with Health and Safety Code 17021.5.
- Annually meet with farmworker groups, organizations serving or representing farmworker groups, community stakeholders, affordable housing developers, and agricultural employers to discuss opportunities to rehabilitate or preserve existing farmworker housing in the County. Outreach is ongoing and will continue in Q1 2025.
- Annually identify new construction and rehabilitation housing opportunities and publish on the County website.
- The County will proactively outreach to farmworker groups, organizations serving or representing farmworker groups, community stakeholders, affordable housing developers, and agricultural employers when drafting its Agricultural Element. The Agricultural Element will identify opportunities for farmworker housing and will engage all stakeholders to identify potential sites and funding for farmworkers. The County began outreach in November 2024. San Benito County held the first informational meeting on Thursday, November 14, 2024, in partnership with the San Benito Resource Conservation District, San Benito Agricultural Land Trust, and the County's consultants. The County outreached to local and regional farmworker groups, agricultural landowners, and interested stakeholders. The County is creating a "Stakeholder Planning Group" that will serve as an advisory group throughout the development of the Agricultural Element. The County plans to host 6 to 7 additional outreach events during the process, with the next event tentatively scheduled for February 2025. The County will continue its targeted



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outreach throughout the process. The County plans to adopt an updated Agricultural Element by 2027.

- Ongoing outreach to farmworkers to notify them of the availability of future, new, and existing affordable housing opportunities. Outreach is ongoing and will continue in Q1 2025.
- Develop a resource guide that consolidates all the housing services and resources available in the region that are specifically available to farmworkers. County to complete resource guide by December 2025.
- Explore incentives such as expedited permit processing, plan checks, and inspections to encourage and facilitate the development of farmworker housing in the County. Present incentive options to Planning Commission and Board of Supervisors by June 2026. Adopt an incentive package by June 2027.
- Utilize the Affordable Housing Regulations in-lieu fund to subsidize or fund farmworker housing, as appropriate and as funding allows. Goal to fund or subsidize at least one farmworker housing development within the 6th Cycle, as funding allows.
- Consider providing incentives and other strategies beyond state density bonus law to encourage housing for farmworkers, including setting aside housing for farmworkers within developments, supporting funding applications, prioritizing entitlements, and establishing appropriate zoning and development standards. Present incentive options to Planning Commission and Board of Supervisors by June 2026. Adopt an incentive package by June 2027.
- Research and pursue potential State and Regional funding sources for farmworker housing annually and make information publicly available.
- Provide technical assistance to farmworkers housing developers in the form of one-on-one meetings to review applications and potential projects with housing staff, share financing and funding resources, connect potential applications to other agencies or organizations with additional resources and assistance. On an ongoing basis.
- Provide technical support and offer incentives to housing developers in the application of funds for farmworker housing, including HCD and USDA Rural Development loans and grants and other funding sources that may become available. Notify developers of Joe Serna, Jr. Farmworker Housing Grant application cycles or other applicable funding and provide technical assistance in preparing applications as needed. On an ongoing basis.
- Monitor the housing needs of farmworkers by meeting with appropriate agencies and farmworkers and evaluate the status of farmworker housing as part of the County's annual report to HCD on Housing Element progress and evaluate if County efforts are effective in facilitating the provision of housing for farmworkers. If appropriate, make necessary changes to enhance opportunities and incentives for developing housing for farmworkers. On an ongoing basis.
- Goal of facilitating the development of 10% beyond the County's lower-income RHNA.
- Goal of facilitating the development of farmworker housing units in higher income and opportunity areas.

**Objectives:**

- Increase opportunities for farmworkers to achieve housing, education, and rehabilitation of current facilities.
- Based off its farmworker analysis in Chapter 2, the County estimates that the housing need of farmworkers in unincorporated areas is approximately 500 to 700 beds. The goal of the cumulative actions above is to facilitate the development of 200 to 350 farmworkers units during the 6th Cycle. The County will evaluate the total number of farmworker housing units annually through its APR.

Timeframe: Timeframe included in each action item above.

Responsible Agency: Resource Management Agency; CAB; Community Services & Workforce Development Division; San Benito County Health & Human Services Agency

Funding Source: Federal and State funding sources; General Fund

6. Energy Efficiency and Conservation

Energy conservation can be achieved through environmentally sensitive site planning techniques and implementing building codes that require use of construction materials that maximize energy efficiency. Conserving energy has the dual benefit of reducing housing costs and improving environmental quality. The County aims to fulfill local housing needs while promoting an environmentally sustainable community with clearly defined urban boundaries that takes into consideration the existing and potential impacts of climate change, particularly on underserved communities.

Program 6-1: Energy Conservation

The County will promote energy conservation through the following actions:

- Continue to implement State building standards (Title 24 of the California Code of Regulations) regarding energy efficiency in residential construction.
- Continue to review proposed developments for solar access, site design techniques, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.
- Continue to implement the County Model Water Efficient Landscape Ordinance (MWELO).
- Maintain energy conservation and financial incentive (such as tax credits and utility rebates) information on the County's website and promote at community events.
- Continue to promote the San Benito County Green Business Program which offers free technical assistance and step-by-step support to businesses in achieving their California Green Business Certification.
- Continue to provide expedited permit processing for Electric Vehicle Charging Stations to significantly help reduce air pollutants to meet State and Federal emission and greenhouse gas reduction targets.



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- Continue to require compliance with CalGreen Code requirements (65% of C&D material must be recycled).

The County shall continue to strive for greater energy conservation in residential development. The County will look into CDBG, CalHome, and HOME funding 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.

Objectives:

- Promote energy efficiency and conservation.

Timeframe: Ongoing; Adopt the California Building Standards Code, as revised and updated, every three years

Responsible Agency: Resource Management Agency

Funding Source: CDBG, HOME, CalHome, and other Federal and State funding sources; General Fund

Program 6-2: Weatherization Program

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, 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 homeowners as well as tenants to conserve energy and improve living conditions of low-income households.

The San Benito County Community Services & Workforce Development Division will promote the Weatherization Program to the community through referrals, flyers, and information on the County's website. 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.

As of March 2025, operations and program funding for the weatherization program have been impacted by the current presidential administration's executive orders and CCES has placed an indefinite hold on all weatherization program activities. All objectives and timelines below will be affected by the impact on funding sources and may prevent the County from successfully completing its objectives.



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Objectives:

- Work with CCES to weatherize up to ten units in San Benito County from 2023-2031, as CCES funding allows. CCES operates the weatherization program, and the County does not have the ability to require CCES to commit to specific number of services or assistance. The County will aim to coordinate weatherization services by CCES on at least 5 homes by December 2027 and at least an additional 5 by December 2031, as funding allows. Ongoing promotion of the Weatherization Program throughout the community, at large. Service to be provided countywide, with specific targeting of units in need of highest rehabilitation need.

Timeframe: Promotion of CCES' services are ongoing; County to post information on its website and distribute CCES information flyer by December 2025, thereafter, will outreach at least annually through a variety of methods and languages, as appropriate, and target areas of greater rehabilitation need as identified in the Housing Element; weatherize up to ten units from 2023-2031.

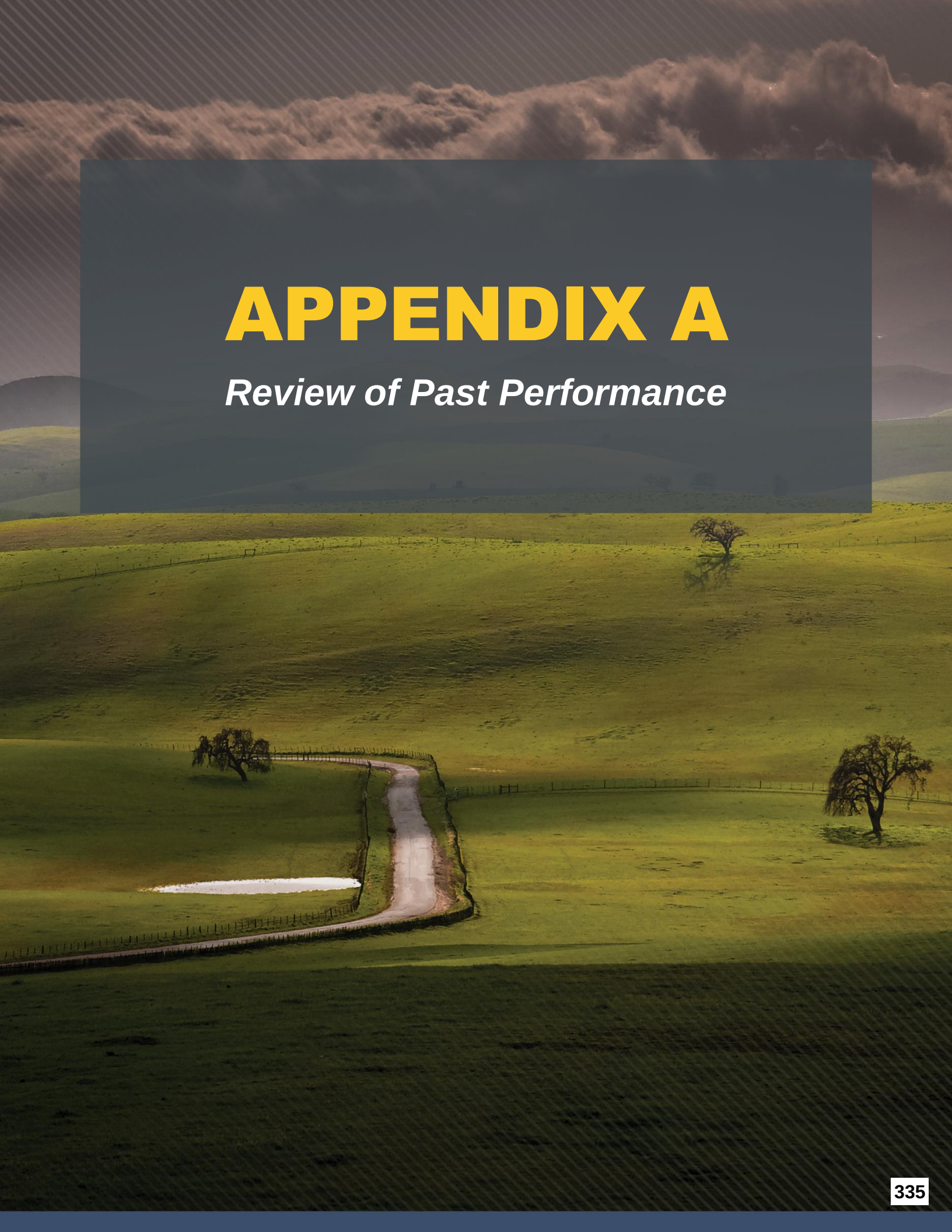
Responsible Agency: Resource Management Agency; Community Services & Workforce Development Division

Funding Source: CCES; General Fund

C. Summary of Quantified Objectives

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be rehabilitated, conserved, or constructed. Policies and programs have been established to achieve these objectives. [Table 6-1](#) summarizes the County's quantified objectives for the 2023-2031 planning period by income group.

Table 6-1: 6 th Planning Cycle Quantified Objectives						
Objectives	Income Level					Total
	Extremely Low-*	Very Low-*	Low-	Moderate-	Above Moderate-	
RHNA	123	123	198	103	207	754
New Construction						
Projected ADU Construction	131			66	22	219
Pipeline Projects	121			132	1,824	2,077
Units that have received Certificate of Occupancy (Beginning July 1, 2023)	24			0	64	88
Rezones	409			611	1,024	2,044
Conservation and Preservation						
Home Repair/Rehabilitation	12			0	0	12
At-Risk Housing Units	28			16	0	44
Household Assistance						
Rental Assistance**	35			0	0	35
* The Very Low-Income (VLI) category includes Extremely Low-Income (ELI) households (<30% AMI) and accounts for half of the total VLI RHNA. The total ELI RHNA is 123 units.						
** Provide housing choice voucher rental assistance for up to 35 extremely low- and very low-income households each year throughout the Planning Period.						



APPENDIX A

Review of Past Performance



Appendix A: Review of Past Performance

This Appendix provides a review of the County of San Benito's housing policy and program accomplishments in the 5th Cycle planning period. This Appendix is an evaluation of how the County addressed the 5th Cycle's Policy Programs and their appropriateness for the 6th Cycle planning period.

A. Program Evaluation for Households with Special Needs

As part of analyzing prior programs, this Appendix must provide an outline of the effectiveness of goals, policies, and programs in addressing the housing needs of San Benito's special needs populations. The following section identifies 5th Cycle accomplishments by special needs groups.

1. Seniors

Chapter 2: Community Profile Housing Needs shows that 12.1 percent of San Benito County residents are over the age of 65. The number of individuals 65 years and older has increased by approximately 50 percent since the last housing cycle.

The Housing Choice Voucher (HCV) program provides subsidies to low-income, senior, and disabled households at varying levels based on household income. Through the Housing Authority of the County of Santa Cruz, San Benito residents may receive rental assistance in the form of a Housing Choice Voucher (Section 8) Program or the Project Based Voucher (PBV) Program. As of April 2023, there were a total of 366 households, with a total of 1,038 household members, receiving Housing Choice Voucher (Section 8) rental assistance in San Benito County. The City of Hollister has 2 developments with a total of 88 Program based vouchers which San Benito County residents would be eligible for. San Benito County also received 20 HUD-Veterans Affairs Supportive Housing (VASH) Vouchers for homeless veterans and 24 Emergency Housing Vouchers from HUD.

In 2020, San Benito County passed an agreement with the Housing Authority of Santa Cruz to extend services for the Housing Choice Voucher Program to the unincorporated areas within 10 miles from the City limits of San Juan Bautista and Hollister. As of recently, the County of San Benito, City of Hollister, and the City of San Juan Bautista re-entered into that agreement with the Housing Authority of Santa Cruz to extend their services 10-miles past City limits in 2023.

The County encourages affordable senior housing developments such as senior/congregate care and accessory dwelling units for individuals 65 years and older. The County's zoning regulations permit senior/congregate care and accessory dwelling units deed restricted for seniors as by-right developments in Agricultural (AR, AP, R, RT) and Residential (RR, R-1, RM) districts. The County received \$160,000 in SB 2 grant funding to develop pre-approved ADU site plans. The pre-approved ADU site plans were completed in 2023 and are available to the public at no charge.

The County extends public services that benefit the senior population. Hotel vouchers are offered to those in need to access temporary shelters on an emergency basis, prioritizing families, seniors, and individuals with disabilities and illnesses. Community Development Block Grant (CDBG) funds provided transportation assistance, supportive supplies, and outreach, including hotel vouchers, to 20 families in the 5th Cycle Planning period.



In addition, the Community Food Bank serves senior citizen households monthly and is anticipated to increase the number of senior citizen households served. Another County-led program which assists seniors is the Low-Income Heating and Energy assistance program which subsidizes maintenance costs so they are more affordable for senior homeowners. The County received \$409,069 which assists approximately 500 households, many of which are senior households with fixed incomes. An exhaustive list of resources for seniors is provided in Chapter 4: Housing Resources.

2. Persons with Disabilities

Persons with disabilities may require varying accessibility improvements and may also have a limited ability to earn adequate income due to lack of adequate access to and from home, health care costs, and home repair costs. **Chapter 2** shows that approximately 10.7 percent of San Benito County's population have at least one disability. The most common disability types are ambulatory, cognitive, and independent living difficulties.

The County partners with regional providers, such as the California Aging & Disability Resource Connection (ADRC), Contra Costa County Developmental Disabilities Council, Network of Care, Department of Public Social Services, and the San Andreas Regional Center (SARC) to provide various supportive services including streamlining access to referrals or assistance providers, information regarding federal and state programs, and referrals to regional disability resources. Additionally, the County continues to encourage the development of housing types accessible for people living with a disability.

The County continues to provide reasonable accommodation for persons with disabilities using flexible approaches to retrofitting existing buildings. The County adopted a reasonable accommodation ordinance in 2022 (San Benito County Code § 25.02.010) to streamline the review for accommodations such as ramp access and pathway widenings, and further complies with federal ADA regulations. A list of additional resources for persons with disabilities is provided in Chapter 4: Housing Resources.

3. Persons Experiencing Homelessness

Homelessness has become an increasingly important issue in the region and throughout California. There are multiple factors that may contribute to a person experiencing homelessness. **Chapter 2** provides a detailed definition of "homelessness" and an analysis of the County's unhoused population.

According to the 2022 Point-In-Time Count, volunteers counted 357 individuals experiencing homelessness in the County, including the incorporated areas of Hollister and San Juan Bautista. In response to the increase in unhoused individuals, the County applied for and received \$1.15 million in CDBG Covid-2 (CV-2) grant funding to rehabilitate the Winter Homeless Shelter. The rehabilitation efforts are anticipated to be complete by Fall 2023. Prior to renovation, the Winter Homeless Shelter housed 350 individuals. In 2022, the County received \$157,000 in Homeless Housing Assistance Program funding for the operations of the transitional housing that is being built at the Migrant Center. Additionally, \$2.4 million in Homekey grant funds will be utilized for the construction of 11 transitional housing units at the Migrant Center. The project is anticipated to be completed in 2024 and will have a total of 16 transitional housing units. Another \$2.45 million in grant funds from the Office of Migrant Services will be utilized to rehabilitate 67 Migrant Center housing units. The H.O.M.E. Resource Center is a homeless shelter that opened in late 2017 and



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provides up to 50 beds per night. The first phase of the project included the overnight warming shelter which provides a bed, hot meal, and a locker – 28 beds for male and 22 for female individuals. The second phase of the project included additional office space for support and wraparound services. The third phase of the project included a full-service kitchen and 6 transitional housing units.

The County also funds programs for individuals who are housing insecure and may be one life-event away from experiencing homelessness. In 2022, the County was awarded \$35,047 towards the Emergency Food and Shelter Program. The funds were immediately disbursed to the Emmaus House for homeless prevention service programs such as meals served at food banks, rental & utility assistance, shelter operations, and resource center operations. The Emmaus House is an emergency shelter for individuals experiencing domestic violence and can serve over 100 clients at any given time. In addition, the County received \$500,000 in HOME Tenant Based Rental Assistance (TBRA) to provide rental assistance for a 12-month period to eligible households. The TBRA is a HOME funded program for which the County seeks annual funding and operates for eligible residents. Between 2014 and 2023, TBRA supported 102 households. In 2022, 20 households received renters' assistance with a total of 41 household members. The efforts are part of the County's Community Services and Workforce Development (CSWD) Renter's Assistance program to provide low-income families with renters' assistance and prevent eviction. In 2021, the County received \$306,000 in Federal Emergency Shelter Grants for Rapid Rehousing services and emergency shelter operations. The Health & Human Services Department will continue to apply for funding as available from HCD and acquire land to further develop permanent and transitional housing for the homeless.

In regard to homeless services, San Benito County's Homeless Task Force aims to develop relationships with all related local entities and provide solutions to local and regional homeless needs. Additionally, San Benito's 2-1-1 program and Community Action Board provide information to persons experiencing homelessness such as available homeless shelters and housing resources. San Benito County Health and Human Services Agency, through the Community Services and Workforce Development Division, continues to provide services to homeless individuals through the provision of various programs: Rapid Rehousing, Tenant-based Rental Assistance, Homeless Housing Assistance Program, Housing Support Program, Homeless Disability Advocacy Program, Project Roomkey for hotel vouchers, and Winter Shelter Program.

The HCV program provides subsidies to low-income, senior, and disabled households at varying levels based on household income. Through the Housing Authority of the County of Santa Cruz, San Benito residents may receive rental assistance in the form of a Housing Choice Voucher (Section 8) Program or the Project Based Voucher (PBV) Program. As of April 2023, there were a total of 366 households, with a total of 1,038 household members, receiving Housing Choice Voucher (Section 8) rental assistance in San Benito County.

Regionally, the County of San Benito partnered with Monterey County, the City of Salinas, and the Coalition of Homeless Services Providers to administer the 2021 Lead Me Home Plan. This effort is part of the County's Lead Me Home Continuum of Care (CoC) program. The Plan includes a comprehensive assessment and key findings of the homelessness response system with a goal to reduce homelessness in Monterey and San Benito Counties by 50 percent by June 2026.



4. Extremely Low-Income Households

Extremely Low-Income Households are those that earn 30 percent or less of the area median income (AMI) for San Benito County. Extremely low-income households are generally more likely to experience overpayment, overcrowding, or substandard housing conditions, and are more likely to require transitional and supportive housing. The provision of rental assistance and other community services assistance for extremely low-income households can be the difference between those experiencing housing insecurity and those experiencing homelessness. According to CHAS data, there are approximately 1,745 extremely low-income households in San Benito, including both renters and homeowners.

The County offers assistance in accessing local, state, and federal funding for affordable housing, as well as technical assistance. Extremely Low-Income Households may also benefit from many of the services and resources described above in the section analyzing homelessness.

Riverview II is a 100 percent affordable housing project that large households can benefit from. As a self-help project, very low- and low-income families can use their “sweat equity” as the down payment on a new home. Families work side by side in devoting time to finishing their new homes. Available financing through the USDA 502 mortgage loan and County impact fee deferral allowed 24 self-help homes to be built within the 5th Cycle planning period.

In 2022, the County received \$157,000 to provide funding for the operations of the transitional housing that is being built at the Migrant Center through the Homeless Housing Assistance Program. The County also received \$2.4 million through a Homekey grant to build 11 transitional housing units at the Migrant Center. In 2018 Health and Human Services received \$1,460,000 towards the construction of the 6 transitional units, which are attached to the current overnight homeless shelter. In 2021, the County Health & Human Services Agency received \$75,000 in HEAP funding for heating and energy assistance for transitional supportive housing. In addition, the County received and utilized CDBG CV-1 funds to provide utility assistance (energy, water, garbage, and sewer) that serve approximately 350 households.

The HCV program provides subsidies to low-income, senior, and disabled households at varying levels based on household income. Through the Housing Authority of the County of Santa Cruz, San Benito residents may receive Tenant Based Rental Assistance (TBRA). Approximately 102 vouchers were granted to San Benito residents in the 5th Cycle.

The County amended their zoning code to permit the by-right development of transitional and supportive housing in the Agricultural (AR, AP, R, RT), Residential (RR, R-1, RM), and Neighborhood Commercial (C-2) zones (Program HOU-2-12).

The County provides services for extremely low-income households, including food distribution through Community Food Bank and Salvation Army, vouchers for rental & utility assistance, CalFresh/Medi-Cal/Cash Aid assistance, and unemployment insurance benefits.

5. Students

Students are a unique portion of the County’s population as they may live in the County temporarily and/or live on-campus. In addition, students are rarely able to work full-time while attending school full-time. As such, they may have limited disposable income for housing and often seek roommates to share rental and living costs. As the mode of learning continues to change, the demand for student housing may vary as young populations have more affordable



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housing choices throughout the region. Regardless, increased housing rental types can help meet the housing demands for students in the County.

According to the 2022 PIT count, 10 percent, or approximately 36 persons of the total homeless population are young adults that ages 18-24. In San Benito County, approximately 50 K-12 and university students are experiencing homelessness for a variety of reasons, including, but not limited to, lack of affordable housing. [Chapter 2](#) describes the student population in San Benito County.

The McKinney-Vento Homeless Assistance Act aims to reduce student homelessness and provide equal resources and protections. The San Benito County Office of Education (SBCOE) implements the Act by providing support and resource to eleven school districts and through Alternative Education Programs. Campuses also have housing resources to assist students with finding affordable rentals and emergency housing. Gavilan College is a continuing education facility located approximately 4 miles northwest of San Benito County and 12 miles northwest of Hollister in the City of Gilroy, with an extension in the City of Hollister, and has a list of student resources including food assistance, utility and rental assistance, homeless outreach and liaison to homeless services, and counseling services.

6. Large Households

[Chapter 2](#) describes large households and the need for unique housing solutions to meet their needs. According to 2021 ACS 5-Year estimates, there are 3,859 households in the County that comprise of 5 members or more. Approximately 42 percent of the total 5+ person households are renters and 58 percent are owners. Large households who experience cost burdens may also experience housing problems associated with maintaining their home. As such, establishing funding options for low-income large households to update their homes is important in maintaining the housing stock for the unique housing needs such as large families.

Although 5th Cycle Housing Element programs did not explicitly target large households, programs for home rehabilitation were included for low-income and migrant households. The County received a \$2.45 million grant from the Office of Migrant Services for the rehabilitation of 67 homes at the Migrant Center by the year 2023. Additionally, the County's Home Energy Assistance Program (HEAP) and Weatherization Program subsidizes modification of homes to reduce energy consumption and increase energy efficiency for County residents that was implemented by Central Coast Energy Services (CCES). The program served 700-800 households throughout the 5th Cycle planning period. The Low-Income Heating Energy Assistance Program (LIHEAP) is administered by the County's Community Services and Workforce Development (CSWD). The CSWD provides consultation services for low-income homeowners, such as budget counseling and assistance with payment of propane or wood. In 2022, a total of four households received weatherization services. Additionally, six households received assistance in 2021, and 18 households received assistance in 2020.

Riverview II is a 100 percent affordable housing project that large households can benefit from. As a self-help project, very low- and low-income families can use their "sweat equity" as the down payment on a new home. Families work side by side devoting time to finishing their new homes. Available financing through the USDA 502 mortgage loan and County impact fee deferral allowed 24 self-help homes to be built within the 5th Cycle planning period. Additionally, large households may benefit from bi-lingual affordable housing-related workshops and services such as the



Homebuyer Education Workshops, Fair Housing Counseling Services, Rental Housing Counseling Services, Mortgage Prevention Housing Counseling Services, and Financial Literacy and Foreclosure Prevention Services. The programs provide equitable services for low-income households with language barriers. The County's code enforcement officers also monitor physical housing conditions through plan checks to maintain existing affordable housing stock throughout the County.

7. Farmworkers

Chapter 2 describes farmworkers and special housing considerations for permanent or seasonal agricultural laborers. In 2017, the USDA recorded 1,062 registered farmworkers working in 610 fields throughout San Benito County. Due to the nature of agricultural work, affordable and available housing in proximity to farms can help meet the unique housing needs of farmworkers.

As active partners of the San Benito County Latino Coalition, the County aims to aid farm workers and facilitate the development of farmworker housing in the County. One of the San Benito County Latino Coalition's initiatives is the Farmworkers initiative which advocates for fair wages, safe working conditions, and labor rights.

The State has enacted several Assembly Bills aimed at expediting the approval process for farmworker housing projects and making them eligible for various funding sources. Recent Assembly Bills include, but are not limited to, AB 1783 and AB 1439.

The County actively manages the Migrant Center, which assists farmworkers with their housing needs. The Migrant Center provides subsidized housing to migrant agricultural working families and houses around 250 individuals, including about 85 children during peak harvest season (May to November). Eleven transitional housing units were built in 2023 at the Migrant Center to provide immediate housing relief for migrant workers.

The County's Office of Migrant Services manages the Migrant Center. Services include general education, health education, organized social groups such as girl scouts, religious classes, family health education with the First 5 organization, and food bank deliveries. There are over 30 families on the Migrant Center's waitlist annually, indicating a need for affordable housing in the County targeting temporary farmworkers and their families. Additionally, Riverview II is a self-help housing project that targets members of the local workforce, including farmworkers.

Farmworker Households may also benefit from many of the services and resources described above in the section analyzing extremely low-income and homelessness.

8. Single-Parent Households

Chapter 2 describes single-parent households and the discrepancies among different genders of single-parent households. According to 2021 5-Year ACS Estimates, there are 2,321 single-parent households, which represent 15.3 percent of total households in the County. Of the total single-parent households, about 21 percent, or 480 single-parent households, are living in poverty. Single-parent households in poverty who experience abuse, drug addiction, and housing insecurity can access shared housing, permanent supportive housing, or transitional supportive housing throughout the County. The provision of shelters and community services for single parents with young children in poverty, such as daycare on the home premises and multi-parenting programs, can prevent young families from experiencing homelessness while meeting the unique housing needs of single-parent households.



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Although 5th Cycle Housing Element programs did not explicitly target single-parent households, there are services and programs that benefit low-income families with children. The County received Homekey funding to construct 11 new transitional housing units with 2-4 bedrooms at the Migrant Center. Services include case management, housing navigation and wraparound services. The Winter Shelter, sited at the Migrant Center, houses 20 homeless families during the off-peak agricultural season (late November to April) and provides shelter from the cold season. The Emmaus House is a year-round domestic violence shelter serving 100 women and children annually. The County received \$6,551 for Emmaus House upgrades and programs for residents, including an emergency food and shelter program, education, and assistance with accessing local legal and health care providers.

The Low-Income Home Energy Assistance Program (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. Single-parent households may also benefit from many of the services and resources described above in the section analyzing extremely low-income and homelessness.



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B. 5th Planning Cycle Program Accomplishments

Table A-1 provides detailed, program-specific accomplishments for the 5th Cycle planning period. The County of San Benito has demonstrated significant effort in working towards accomplishing many of the objectives established in the 5th Cycle planning period. The County's successful programs have been identified as ongoing for the 6th Planning Cycle. Various programs have been modified in the 6th Cycle to account for new requirements and changes in State Law.

Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
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.			
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 CDGB allocation for the Winter Homeless Shelter. The Winter Homeless Shelter operates starting on the First Friday after Thanksgiving each year through the 15th of March each year. CSWD intends to continue using CDBG allocations to assist with the Winter Homeless Shelter. The County	Apply for Community Development Block Grant (CDBG) funds to provide funding for housing activities, public improvements, public facilities, and public service projects serving lower-income people in small, typically rural communities. Serve up to 50 homeless residents annually at the Winter Homeless Shelter. 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.	The County applied and was granted CDBG funds throughout the 5 th Cycle. In 2021, County Health & Human Services, along with the City of Hollister & the City of San Juan Bautista, applied for CDBG COVID related grant assistance. All jurisdictions were approved for the non-competitive grant. The funding went specifically to assist homeowners and renters with their utility payments. In 2022, the County received the following CDBG grants: 1. CDBG CV-1 to provide utility assistance (energy, water, garbage, and sewer) to residents of Hollister, San Juan Bautista, and San Benito County to serve approximately 350 households. 2. CDBG CV-2 was received in the amount of \$1.15 million for the rehab of the homeless shelter. Rehabilitation of the shelter did not take place in 2022 but is anticipated to be complete in Fall of 2023. <i>CDBG Emmaus House:</i> Emmaus House will continue to make available a shelter facility providing a furnished room and meals for women assisted during	Continued



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Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
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 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	Emmaus House. Year around domestic violence shelter to San Benito County Residents. Serve up to 100 domestic violence residents annually at the Emmaus House. Community Services and Workforce Development (CSWD) Renter's Assistance. CSWD provided low-income families with renter's assistance and stop eviction services during the upcoming program period. Continue to provide renter's and stop eviction services to eligible low-income families.	the program. The County of San Benito was awarded \$35,047 in 2022 for phase 40 of the Emergency Food and Shelter Program. These funds were awarded directly to Emmaus House and disbursed to various programs throughout the county. The following received portions of this funding. Phase 39 Spending Period Nov 1, 2021, thru April 30, 2023: 1. The Community Food Bank received \$4,520.00 in funds for food reimbursements. 2. Jovenes De Antaño received \$8,654.50 in funds for meals served. 3. Salvation Army received \$5,200.00 in funds for rental assistance. 4. Emmaus House received \$6,551.00 in funds for shelter housing. 5. Catholic Charities received \$5,779.00 in funds for rental assistance. 6. HOME Resource Center received \$4,942.00 in funds for Shelter Meals Served. Phase American Rescue Plan Act-Regular (ARPA-R) Spending Period Nov 1, 2021, thru April 30, 2023: 1. Community Food Bank received \$8,948.00 in funds for food reimbursements. 2. Jovenes De Antaño received \$13,250.00 in funds for meals served. 3. Salvation Army received \$14,700.00 in funds. The funds are split 50 percent for rental assistance and 50 percent utility assistance. 4. Emmaus House received \$15,368.00 in funds for shelter housing. 5. Catholic Charities received \$19,455.00 in funds for rental assistance & utility assistance.	



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Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
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.		6. HOME Resource Center received \$8,687.50 in funds for Shelter Housing. CSWD: In 2021 the County received \$500,000 in HOME funds to operate the Tenant Based Rental Assistance (TBRA) program and provide rental assistance for a 12-month period to eligible households. In 2022, a total of 20 households, with a total of 41 household members, received renters' assistance. This does not include individuals assisted through the emergency shelter. 102 households were served under the TBRA program during the 5th Cycle.	
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.	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.	San Benito County applied for the Fall 2018 HOME Grant and was awarded a \$1.1 million grant. The assistance was used to fund a first-time home buyer program for a local self-help housing development in the County (Riverview II). Community Services and Development Corporation is building 24 very low- and low- housing units. Construction began in 2021 and expected to be completed in 2023. The HOME Grant assisted with 10 of the 24 homes. All 24 of the homes were completed as of November 2023 and issued certificated of occupancy.2023.	Continued
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	Maximize CSGB funds to fund 1.25 full-time employees. Continue to provide services to 4,000 low-income	Development of the Family Winter Shelter program for homeless families. 20 families participated in this program. Funds also provided transportation tokens, supportive supplies, hotel vouchers, outreach, strategic planning, Continuum of Care (CoC) 10 Year	Continued



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Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
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: <i>Operations of the Emergency Winter Shelter Program for homeless Families.</i> This program is operated during the cold winter months of December to March of every year and serves up to 30 homeless families. <i>Hotel Vouchers:</i> Emergency hotel vouchers are offered as funding is available as an emergency basis prioritizing families, elderly, and individuals with disabilities and with illnesses. <i>Transportation assistance</i> is available in the form of tokens (passes). <i>Home Renters Assistance.</i> 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.	eligible participants on an annual basis.	Plan* to end homelessness. No action has been taken in 2022, but rehabilitation to the homeless shelter took place in 2023. *CoC is a Continuum of Care. The Leadership Council (LC) serves as the Continuum of Care Board for Monterey and San Benito Counties' and is authorized through the Charter to act on behalf of the Lead Me Home CoC by setting policies and standards, determining funding priorities and resource allocations, providing strategic direction, and ensuring accountability among stakeholders for regulatory compliance and progress toward ending homelessness in Monterey and San Benito Counties. The ten-year plans are intended to provide community-wide strategies for ending homelessness including use of funding from other HUD programs such as Section 8, the Community Development Block Grant program, or the HOME Investment Partnerships program, as well as other federal, state, and local funding.	



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Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
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.	Maximize EHAP funds to provide renters assistance to approximately 90 families annually.	HCD's EHAP funding was discontinued during the 5 th Cycle Planning Period but was replaced by similar programs and funding which the County applied for and received during the 5 th Cycle (see Program HOU-1-5 Accomplishments).	Discontinued
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.	Maximize FESG funds in order to subsidize and provide housing-related programs and services within the County.	In 2022, the County received the following related grants: 1. Homeless Housing Assistance Program R-2. \$157,000 to provide funding for the operations of the transitional units. The County received the first round of funding in the amount of \$306,000 for Rapid Rehousing services and emergency shelter. 2. Homekey grant was received in the amount of \$2.4 million to build 11 transitional housing units at the Migrant Center. These will add to the existing 5 units and the project is expected to be completed in June 2023. 3. Received a \$2.45 million grant from Office of Migrant Services for the Rehabilitation of the Migrant Center housing. All of the 67 homes will be rehabilitated. This project is anticipated to be complete in 2023. 4. CDBG CV-2 was received in the amount of \$1.15 million for the rehab of the HOME Resource Center homeless shelter.	Continued



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Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
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 nonprofit 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.	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.	The County of San Benito was awarded \$35,047 in 2022 for phase 40 of the Emergency Food and Shelter Program. These funds were awarded directly to Emmaus House and disbursed to various programs throughout the County. The following organizations received portions of this funding: Phase 39 Spending Period – Nov 1, 2021, thru April 30, 2023: 1. Community Food Bank received \$4,520.00 in funds for food reimbursements. 2. Jovenes De Antaño received \$8,654.50 in funds for meals served. 3. Salvation Army received \$5,200.00 in funds for rental assistance. 4. Emmaus House received \$6,551.00 in funds for shelter housing. 5. Catholic Charities received \$5,779.00 in funds for rental assistance. 6. HOME Resource Center received \$4,942.00 in funds for shelter meals served. Phase American Rescue Plan Act-Regular (ARPA-R) Spending Period Nov 1, 2021, thru April 30, 2023: 1. Community Food Bank received \$8,948.00 in food reimbursements. 2. Jovenes De Antaño received \$13,250.00 for Meals served. 3. Salvation Army received \$14,700.00 as 50% for rental assistance and 50% for utility assistance. 4. Emmaus House received \$15,368.00 for shelter housing. 5. Catholic Charities received \$19,455.00 in rental assistance & utility assistance.	Continued



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Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
		6. HOME Resource Center received \$8,687.50 for shelter housing.	
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.	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.	In 2020, San Benito County passed an agreement with the Santa Cruz Housing Authority to begin extending service for the unincorporated areas within 10 miles from the city limits of San Juan Bautista & Hollister. The majority of the rentals are located in the city spheres of these cities. San Benito County re-entered into an agreement with the Housing Authority of Santa Cruz to extend services 10-miles past city limits in 2023. As of April 2023, there were a total of 366 households, with a total of 1,038 household members, receiving Housing Choice Voucher (Section 8) rental assistance in San Benito County. The County has a current allotment of between 18-20 vouchers, which fluctuates based on need and is assigned by the Housing Authority of Santa Cruz.	Continued
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.	Establish a MCC Program in the unincorporated area of the County to assist first-time homebuyers to qualify for homes by providing assistance with income tax payments.	San Benito County previously signed a contract with Golden State Finance Authority to manage and provide MCCs to eligible buyers in San Benito County. Golden State Finance Authority has not provided direct assistance to San Benito County and no contract was signed in 2022.	Discontinued.
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	Utilize CRA funds in order to subsidize, preserve and provide housing-related	No action taken.	Discontinued



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Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
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.	programs and services within the County.		
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.	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, farmworkers).	This continues to be a priority for the jurisdiction. There is one current self-help project, which is called Riverview II, which received State & Federal Funding to provide 24 units for very low- and low-income households of the local workforce. The project was a priority for the RMA department and ensured it followed the applicant's timeline. Construction on the first half of the project began in 2021. Construction completed in November of 2023. The County also amended their Inclusionary Housing Ordinance in 2022, and the amendments were adopted in 2023 to provide for 15% to 20% inclusionary housing in all residential developments over 11 units.	Continued
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.	Locate and use resources available to the County to promote availability and affordability of housing.	San Benito County applied for the Fall 2018 HOME Grant. San Benito County was awarded the \$1.1 million grant in 2019 to complete the needed funding for a local self-help housing development in the County to build 24 very low- and low-income homes, which were completed in November of 2023. In 2020, the State of California released multiple planning grants. The grants were not specific to affordable housing but provided resources to the Planning Department that have a nexus to housing. The grants included: SB 2 Planning Grants Program, LEAP of \$65,000, and REAP of \$79,743.90. In 2021, San Benito County began to use the SB 2 Funding to complete zoning code amendments. The amendments were approved in 2022. Additionally, in	Continued



2023-2031 HOUSING ELEMENT

Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
		2022, the County received the following housing related grants: 1. Homeless Housing Assistance Program R-2. \$157,000 to provide funding for the operations of the transitional housing that is being built at the Migrant Center. In 2021, the County received the first round of funding in the amount of \$306,000 for Rapid Rehousing services and emergency shelter. 2. Homekey grant was received in the amount of \$2.4 million to build 11 transitional housing units at the Migrant Center. These will add to the existing 5 units and the project is expected to be completed in 2023. 3. Received a \$2.45 million grant from Office of Migrant Services for the Rehabilitation of the Migrant Center housing. All of the 67 homes were rehabilitated in 2023. 4. CDBG CV-1 to provide utility assistance (energy, water, garbage, and sewer) to residents of Hollister, San Juan Bautista, and San Benito County to serve approximately 350 households. 5. CDBG CV-2 was received in the amount of \$1.15 million for the rehab of the homeless shelter. 6. Received a HOME Tenant-Based Rental Assistance (TBRA) program in 2021 and operated it in 2022 in the amount of \$500,000 to provide rental assistance for a 12-month period to eligible households. A total of 20 households received renters' assistance with a total of 41 household members. During the 5th cycle a total of 102 homes were assisted in the TBRA program	



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Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
		7. Low-income Home Energy Assistance Program-American Rescue Plan Act (LIHEAP-ARPA) of \$409,069 to serve approximately 500 households. 8. Low-Income Home Energy Assistance Program of \$423,177 to serve approximately 700-800 households. 9. Low-Income Home Water Assistance Program of \$50,811 to serve approximately 150 households.	
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.			
Program HOU-2-1. Density Bonus. 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.	Provide incentives and flexibility to maximize development of housing in the unincorporated area of the County.	The density bonus granted to developments that include affordable housing remains in effect as part of local law and available in accordance with the State density bonus law.	Continued
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.	Leverage funds to maximize the development of housing in the unincorporated area of the County.	No action taken at this time.	Discontinued
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	Leverage and maximize funds to assist with the development of housing in the unincorporated area of the County.	In 2022, the County received the following rehabilitation and maintenance related grants: 1. Homekey grant was received in the amount of \$2.4 million to build 11 transitional housing units at the Migrant Center. These will add to the	Continued



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Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
for programs for which the County is eligible, as appropriate.		existing 5 units and the project is expected to be completed in 2024. - Received a \$2.45 million grant from Office of Migrant Services for the Rehabilitation of the Migrant Center housing. All of the 67 homes were rehabilitated in 2023. - CDBG CV-2 was received in the amount of \$1.15 million for the rehab of the homeless shelter. Rehabilitation of the shelter did not take place in 2022 but was completed in Fall of 2023. - Weatherization Program: Weatherization services for residents of SBC are provided by Central Coast Energy Services (CCES) out of Watsonville. In 2022, a total of 4 households received weatherization services. Also, a total of 6 received assistance in 2021; and 18 in 2020.	
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.	To provide consistent updates on housing services, policies, and programs.	Per state regulations, staff monitors state funded affordable housing units. These units are deed restricted for a period term of 30+ years. County staff monitor these units for compliance with affordable guidelines. Staff mails notices to the residents of these units on an annual basis to request completion of owner-occupancy forms and additional documentation.	Continued
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.	Leverage and maximize funds to assist with the development of affordable housing in the unincorporated area of the County.	San Benito County applied for the Fall 2018 HOME Grant and was awarded a \$1.1 million grant. The assistance will be used to fund a first-time home buyer program for a local self-help housing development in the County. Community Services and Development Corporation is building 24 very low- and low- housing units. Construction began in 2021 and came to completion in November of 2023. The HOME Grant assisted with 10 of the 24 homes. The State did not provide a CDBG NOFA in 2019 and the County did not	Continued



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Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
		receive any awards in 2021. The following CDBG grants were obtained in 2022: 1. CDBG CV-1 to provide utility assistance (energy, water, garbage, and sewer) to residents of Hollister, San Juan Bautista, and San Benito County to serve approximately 350 households. 2. CDBG CV-2 was received in the amount of \$1.15M for the rehab of the homeless shelter. Rehabilitation of the shelter did not take place in 2022 but was completed in Fall of 2023.	
Program HOU-2-6. Self Help Housing. 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.	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.	San Benito County is working with a local Non-Profit Agency, Community Services Development Corporation in the construction of a self-help development on prior underutilized county property. With Community Services Development Corporation San Benito County applied for HOME Funds in the August 2018 round and was awarded \$1.1 million in 2019 for FTHB down payment assistance. The project is 24 very low- and low- housing units. Construction began in 2021 and was completed in November of 2023. The HOME Grant assisted with of 10 of the 24 homes.	Continued
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	Assist in the development of appropriately designed second units as a means of developing small, affordable units throughout the County.	Since 2017, the California Legislation provided more feasible options to construct accessory dwelling units. At that time, following State law that took precedence over local law, the County ceased requiring conditional use permits for accessory units and permitted these units by right with building permits only. In 2019, San Benito County applied for the SB 2 and REAP Grant to provide financial support to both update the zoning code ordinance and provide updated accessory dwelling information and (6) pre-	Modified



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Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
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.		approved ADU plans available to the public. Amendments to the zoning code were completed in 2022. San Benito County applied for the SB 2 Planning Grants Program and was awarded \$160,000 in early 2020. Portion of the grant funds was used to develop pre-approved accessory dwelling unit site plans. The pre-approved site plans will help future customers with the costs of developing a site plan for their home. The County continues to develop an ADU Program that allows individuals to come to the Resource Management Agency office or on the County's website and choose an architectural approved site-plan. The pre-approved site-plans decrease upfront costs to the homeowners and increase the number of units built in San Benito County, especially on the larger 1+ acre lots. San Benito County Board of Supervisors approved a zoning amendment in 2022 (Ordinance 1043 § 3, County Code 25.08) for Standards for Specific Uses and Areas pertaining to ADUs/JADUs. ADU/JADU site-plans are completed as of 2023.	
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.	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.	Prior to 2017 the County required conditional use permits and minimum building site areas for accessory dwellings but exempted units for residents 55 years in age from the minimum building site area. In 2017 the County both ceased requiring conditional use permits for accessory dwelling units, permitting these units ministerially, and stopped differentiating accessory units by age group, permitting them all in the same newly freer manner. In 2019, San Benito County applied for the LEAP Grant to provide financial support to both update the	Modified



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Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
		zoning code ordinance and provide updated accessory dwelling information. Since 2017, the California Legislation provided more feasible options to construct accessory units. The County was approved in late 2020 and began work on amending the zoning code in 2021. Amendments to the zoning code were completed in 2022. The County continues to develop an ADU Program that allows individuals to come to the office and choose an architectural approved site-plan. The pre-approved site-plans decrease upfront costs to the homeowners and increase the number of units built in San Benito County, especially on the larger 1+ acre lots. San Benito County Board of Supervisors approved a zoning amendment in 2022 (Ordinance 1043 § 3, County Code 25.08) for Standards for Specific Uses and Areas pertaining to ADUs/JADUs. ADU/JADU site-plans are completed as of 2023.	
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.	To allow additional opportunities for development of a housing type affordable to lower-income households.	Mobile home parks are now approved ministerially in the RM zone. Mobile home parks previously were only allowed in commercial zones and required conditional use permit approval there.	Complete
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.	To maintain balance in the local supply of housing for both higher- and lower-income populations.	The Affordable Housing Ordinance was adopted in October of 2016. Due to the inadequacies in the previous inclusionary study, San Benito County contracted with a consultant to develop a feasibility study to determine an adequate in-lieu fee. The consultant has worked with the County to review and provide feedback and propose amendments. The consultant also created a work plan on ways to expand support and funding for affordable housing. In 2020,	Complete



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Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
		the Board of Supervisors amended portions of the ordinance to clarify sections and provide more information. The Board of Supervisors amended the ordinance to expand the type of inclusionary units required and determine specific requirements for rental and for-sale housing, respectively. The San Benito County Board of Supervisors directed county staff to make amendments to Chapter 21.03 during a regularly scheduled public hearing on May 24, 2022, on which date County Staff were directed to address the following with the Housing Advisory Committee: • Lower the threshold where affordable housing comes into play • Establish a phasic process for in-lieu fee payments for developments between 6-10 units • Review in-lieu fees for developments of 11 or more units • Establish fractional unit requirements for in-lieu payments • Address the waiving of impact fees, and • Review qualifications for in-lieu payment. These amendments were then adopted in January 2023.	
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.	To establish a shelter for homeless persons with supportive services allowing users to transition into housing.	San Benito County opened the H.O.M.E. Resource Center, a homeless shelter, in December 2017. The 50-bed unit provides an overnight warming shelter, which includes bed, hot meal, and a locker. 28 beds for male and 22 for female individuals. The center includes a full-service kitchen and 10 transitional housing units. Currently, the department is seeking to acquire land to further develop shelter assistance for the homeless. The Health & Human Services	Continued



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Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
		Department will continue to apply for funding as available from HCD. The shelter is not open 24 hours but is a facility for the individuals to sleep over night.	
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.	To remove regulatory barriers to accommodating need for transitional and supportive housing.	The County amended 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. In 2018, Health and Human Services received \$1.41 million towards the construction of the six (6) transitional units, which will be attached to the current overnight homeless shelter (HOME Resource Center at 1161 San Felipe Road). Construction of the 6 units were completed in 2021. In 2022, the County received the following related grants: 1. Homeless Housing Assistance Program R-2. \$157,000 to provide funding for the operations of the transitional housing that is being built at the Migrant Center. In 2021, we received the first round of funding in the amount of \$306K for Rapid Rehousing services and emergency shelter. 2. Homekey grant was received in the amount of \$2.4 million to build 11 transitional housing units at the Migrant Center. These will add to the existing 5 units and the project is expected to be completed in 2024. 3. Received a \$2.45 million grant from Office of Migrant Services for the Rehabilitation of the Migrant Center housing. All of the 67 homes were rehabilitated in 2023.	Complete. Modified to comply with new State law.



2023-2031 HOUSING ELEMENT

Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
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.	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.	Developers have not utilized LIHTC during the 5 th Cycle.	Continued
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.	Utilize AHP and CIP funds in order to expand affordable housing supply within the County.	No action taken at this time.	Continued
Program HOU-2-15. Housing Assistance Council (HAC) *Changed to Housing Advisory Committee. 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.	Utilize HAC funds to provide seed money for rural affordable housing development projects within the County.	No funding was spent towards specific affordable housing projects, but in-lieu fees were used to establish a contract to develop a feasibility study related to an in-lieu fee. The feasibility study is expected to establish an in-lieu fee related to the affordable housing ordinance, which mandates the provision of affordable units in new developments. In 2020, the Board of Supervisors also approved the by-laws for the Housing Advisory Committee (HAC). The HAC included two Planning Commissioners, two Board of Supervisors, and three members of the public. No meetings were conducted in 2021 due to ordinance updates and COVID-related precautions. In	Continued



2023-2031 HOUSING ELEMENT

Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
		2022, the HAC met 8 times to implement amendments to the Inclusionary Housing Ordinance. Those amendments were adopted by the Board of Supervisors in January of 2023. In 2022, the Housing Feasibility Study and the In-Lieu Fee Analysis were completed. Subsequently, the Board of Supervisors adopted an In-lieu fee of \$30 per sq. ft. and are applicable to fractional units to the Master Fee Schedule. No funds were used in 2022. The current status of the fund is roughly \$1 million. The Housing Advisory Committee was disbanded by the Board of Supervisors in 2023.	
Program HOU-2-16. Temporary Farm Labor Housing. Expand Temporary Farm labor housing. Amend the zoning ordinance to allow the use of recreational vehicles for seasonal farm labor housing up to 180 days. Explore a pilot program by encouraging use rural schools for clustering seasonal farm labor housing during school vacation.	Temporary farmworker housing – 50 recreational vehicles per season.	The County completed the zoning code amendment in 2022 (Ord. 1043 § 3) to allow temporary use of 12 Recreational Vehicles for seasonal farmworkers. The County's Office of Migrant Services actively manages the Migrant Center and assists over 400 farmworkers with their housing needs. The State has enacted several Assembly Bills aimed at expediting the approval process for farmworker housing projects and making them eligible for various funding sources. This legislation established a streamlined, ministerial review. Recent Assembly Bills include, but are not limited to, AB 1783 and AB 1439. County continues to comply with recent legislation.	Completed
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,	Locate affordable housing in areas supportive to such housing and to their residents.	No action has been taken at this time.	Continued. The County will be looking into this as part of SALC grant funds for an Ag Element.



2023-2031 HOUSING ELEMENT

Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
including utilities and transportation, and amenities including goods and services.			
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.	Identify housing and services supportive to persons with developmental disabilities and integrate this group with the community.	Housing related services which support persons with developmental disabilities are vendored through the San Andreas Regional Center. The County provides information regarding their availability to the public.	Continued
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.	Allow opportunities for development of housing types of economical design and density.	No change to the General Plan related to higher density. The current highest density is still 20 units per acre.	Modified
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-3-1 Habitat for Humanity. 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,	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	San Benito County has not worked directly with the local chapter of Habitat for Humanity but has collaborated with similar organizations to bring affordable housing to market and address local housing needs.	Continued



2023-2031 HOUSING ELEMENT

Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
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.	and Brush with Kindness programs.		
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.	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.	In 2021, the County's Community Services and Workforce Development offered information on topics including fair housing and tenant rights. No workshops were completed in 2021 or 2022. In 2022, Riverview II received its building permits and began phase II of construction. A total of 24 homes received a USDA 502 mortgage loan and San Benito County Impact Fee Deferral. 10 of these homes also received HOME project loans through HCD. Development is anticipated to complete in 2023.	Continued
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	The Code Enforcement Officer will continue to implement housing, building and fire code enforcement to ensure compliance with basic	This funding and position continue. Due to the number of labor housing and other farm workforce housing, the County has seen an increase in the number of related code enforcement cases. The County will need to review the temporary mobile home ordinance and how to help displaced laborers when code enforcement issues arise. As of 2023 the County has a Code	Continued



2023-2031 HOUSING ELEMENT

Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
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.	health and safety building standards.	Enforcement Officer and is looking to hire for positions I and II.	
Program HOU-3-4. Mobile Homes. 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/substandard. 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.	Amend use permit for Southside Road transitional housing to allow for placement of six recreational vehicles up to 180 days per displaced family until a permanent site is established. Solicit donation of unwanted temporary mobile homes by winter 2017. Conduct feasibility study by 2017. Establish site at the Southside Road Labor Camp for displaced families due to code enforcement action by 2019.	<i>Mobile Homes/RV Trailers.</i> Assess the potential for 11 additional RVs at the Migrant Center <i>HOME Resource Center.</i> The County received a \$1.41 million Community Based Transitional Housing grant to build six (6) transitional units as Phase III of the HOME Resource Center. This project adds 6,200 sq. ft. to the existing 4,500 sq. ft. shelter and was completed in March 2021. <i>Migrant Center.</i> In response to the COVID Pandemic and severe flooding that displaced San Benito County residents in 2023, the Board of Supervisors approved the siting of 16 RVs at the Hollister Migrant Housing Center. In 2022, a Homekey grant was received in the amount of \$2.4 million to build 11 transitional housing units at the Migrant Center. These will add to the existing 5 units and the projects are expected to be completed June 30, 2023.	Continued
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.	Ensure compliance with basic health and safety building standards and provide information about rehabilitation loan programs for use by	In partnership with code enforcement staff, the agency will review units and determine the health and safety of each specified unit. The code enforcement staff will consult the homeowners to discuss improvement needs and requirements. The agency does not currently have separate funding available to financially assist the rehabilitation but can seek financing in the	Continued



2023-2031 HOUSING ELEMENT

Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
	qualifying property owners who are cited.	future whether through State funded grants or inclusionary fees.	
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.	Preserve and maintain existing inventory of restricted homeownership and rental units designated as affordable housing within the County.	There are no known properties at risk for conversion to Market Rate within the 5 th cycle planning period.	Continued
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.			
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	The County will continue to partner with local HUD Approved Certified Counseling Agencies for ongoing promotion of Fair Housing throughout the community, at large.	In 2021, the County's Community Services and Workforce Development offered literature on topics including fair housing and tenant rights through the Health and Human Services Agency office. Due to COVID regulations, no workshops were conducted by the County in 2021 and 2022.	Continued



2023-2031 HOUSING ELEMENT

Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
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.			
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 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.	The County will continue to ensure all housing-related materials relating to activities, services and programs are distributed in multiple languages.	The agency asks the for assistance from associates who are bilingual to help communicate with homeowners. The applications and monitoring materials are in both Spanish & English. There are two future affordable development projects (Riverview II and Santana Ranch) that began construction in 2021-22 and was completed in November 2023. Based on the varied programs (Self-Help & Inclusionary) new application and education materials in English & Spanish will be developed for all applications.	Continued
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.	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.	The County continues to promote and comply with this practice. Application information for future affordable development sites will include a brochure with information regarding equal housing lending practices such as the logo and contact information.	Continued



2023-2031 HOUSING ELEMENT

Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
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.	Remove regulatory and procedural barriers to housing for people with disabilities.	When feasible for the applicant, the County requires American with Disabilities Act Compliance. One of the developers in the County provides ramp access from the sidewalk into the development for ease.	Continued
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.	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.	The County continues to oversee its jurisdiction's supply of deed-restricted affordable units and took action to ensure an affordable units continued affordability in case of property sale or loan refinancing. Staff were available to discuss access to affordable housing, although supply of such housing, being located in a relatively low-population jurisdiction, is limited. There are currently two future developments (Riverview II and Santana Ranch), which are being constructed with very low/low/moderate income homes, are deed restricted and monitored by the County.	Continued
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	The Resource Management Agency will continue to enhance and manage the County's Affordable	The Resource Management Agency in 2022 continued assistance with the HOME program and cooperated with other local agencies on issues of affordable housing. San Benito County no longer has a Housing Coordinator or designee under Planning &	Continued



2023-2031 HOUSING ELEMENT

Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
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.	Housing Program, HOME Program, promote Fair Housing and pursue additional housing-related funding resources.	Building Services, this position is being covered by an Assistant Planner, until such time as this the position is funded again. Both County and City continue to work together. The Housing Coordinator or designee under Planning & Building Services, continues to work with individuals and non-profits like the Monterey Bay Area Economic Partnership to reach our housing needs and goals. In September of 2022, the County held their preliminary Housing Element Workshop for the anticipated 6th RHNA cycle.	
Program HOU-4-7. Handicap Accessible Floor Area. Exempt the net increase in floor area dedicated to providing handicap accessible housing from building permit impact fees.	Reduce governmental constraint on housing for disabled by reducing costs directly related to accessibility needs.	The County continues to provide reasonable accommodations and enforces ADA requirements.	Continued
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.	Maintain bilingual (English & Spanish) HUD-Approved mortgage foreclosure prevention housing counseling services in San Benito County.	No known issues with potential foreclosures related to our affordable units.	Continued
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.	Establish new bilingual (English and Spanish) rental housing counseling services in San Benito County.	The Santana Ranch project is developing rental units for low- and moderate-income level groups. Bilingual services will be provided by staff during the application process and other items needed. The first portion of affordable housing in the Santana Ranch project is anticipated to be completed in 2023.	Continued
Program HOU-4-10. Fair Housing Counseling Services. The Resource Management Agency will solicit	Establish new bilingual (English and Spanish)	Workshops were conducted in 2022 for Phase II of Riverview. The Housing Coordinator or designee	Continued



2023-2031 HOUSING ELEMENT

Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
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.	fair housing counseling services in San Benito County.	under Planning & Building Services, will consult with all current homeowners on an annual basis to discuss any concerns and confirm proper owners are residing in their homes and following the expected rules in the Resale Restrictions.	
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.	Establish new bilingual (English and Spanish) fair housing counseling services in San Benito County.	Phase II of workshops was completed in 2022 for specific homeowners, who were approved for the Riverview II self-help development. Topics discussed during the workshop were specific to the recorded documents and agreements between the homeowners and County. The homeowners were able to ask questions and be provided examples. The session was conducted in Spanish as well.	Continued
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-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.	Serve over 700 families during the upcoming program period. Continue to provide assistance with payment of utility and propane bills.	In 2021, Health & Human Services received \$75,000 in HEAP funding for transitional supportive housing. In 2022 the county received the following related grants: 1. Low-Income Home Energy Assistance Program-American Rescue Plan Act (LIHEAP-ARPA) of \$409,069 to serve approximately 500 households. 2. Low-Income Home Energy Assistance Program (LIHEAP) of \$423,177 to serve approximately 700-800 households. AS a component to the LIHEAP program, all clients receive information awareness on conserving energy. This is intended to educate our clients on energy conservation. 3. Low-Income Home Water Assistance Program (LIHWAP) of \$50,811 to serve approximately 150 households.	Continued



2023-2031 HOUSING ELEMENT

Table A-1: 5th Planning Cycle Program Accomplishments

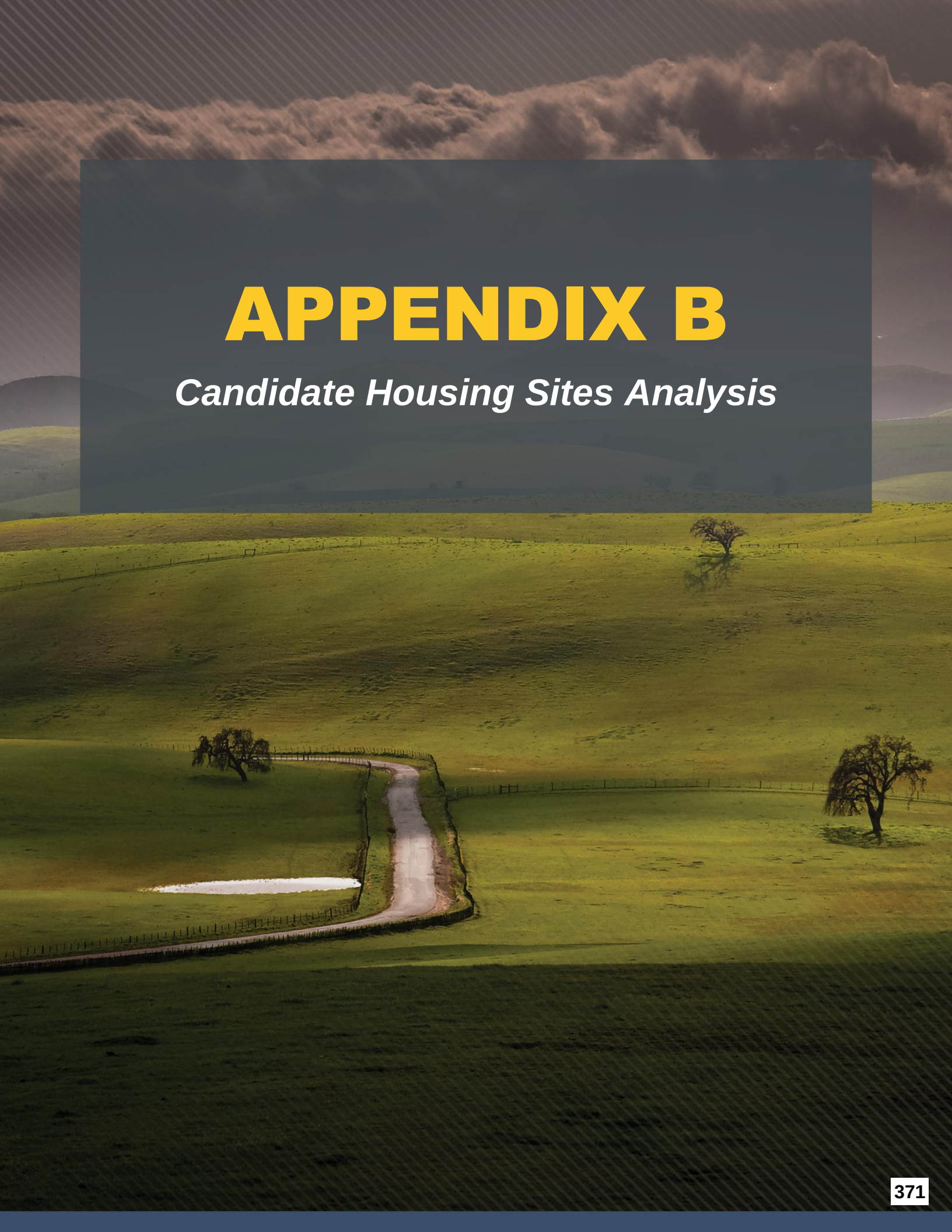
Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
Program HOU-5-2. The Weatherization program in San Benito County is currently offered by Central Coast Energy Services (CCES), a local not-for-profit organization based in Watsonville, California. CCES currently serves Monterey, 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 homeowners 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.	Work with CCES to weatherize up to 30 San Benito County dwelling units. Ongoing promotion of the Weatherization Program throughout the community, at large.	Two of the programs provided by CCES, Home Energy Assistance Program (HEAP) is organized through our local CSWD in the Health & Human Services Agency. The California Alternate Rates for Energy (CARE) is offered through PG&E. Any requests for LIHEAP or Weatherization services are forwarded to the Integrated Case Worker. CSWD provides its clients with LIHEAP services, budget counseling, and assistance with payment of propane or wood. Weatherization services for residents of SBC are provided by Central Coast Energy Services (CCES) out of Watsonville. In 2022, a total of 4 households received weatherization services. Also, a total of 6 received assistance in 2021; and 18 in 2020.	Continued
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.	Ongoing promotion of the Energy Conservation and Rehabilitation Programs throughout the community, at large.	The Low-Income Heating Energy Assistance Program (LIHEAP), which is administered by the Health & Human Services Division, allows low-income residents to weatherize their homes. This addresses the County's efforts to conserve energy. All LIHEAP clients are provided with information to conserve energy. The number of applicants and eligible recipients is tracked by the Health & Human Services Agency. Approximately 700-800 households are served by the LIHEAP.	Continued



2023-2031 HOUSING ELEMENT

Table A-1: 5th Planning Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments	Status for Sixth Cycle
Program HOU-5-4. Title 24. The County shall enforce Title 24 provisions of the California Administrative Code for residential energy conservation measures.	Enforce Title 24 provisions.	Energy conservation measures are required for new construction and for every substantial remodeling activity.	Continued
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.	Encourage energy conservation in all existing rental and homeownership developments.	Energy conservation measures are required for new construction and for every substantial remodeling activity.	Continued
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.	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.	The California Building Standards Commission approved a new solar power law that requires houses built beginning 2020 include rooftop solar panels.	Continued



APPENDIX B

Candidate Housing Sites Analysis



2023-2031 HOUSING ELEMENT

Appendix B: Candidate Housing Sites Analysis

Government Code Section 65583.2 requires the Housing Element to include an inventory of parcels (or sites) suitable and available for residential development through the 6th planning cycle. The inventory of sites must accommodate the regional housing needs allocation for all income levels, as shown in [Table B-1](#) below.

Table B-1: San Benito County 6 th Cycle RHNA by Income Category		
Income Category	Percent of Area Median Income (AMI)*	RHNA
Very Low-Income**	< 50%	246 units
Low-Income	51 to 80%	198 units
Moderate-Income	81 to 120%	103 units
Above Moderate-Income	>120%	207 units
Total:		754 units
*The San Benito County area median income (AMI) is \$140,200 for a family of four, according to the 2023 HCD Income Limits.		
**The Very Low-Income (VLI) category includes Extremely Low-Income (ELI) households (<30% AMI) and accounts for half of the total VLI RHNA. The total ELI RHNA is 123 units.		

[Table B-2](#) summarizes how the County will demonstrate capacity to accommodate 2023-2031 RHNA growth need through a variety of methods, including:

- Projected Accessory Dwelling Unit (ADU) construction;
- Projects currently in the pipeline, (approved or under construction); and
- Rezone strategies.

Table B-2: RHNA Summary Table					
	Extremely Low/Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
2021-2029 RHNA	246	198	103	207	754
Projected ADU Construction	131		66	22	219
Pipeline Projects	121		132	1,824	2,077
Units that have received Certificate of Occupancy (Beginning July 1, 2023)	24		0	64	88
Net Remaining Unmet RHNA	168		--	--	168
Strategies to Increase Development Capacity					
Multifamily Residential Rezones	409		611	1,024	2,044
Vacant Sites	204		305	512	1,021
Nonvacant Sites	205		306	512	1,023
Total Unit Capacity					
Total Potential Development Capacity	685		809	2,934	4,428



2023-2031 HOUSING ELEMENT

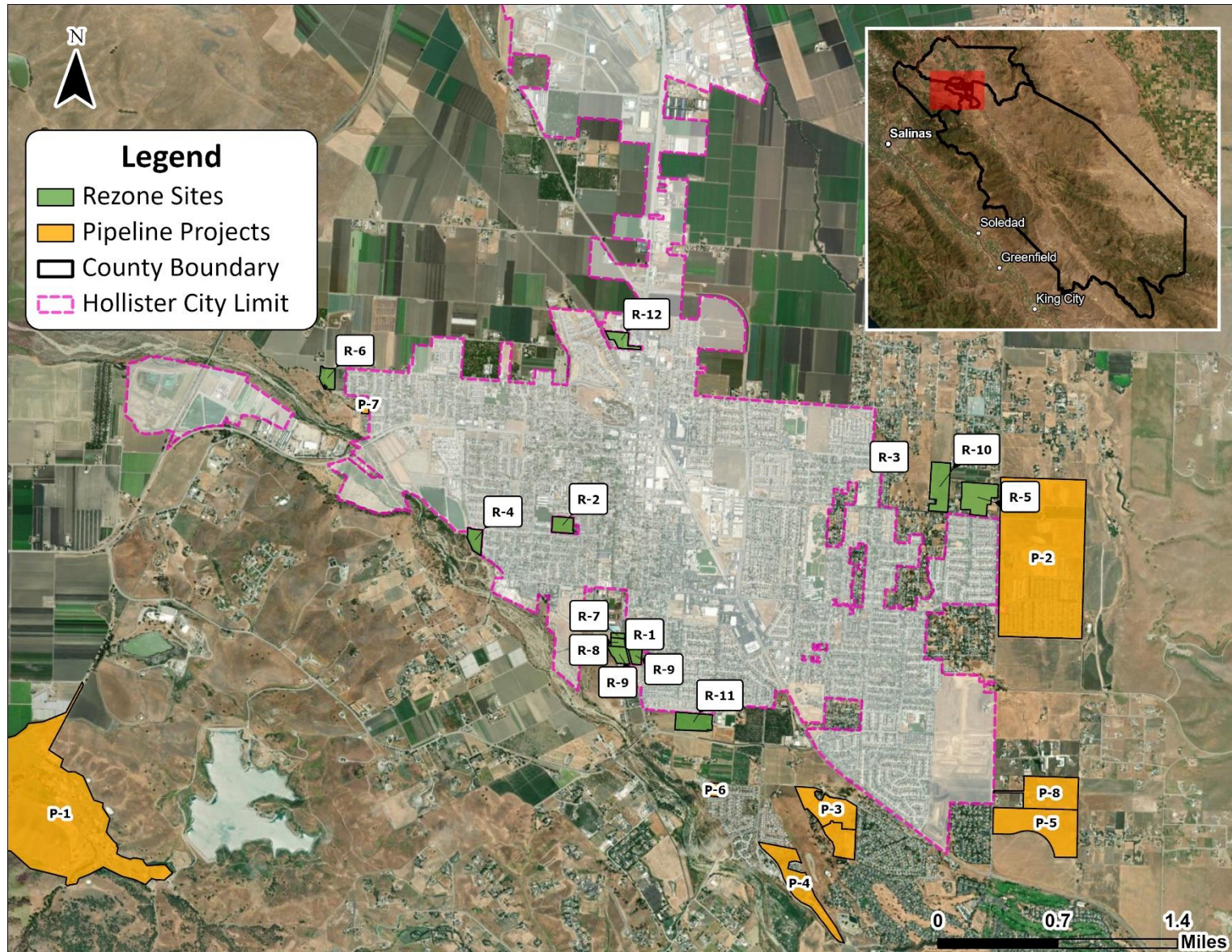
These identified sites provide future development opportunities distributed equitably to areas with accessibility to resources, public transportation, and employment. None of the identified sites are environmentally constrained or have other constraining factors (i.e., land use restrictions, parcel shape, contaminations, title conditions, etc.). All sites have been assessed for the highest potential for residential development during the planning period.

Each identified site has been evaluated by existing use; access to infrastructure, water, utilities; and other service needs. Any sites exhibiting increased barriers to development, environmental concerns, infrastructure concerns or existing conditions and development concerns (slope, grading, hazardous uses, restrictive development standards, etc.) were not considered. **Figures B-1** through **B-4** illustrate the rezone sites and pipeline projects identified to meet the RHNA. Rezone sites include 12 parcels (2,044 total units) located throughout unincorporated County area along Hollister's city boundaries. Pipeline projects include nine (9) projects consisting of 2,077 total units located in unincorporated County.



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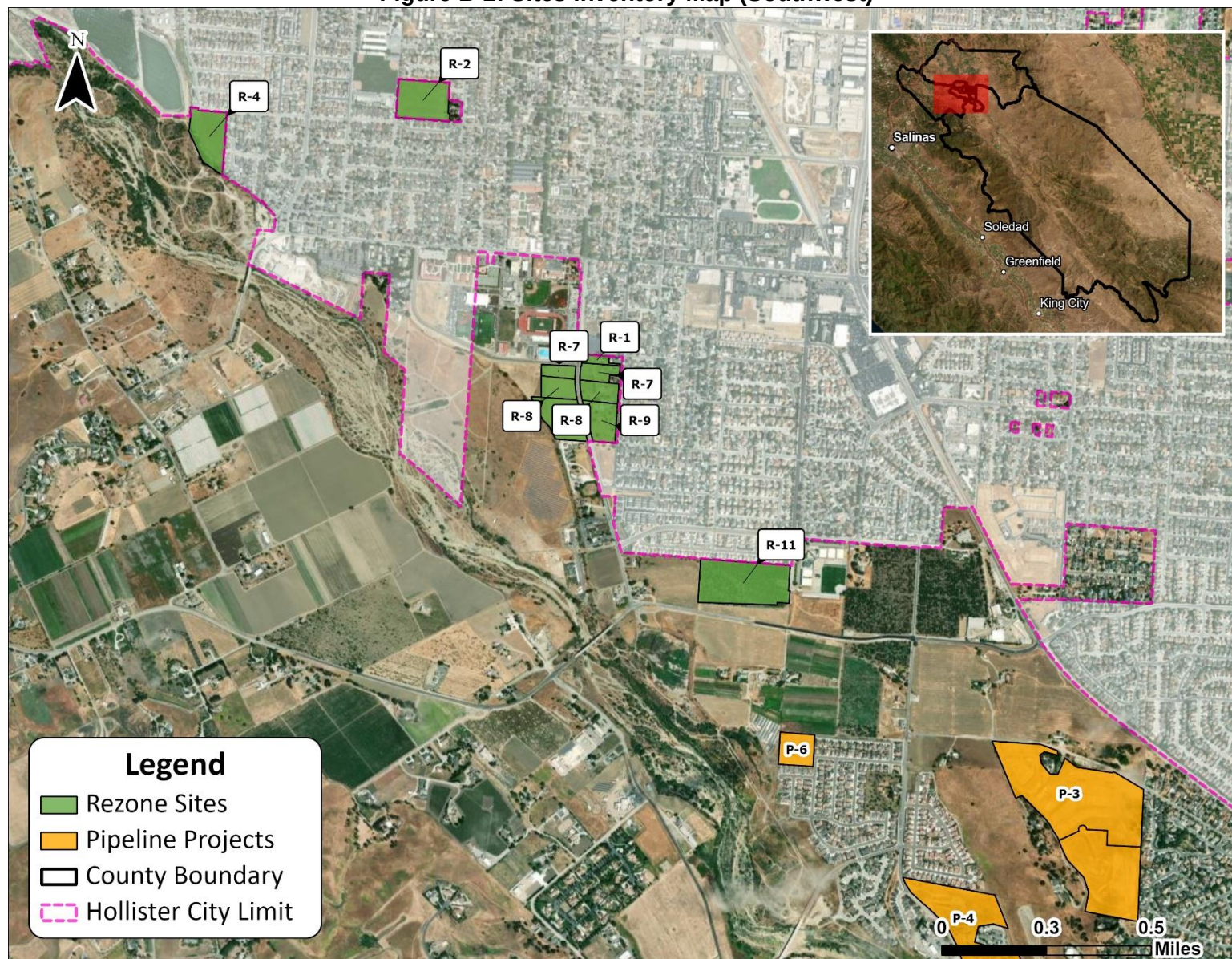
Figure B-1: San Benito County 6th Cycle Housing Element Sites Inventory Map





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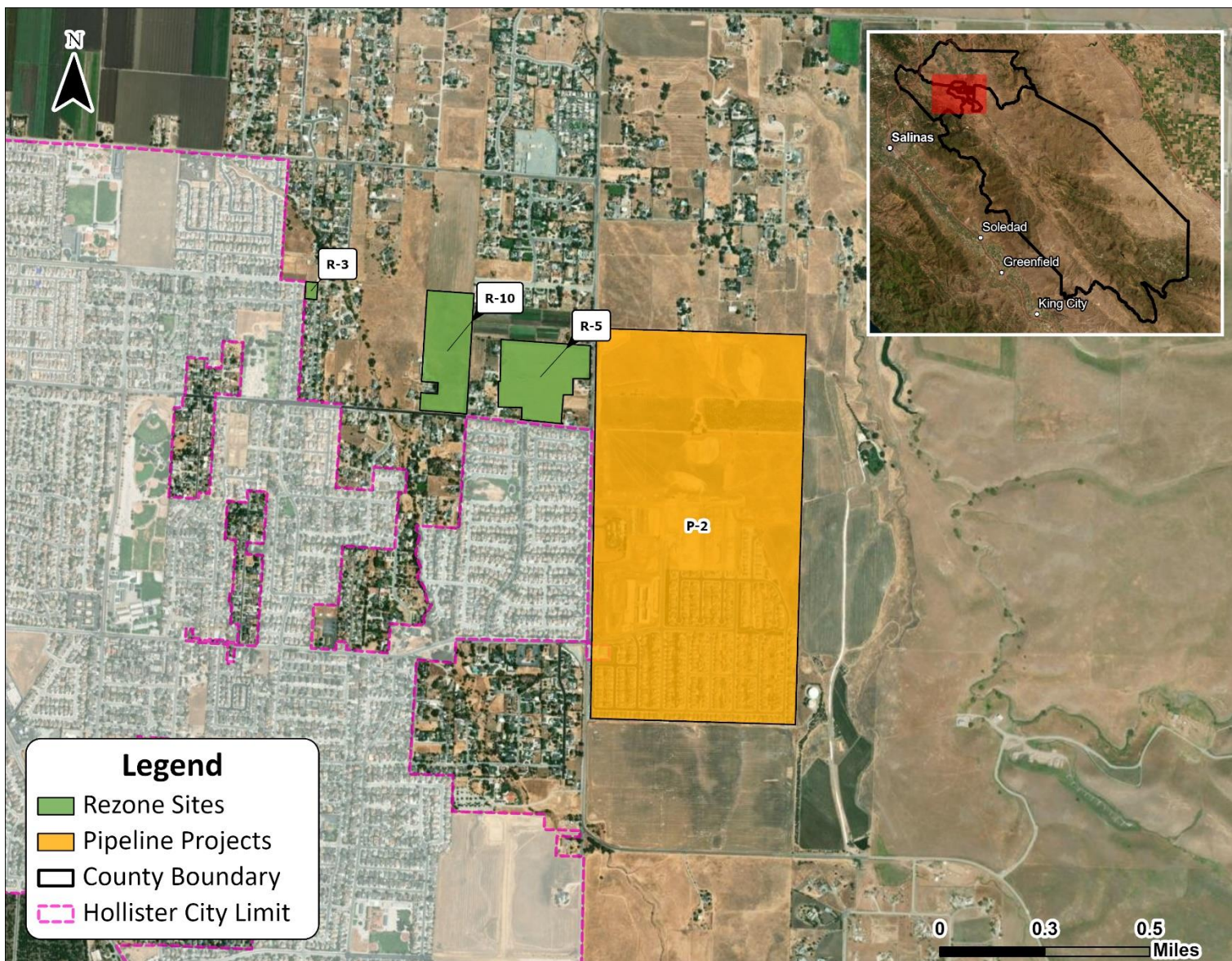
Figure B-2: Sites Inventory Map (Southwest)





2023-2031 HOUSING ELEMENT

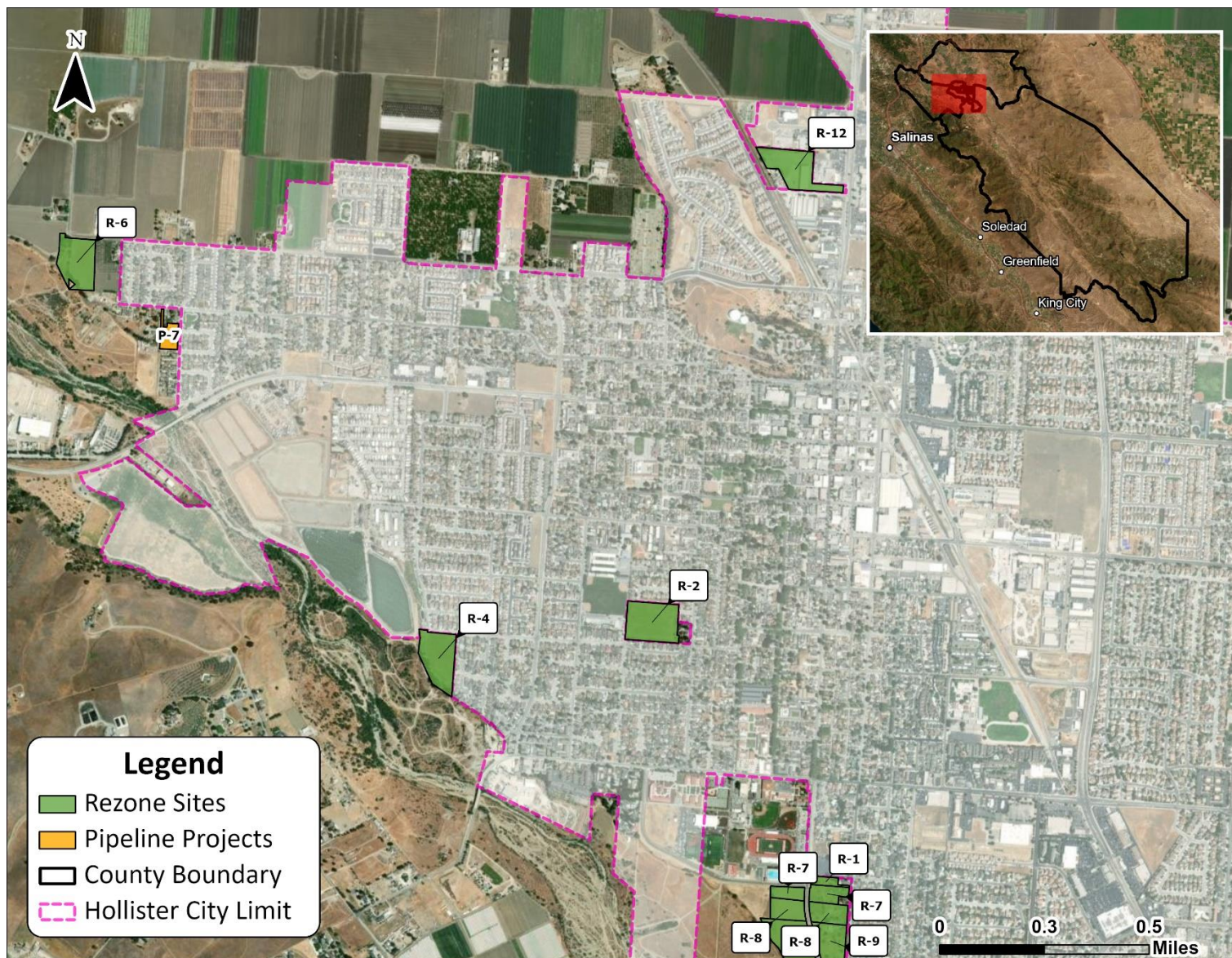
Figure B-3: Sites Inventory Map (East)





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Figure B-4: Sites Inventory Map (Northwest)





A. Adequacy of Sites to Accommodate RHNA

1. Availability of Water, Sewer, and Dry Utilities

The County has existing or planned water, sewer, and dry utilities that have been designed and located to accommodate potential residential development identified for the 2023-2031 Housing Element.

Water resources in San Benito County are managed by five separate water districts throughout the unincorporated area of the County: the Aromas Water District, Pacheco Pass Water District, Sunnyslope County Water District, San Benito County Water District (SBCWD) and Tres Pinos Water District. The County's groundwater and surface water resources are primarily managed by the SBCWD. The District is governed by an elected five-member Board of Directors and administered by the District Manager. Small portions of the County receive water services managed by the city of Hollister Management Services. The District owns two surface water treatment plants in the Hollister Urban Area that deliver potable water to Sunnyslope County Water District (serving the eastern side of Hollister, and parts of the County) and the city of Hollister.

The Pacheco Pass Water District operates a dam and reservoir located in Santa Clara County, which serves the northeastern part of the irrigated land in San Benito County. The Sunnyslope County Water District provides water service to the unincorporated area east and southeast of Hollister, the Ridgemark development, and incorporated properties east of Memorial Drive in Hollister, and it is in the process of drilling new wells to increase its capacity. The District also provides sewer service to Ridgemark and other areas to Hollister's southeast, but not to other parts of its water service area. The Tres Pinos Water District provides sewer and water service to the unincorporated area of Tres Pinos. The district presently has transmission and water capacity limitations and there is a moratorium for new development. The San Benito County Water District is responsible for the administration of the United States Bureau of Reclamation San Felipe Water Project.

Currently, the County does not have its own sewer system. Rural development and unfavorable soil composition make it difficult to install a regional sewer system. Less than one percent of the unincorporated area of the County has the potential to utilize public sewer and water service, and a majority utilize private septic tank systems. Poor septic planning and general lack of knowledge about proper homeowner septic-tank system maintenance can contaminate groundwater supply and lead to degraded water quality. The County conducted a study to assess the feasibility of constructing, operating, and maintaining a new sewer facility for new development that cannot be accommodated with septic systems, and which cannot be served by the city of Hollister. To address potential water quality issues associated with new development, a County-led study found that a proposed sewage facility could process 100,000 gallons per day and could



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accommodate 715 houses¹. The number of units served may increase depending on the establishment of efficient water systems in denser areas.

As the unincorporated County is largely rural, with few locations close to services and amenities, multifamily housing is generally only located within and near the incorporated cities of Hollister and San Juan Bautista. Multifamily development is typically only feasible 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 for multifamily housing development, as Aromas has no public sewer and Tres Pinos' water, and sewer capacity is significantly constrained.

Currently, new development in unincorporated County areas is subject to the sewer system design standards outlined in Article V of the Municipal Code. The average dry weather flow (ADWF) for new development is calculated based on the number of units per acre, gross acreage, land use type, and zone name. For example, developments in multi-family zones have an ADWF based on the number of units per acre multiplied by 250 times the gross acreage. The County has also collaborated with the city of Hollister to construct a reclamation plant under the Hollister Urban Area Water & Wastewater Master Plan, which allows for reclaimed residential wastewater to be treated and reused for agricultural and landscaping purposes. The Plan covers unincorporated areas in the County designated for urban development, which is part of the Hollister Urban Area (HUA).

San Benito County's electric services are provided by both Central Coast Community Energy (CCCE) and Pacific Gas and Electric (PG&E). Gas utility services are provided by PG&E through a combined infrastructure system with electricity. One main natural gas pipeline runs horizontally through San Benito County, which then is diverted to different areas of the County for household distribution.

Ability to Accommodate 2023-2031 RHNA Growth Need

Each site in the Sites Inventory Table ([Table B-9](#)) has been evaluated to confirm there is adequate existing or planned access to utility services and connections. These include water, sewer, and dry utilities. Each site is situated with a direct connection to, or within at least 250 feet of a public street that has the appropriate water and sewer mains and other infrastructure services. Most recent development immediately surrounding the city of Hollister has had to connect to city sewer lines and the County believes that in collaboration with Hollister, future development applicants can also connect to existing infrastructure, mitigating potential infrastructure constraints. Through [Program 3-4 in Chapter 6: Policy Plan](#), the County is committed to facilitating and coordinating water and sewer access in any capacity it has.

2. Accessory Dwelling Units and Junior Accessory Dwelling Units

The County has identified capacity to develop Accessory Dwelling Units (ADUs) and Junior (JADUs) on existing and future residential properties. It is estimated that up to 219 ADUs can be accommodated throughout the County during the 2023-2031 planning period.

¹ San Benito County's Regional Housing Need Determination, [Final RHNA Plan – 6th Cycle Resolution NO. 2022-19](#), County of San Benito County Governments.



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The State Department of Housing and Community Development (HCD) has supported a strategy to estimate future development of ADUs by projecting the average number of ADUs recently constructed (2021 to 2023). **Table B-3** displays the County's constructed ADUs from 2021 through 2023. The data shows the County doubled ADU production between 2021 and 2022. The County has implemented actions that streamline ADU production and contribute to lower construction costs. In the prior 5th Cycle planning period, the County updated its Municipal Code to comply with State ADU laws. In 2022, the County published an "ADU Guidebook" providing guidance for building an ADU in San Benito County. In 2023, the County released six free, pre-approved ADU plans to make it easier for residents to build ADUs. These six plans range from 400 to 1,500 square feet.

By providing pre-approved plans, San Benito County contributes to streamlining the process and encourages more people to consider adding ADUs to their properties. While the County has made it easier and less cost prohibitive to develop ADUs, the County has not seen a significant increase in ADU applications as expected. The County attributes this to increasing construction costs and rising interest rates which makes it increasingly difficult for applicants to develop even with pre-approved plans. Though the rate of ADU development has increased at a slower pace in 2023, the County believes ADU production will continue to increase annually throughout the planning period as construction costs and interest rates decrease.

From January 1, 2021, to December 31, 2023, the County issued building permits for 65 ADUs, with an average of 22 per year over the three-year period. Additionally, the Vista Del Calabria project will provide 7 ADUs and the Fairview Corners project is approved to develop 20 second units which can be ADUs.

Using a conservative estimate of 25 ADUs per year, a 13 percent increase of the annual average of 22 per year from 2021 to 2023, the County anticipates a total of 219 new ADUs between 2023 and 2031. The estimates are consistent with the County's most recent ADU trends and are reflective of the changes in State law and the County's recent efforts to promote, streamline review, and incentivize ADU production.

Table B-3: Accessory Dwelling Units Past Performance and Future Projections	
Year	ADU Permitted and Projected
2021	14
2022	32
2023	19 ¹
Annual Projection (2023-2031)	25 per year
2023 ²	19 ¹
2024	25
2025	25
2026	25
2027	25
2028	25
2029	25
2030	25
2031	25
Projection Period Total	219
Note: Data for 2021 through 2023 is based on the total number of building permits issued for ADUs and reported in the General Plan and Housing Element Annual Progress Reports.	
1. Including all of 2023	
2. Only including units during the 6 th Cycle projection period beginning July 1, 2023	



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In accordance with State law, ADUs are allowed in all zones that allow single-family or multiple-family residences. In addition to recent efforts to facilitate the development of ADUs, the County has added **Programs 1-9** and **1-10** to facilitate the development of ADUs available for lower-income households.

For the purposes of Sites Inventory, the County assumes a percentage of ADUs will be affordable based on the *Using ADUs to Satisfy RHNA Technical Memo*, produced by the Association of Bay Area Governments (ABAG). ABAG's analysis consisted of the following steps:

- Calculated maximum rent limits for RHNA income categories for one-person and two person households by county;
- Surveyed rents for ADUs in the region;
- Used survey data to determine proportion of ADUs within each income category; and
- Created assumption of how many persons will occupy each ADU, finalize proportions.

Using ABAG's analysis, **Table B-4** shows estimated ADU projections for San Benito by income category.

Table B-4: Accessory Dwelling Unit Projections by Income Category		
Income Category	Percentage	Units
Low- and Very Low-Income	60%	131 units
Moderate-Income	30%	66 units
Above Moderate-Income	10%	22 units
Total		219 units

The County has included **Program 1-10** to produce and distribute informal, voluntary surveys of rental pricing for ADUs annually. The voluntary surveys will be provided to future ADU applicants in the County. Based on anecdotal information and rental listing websites, it is believed that many ADUs in the County and the region are provided at no or low cost to family members or friends due to the lack of rental listings found online.

3. Projects in the Pipeline

"Projects in the pipeline" are defined as active projects that have applied for entitlements, have recently received Planning approval, and/or have submitted for building permits that have not yet been approved and issued. HCD guidance states that residential projects that are in review, approved, permitted, or receive a certificate of occupancy after the beginning of the RHNA projection period may be credited toward meeting the RHNA based on the affordability and unit count of the development.

As shown in **Table B-5**, there are nine projects in the pipeline that will provide additional residential units that will contribute towards meeting the County's 6th Cycle RHNA obligation. These projects range from single-family modular units to larger scale developments with multi-family units. Many of these projects include affordable units as a component of the development, through deed restrictions as a result of the affordable housing program, and/or as part of development agreements. Projects listed as "Planning Application Filed" are currently going through Planning review to ensure compliance with the County's Zoning Code and projects listed as "Approved" are either currently working with the Building Department to receive building permits or they have received entitlements, and the County expects that the applicant will apply for building permits and complete their project during the 6th Cycle planning period. Projects listed



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below do not have any known barriers or County-imposed phasing requirements, and they should thus move forward without delays.

Table B-5 shows nine projects in the pipeline totaling 2,077 units, including the following:

- 121 low- and very low-income units
- 132 moderate-income units
- 1,824 above moderate-income units



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Table B-5: Projects in the Pipeline

ID	Project Name	Project Status*	Address	Description	Projected Units by Income Category			
					Very Low/Low	Moderate	Above Moderate	Total
P-1	San Juan Oaks	Under Construction	3825 Union Rd, Hollister, CA	The Project, as set forth in the Specific Plan, proposes development a full build out of up to 1,084 residential units, up to 25,000 square feet of amenity space, a 200-room hotel, an approximately four-acre assisted living/skilled nursing/memory care facility, and up to 65,000 square feet of neighborhood commercial uses. The project consists of 1,017 age-restricted units (55+ years old), and 67 non-age restricted units. Phase 1 under currently construction (279 units).	0	0	1,084	1,084
P-2	Santana Ranch (SFR)	Under Construction	East of Fairview Rd intersections with Hillcrest and Sunnyslope Rds, Hollister, CA	Part of the Santana Ranch Specific Plan which proposes a total of 1,092 units. The project proposes 774 single-family units. A total of 606 units were permitted and finaled in the 5th Cycle, 33 units were finaled during the 6th Cycle project period, and 135 units remain unpermitted. 63 units are currently under review.	0	0	135	135
P-2	Santana Ranch (MFR-Apartments)	Under Construction	1231 Pine Rock Dr, Hollister, CA	Part of the Santana Ranch Specific Plan which proposes a total of 1,092 units. The project proposes 318 multifamily units. Development Agreement (DA) requires that 10% of the whole project must be affordable (equal to 110 units). The owner elected to satisfy the affordable housing requirement in the DA by constructing 110 multi-family rental units (apartments), six for low-income occupants and 104 for moderate-income occupants. 56 units were permitted and finaled in the 5th Cycle, and 262 units remain unpermitted. 80 units are currently under review.	6	104	152	262
P-3	Vista Del Calabria	Under Construction	213 Enterprise Rd, Hollister, CA	Vista Del Calabria is under construction and has begun grading and roadways. No building permits have been issued for any of the units to date. The project will develop a total of 156 units. The project complies with the affordable housing program and will comply through a combination of collected fees and construction of 23 affordable units (15% of 156 units) on-site. The developer will pay \$4,500 for each market rate unit (133 units) towards a down payment assistance program. The amount collected will be divided evenly amongst the 16 for-sale affordable units (moderate-income) to be used towards down payment, closing costs,	7	16	133	156



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Table B-5: Projects in the Pipeline

ID	Project Name	Project Status*	Address	Description	Projected Units by Income Category			
					Very Low/Low	Moderate	Above Moderate	Total
				or a combination of both. The 16 for-sale affordable (moderate-income level) units will be deed restricted for 30 years. The project will include the construction of no less than 7 ADUs to be rented. All ADUs will be rented to very low- and low-income households. The ADUs will be deed-restricted for 15 years.				
P-4	Homekey 2.0	Under Construction	3235 Southside Rd, Hollister, CA	The project consists of 16 extremely low-income tiny home modular units. Five out of 16 units are complete but not affixed to the ground, no units will be eligible for occupancy until all 16 units are complete. Project is funded by Homekey 2.0 funding.	16	0	0	16
P-5	Fairview Corners	Approved	511 Fairview Rd, Hollister, CA	Fairview Corners Specific Plan (FCSP). Based on the tentative map for 189 residential units, the owner is required to reserve a total of 10% of the total units as affordable with 50% for low-income households and the remaining 50% for moderate-income households. The affordable units are required as part of the Development Agreement (DA). The DA allows the affordable housing obligation to be satisfied by the provision of on-site secondary dwelling units. Currently, the applicant intends to construct 20 secondary units to meet 100% of the affordable housing requirement in accordance with the DA. The Gavilan College San Benito Campus, which is adjacent to the FCSP project area, began construction in July 2023 and the first phase of the campus is scheduled to be completed by fall 2024. While Gavilan College is not part of the FCSP project area, the SP envisions the college as vital component of the development. The Gavilan College Board of Trustees owns both parcels.	9	11	169	189
P-6	Bray	Approved	0 Southside Rd, Hollister, CA	Rezone of a four-acre parcel to single-family residential use and subdivide it into 11 lots. Of these, 10 would contain between 6,000 and 7,600 square feet and be used for residential use, while the other lot would be reserved for public utility use by the Sunnyslope County Water District (SSCWD).	0	0	10	10
P-7	Baler Place	Active Planning Application	340 Bridgevale Rd, Hollister, CA	Proposal to develop 54 affordable deed restricted units. The project will include a community space that will allow a development team to provide on-site supportive services for all tenants, free of charge. Upon completion, Baler Place will offer 53 units reserved for households	53	1	0	54



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Table B-5: Projects in the Pipeline

ID	Project Name	Project Status*	Address	Description	Projected Units by Income Category			
					Very Low/ Low	Moderate	Above Moderate	Total
				earning 30%-60% AMI out of which one unit is for the on-site manager. There will be six one-bedroom units, 24 two-bedroom units, and 23 three-bedroom units (One three-bedroom is manager unit). The proposal is utilizing the Density Bonus. The applicant resubmitted an application and the County provided comments to the applicant on 7/10/2024. The applicant resubmitted on 8/17/2024. The County provided a letter response with minor revisions to parking requests to comply with minimum parking standards per Density Bonus Law. County issued a letter regarding granted concessions and waivers per Density Bonus on 8/21/2024 and 12/12/2024. The applicant resubmitted on 10/17/2024 and the County provided a comment letter on 11/15/2024. The applicant is working with the City of Hollister to secure water/sewer services, no update as of 12/23/2024. Funding sources may vary depending on approved applications. Applications have been submitted to HOME and CDLAC/CTCAC and waiting approval. The applicant must properly abandon a well on the property which may take several weeks to months depending on the specific well conditions which are unknown at this time. The project applicant needs to submit a NEPA Environmental Assessment, and the review may take up to one year. The project applicant will need to address outstanding Public Works comments to receive final project approval which may take several weeks to months. Concurrently, the applicant is requesting access to water and sewer services from the City of Hollister. The applicant is participating in ongoing discussions with the City of Hollister, but the County cannot provide a timeline for the granting of water and sewer access as the County cannot dictate City services. Through Program 3-4 in Chapter 6: Policy Plan, the County is committed to facilitating and coordinating in any capacity it has. If the project applicant continues responding to comments at the same pace, they can feasibly complete the remaining steps to receive County approval within 12-24 months. If granted water and sewer access within those 12-24 months, it can feasibly develop within the 6 th Cycle planning period.				



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Table B-5: Projects in the Pipeline

ID	Project Name	Project Status*	Address	Description	Projected Units by Income Category			
					Very Low/Low	Moderate	Above Moderate	Total
P-8	Lands of Lee	Active Planning Application	291 Old Ranch Rd, Hollister, CA	Proposal to develop 141 residential lots consisting of 121 single-family detached (SFD) homes, 20 single-family attached (SFA) duets, and 30 accessory dwelling units (ADU) will be deed restricted for low-income for 30-years, per the applicant's application. The applicant has decided to comply with the County's Affordable Housing Regulations by developing affordable units on-site. Project application going to Planning Commission on September 11th, 2024. Project application was presented to the Planning Commission on September 11th, 2024. The Public Hearing was continued to October 23rd to address comments made by the Planning Commission with regard to the affordable housing plan, VMT, and other items raised at the meeting. The Project was denied by the Planning Commission on October 23, 2024, and an appeal to the Board of Supervisors was submitted on October 24, 2024. The Board of Supervisors approved the project on November 12, 2024. The Board of Supervisors adopted Resolution No. 2024-146 on November 26, 2024, to certify the EIR. The timeline for development has not been established but the applicant has indicated that development will begin within the 6 th Cycle Planning Period.	30	0	141	171
Total Projected Units					121	132	1,824	2,077

*As of January 2025



B. Very Low- and Low-Income Sites Inventory

1. Strategy for Accommodating Very Low- and Low-Income RHNA

Existing Zoning and Land Use

State law (Government Code section 65583.2, subdivision (c)(3)(B)) has identified 20 dwelling units per acre (du/acre) as the minimum default density or feasible density to accommodate very low- and low-income housing in unincorporated San Benito County². The County's General Plan Land Use Element (GPLU) establishes two land use designations that allow up to 20 du/acre: Residential Mixed (RM) which allows single-family housing and Commercial Neighborhood (CN) which allows apartments and higher density housing types. Because HCD's *minimum* default density is the County's *maximum* allowable density, the County cannot utilize default density assumptions as described in HCD's memorandum titled, "Default Density Standard Option – 2020 Census Update."

The County's Affordable Housing Program has been utilized in the development of affordable units and will continue to play an important part in future developments. Density bonus incentives may also result in the development of additional units beyond what the County's density limits establish. Additional details on both the Affordable Housing Program and the density bonus regulations are provided in [Chapter 3](#).

Units Constructed in the 6th Cycle Projection Period, Pipeline Projects, and ADUs

A summary of the County's candidate sites strategy is shown on [Table B-2](#). Projects that have been approved, permitted, or received a certificate of occupancy since the beginning of the RHNA projection period may be credited toward meeting the RHNA allocation based on the affordability and unit count of the development³.

Since June 30, 2023, the County has awarded 88 certificates of occupancies. A total of 24 units were part of the Riverview Estates II project which is a 100 percent affordable housing project for very low- and low-income households. This accounts for approximately 5.5 percent of the County's total lower-income RHNA.

As shown in [Table B-5](#), there are six projects currently in the pipeline that are accommodating a total of 121 lower-income units. The table includes status updates for these projects as of November 2024. Projects in the pipeline can accommodate up to 27 percent of the County's total lower-income RHNA.

The County has projected that an additional 131 lower-income units can be accommodated through the development of ADUs, as analyzed earlier in this appendix. This accounts for 29.5

² The State Department of Housing and Community Development (HCD), Default Density Standard Option – 2020 Census Update, <https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/defaultdensity2020censusupdate.pdf>

³ The State Department of Housing and Community Development (HCD), Housing Element Site Inventory Guidebook Government Code Section 65583.2, https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sites_inventory_memo_final06102020.pdf



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percent of the County's total lower-income RHNA. Together, units constructed in the 6th Cycle projection period, projects in the pipeline, and projected ADU construction are estimated to accommodate 62 percent of the County's total lower-income RHNA.

Rezoning

After utilizing units constructed in the 6th Cycle projection period, projects in the pipeline, and projected ADU construction, the County has a remaining unmet RHNA of 168 lower-income units. To accommodate the shortfall or any potential unmet need, the County has identified a total of 12 parcels covering 121 acres to be rezoned.

The County's complete rezone strategy and analysis is detailed below in [Section 5: Rezone Strategy to Increase Capacity of Lower-Income Housing Beyond RHNA Need](#).

2. Unit Capacity Calculations

The proposed "Residential High" rezone and GPLU amendment analyzed in [Section B.5](#) will have a density range of 20-45 du/acre. In the Sites Inventory, the County assumed an average density of 25 du/acre which is 55 percent of the maximum density allowed in the proposed zone. The assumed average density of 25 du/acre is comparable to the average residential density of the "Bridgevale Road" pipeline project currently under review (gross density of 30 du/acre) and recent projects within the City of Hollister, Gilroy, and Morgan Hill as analyzed later in this Appendix. The proposed rezone will include provisions to incentivize higher density developments, and the goal is to facilitate maximum capacities, but the County was conservative in its assumed average density of rezoned sites.

Site-by-Site Calculation

The County has identified unit capacity on sites considering existing uses on parcels and the feasibility of adding housing, development standards for the respective zone, and the feasible buildable acreage of the parcel if the parcel is nonvacant and the existing use is not discontinued. It is feasible that existing uses are removed, and 100 percent of the parcels are utilized, but this analysis assumes existing uses will remain. Unit capacity was calculated by multiplying the net acreage of the site (considering existing environmental issues and existing structures) by the assumed density. The "assumed density" used as the basis for analysis in [Table B-10](#) was established based on past performance on existing zoning. The proposed maximum density accounts for development standards, common on/off-site improvements, and unique parcel conditions. Individual sites were analyzed and were "discounted" to account for development standards, common on/off-site improvements, and unique parcel conditions, resulting in a density range that is feasible and realistic. The analysis in [Chapter 3, Table 3-3: Land Use Analysis](#) was completed using all identified candidate sites to determine appropriate densities. Hypothetical development standards were applied to identified sites to determine if hypothetical proposed projects would be able to develop at full density without exceptions if development standards were applied.

The County will propose increasing the maximum height requirement to 36 feet to accommodate up to three stories on rezoned parcels. The development scenario analysis conservatively assumed an average 1,200 square foot unit size and applied all existing development standards required in the RM zone such as maximum lot coverage, setbacks, parking requirements, and open space requirements to Candidate Sites. The analysis also made a conservative assumption that 25 percent of the total floor area would be used for circulation purposes (hallways, stairs,



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elevators, etc.). Based on the conservative analysis, an applicant would feasibly be able to develop up to the proposed maximum densities without the need for variances, density bonuses, or exceptions. In fact, the analysis determined that the maximum density could be increased 9 percent and still be feasible under the hypothetical development standards and on-/off-site requirement scenarios.

While the County has not adopted or determined the development standards for the proposed Residential High Rezone, **Program 3-2** in the **Policy Plan** commits to adopt a Residential High Rezone that establishes development standards that facilitate achieving maximum densities. The Development standards will be established to facilitate achieving maximum densities on parcels proposed to be rezoned and will consider both on-/off-site improvement requirements, and unique parcel conditions.

Sample site calculations for a vacant and nonvacant parcel are shown below in **Tables B-6** and **B-7**, respectively.

Table B-6: Sample Sites Calculation (Vacant)	
Site Descriptor	Data
APN	0200800220
Zone	Rezone
Density Range	20-45 du/ac
Gross Unit Total at Maximum Density	326 units
Buildout Density Assumed in the Candidate Sites Analysis	25 du/acre
Existing Use	Vacant Lot
Existing Structures	0
Total Acreage	7.25 acres
Assumed Buildable Acreage	7.25 acres
Net Units	181 units
Lower-Income Assumptions	20% Lower-Income
Total Affordable Unit Yield	36 units

Table B-7: Sample Sites Calculation (Nonvacant)	
Site Descriptor	Data
APN	0201700370
Zone	Rezone
Density Range	20-45 du/ac
Gross Unit Total at Maximum Density	176 units
Buildout Density Assumed in the Candidate Sites Analysis	25 du/acre
Existing Use	Large, mostly vacant parcel with existing single-family home occupying approximately 5% of the total parcel acreage.
Existing Structures	One single-family home.
Total Acreage	3.92 acres
Assumed Buildable Acreage if Existing Use is not Discontinued	2.35 acres
Net Units	60 units
Affordability Assumptions	20% Lower-Income
Total Affordable Unit Yield	12 units



Affordability Assumptions

Sites identified for rezoning to accommodate capacity beyond RHNA are assumed to develop 20 percent of units affordable to very low- and low-income households, 30 percent of units affordable to moderate-income households, and 50 percent market rate or above moderate-income. Nonvacant parcels may develop at lower rates of affordability due to existing development onsite but can utilize concessions and incentives to offset costs. Development of nonvacant parcels would incur additional costs from demolition of existing structures and additional costs that do not typically exist for vacant parcels. Other factors such as existing uses with hazardous conditions i.e., auto repair shops, laundromats, etc., land and construction costs, and development trends may increase redevelopment costs that ultimately impacts affordability.

The goal of the 2023-2031 Housing Element is to create more opportunities for affordable housing and to work with the affordable housing development community to bring additional very low- and low-income housing opportunities to San Benito County.

The County has identified sufficient land identified for rezoning, to accommodate the 2023-2031 RHNA. To support the assumption that projects will develop with affordable units, the County has identified programs and policies encouraging affordable developer interest and feasibility. These programs are detailed in [Chapter 6: Policy Plan](#).

3. Adequacy of Sites to Accommodate Lower-Income Housing

Vacant Parcels

The County has identified sufficient land to accommodate lower-income RHNA need on vacant parcels. Of the 18 total parcels identified as having potential to accommodate lower-income units, nine parcels are currently vacant and have been identified to accommodate 288 lower-income units. Additionally, the County can accommodate an additional 131 lower-income units through ADU development.

Four of the vacant sites to accommodate lower-income units are pipeline projects containing 84 lower-income units. The remaining five vacant sites are identified in the Sites Inventory ([Table B-9](#)).

Therefore, the existing uses on the remaining sites identified to accommodate lower-income units are not presumed to impede additional residential development. Existing uses on the nonvacant sites have also been evaluated for potential to accommodate future residential uses.

Use of Small and Large Sites

Sites identified to meet the County's lower-income RHNA were selected in consideration of AB 1397 parcel size standards, among others. AB 1397 states parcels between 0.50 acre and 10 acres are considered appropriate size to develop affordable housing. AB 1397 further states parcels that are sized less than 0.50 acre ("smaller") or more than 10 acres ("larger") may be inadequate to accommodate lower-income housing unless there is demonstrated evidence that affordable housing projects can develop on smaller or larger sites.

Nine parcels, accommodating 187 lower-income units, fall within the AB 1397 sizing criteria. Three larger parcels have been identified to accommodate an additional 222 lower-income units. The three parcels range from 14.7 to 20.97 acres. The County has a demonstrated history of approving residential projects on larger parcels, specifically projects with affordable units. The



most recent examples of residential projects on larger parcels are highlighted in [Table B-5](#) above. Almost all projects in [Table B-5](#) fall out of the AB 1397 size criteria, but almost all have an affordable component. Many of these projects are currently under construction or have been approved and are currently under review for building permits.

Larger sites were analyzed for potential for development. The analysis concluded that two of the larger sites could be subdivided to utilize portions of the parcels that exhibited higher potential for redevelopment. This finding led the County to determine the usable acreage of individual large sites. The following sites were identified:

Table B-8: Large Sites Identified		
APN	Gross Acreage	Identified Acreage
0200400590	19.41	11.6
0202800070	14.72	11.8

The County has analyzed past developments to determine the feasibility of development on parcels larger than 10 acres and the data supports the viability of the 6th Cycle identified candidate sites for affordable housing development. Additionally, each site identified in the County's Sites Inventory meets the minimum default density of 20 dwelling units through a rezone as outlined in Section 5 below.

4. Nonvacant Sites

The County has identified sufficient land to accommodate 288 lower-income units on vacant parcels, which is more than half its lower-income RHNA of 444 lower-income units. The County has identified additional parcels (surplus sites) to accommodate lower-income units to increase capacity and encourage affordable housing development. These surplus sites have existing uses which include residential and nonresidential uses. A summary of the County's candidate sites strategy is shown on [Table B-2](#).

For non-vacant sites, State law requires that the County analyze:

- Existing Uses;
- Development trends;
- Market conditions; and
- Availability of Regulatory and/or other Incentives.

Existing Uses

The County has identified six nonvacant parcels to accommodate a surplus of its RHNA for all income categories. As analyzed in this appendix, the County has sufficient capacity to accommodate its 6th Cycle RHNA but has selected surplus sites to increase capacity and encourage affordable housing development. The six nonvacant parcels identified in the Sites Inventory can accommodate 205 lower-income units, 306 moderate-income units, and 512 above moderate-income units. All six nonvacant parcels are underutilized, largely vacant (more than 80% of the parcel) or are functionally vacant but cannot be classified as vacant per HCD's definition of a vacant site.

Underutilized sites with potential for additional residential development or redevelopment are listed in [Table B-10](#), which analyzes existing uses for each site. Recent development activities and trends indicate that the development of residential uses on nonvacant sites that are underutilized is prevalent throughout the region. This is further supported by Policy 1.5, Policy 3.1 and other policies further listed in the Policy Plan. The most significant opportunities for additional



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housing development are directly adjacent to the city of Hollister limits where infrastructure exists. The analysis of existing uses determined that the existing uses do not preclude residential development or redevelopment, and on five of the six parcels, residential uses can be incorporated into existing uses.

Lease Analysis

Existing lease agreements on nonvacant properties present a potential impediment that may prevent residential development within the planning period. State law requires the County to consider lease terms in evaluating the use of nonvacant sites. The County does not have access to private party lease agreements or other contractual agreements amongst private parties, but existing uses have not shown to pose a constraint to development feasibility due to incentives and greater development opportunities.

Development Trends

Given the complexity of factors that influence property owner decisions regarding development, it has been necessary for the purposes of this Sites Inventory to utilize simple, standardized factors to determine which sites may realistically develop during the planning period. The broadest factor that the County has utilized is remaining residential development capacity, calculated as the difference between a site's rezoned residential capacity and existing residential units on site. The County analyzed recent and past development trends and found that a majority of past nonvacant development projects had at least 70 percent of remaining residential development capacity. The County also found that existing uses were more than 25 years old and often much older.

Considering those findings, the County removed parcels that did not have more than 70 percent vacancy and parcels with uses that have been developed within the last two decades due to the low likelihood of redevelopment during the planning period.

Past Performance Developing Nonvacant Sites for Residential Uses

Table B-9 lists previously approved projects developed on nonvacant sites in the 5th Cycle planning period. As shown, the County has been successful in not only approving residential housing developments on nonvacant sites, but also in approving the development of affordable units on non-vacant sites, supporting the County's use of nonvacant sites in the Sites Inventory. As mentioned above, nonvacant sites are not being used to accommodate any of the County's RHNA but are identified to accommodate surplus units to increase capacity and encourage affordable housing development.



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Table B-9: Past Residential Developments on Non-Vacant Sites (5th Cycle Planning Period)

Project	Acres	Previous Use	GP Designation	Density	Year Completed	Total Units	Affordable Units	Candidate Site Equivalent
Vista Del Calabria 213 Enterprise Rd	49.9	Single-family residence; Agriculture	RM/PUD	5-7 du/ac	Under Construction	149	23	Size: R-9, R-10, R-11
								Existing Use/Condition: R-7, R-8, R-9, R-10, R-11, R-12
Santana Ranch 1517 Santana Ranch Dr	292.0	Single-family residence; Agriculture	Santana Ranch SP	1-20 du/ac	Under Construction	1,092	110	Size: N/A
								Existing Use/Condition: R-7, R-8, R-9, R-10, R-11, R-12
Lands of Lee 291 Old Ranch Rd	27.5	Single-family residence; Agriculture	RM/PUD	5-7 du/ac	Denied 2023 – Revised Application Under Review	171	30	Size: R-9, R-10, R-11
								Existing Use/Condition: R-7, R-8, R-9, R-10, R-11, R-12
Riverview Estates II 3115 Dennis Lalor	4.88	Convalescent hospital	R1	5-7 du/ac	2023	24	24	Size: R-7, R-8, R-12
								Existing Use/Condition: N/A
Sunnyside Estates 2780 Southside Rd	44.4	Single-family residence; Agriculture (orchard)	R1	5-7 du/ac	2021	200	0	Size: R-9, R-10, R-11
								Existing Use/Condition: R-7, R-8, R-9, R-10, R-11, R-12
Bennett Ranch 3101 Southside Rd	26.0	2 Single-family residences; Agriculture (orchard)	R1	5-7 du/ac	2021	84	0	Size: R-9, R-10, R-11
								Existing Use/Condition: R-7, R-8, R-9, R-10, R-11, R-12
1724 Santa Ana Rd	7.4	Single-family residence (will remain)	RR	1 du/ac	Under Construction	4	0	Size: R-7, R-8, R-9, R-10, R-11, R-12
								Existing Use/Condition: R-7, R-8, R-9, R-10, R-11, R-12



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Table B-9: Past Residential Developments on Non-Vacant Sites (5th Cycle Planning Period)

Project	Acres	Previous Use	GP Designation	Density	Year Completed	Total Units	Affordable Units	Candidate Site Equivalent
1450 Santa Ana Rd	7.6	Single-family residence; Agriculture	RR	1 du/ac	2018	6	0	Size: R-7, R-8, R-9, R-10, R-11, R-12
								Existing Use/Condition: R-7, R-8, R-9, R-10, R-11, R-12
1512 Santa Ana Rd	8.6	Mobile home; Agriculture; Barn	RR	1 du/ac	2023	7	0	Size: R-7, R-8, R-9, R-10, R-11, R-12
								Existing Use/Condition: R-7, R-8, R-9, R-10, R-11, R-12

The “Candidate Site Equivalent” in the table above lists similarities between the past project examples and the County’s identified Candidate Sites. As shown above, virtually all the examples above are similar or identical in size, existing use, and condition of sites included in the Sites Inventory (**Table B-10**). The examples above include Pipeline Projects which are currently under construction.

The County has identified nonvacant candidate sites with large, vacant, or underutilized, areas that are ripe for redevelopment. Given the County’s past development history on nonvacant parcels, shown in **Table B-9**, as well as with **Program 1-12: Nonvacant Sites Incentives** included in the **Policy Plan**, the County does not anticipate existing uses nonvacant candidate sites to impede residential development.

Market Conditions

Much of the County’s recent development has been on vacant parcels and large parcels that are nonvacant but have large areas that are functionally vacant. Past examples of nonvacant parcels that have been redeveloped have typically been parcels with one single-family home or largely vacant parcels with shell, accessory, or temporary structures, similar to the nonvacant sites identified in **Table B-10**. These parcels have been attractive to developers as the existing uses were relatively simple to remove prior to development. These examples highlight the demand for nonvacant parcels and highlight the feasibility of redevelopment.

As analyzed in **Chapter 3**, existing infrastructure plays a vital role in development feasibility. It is increasingly difficult for developers to propose housing on parcels that are far from existing infrastructure. The nonvacant parcels identified were specifically selected due to their proximity to existing infrastructure. Their proximity to infrastructure makes these parcels uniquely attractive to potential developers who may want to develop housing in and around the city of Hollister. The nonvacant sites identified are all either connected to or within 200 feet of existing water and sewer. This may increase market demand for these parcels as offsite improvement costs may be significantly lower than parcels that are not connected or close to existing infrastructure, increasing the feasibility of the sites’ redevelopment, regardless of existing uses. Because much



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of the County does not have access to water and sewer, parcels with existing connections or within close proximity to connections are ripe for more intensive, compact and infill development or redevelopment and reuse.

To determine the estimated densities, a survey of recent development within the County and region was conducted to identify trends in actual built densities. Based on this, the City has determined the densities of recently built projects average approximately 70 to 80 percent of the maximum permitted. This percent average was used to project out development potential on all identified Housing Element sites. Additional affordable and market-rate units will be added through density bonus incentives and the County's Inclusionary Housing Ordinance.

Past performance shows that the County has not facilitated a significant amount of higher density housing but contributes this to infrastructure constraints, specifically water, in the City of Hollister since 2002. One of the most significant factors influencing development in the County within the last two decades are the various growth management practices placed on the City of Hollister, initiated by voters, and adopted by the City. A combination of the building moratorium and the City of Hollister's Growth Management Program decreased the rate of housing growth in the County from 2001 to approximately 2020. The County is committed to working with utility and infrastructure servicers to facilitate the development of higher density housing.

The County and City of Hollister believe it is too soon to see the effects of the lifted development caps and recent changes to infrastructure capacity, but both have been facilitating the development of higher density residential as a direct result of recent changes. For example, Pipeline Project P-7, otherwise known as "Baler Place/Bridgevale," proposes to develop at a gross density of 30 du/acre. The net density will be greater and will surpass the County's assumed Residential High Rezone density of 25 du/acre. Additionally, The City of Hollister has begun seeing higher density development as a result of recent changes. The examples below highlight the feasibility of higher density development in the County and wider region. All the County's Candidate Sites are within 1-3 miles of the examples below which are in the City of Hollister:

- 500 San Benito St. (APN: 054-080-090) – Mixed-use development with a density of 120 du/acre. Exceptions not known.
- 375 4th St. (APNs: 054-110-001, 054-110-002) – 100% Affordable Project with a density of 84 du/acre. Lot merger of two parcels with a mixed-use component. Exceptions not known.
- 430 San Benito St. (APN: 054-110-036) – Mixed-use development with a density of 76 du/acre. The project has an affordable component. Exceptions not known.

Recent real estate development trends in the urban portions of San Benito, Santa Cruz, Santa Clara, and Monterey counties demonstrate the increasing market feasibility of multi-family and mixed-use redevelopment at densities well above 20 units/acre on nonvacant. San Benito County presents an attractive opportunity for similar development scenarios and believes rezones and an updated General Plan will attract and spark new development.

The County has looked to the nearby jurisdictions of Gilroy and Morgan Hill to guide what a transition from decades of single-family development to higher density development may look like. Both Gilroy and Morgan Hill have experienced similar or identical residential development trends that produced almost exclusively single-family homes for much of their history. Abundant open land, affordable land costs, and existing zoning at the time led to large, planned communities with the same product type; single-family homes. Development in the cities of Gilroy and Morgan



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Hill have begun trends towards higher density, and the City of Hollister and the County of San Benito have also begun to receive applications at densities beyond historical density trends. Gilroy and Morgan Hill are now facilitating the development of higher density residential and serve as an example of what developers in San Benito County and the City of Hollister may be pivoting towards.

Below are a few examples of recent projects proposed, entitled, or developed in Morgan Hill that represent development scenarios that can feasibly develop in San Benito County with the anticipated Residential High Rezone and the County's vision of future development:

- **Magnolias (Monterey-First Community Housing)** – 66 rental units that are 100% affordable. The project has a gross density of 43 du/acre, though the net density is greater. The project is located on a 1.53-acre parcel and received a 20% density bonus, allowing the development to go 20% beyond the max density allowed. This development is similar in size to 5 of the 12 sites identified in the Sites Inventory (Site IDs: R-1, R-3, R-4, R-7, and R-8) and exhibits a built density greater than that assumed in the Sites Inventory. An applicant can reasonably propose a similar or greater density with current and proposed densities.
- **Morgan Hill Senior Housing** - 82 age-restricted rental units that are 100% affordable. The project has a gross density of 43 du/acre, though the net density is greater. The project is located on a 1.89-acre parcel and received an 80% density bonus, allowing the development to go 80% beyond the max density allowed. This development is similar in size to 5 of the 12 sites identified in the Sites Inventory (Site IDs: R-1, R-3, R-4, R-7, and R-8) and exhibits a built density greater than that assumed in the Sites Inventory. An applicant can reasonably propose a similar or greater density with current and proposed densities.
- **Jemcor (Monterey-Miner)** – 249 rental units that are 100% affordable. The project has a gross density of 33.2 du/acre, though the net density is greater. The project is located on a 7.5-acre parcel and received an 40% density bonus, allowing the development to go 40% beyond the max density allowed. This development is similar in size to 3 of the 12 sites identified in the Sites Inventory (Site IDs: R-2, R-6, and R-1) and exhibits a built density slightly greater than that assumed in the Sites Inventory. An applicant can reasonably propose a similar or greater density with current and proposed densities. This project is similar in size to both recent projects and pipeline projects, justifying the inclusion of similar sites in the Sites Inventory.
- **Tennant-Ten South Acquisitions** – 259 multi-family attached units. The project has a gross density of 23 du/acre, though the net density is greater. The project is located on a 11.25-acre parcel and was a Planned Unit Development. This development is similar in size to 4 of the 12 sites identified in the Sites Inventory (Site IDs: R-5, R-9, R-10, and R-11) and exhibits a built density almost identical to that assumed in the Sites Inventory. An applicant can reasonably propose a similar or greater density with current and proposed densities. This project is similar in size to both recent projects and pipeline projects, justifying the inclusion of similar sites in the Sites Inventory. If the project were proposed in San Benito County, it would be subject to the County's Affordable Housing Regulations, requiring an affordable unit percentage in line with assumed affordability in the Sites Inventory.



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Below are a few examples of recent projects proposed, entitled, or developed in Gilroy that represent development that can feasibly develop in San Benito County with the anticipated Residential High Rezone:

- Monterey/Gilroy Gateway Apartments – 75-unit multifamily senior rental project with a density of 40 du/acre. The project is located on a 1.87-acre parcel and received a 30% density bonus, allowing the development to go 30% beyond the max density allowed. This development is similar in size to 5 of the 12 sites (Site IDs: R-1, R-3, R-4, R-7, and R-8) identified in the Sites Inventory and exhibits a built density greater than that assumed in the Sites Inventory. An applicant can reasonably propose a similar or greater density with current and proposed densities.
- Alexander Station Apartments – 263-unit multifamily rental project with a density of 39 du/acre. The project is located on a 6.5-acre parcel and received an 30% density bonus, allowing the development to go 30% beyond the max density allowed. This development is similar in size to 3 of the 12 sites identified in the Sites Inventory (Site IDs: R-2, R-6, and R-1) and exhibits a built density slightly greater than that assumed in the Sites Inventory. An applicant can reasonably propose a similar or greater density with current and proposed densities. This project is similar in size to both recent projects and pipeline projects, justifying the inclusion of similar sites in the Sites Inventory.
- Harvest Park Apartments – 81-unit multifamily rental project with a density of 35 du/acre. The project is located on a 2.31-acre parcel and received a 20% density bonus, allowing the development to go 20% beyond the max density allowed. This development is similar in size to 5 of the 12 sites identified in the Sites Inventory (Site IDs: R-1, R-3, R-4, R-7, and R-8) and exhibits a built density greater than that assumed in the Sites Inventory. An applicant can reasonably propose a similar or greater density with current and proposed densities.
- 6630, 6680, & 6730 Monterey Road – 94 rental units that are 100% affordable. The project has a gross density of 33 du/acre, though the net density is greater. The project is located on a 2.88-acre parcel and received a 10% density bonus, allowing the development to go 10% beyond the max density allowed. This development is similar in size to 5 of the 12 sites identified in the Sites Inventory (Site IDs: R-1, R-3, R-4, R-7, and R-8) and exhibits a built density greater than that assumed in the Sites Inventory. An applicant can reasonably propose a similar or greater density with current and proposed densities.
- 325 Las Animas Ave – 501 rental units that are 20% affordable. The project has a gross density of 19.4 du/acre, though the net density is 22 du/ac. The project is located on a 26.1-acre parcel and is proposed at 73 percent of the maximum allowed density which is similar to the assumptions made in the Sites Inventory. This development is similar in size to 4 of the 12 sites identified in the Sites Inventory (Site IDs: R-5, R-9, R-10, and R-11) and exhibits a built density almost identical to that assumed in the Sites Inventory. An applicant can reasonably propose a similar or greater density with current and proposed densities. This project is similar in size to both recent projects and pipeline projects, justifying the inclusion of similar sites in the Sites Inventory. If the project were proposed in San Benito County, it would be subject to the County's Affordable Housing Regulations, requiring an affordable unit percentage in line with assumed affordability in the Sites Inventory.
- 95 Howson St – 46 multi-family townhomes. The project has a net density of 23.5 du/acre. The project is located on a 1.96-acre parcel and is proposed at 78 percent of the maximum



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allowed density which is similar to the assumptions made in the Sites Inventory. This development is similar in size to 5 of the 12 sites identified in the Sites Inventory (Site IDs: R-1, R-3, R-4, R-7, and R-8) and exhibits a built density similar to that assumed in the Sites Inventory. An applicant can reasonably propose a similar or greater density with current and proposed densities.

The sample projects analyzed above are substantially similar to the sites identified in the Sites Inventory, justifying their inclusion, and confirming the feasibility of the assumptions made. The County believes that increasing densities will attract developers from the region. Low maximum densities, development caps, and limited competition have resulted in almost exclusively single-family development in the County. The County is confident that new developers will begin proposing development in the County which will lead to the development of new, higher density, more affordable housing types. Availability of Regulatory and/or other Incentives

State Government Code Section 65583.2 requires jurisdictions to describe existing or planned financial assistance or regulatory relief from development standards that encourage and facilitate more intensive residential development on the identified nonvacant sites.

Many local governments develop partnerships with prospective developers to assist in making redevelopment economically feasible. Examples of these incentives include:

- Organizing special marketing events geared towards the development community;
- Identifying and targeting specific financial resources;
- Allowing streamlined or by right development application processing for infill sites; and
- Reducing appropriate development standards.

The County currently offers pro-rata reduction of impact fees to developments that provide 100-percent affordable housing. Additionally, the County encourages the use of density bonuses to increase the feasibility of development. The utilization of density bonuses may increase development feasibility through increases in allowable densities, parking reductions, and deviations from development standards. As part of the density bonus provisions, the County may offer additional incentives and concessions at its discretion.

Affordable Housing Regulations

The County amended its adopted Affordable Housing Regulations in 2023 to further its affordable housing goals. An alternative to compliance with the inclusionary requirement of the Affordable Housing Regulations is the payment of in-lieu fees. To the maximum extent possible, any monies received by the County pursuant to the Affordable Housing Regulations shall be used to increase, improve, and preserve the supply of affordable housing and services to provide extremely low-, very low-, low-, and/or moderate-income housing. Any monies received pursuant to the Affordable Housing Regulations may be used for appropriate monitoring, enforcement, and administrative costs. Monies received may also be used to assist the County with all costs associated with construction, acquisition, unit purchase, development, and rehabilitation of property for rental or homeownership purposes as long as the property is offered for very low-, low-, and moderate-income housing. Monies received may also be used to provide subsidies for equity participation loans, low-interest loans, rent subsidies, grants, housing trusts, or down payment assistance to eligible participants of extremely low-, very low-, low-, or moderate-income housing. Monies received may also be used for related activities that promote affordable housing such as homebuyer education, grant writing workshops, credit management workshops, financial literacy workshops and foreclosure prevention education.



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Any monies received by the County pursuant to the Affordable Housing Regulations shall be used to provide reasonable reimbursement to approved governmental agencies or non-profit organizations for related expenses associated with preserving an affordable “at-risk” unit for extremely low-, very low-, low-, or moderate-income in order to prevent foreclosure. Any monies received by the County pursuant to the Affordable Housing Regulations may also be used to provide reasonable reimbursement to the County to cover infrastructure costs associated with impact fee waivers provided to 100 percent affordable housing developments.

Future Availability of Regulatory and Incentives

To encourage and facilitate future redevelopment of nonvacant sites, the County will consider offering incentives and concessions to applicants proposing redevelopment of nonvacant parcels. These may include, but are not limited to:

- Allowing streamlined or by-right development application processing for infill sites; and/or
- Reducing appropriate development standards.

The County may also organize special marketing events geared towards the development community and identify and targeting specific financial resources.

Replacement Analysis

The Sites Inventory includes six sites with existing residential units. This includes three pipeline projects (Vista Del Calabria, Santana Ranch, and the Lands of Lee project sites) and three sites in **Table B-5**. The pipeline projects each have one existing residential unit on the parcel. The Vista Del Calabria and Santana Ranch projects have already removed the residential units and the Lands of Lee project is under review but proposes removing the existing use. The projects have not triggered replacement requirements, but the County will continue to monitor development and identify units that must be replaced.

It is assumed that the three additional sites in **Table B-5** with residential units can develop at the capacities assumed without demolishing existing units. Development of the parcels may be facilitated via subdivision, parceling, site planning, or other methods to ensure existing residential units are not demolished. All three of these parcels are already informally subdivided through the use of physical barriers such as fences, gates, and railings.

While assumptions do not anticipate the demolition of existing units, applicants may propose demolition and, as such, **Program 3-3** is included in the Policy Plan to ensure demolished residential units occupied by lower-income households, or households subject to affordability requirements within the last five years, are replaced in compliance with Government Code Section 65915.

5. Rezone Strategy to Increase Capacity of Lower-Income Housing Beyond RHNA Need

After utilizing units constructed in the 6th Cycle projection period, projects in the pipeline, and projected ADU construction, the County has a remaining unmet RHNA of 168 lower-income units. To accommodate additional capacity, the County has identified a total of 12 parcels on 99.9 acres to be rezoned. The following rezone strategy is identified to accommodate unmet need and additional capacity beyond the County’s RHNA need.



Residential High Zone and General Plan Land Use Designation

The County has identified 12 parcels for rezoning to accommodate unmet need and additional lower-income RHNA. The County will be amending the General Plan and rezoning these sites to accommodate future residential development. The 12 parcels total 99.9 acres, of which 81.8 acres are assumed to be utilized. Six parcels are underutilized, nonvacant parcels with existing uses covering less than 25 percent of the total parcel acreage, and six parcels are vacant.

Of the 12 parcels that will be rezoned, 10 are currently zoned Rural Residential and are within the Residential Mixed GPLU which currently allows up to 20 du/acre. The proposed “Residential High” rezone and GPLU amendment will have a density range of 20-45 du/acre. In the Sites Inventory, the County assumed an average density of 25 du/acre which is 55 percent of the maximum density allowed. The assumed average density of 25 du/acre is comparable to the average residential density of the “Bridgevale Road” pipeline project currently under review (gross density of 30 du/acre) and recent projects within the City of Hollister, Gilroy, and Morgan Hill. The County assumes an affordability factor of 20 percent for rezoned parcels. In total, the proposed rezoned parcels can accommodate 2,044 units, of which 409 units (20 percent) are estimated to be affordable to lower-income households.

Though the County is not relying on its Affordable Housing Program to accommodate affordable units, it is important to note that the County’s Affordable Housing Program has been utilized in the development of affordable units, as evident in many of the Pipeline Projects identified in [Table B-5](#) and will continue to play an important part in future developments. Density bonus incentives may also result in the development of additional units beyond what the County’s density limits establish. Additional details on both the Affordable Housing Program and the density bonus regulations are provided in [Chapter 3](#).

C. Moderate- and Above Moderate-Income Sites Inventory

This Section contains a description and listing of the sites identified to meet San Benito County’s moderate- and above moderate-income allocation.

1. Strategy for Accommodating Moderate-Income Allocation

Utilizing units constructed in the 6th Cycle projection period, pipeline projects, and projected ADU assumptions, the County can fully accommodate the 103 moderate-income RHNA utilizing the sources detailed below.

Projects in the Pipeline

As shown in [Table B-5](#), there are four projects currently in the pipeline that are accommodating a total of 132 moderate-income units. The Santana Ranch project is currently under construction and will provide a total of 104 units affordable to moderate-income households. The Vista Del Calabria project is also under construction and will provide a total of 16 moderate-income units. The Fairview Corners project is approved and will provide 11 moderate-income units when constructed.



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Accessory Dwelling Units (ADUs)

Based on ABAG's *Using ADUs to Satisfy RHNA Technical Memo*, the County estimates 30 percent of the 219 projected ADUs will develop at a moderate-income affordability, totaling 66 units. **Table B-4** provides a breakdown of projected ADU development by affordability level.

Rezone Strategy

As discussed in **Section B.5** of this Appendix, the rezone strategy is anticipated to accommodate an additional 611 moderate-income units.

San Benito County Affordable Housing Regulations

Though the County is not relying on its Affordable Housing Program to accommodate moderate-income units, it is important to note that the County's Affordable Housing Program has been utilized in the development of moderate-income units, as evident in many of the Pipeline Projects identified in **Table B-5** and will continue to play an important part in future developments. Additional details on the Affordable Housing Program are provided in **Chapter 3**.

2. Strategy for Accommodating Above Moderate-Income Allocation

Projects in the Pipeline

As shown in **Table B-5**, there are seven projects currently in the pipeline that are accommodating a total of 1,824 above moderate-income units. The San Juan Oaks project has begun Phase 1 of construction and will develop 279 market-rate units. The Santana Ranch project is currently under construction and will provide a total of 287 units affordable to above moderate-income households. The Vista Del Calabria project is also under construction and will provide a total of 133 market-rate units. The Fairview Corners and Bray projects are approved and will provide 169 and 10 market-rate units, respectively, when constructed. An additional 121 market-rate units are proposed and under review.

Accessory Dwelling Units (ADUs)

Based on ABAG's *Using ADUs to Satisfy RHNA Technical Memo*, the County estimates 10 percent of the 219 projected ADUs will develop at an above moderate-income affordability, totaling 22 units. **Table B-4** provides a breakdown of projected ADU development by affordability level.

Rezone Strategy

As discussed in **Section B.5** of this Appendix, the rezone strategy is anticipated to accommodate an additional 1,024 above moderate-income level.

D. Summary of RHNA Status and Sites Inventory

The County has reviewed all sites for environmental concerns and considerations as well as development and land use restrictions. Additionally, each site has been reviewed for existing use, access to infrastructure, water, utilities, and additional development constraints. Where the analysis showed increased barriers to development related to environmental concerns, infrastructure concerns or existing conditions and development concerns (such as slope and grading, hazardous surrounding uses, restrictive development standards) the sites were removed. None of the parcels identified in the 6th Cycle Housing Element Sites Inventory were identified in a previous Housing Element. The result is a list and analysis of sites that are most



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ripe for development or redevelopment for housing ([Table B-10](#) below). A summary of the County's ability to meet the RHNA obligation for 2023-2031 is shown in [Table B-1](#).



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Table B-10: County of San Benito 6th Cycle Housing Element Sites Inventory

ID	APN	Street Address	Vacancy	Existing Units	Gross Acres	Identified Acreage	HCD Sizing Criteria	Current Zoning	Current GPLU	Current Density Range	Proposed Zoning	Proposed GPLU	Proposed Density Range	Expected Density	Net Potential Units	Net Units by Income Category			Existing Use and Additional Information
																Low/ VL	Mod	Above Mod	
R-1	0201700250	CIENEGA RD	Yes	0	0.95	0.95	Yes	Rural Residential	Residential Mixed	1-20 du/acre	Residential High	Residential High	20-45 du/acre	25 du/acre	24	5	7	12	Vacant parcel
R-2	0200800220	896 POWELL ST	Yes	0	7.25	7.25	Yes	Rural Residential	Residential Mixed	1-20 du/acre	Residential High	Residential High	20-45 du/acre	25 du/acre	181	36	54	91	Vacant parcel
R-3	0200400360	EL CAMINO PARAISO	Yes	0	0.72	0.72	Yes	Rural Residential	Residential Mixed	1-20 du/acre	Residential High	Residential High	20-45 du/acre	25 du/acre	18	4	5	9	Vacant parcel
R-4	0200600140	APRICOT LN	Yes	0	4.69	4.69	Yes	Rural Residential	Residential Mixed	1-20 du/acre	Residential High	Residential High	20-45 du/acre	25 du/acre	117	23	35	59	Vacant parcel
R-5	0253500670	FAIRVIEW RD	Yes	0	20.97	20.97	No	Rural Residential	Residential Mixed	1-20 du/acre	Residential High	Residential High	20-45 du/acre	25 du/acre	524	105	157	262	Vacant parcel
R-6	0192300320	BUENA VISTA RD	Yes	0	6.3	6.3	Yes	Agricultural Productive	Agriculture	0-1 du/acre	Residential High	Residential High	20-45 du/acre	25 du/acre	157	31	47	79	Vacant Parcel
R-7	0201700370	1720 CIENEGA RD	No	1	3.92	2.35	Yes	Rural Residential	Residential Mixed	1-20 du/acre	Residential High	Residential High	20-45 du/acre	25 du/acre	60	12	18	30	Largely vacant parcel that is split by San Benito St. West of San Benito St. is completely vacant and east of San Benito St. is approximately 90% vacant. A single-family home is located on the northeast corner of the parcel and is informally subdivided from the rest of the parcel by a wooden fence. The informal subdivision can be formalized to allow for development of the remaining vacant area of the parcel. The existing use is anticipated to remain, and the analysis does not assume the demolition of the existing home. The age of the single-family home is unknown, and the overall condition is well maintained. The property has a low improvement value (18%) indicating the higher likelihood for redevelopment although this analysis does not anticipate the existing use will be removed Although the existing home occupies less than 10% of the parcel area,



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Table B-10: County of San Benito 6th Cycle Housing Element Sites Inventory

ID	APN	Street Address	Vacancy	Existing Units	Gross Acres	Identified Acreage	HCD Sizing Criteria	Current Zoning	Current GPLU	Current Density Range	Proposed Zoning	Proposed GPLU	Proposed Density Range	Expected Density	Net Potential Units	Net Units by Income Category			Existing Use and Additional Information
																Low/ VL	Mod	Above Mod	
																			this analysis assumes use of only 60% of the parcel. The parcel is adjacent to APNs: 0201700380, 0201700390, and 0201700250 (vacant) and have mutual ownership. The vacant portions of each of the parcels can be subdivided from existing uses and then consolidated to allow for the development of residential uses on the entirely vacant land. The parcel is adjacent to existing residential uses.
R-8	0201700380	1770 CIENEGA RD	No	1	4.67	2.8	Yes	Rural Residential	Residential Mixed	1-20 du/acre	Residential High	Residential High	20-45 du/acre	25 du/acre	70	14	21	35	Largely vacant parcel that is split by San Benito St. West of San Benito St. is completely vacant and east of San Benito St. is approximately 90% vacant. A single-family home is located on the southeast corner of the parcel and is informally subdivided from the rest of the parcel. The informal subdivision can be formalized to allow for development of the remaining vacant area of the parcel. The existing use is anticipated to remain, and the analysis does not assume the demolition of the existing home. The property has a low improvement value (20%) indicating the higher likelihood for redevelopment although this analysis does not anticipate the existing use will be removed. Although the existing home occupies less than 10% of the parcel area, this analysis assumes use of only 60% of the parcel. The age of the single-family home is unknown, and the overall condition is well maintained. The parcel is adjacent to APNs: 0201700370, 0201700390, and



2023-2031 HOUSING ELEMENT

Table B-10: County of San Benito 6th Cycle Housing Element Sites Inventory

ID	APN	Street Address	Vacancy	Existing Units	Gross Acres	Identified Acreage	HCD Sizing Criteria	Current Zoning	Current GPLU	Current Density Range	Proposed Zoning	Proposed GPLU	Proposed Density Range	Expected Density	Net Potential Units	Net Units by Income Category			Existing Use and Additional Information
																Low/ VL	Mod	Above Mod	
																			0201700250 (vacant) and have mutual ownership. The vacant portions of each of the parcels can be subdivided from existing uses and then consolidated to allow for the development of residential uses on the entirely vacant land. The parcel is adjacent to existing residential uses.
R-9	0201700390	CIENEGA RD	No	0	10	6	Yes	Rural Residential	Residential Mixed	1-20 du/acre	Residential High	Residential High	20-45 du/acre	25 du/acre	150	30	45	75	Largely vacant parcel that is split by San Benito St. West of San Benito St. is completely vacant and east of San Benito St. is approximately 95% vacant. A barn/storage structure is located on the northeast corner of the parcel and is informally subdivided from the rest of the parcel. The informal subdivision can be formalized to allow for development of the remaining vacant area of the parcel. The existing use is anticipated to remain, and the analysis does not assume the demolition of the existing home. The property has a low improvement value (13%) indicating the higher likelihood for redevelopment although this analysis does not anticipate the existing use will be removed. Although the existing home occupies less than 10% of the parcel area, this analysis assumes use of only 60% of the parcel. The parcel is adjacent to APNs: 0201700380, 0201700370, and 0201700250 (vacant) and have mutual ownership. The vacant portions of each of the parcels can be subdivided from existing uses and then consolidated to allow for the development of residential



2023-2031 HOUSING ELEMENT

Table B-10: County of San Benito 6th Cycle Housing Element Sites Inventory

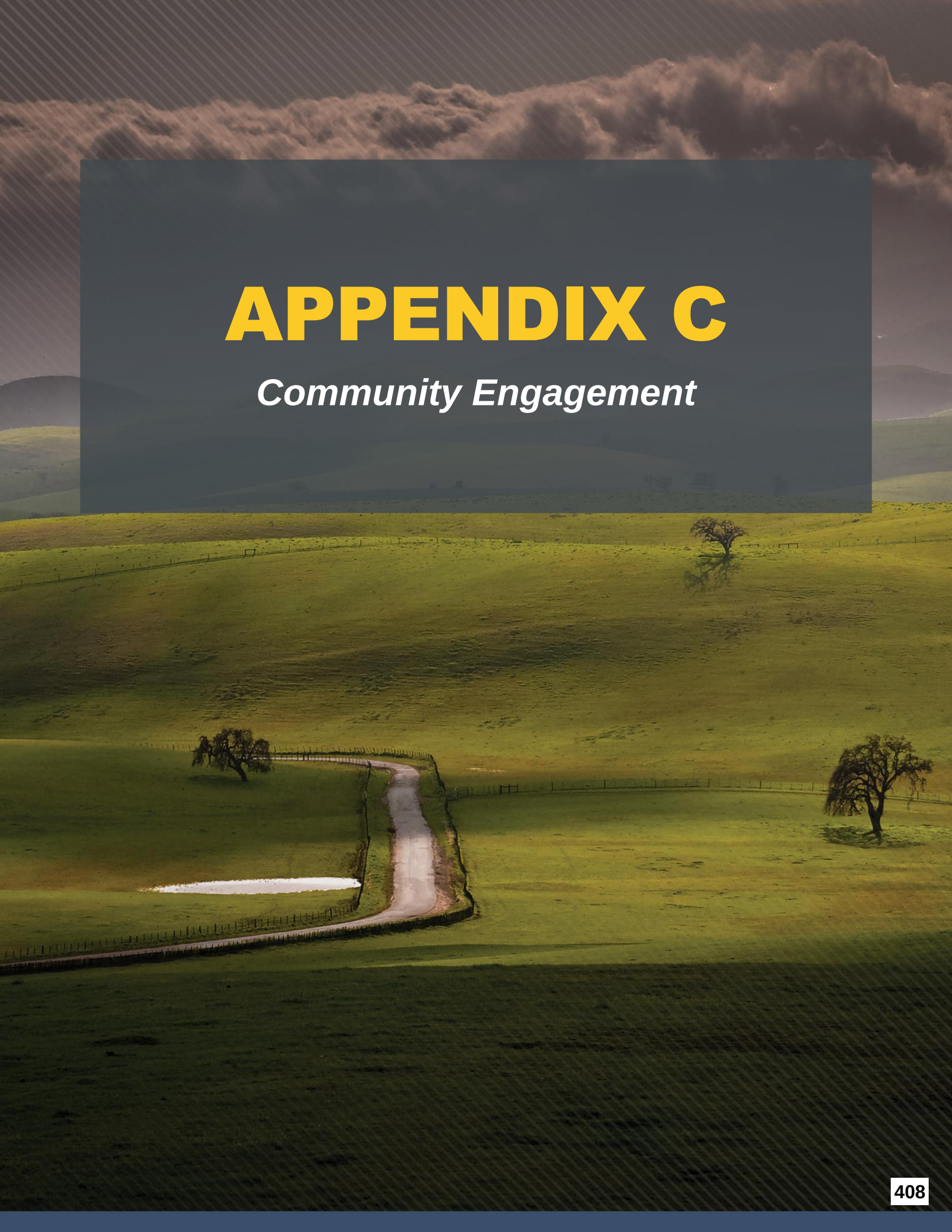
ID	APN	Street Address	Vacancy	Existing Units	Gross Acres	Identified Acreage	HCD Sizing Criteria	Current Zoning	Current GPLU	Current Density Range	Proposed Zoning	Proposed GPLU	Proposed Density Range	Expected Density	Net Potential Units	Net Units by Income Category			Existing Use and Additional Information
																Low/ VL	Mod	Above Mod	
																			uses on the entirely vacant land. The parcel is adjacent to existing residential uses.
R-10	0200400590	HILLCREST RD	No	0	19.41	11.65	No	Rural Residential	Residential Mixed	1-20 du/acre	Residential High	Residential High	20-45 du/acre	25 du/acre	291	58	87	146	Largely vacant parcel that is informally subdivided into three portions via wired fences. The parcel is approximately 95% vacant. A barn/storage structure in poor conditions is located on the center/west portion of the parcel and is situated on two different parcels which are mutually owned. The structure is modular and moving the structure to the adjacent parcel would be relatively simple and would create a vacant parcel. The property has a low improvement value (less than 1%) indicating the higher likelihood for redevelopment. The informal subdivision can be formalized to allow for development of the remaining vacant area of the parcel. The existing use can remain or be removed, but the analysis does not assume the demolition of the existing use. Although the existing home occupies less than 5% of the parcel area, this analysis assumes use of only 60% of the parcel. The vacant portions of the parcels can be subdivided to allow for the development of residential uses on the entirely vacant land. The parcel is adjacent to existing residential uses.
R-11	0202800070	120 LADD LN	No	1	14.72	11.78	No	Rural Residential	Residential Mixed	1-20 du/acre	Residential High	Residential High	20-45 du/acre	25 du/acre	294	59	88	147	Large parcel bounded by Ladd Ln and Union Rd. Approximately 95% of the parcel is an orchard with the remaining area used as a single-family home. The age of the single-family home is unknown and is well



2023-2031 HOUSING ELEMENT

Table B-10: County of San Benito 6th Cycle Housing Element Sites Inventory

ID	APN	Street Address	Vacancy	Existing Units	Gross Acres	Identified Acreage	HCD Sizing Criteria	Current Zoning	Current GPLU	Current Density Range	Proposed Zoning	Proposed GPLU	Proposed Density Range	Expected Density	Net Potential Units	Net Units by Income Category			Existing Use and Additional Information
																Low/ VL	Mod	Above Mod	
																			maintained. It is assumed that the existing structures will remain. The property has a low improvement value (15%) indicating the higher likelihood for redevelopment although this analysis does not anticipate the existing use will be removed. This analysis assumes that only 80% of the parcel will accommodate additional development. This can be done via parcel subdivision. Parcels to the north of this parcel have recently developed from vacant agricultural land into residential uses, indicating the feasibility of redevelopment.
R-12	0191400080	0 SAN FELIPE RD	No	0	6.34	6.34	Yes	Agricultural Productive	Agriculture	0-1 du/acre	Residential High	Residential High	20-45 du/acre	25du/acre	158	32	47	79	Large parcel with access along San Felipe Rd and Flora Ave. Approximately 80% of the parcel is vacant with the remaining area used as an equipment storage structure. It is assumed that the existing structures will be removed to allow for full redevelopment of the parcel. The parcel is bounded by the city of Hollister on all sides. Future residential development on the parcel would have direct access to public transportation along San Felipe Rd and will be in close proximity to existing services and resources.
TOTALS:															2,044	409	611	1,024	



APPENDIX C

Community Engagement



Appendix C: Community Engagement Summary

Section 65583 of the Government Code states that, “local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” Meaningful community participation is also required in connection with the County’s Assessment of Fair Housing. A discussion of citizen participation is provided below.

As part of the 6th Cycle Housing Element Update process, the County has conducted extensive public outreach activities beginning in September 2023, including a series of Community Workshops. The goal of Community Workshops was to hear from a broad spectrum of community members to understand community values, assess the current Housing Element, and solicit ideas and recommendations to guide the 6th Cycle Housing Element Update process. The County advertised and promoted community engagement events to increase participation of a variety of stakeholders representing a diverse cross-section of the San Benito community. The County notified residents and stakeholders via emails, through social media posts, creating an item on the County’s calendar, and through distribution of event flyers, which were in both English and Spanish, at libraries and community events, local stores, restaurants, and grocery stores. All outreach events were published and announced on the project website.

Throughout the update process, the County prioritized outreach to the general public, community organizations with emphasis on those serving or representing special needs groups, stakeholders, and various agencies to ensure all voices were heard and all feedback was considered. The County engaged with farmworker groups who were contacted to engage in the public participation process. Additionally, the County engaged with special needs populations through the County’s Housing Element email list which includes over 80 stakeholders and through the posting of physical meeting and workshop informational flyers around the cities of Hollister and San Juan Bautista and businesses in unincorporated San Benito County.

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element received from the public have been provided to each member of the Board of Supervisors. The initial Public Review draft was available to the public for over 30 days and all subsequent drafts will be available to the public for at least seven days. All public comments were considered by the County and addressed in the Housing Element where appropriate.

All workshops were conducted in both English and Spanish. A summary of the Community Engagement efforts are as follows:

Monterey Bay Economic Partnership San Benito County Housing Element Workshop

On September 29, 2022, the Monterey Bay Economic Partnership (MBEP), in collaboration with the Council of San Benito County Governments (SBCOG), hosted a hybrid Housing Element Workshop. MBEP provided an overview of Housing Elements, why the Housing Elements matter and opportunities they provide. MBEP provided a brief description of its “Practical Housing Policy” White Paper on Housing Element Best Practices, and opportunities for MBEP technical assistance. SBCOG members presented and provided additional information, and opportunities to engage. The meeting included a public participation survey and a Q&A session.

Community Workshop #1

On September 27, 2023, the County held its first community workshop to introduce the Housing Element update process and provide details on how the community could stay engaged through adoption and certification. The workshop and presentation were presented and made available in both English and Spanish, and the recordings for both are available on the County's project website.

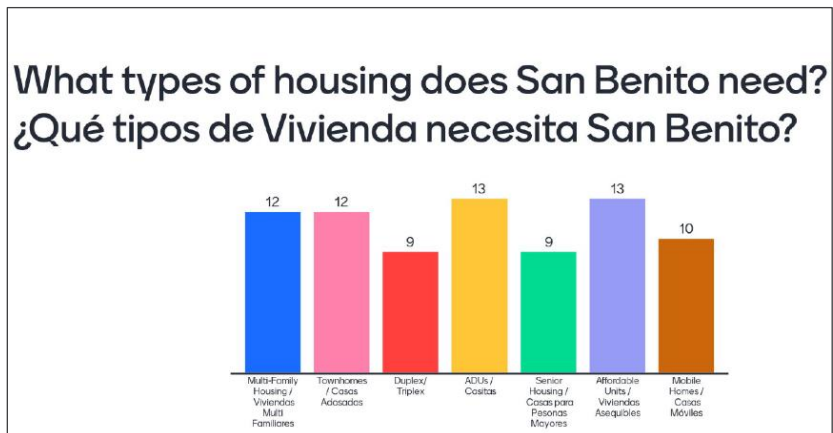
Participants were able to provide thoughts and input in real-time through live polling activities and a Q&A. Feedback received noted the high cost of housing in San Benito and the limitations in current choices. Participants shared that there were few housing choices for individuals seeking affordable housing. When housing does become available, applicants face competition issues. Cooperative housing was suggested as



What words come to mind when you think of housing in San Benito? / ¿Qué palabras se le vienen a la mente cuando piensa en la vivienda en San Benito?



solutions to farmworker housing to provide dignified housing at lower costs. Workshop participants noted a greater need for multi-family housing and affordable units.



Participants were asked about where they would recommend future housing development. They heavily favored the areas bordering the city of Hollister, as well as major corridors.

Lastly, workshop participants were asked about what they valued about San Benito's existing neighborhoods. They emphasized the importance of agriculture,

safety, and a sense of community.

Joint Board of Supervisors and Planning Commission Study Sessions

On June 6, 2023, the County hosted a Joint Board of Supervisors and Planning Commission Kick-Off Meeting which introduced the scope of work to be completed for the Housing Element Update. The County presented information about expectations and approach from the consultant, summary of candidate sites strategies, RHNA and Housing Element overview, and the project schedule.

On April 30, 2024, the County hosted a Joint Board of Supervisors and Planning Commission Study Session #1 which provided Commissioners and Board Members with an informational



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presentation on the Housing Element Update status, details on the County's RHNA allocation, and key milestones. The presentation also provided an overview of proposed Candidate Sites and information on the strategies to meet the County's RHNA Allocation.

On May 21, 2024, the County hosted a Joint Board of Supervisors and Planning Commission Study Session #2 to provide Commissioners and Board Members with an informational presentation on the contents of the Public Review Draft Housing Element, the candidate sites identified, policies, and objectives to advance the County's housing goals, and summaries of public involvement. County Staff and its consultant answered questions and provided a description of next steps to be made prior to submittal of the Draft to the California Housing and Community Development Department (HCD).

Community Survey

San Benito County released an online community survey to collect feedback on the Public Review Draft Housing Element update. The County solicited feedback on housing challenges, opportunities, and possible housing policies. The survey is available in English and Spanish and linked on the Housing Element Update webpage. The survey will continue to be available throughout the Housing Element update process. The community survey was distributed via email to the County's Housing Element email list which included over 80 stakeholders on its website and in person at the County's Workshop #2. A list of stakeholders was included as an attachment in Appendix C. This list is continuously updated by the County as new stakeholders are identified.

Community Workshop #2

On May 22, 2024, the County hosted a community workshop to provide attendees with information on the County's Housing Element efforts to date, an overview of the Draft Housing Element, proposed strategies to meet the County's RHNA allocation, and key milestones. The presentation included an overview of proposed Candidate Sites and information on the strategies to meet the County's RHNA Allocation.

Public Hearings

Throughout the Housing Element Update process, The Board of Supervisors and Planning Commission will open public hearings to receive reports, presentations, and update from County staff and its consultants. Members of the public are granted the opportunity to provide in-person comments.

Housing Element Update Website

A website was created to provide background information and guide the public to outreach events and resources throughout the course of the update process. The website provides information about the update process, key features of the housing element, recorded meetings, a project timeline, resources, and contact information. The website also provides a link to the community survey as well as a contact form for interested persons to sign up for the email list and provide comments to the Housing Element Update team. The website is available at: <https://san-benito-county-planning-department-cosb.hub.arcgis.com/>.

All outreach materials, reports, and drafts are available to the public through the Housing Element Update webpage.



Monterey Bay Economic Partnership San Benito County Housing Element Workshop

The County's Housing Element website contains all workshop materials and handouts, flyers, recordings and PowerPoint presentation: <https://san-benito-county-planning-department-cosb.hub.arcgis.com/>.

On September 29, 2022, the County hosted a hybrid Monterey Bay Economic Partnership (MBEP) San Benito County Housing Element Workshop at the Community Foundation Epicenter and online. The topics of discussion included:

- Provide an overview of the General Plan Update process, including the Housing Element
- Discuss the specific housing needs of the County
- Emphasized the importance of public participation in the Housing Element update process
- Discuss the AFFH requirements

Meeting Summary

The meeting focused on the Housing Element, AFFH, and RHNA. The presenters included representatives from MBEP, SBCOG, and the County Director of Planning and Building. MBEP presented a description of the Housing Element, the importance of the Housing Element, opportunities provided by the Housing Element, an overview of AFFH and why it is required, milestones to date for the 6th cycle update, public participation, next steps for engagement opportunities, and opportunities for MBEP technical assistance.

SBCOG presented an overview of their role, process for obtaining RHNA, process of RHNA Methodology for 6th Cycle distribution of the allocation for the San Benito County Jurisdictions, coordination between the agencies and public, and overview of public engagement. The County Director of Planning and Building presented best practices for community engagement, overview of community participants, plans for community engagement in the Housing Element update process, and public outreach methods. The meeting included a public participation survey and a Q&A session.

All organizers made diligent efforts to engage the most vulnerable populations in the community, specifically farmworkers and lower-income households. The County advertised the workshop online and directly outreached to farmworker groups.



Community Workshop #1

The County's Housing Element website contains all workshop materials and handouts, flyers, recordings, and PowerPoint presentation: <https://san-benito-county-planning-department-cosb.hub.arcgis.com/>.

On September 27th, 2023, the County hosted a Community Workshop at the Board of Supervisors Chambers. The meeting was held in English with Spanish translation. The objectives of this meeting were to:

- Provide an overview of the Housing Element update process
- Provide an overview of the Regional Housing Needs Allocation (or RHNA)
- Gather input and provide information to participants to stay involved throughout the update process

Meeting Summary

The Housing Element Update Community Workshop was the first of two community workshops for the 2023-2031 San Benito County Housing Element Update. The purpose of the meeting was to provide an overview of the Housing Element update process and to solicit community input on housing needs and preferences in San Benito County. A key component of the Housing Element update is addressing the 754 new RHNA housing units, with a focus on providing housing for very low and low-income households. The meeting included presentations from County staff and consultants, providing a demographic overview of San Benito County. This overview highlighted key factors that influence housing needs such as population growth projections, housing characteristics, types of housing currently available, and median home prices.

Attendees were encouraged to participate in the workshop using Mentimeter, an online polling platform, to provide their thoughts on housing challenges and opportunities in the County. For example, attendees were asked to share the words that came to mind when they thought about housing in San Benito County. Responses included, "expensive," "limited," "shortage," and "traffic," suggesting concerns about affordability, availability, and transportation. When asked about housing challenges in San Benito County, respondents cited the high cost of housing, limited job opportunities, lack of affordable housing options, and difficulties for first-time homebuyers. The goal of the Workshop was to ensure that the Housing Element Update process is a transparent and inclusive process that reflects the needs and priorities of the community.

County staff went door to door to post and distribute flyers around Hollister and San Juan Bautista businesses as well as well-trafficked areas in unincorporated areas of the County. Lower income, special needs populations, and other stakeholders were engaged through in-person outreach and on-site noticing at the following locations:

• Pro Shop	• Café Con Leche
• Hollister Downtown Association	• Bills Bullpen
• San Benito County Administration	• San Benito County Chambers of Commerce
• Resource Management Agency	• San Benito County Epicenter
• San Benito County Free Library	• San Benito Bene Shop
• Bertuccio's Market	• Hollister Mercantile
• Calavera Coffee	



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- Vintage Pearl Salon
- City of Hollister Farmers Market (County held in-person booth to notify residents of the Housing Element Update process)
- Hollister Super 1
- Hollister Super 2
- Lucky
- Safeway
- Nob Hill
- Windmill Market in San Juan Bautista (posted on public bulletin board)
- Workshops were noticed in Benito Link, Hollister Free Lance, and San Benito County Facebook Page
- Coalicion De Pequenos Agricultores En California, Maria Catalan, President



Joint Board of Supervisors and Planning Commission Study Sessions

On April 30, 2024, the County hosted a Joint Board of Supervisors and Planning Commission Study Session #1 which provided Commissioners and Board Members with an informational presentation on the Housing Element Update status, details on the County's RHNA allocation, and key milestones. The presentation also provided an overview of proposed Candidate Sites and information on the strategies to meet the County's RHNA Allocation.

On May 21, 2024, the County hosted a Joint Board of Supervisors and Planning Commission Study Session #2 to provide Commissioners and Board Members with an informational presentation on the contents of the Public Review Draft Housing Element, the candidate sites identified, policies, and objectives to advance the County's housing goals, and summaries of public involvement. County Staff and its consultant answered and provided a description of next steps to be made prior to submittal of the Draft to the California Housing and Community Development Department (HCD).

Both study sessions provided the community with opportunities to ask questions and make public comments.

The County's Housing Element website contains all materials and handouts and flyers, recordings, and PowerPoint presentation: <https://san-benito-county-planning-department-cosb.hub.arcgis.com/>.



Community Workshop #2

The County's Housing Element website contains all workshop materials and handouts, flyers, recordings, and PowerPoint presentation: <https://san-benito-county-planning-department-cosb.hub.arcgis.com/>.

On May 22, 2024, the County hosted a second community workshop to provide attendees with information on the County's Housing Element efforts to date, an overview of the Draft Housing Element, proposed strategies to meet the County's RHNA allocation, and key milestones. The presentation included an overview of proposed Candidate Sites and information on the strategies to meet the County's RHNA Allocation. The County held the workshop to discuss topics including, but not limited to, the released 6th Cycle Housing Element Update 2023-2031 Public Review Draft, provisions of the 2035 General Plan, and San Benito County impact fees. The workshop was attended by over 50 stakeholders representing a wide range of special needs groups in the County.

Meeting Summary

The Housing Element Update Community Workshop #2 was the second of two community workshops for the 2023-2031 San Benito County Housing Element Update. The purpose of the meeting was to provide an update of the Housing Element process and to solicit community input on housing needs and preferences in San Benito County. Attendees were able to visit various stations around the room to provide one-on-one feedback about the Housing Element, General Plan, and impact fees. The County solicited feedback related to the identified sites, proposed Housing Element programs, and specific household needs.

Workshops #1 and #2 were attended by Coalicion De Pequeños Agricultores En California who represent farmworkers in the County. Abraham Prado, Director of Planning and Building Services, personally outreached to Maria Catalan, President of Coalicion De Pequeños Agricultores En California, to engage the group in the Housing Element process.

From the kickoff of the project through the publishing of public review drafts, County staff has ensured that special needs groups are engaged both in person, online, via email, and through phone calls.

County staff went door to door to post and distribute flyers around Hollister and San Juan Bautista businesses as well as well-trafficked areas in unincorporated areas of the County. Lower income, special needs populations, and other stakeholders were engaged through in-person outreach and on-site noticing at the following locations:

- Pro Shop
- Hollister Downtown Association
- San Benito County Administration
- Resource Management Agency
- San Benito County Free Library
- Bertuccio's Market
- Calavera Coffee
- Café Con Leche
- Bills Bullpen
- San Benito County Chambers of Commerce
- San Benito County Epicenter
- San Benito Bene Shop
- Hollister Mercantile
- Vintage Pearl Salon
- City of Hollister Farmers Market (County held in-person booth to notify residents of the Housing Element Update process)



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- Hollister Super 1
- Hollister Super 2
- Lucky
- Safeway
- Nob Hill
- Windmill Market in San Juan Bautista (posted on public bulletin board)
- Workshops were noticed in Benito Link, Hollister Free Lance, and San Benito County Facebook Page
- Coalicion De Pequenos Agricultores En California, Maria Catalan, President



Housing Element Update Website

A website was created to provide background information and guide the public to outreach events and resources throughout the course of the update process. The website provides information about the update process, key features of the housing element, recorded meetings, a project timeline, resources, and contact information. The website also provides a link to the community survey as well as a contact form for interested persons to sign up for the email list and provide comments to the Housing Element Update team. The website is available at: <https://san-benito-county-planning-department-cosb.hub.arcgis.com/>.

All outreach materials, reports, and Drafts are available to the public through the Housing Element Update webpage.



Public Comments

The County will continue to receive and consider public comments throughout the Housing Element update process. The County has revised the Housing Element, as appropriate, in response to public comments received from stakeholders. The County has actively sought to ensure that lower- and moderate-income households and organizations have been involved throughout the Housing Element process. This has included targeted efforts to circulate the Housing Element to these groups as well as engaging them in various stages of the Housing Element update process. The County has maintained an active stakeholder list that included agencies, nonprofits, school districts, and local developers who represented the interest of lower- and moderate-income households. By involving these groups, San Benito County has aimed to create a more inclusive and equitable process that reflects the needs and priorities of all residents. The County received four public comments which are summarized below.

Summary of Public Review Comments Received:

- Concerns regarding the impact increasing population will have on school facilities. The County determined no revisions were necessary to address the concerns. (May 22, 2024, and January 31, 2025)
- General support for the Housing Element and specific recommendations related to (June 7, 2024):
 - Permit streamlining;
 - Increasing densities;
 - Impact fees;
 - Increasing funding sources for affordable housing; and
 - Inclusionary Housing Ordinance.
- General support and request for additional consideration of a parcel which has been included in the Housing Element (June 4, 2024).
 - Request to discuss project review status with HCD. Email sent directly to HCD October 5, 2024; County received from HCD on January 13, 2025.
 - Comment letter sent to HCD, Board of Supervisors, Planning Commissioners, and others on November 1, 2024. The County's Housing Element team received the letter on January 13, 2025. Comments related to project review status, largely consistent with comment letter received June 4, 2024.
 - The Board of Supervisors approved the project on November 12, 2024. The Board of Supervisors adopted Resolution No. 2024-146 on November 26, 2024, to certify the EIR.
- Concerns with the farmworker analysis and request to include more data and programs to address farmworkers in the County. The County updated the farmworker analysis and included a program with a suite of actions to address farmworker housing needs (June 7, 2024, and November 11, 2024).
- Questions and recommendations for revisions to the analysis and programs related to special needs households, specifically individuals with developmental disabilities (December 13, 2024).



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- Concerns about identified sites and their impact on the City of Hollister's circulation patterns, existing neighborhoods, and zoning. Additional concerns raised about development standard compatibility if the City of Hollister potentially annexes parcels in the County's jurisdiction in the future (Emailed directly to HCD on September 22, 2024; received from HCD on January 13, 2025).
- The County received a public comment request for revisions to Program 5-5: Language Barriers. The public comment includes requests to translate outreach materials and social media posts to, "additional languages spoken by County residents such as indigenous Mexican languages." As noted in the public comment, the San Benito County Behavioral Health Director expressed interest in a new app that translates indigenous languages such as Mixteco and Trique. The County will determine how departments may be able to utilize the app. The County will continue to make accommodations for all residents, including translation services through all of its departments (January 31, 2025).

The County revised various Housing Element programs to incorporate recommendations and feedback received.



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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www.hcd.ca.gov



April 1, 2025

Abraham Prado, Director
Planning and Land Use Division
Resources Management Agency
County of San Benito
2301 Technology Parkway
Hollister, CA 95023-9174

Dear Abraham Prado:

RE: County of San Benito's 6th Cycle (2023-2031) Revised Draft Housing Element

Thank you for submitting the County of San Benito's (County) revised draft housing element received for review on February 3, 2025, along with revisions received on March 24, 2025. The revisions were posted and made available to the public for seven days prior to review. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element, incorporating the revisions, meets the statutory requirements described in HCD's January 13, 2025 review. However, the housing element cannot be found in substantial compliance until the County has completed Program 3-2 (Residential High Rezone and General Plan Amendment) to rezone sites to accommodate the Regional Housing Needs Allocation (RHNA) pursuant to Government Code section 65583.2, subdivisions (h) and (i). Pursuant to Government Code section 65588, subdivision (e)(4), a jurisdiction that did not adopt a compliant housing element within one year from the statutory deadline cannot be found in compliance until rezones are completed pursuant to Government Code sections 65583, subdivision (c)(1) or 65583.2, subdivision (c).

In addition, as noted in the element, the County has a shortfall of capacity to accommodate the lower-income RHNA and as a result, rezoning must meet all statutory requirements pursuant to Government Code sections 65583, subdivision (c)(1) and 65583.2, subdivisions (h) and (i). For example, zoning must permit multifamily uses with 20 percent affordability to lower-income households without discretionary action, require minimum densities and meet residential only requirements. Program 3-2 (Residential High Rezone and General Plan Amendment) should be revised to reflect these requirements.

The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585 and all rezones are completed pursuant as noted above. Once the County completes Program 3-2, a copy of the resolution or ordinance should be transmitted to HCD.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

HCD acknowledges the County's ongoing efforts in identifying appropriate sites to accommodate the RHNA and further understands annexations are part of its strategy to accommodate the RHNA. As part of future public participation efforts on the housing element update and implementation, HCD urges the County to coordinate with the City of Hollister to best facilitate future development, while maintaining consistency with RHNA objectives and methodology and considering the unique conditions and circumstances of both the City and County.

For your information, pursuant to Government Code section 65583.3, the County must submit an electronic sites inventory with its adopted housing element. The County must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements> for a copy of the form and instructions. The County can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities programs, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County will meet housing element requirements for these and other funding sources. In addition, upon adoption, the County will meet housing element requirements for the State Community Development Block Grant (CDBG) program.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work and dedication of the County's housing element team in preparation of the housing element and looks forward to receiving the County's adopted housing element. If you have any questions or need additional technical assistance, please contact Clare Blackwell, of our staff, at Clare.Blackwell@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall
Senior Program Manager



COUNTY OF SAN BENITO

2023-2031 Housing Element



Special Planning Commission Meeting

April 30, 2025 – 6:00 p.m.

County of San Benito Sixth Cycle Housing Element Update

2023 – 2031



Agenda

- **Project Milestones and Community Engagement**
- **Housing Element Overview**
- **Housing Element Organization**
- **Sites Identified to Accommodate the County's RHNA**
- **Next Steps**
- **Recommendation**



Project Milestones and Community Engagement



Project Milestones

- **June 2023** – Board of Supervisors and Planning Commission Joint Session Kick-Off Meeting
- **June 2023** – Project Kicked Off
- **May 2024** – 1st Public Review Draft Published
- **June 2024** – 1st Submittal to HCD
- **September 2024** – Interim Submittal
- **September 2024** – HCD Comments Received
- **November 2024** – Resubmitted to HCD
- **January 2025** – Interim Submittal
- **January 2025** – HCD Comments Received
- **February 2025** – Resubmitted to HCD
- **March 2025** – Interim Submittal
- **April 2025** – Substantial Compliance Letter Received



Community Engagement

- **June 2023** – Board of Supervisors and Planning Commission Joint Session Kick-Off Meeting
- **September 2023** – Community Workshop #1
- **April 2024** – Board of Supervisors and Planning Commission Joint Study Session #1
- **May – June 2024** – 1st Public Review Draft Published, beginning a 45-Day Public Review Period
- **May 2024** – Board of Supervisors and Planning Commission Joint Study Session #2
- **May 2024** – Community Workshop #2
- **September 2024** – Public Review Period
- **November 2024** – Public Review Period
- **January 2025** – Public Review Period
- **February 2025** – Public Review Period
- **March 2025** – Public Review Period



Housing Element Overview



What is a Housing Element?



Required Chapter of the County's General Plan



Identifies projected housing needs by income category



Provides goals, policies, programs, and quantified objectives to address current needs and guide future housing growth for all income levels



Requires timely certification by the Department of Housing and Community Development (HCD) for compliance with state laws



Why are Housing Elements Updated?

- Ensures the Housing Element is compliant with state housing laws
- Establishes a plan for meeting the housing needs of all income levels
- Demonstrates the County's ability to meet current and future housing growth needs
- Engages the community in the planning process



Housing Element Key Features

- Population and housing profile
- Evaluation of constraints and resources for housing development
- Affirmatively Furthering Fair Housing (AFFH) analysis
- Identification of sites to accommodate the County's **RHNA**
- Evaluation of current programs and policies
- Policies, programs, and quantified objectives to achieve the County's identified housing goals



Housing Element Certification

What is a
“Certified”
Housing
Element?

- Reviewed and certified by the Department of Housing and Community Development (HCD)
- Demonstrates compliance with state law

Benefits of
Certification

- Access to state grants such as the CDBG and alternative funding sources
- Protects County from penalties and the “Builder’s Remedy”



Consequences for Non-Certified Housing Element

1. **Limits access to State Funding.** Many state funding programs for housing and community development related items are contingent upon having a certified Housing Element.
 - Community Development Block Grant Program (CDBG)
 - HOME Grant (e.g. Riverview II)
 - Permanent Local Housing Allocation Program (PLHA)
 - Local Housing Trust Fund Program (LHTF)
 - Infill Infrastructure Grant Program (IIG)



Consequences for Non-Certified Housing Element

2. **Lawsuits.** There are several potential consequences of being sued, including:
 - Mandatory compliance
 - Suspension of local control on building matters
 - Court approval of housing developments
 - Fines
3. **“Builders Remedy”** The Housing Accountability Act (Government Code Section 65589.5, HAA) new requirements. If a jurisdiction has not adopted a housing element in substantial compliance with State law, developers may propose eligible housing development projects (per the HAA) that do not comply with either the zoning code or the General Plan.



What is the Regional Housing Needs Allocation (RHNA)?



Statewide determination of units is split into regional allocations



Initiates the Housing Element Update process



Quantifies housing needs, by income category, within each jurisdiction in California



Based on future growth in population, employment and households



How is RHNA determined?

**Department of
Housing and
Community
Development**

*HCD determines and
distributes the State's
housing need to all
the regional councils
of government*



**San Benito County
Council of
Governments
(SBCOG)**

*SBCOG develops
methodology to
determine
"fair share"
distribution of the
region's housing
need to local
jurisdictions*



**County of San
Benito
(Unincorporated)
2023-2031**

754 units



RHNA Income Categories

Income Category	Percent of Median Family Income (MFI)	Income Range for a 2-Person Household*	Income Range for a 4-Person Household*	RHNA
Very Low-Income	Up to 50%	Up to \$49,000	Up to \$61,200	246 units
Low-Income	51% to 80%	\$49,001 – \$78,350	\$61,201 – \$97,950	198 units
Moderate-Income	81% to 120%	\$78,351 - \$134,600	\$97,951 - \$168,250	103 units
Above Moderate-Income	>120%	Above \$134,601	Above \$168,251	207 units
Total:				754 units

*The San Benito County Area Median Income (AMI) is \$140,200 for a family of four, according to the 2024 HCD Income Limits.

*37.6% of all households in San Benito County fall into the Extremely Low to Low-Income categories (Less than 80% of AMI)



Very Low- to Moderate-Income Category

- In San Benito County, the following examples are common occupations that would fall into the very low- to moderate income category:
 - Teachers and Teaching Assistants
 - Police Officers and Firefighters
 - Healthcare Support Roles
 - County Staff
 - Retail and Food Employees
 - Office and Administrative Employees
 - Childcare Providers
 - Laborers in Construction and Agriculture

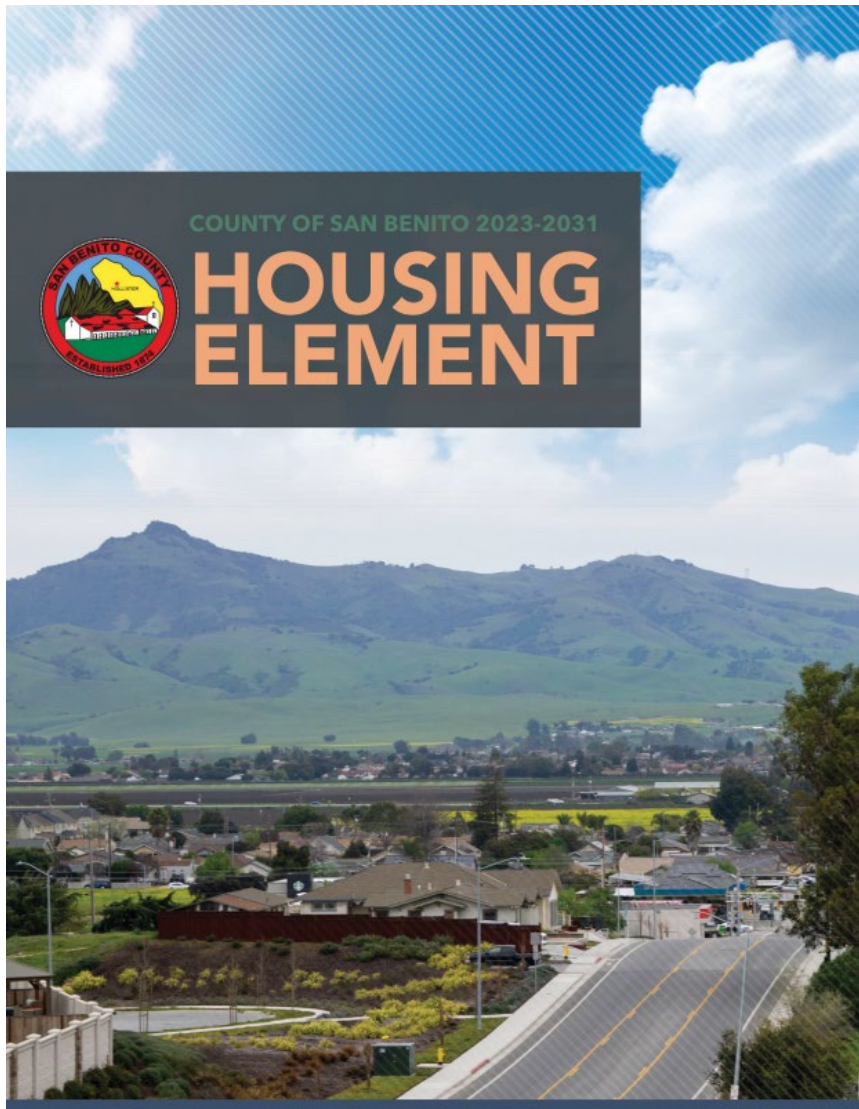


5th Cycle vs. 6th Cycle RHNA

Income Category	5 th Cycle RHNA (Housing Units)	6 th Cycle RHNA (Housing Units)	RHNA
Very Low-Income	198 units	246 units	+ 48 units
Low-Income	120 units	198 units	+ 78 units
Moderate-Income	164 units	103 units	- 61 units
Above Moderate-Income	355 units	207 units	- 148 units
Total:	837 units	754 units	- 83 units



Housing Element Organization



Housing Element Organization

- Chapter 1: Introduction
- Chapter 2: Community Profile
- Chapter 3: Housing Constraints
- Chapter 4: Housing Resources
- Chapter 5: Affirmatively Furthering Fair Housing
- **Chapter 6: Policy Plan**
- Appendix A: Review of Past Performance
- **Appendix B: Candidate Housing Sites Analysis**
- Appendix C: Community Engagement



Chapters 1-5

- **Chapter 1: Introduction** – Overview of the Housing Element update process, state requirements, RHNA, and data sources
- **Chapter 2: Community Profile** – Population and housing profile
- **Chapter 3: Housing Constraints** – Evaluation of constraints to development
- **Chapter 4: Housing Resources** – Evaluation of resources for housing development
- **Chapter 5: Affirmatively Furthering Fair Housing (AFFH)**
 - Beginning January 1, 2019, AB 686 established new requirements for all California jurisdictions to ensure local laws, programs, and activities affirmatively further fair housing (AFFH).
 - All Housing Elements must contain an Assessment of Fair Housing consistent with the core elements of the analysis required by the HUD AFFH Final Rule of July 16, 2015.

CHAPTER 5

Affirmatively Furthering Fair Housing

Affirmatively Further Fair Housing (AFFH)

- AFFH is defined as, “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”. (Gov. Code, § 8899.50, subd. (a)(1).)
- Specifically, these meaningful actions must aim to accomplish the following:
 - Address significant disparities in housing needs and in access to opportunity;
 - Aim to establish truly integrated and balanced living patterns;
 - Sites accommodating lower income units must be equitably spread out throughout the community
 - Foster & maintain compliance with civil rights and fair housing laws.



CHAPTER 6

Policy Plan

Chapter 6: Policy Plan

- The Policy Plan establishes policies, programs, and quantified objectives to achieve the County's identified housing goals.
- The County has established five broad goals for the 6th Cycle Planning Period (2023-2031):
 - **Goal 1:** Expand housing choice opportunities for existing and future San Benito County residents.
 - **Goal 2:** Expand housing opportunities for all economic segments of San Benito County's population.
 - **Goal 3:** Use public and private resources to maintain and enhance existing residential neighborhood character.
 - **Goal 4:** Provide housing opportunities for all San Benito County residents, regardless of race, color, ancestry, national origin, religion, age, gender, gender identity and expression, marital status, familial status, medical condition or disability, military or veteran status, source of income, sexual orientation, or any other protected characteristics.
 - **Goal 5:** Promote energy efficiency and conservation throughout San Benito County.



Policy Changes (5th vs 6th Cycle Housing Elements)

- Many 5th Cycle Housing Element policies were modified and continued into the 6th Cycle Housing Element
- 5th Cycle Housing Element policies that were completed were not carried over into the 6th Cycle Housing Element
- Policies were added to the 6th Cycle Housing Element to comply with changes to State housing laws such as:
 - SB 35 procedures
 - Emergency shelters and low-barrier navigation centers (AB 2339)
 - Transitional and Supportive Housing
 - Reason accommodations
 - AFFH actions



Appendices

- **Appendix A: Review of Past Performance** – Evaluation of 5th Cycle Housing Element programs and policies.
- **Appendix B: Candidate Housing Sites Analysis** – Identification of sites to accommodate the County's **RHNA**
- **Appendix C: Community Engagement** – Summary of all community engagement efforts throughout the Housing Element Update process.



Sites Identified to Accommodate the County's RHNA



Appendix B: Candidate Housing Sites Analysis

- The County is **not required to develop housing**, but it is required to demonstrate there is sufficient capacity to accommodate the 6th Cycle RHNA
- Sites should be near community resources and services, public transportation, and **have access to utilities**
- Affirmatively Further Fair Housing
 - Sites accommodating lower income units must be equitably spread out throughout the community
 - The Housing Element reviews the County's existing zoning ability to accommodate housing development for special housing needs groups
- Affordability Assumptions
 - Zoning must accommodate 20 dwelling units per acre to be considered for lower income units



Site Selection

- Sites were selected using various criteria, including:
 - **Access to utilities**
 - **County islands within the City of Hollister**
 - Parcel size and characteristics
 - Vacancy
 - Existing zoning/land use designation
 - Access to community resources and services
- Community Input
- Planning Commission and Board of Supervisors Input



Residential High Rezone

- An analysis of existing zones determined that the County needed to increase density to accommodate its lower-income RHNA.
- The County identified 12 parcels to rezone.
- The County strategically identified parcels with “Residential Mixed” General Plan Land Use Designations which currently allow up to 20 dwelling units per acre.
- The proposed rezone with increase allowable density to 20-45 dwelling units per acre.
- Development standards have not been established but development scenarios assumed a maximum height limit of 3 stories.

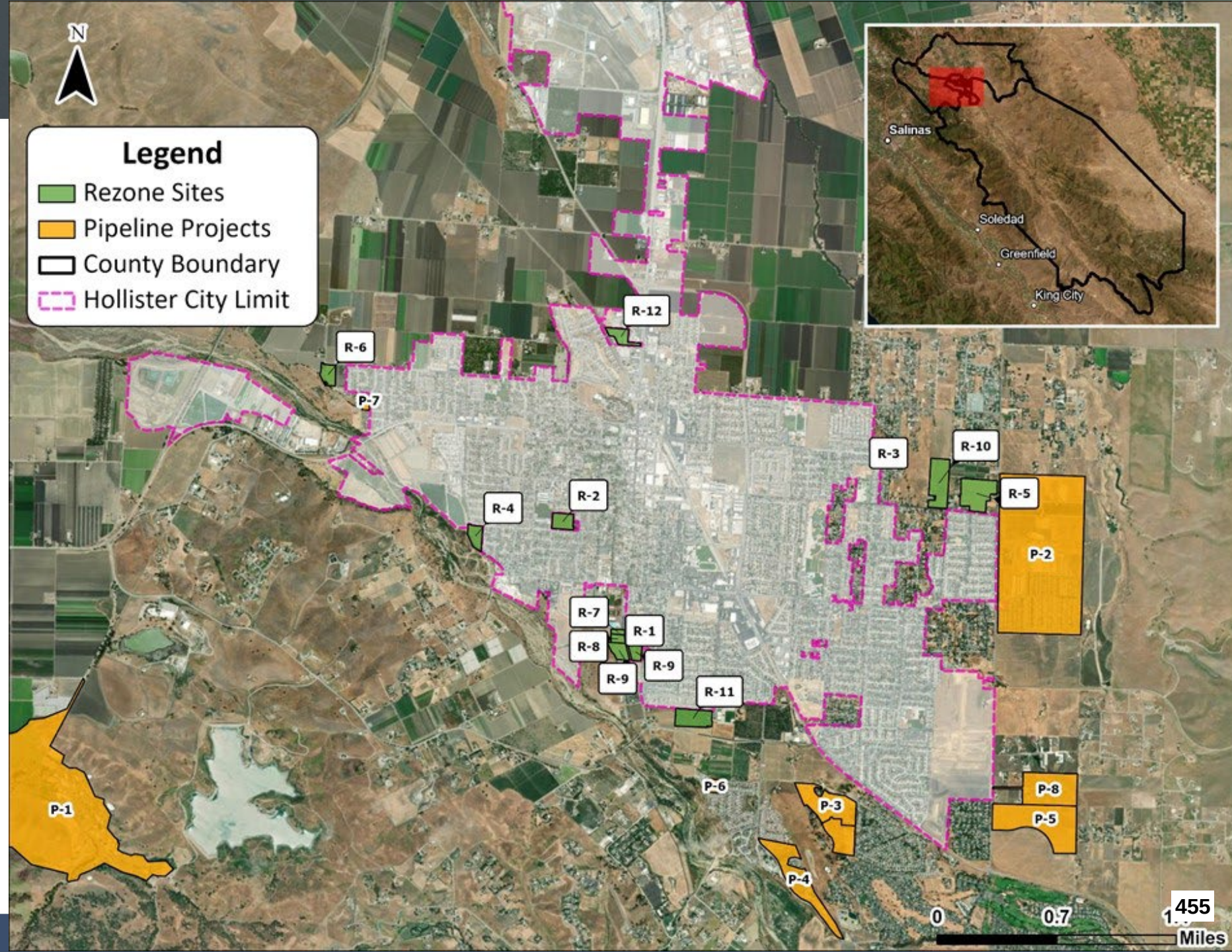


Candidate Sites Analysis

Table B-2: RHNA Summary Table					
	Extremely Low/Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
2021-2029 RHNA	246	198	103	207	754
Projected ADU Construction	131		66	22	219
Pipeline Projects	121		132	1,824	2,077
Units that have received Certificate of Occupancy (Beginning July 1, 2023)	24		0	64	88
Net Remaining Unmet RHNA	168	--	--	--	168
Strategies to Increase Development Capacity					
Multifamily Residential Rezones	409		611	1,024	2,044
<i>Vacant Sites</i>	204		305	512	1,021
<i>Nonvacant Sites</i>	205		306	512	1,023
Total Unit Capacity					
Total Potential Development Capacity	685		809	2,934	4,428

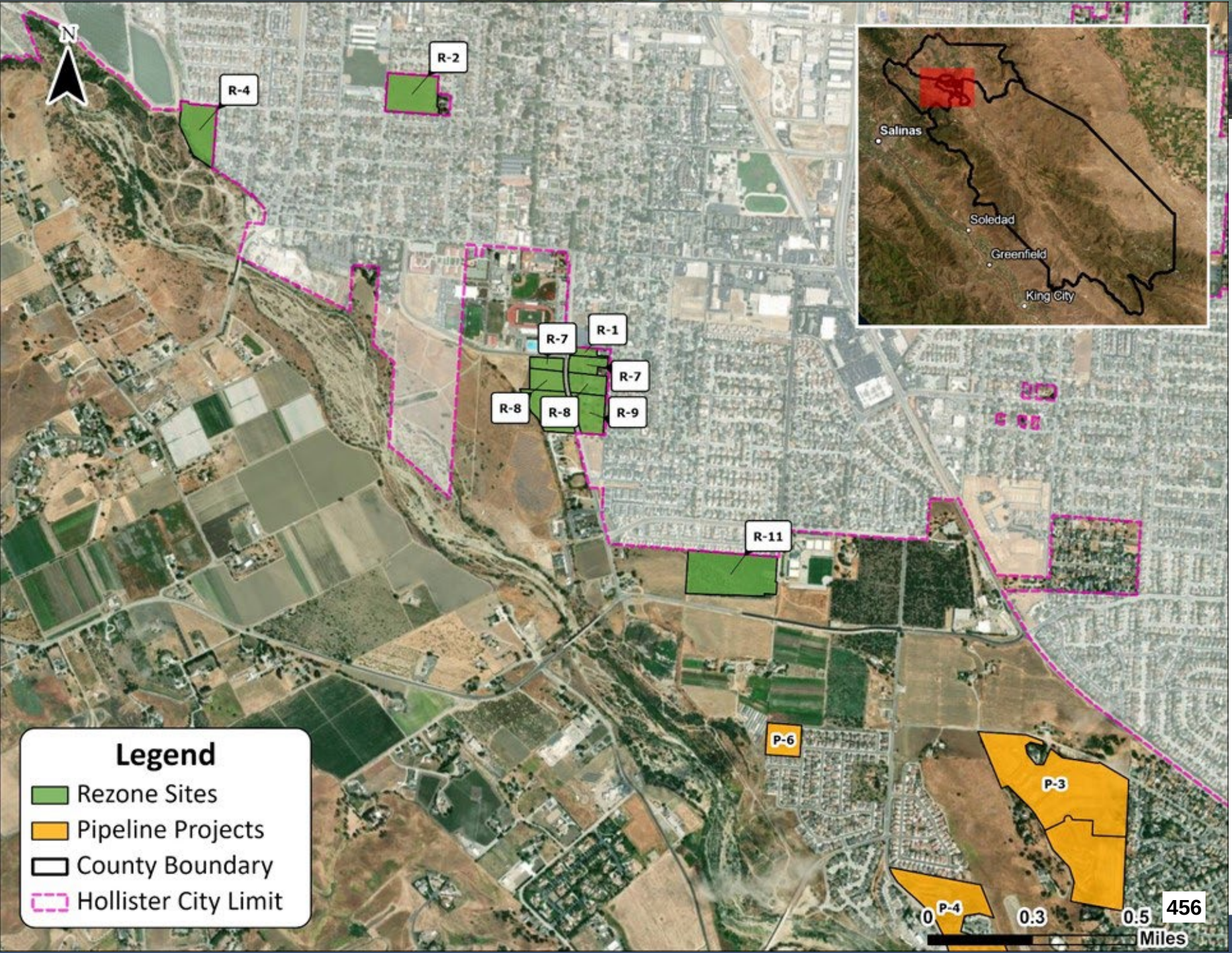
6th Cycle Housing Element Sites Inventory Map

Residential High
Rezone: 20-45
du/acre



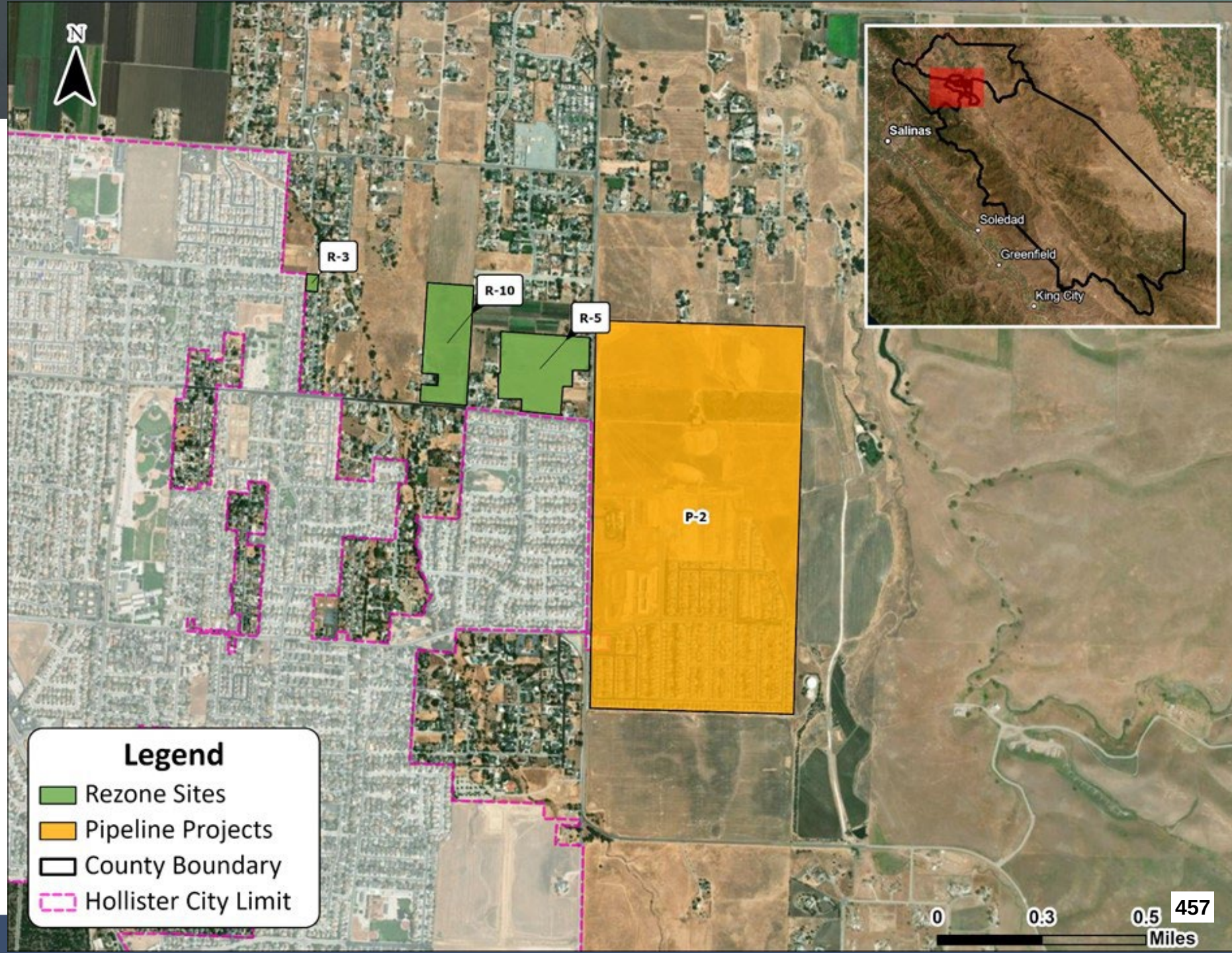
6th Cycle Housing Element Sites Inventory Map (Southwest)

Residential High
Rezone: 20-45
du/acre



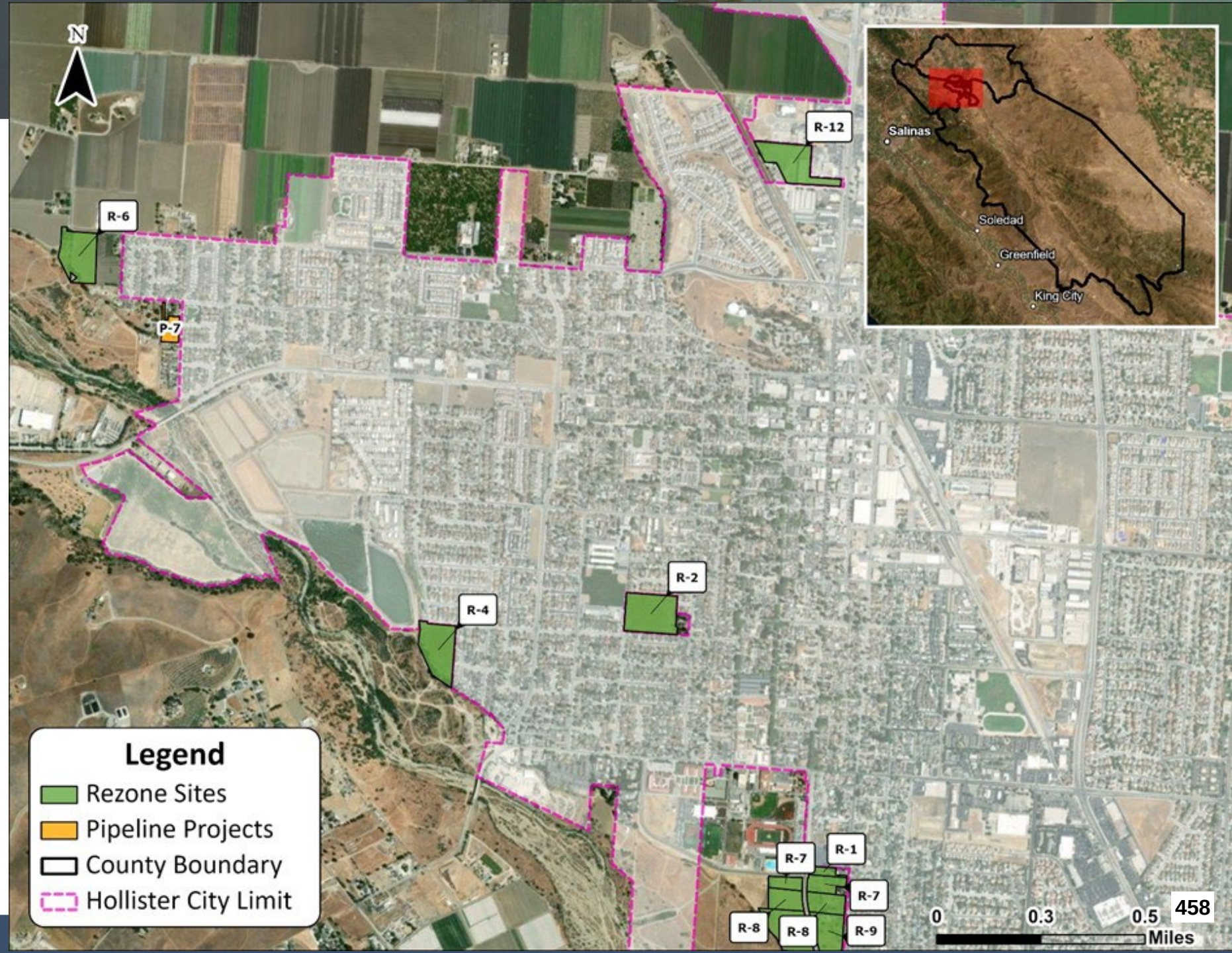
6th Cycle Housing Element Sites Inventory Map (East)

Residential High
Rezone: 20-45
du/acre



6th Cycle Housing Element Sites Inventory Map (Northwest)

Residential High
Rezone: 20-45
du/acre

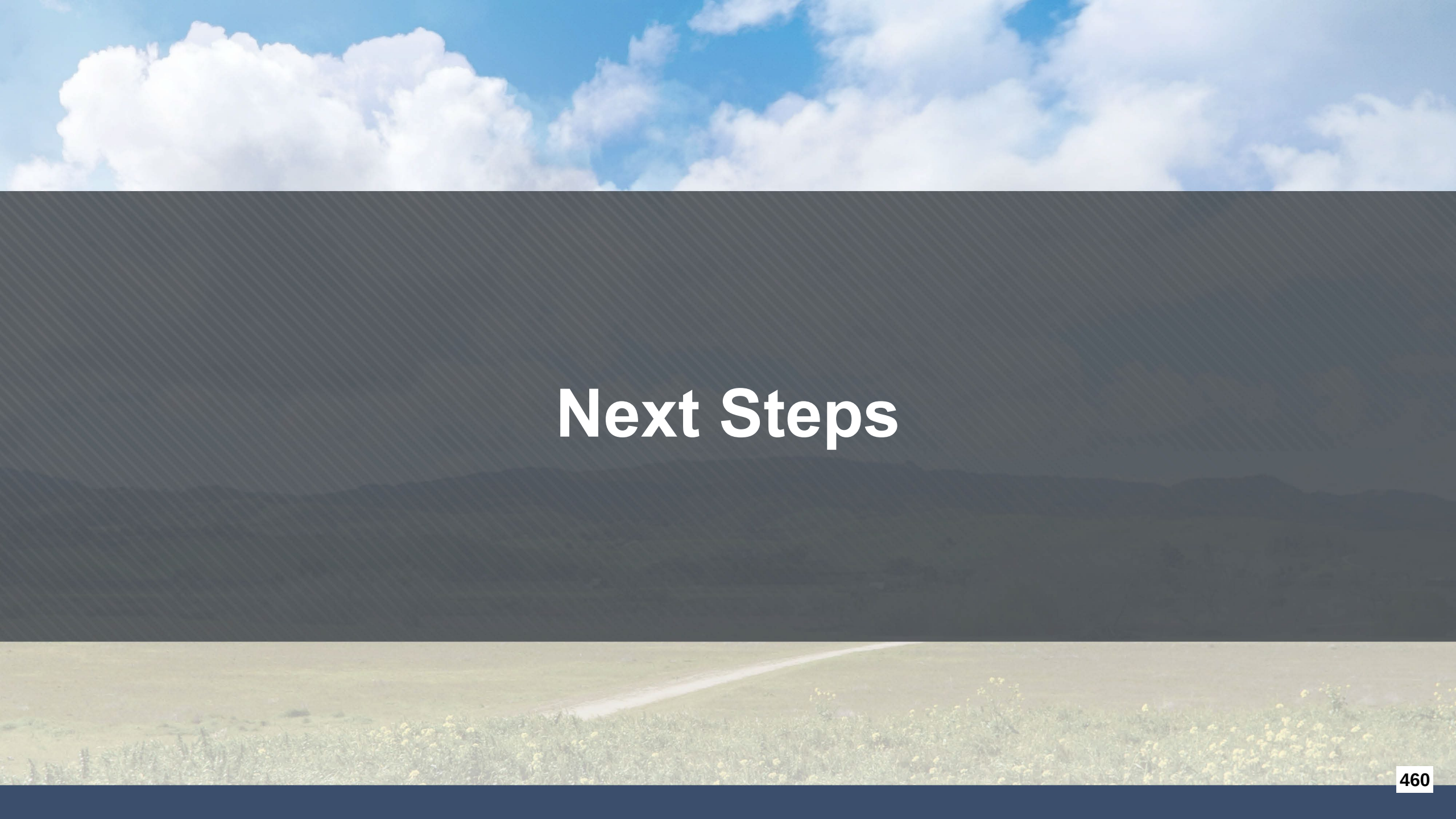




Potential Annexations

- **Per California Government Code § 65584.07:**

- (d)(1) If an annexation of unincorporated land to a city occurs after the council of governments, subregional entity, or the department for areas with no council of governments, has made its final allocation under Section 65584.03, 65584.04, or 65584.06, a portion of the county's allocation may be transferred to the city. The city and county may reach a mutually acceptable agreement for transfer of a portion of the county's allocation to the city, which shall be accepted by the council of governments, subregional entity, or the department, whichever allocated the county's share.



Next Steps



Next Steps

- On April 1, 2025, HCD found that the County's 6th Cycle Housing Element "**meets the statutory requirements**" of State Housing Element Law (Gov. Code, § 65580 et seq).
- However, the Housing Element cannot be **certified** until the County completes **rezones** to accommodate the County's RHNA pursuant to Government Code section 65583.2, subdivisions (h) and (i).
- The Housing Element will be certified when it is **adopted, rezones have been adopted**, and they're submitted to and approved by HCD, in accordance with Government Code section 65585.

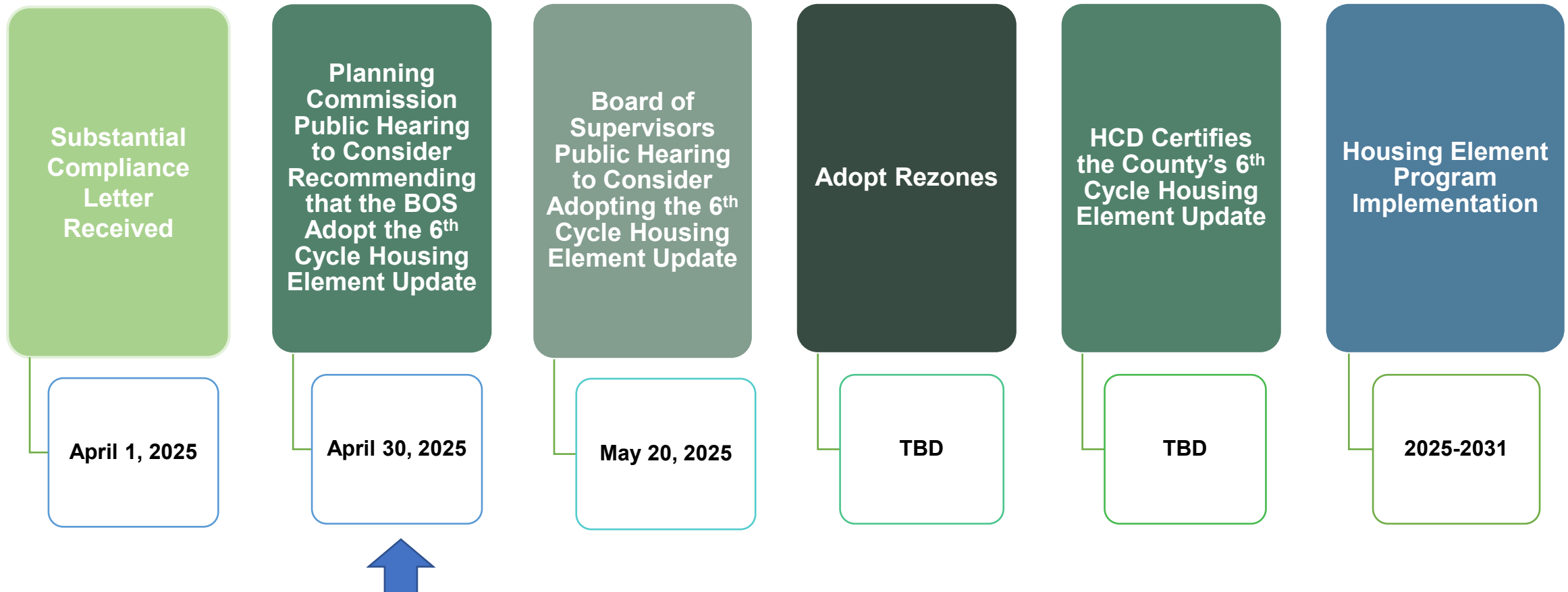


Tonight's Item

- Tonight's Item is a consideration to recommend that the Board of Supervisors adopt the 6th Cycle Housing Element only.
- Initiation of the proposed rezone actions will be presented to the Board of Supervisors. Subsequent proposed rezone actions will be an item considered at a later time and will require their own public hearings.
- Adoption of the 6th Cycle Housing Element is a necessary step to achieve certification.
- Certification of the 6th Cycle Housing Element will remove the ability to utilize the "Builder's Remedy" which will strengthen local control over development matters.
- Certification of the 6th Cycle Housing Element will continue to allow the County to be eligible for essential funding sources such as CDBG



Next Steps Timeline





Recommendation



Recommendation

Staff recommends that the Planning Commission do the following:

1. Conduct a public hearing;
2. Review any written and oral comments;
3. Approve Resolution recommending approval of REF250001 to the Board of Supervisors; and
4. Direct staff to forward REF250001, to the Board of Supervisors for consideration on May 20th, 2025.



Discussion

Staff is available to answer questions.

The Final Draft Document is available on the County's website at:

<https://tinyurl.com/SanBenitoCountyHousingElement>



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

**Vincent
Ringheden**
District No. 1

**Richard
Way**
District No. 2

**Robert
Scagliotti**
District No. 3
- Vice-Chair

**Robert
Gibson**
District No. 4
- Chair

**Bobbie
Thomason**
District No. 5

Item Number: 5.2

MEETING DATE: 04/30/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Stephanie Reck

SUBJECT:

RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING -

Review and adopt the attached resolution that recommends the Board of Supervisors add chapter 21.04 (Local Tenant Preference) to Title 21 (Building and Engineering) of the San Benito County Code. The attached proposed draft ordinance includes sections 21.04.001 (Purpose), 21.04.002 (Scope), 21.04.003 (Preferences), 21.04.004 (Implementation of Preference Policy), 21.04.005 (Limitations), and 21.04.006 (Regulations).

SBC FILE NUMBER: 790

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

The County of San Benito is experiencing significant growth and densification through ongoing development of pipeline projects, most of which is, and will continue to be, located in rural-urban interface areas adjacent to existing municipal services.

The County of San Benito Board of Supervisors developed a Housing Policy Reform Ad-Hoc Committee during a regularly scheduled meeting on February 11th, 2025, and assigned Supervisor Zanger and Supervisor Velazquez to work with staff to, among other housing policy reform, develop a local tenant preference.

The County of San Benito has the authority to adopt a Local Tenant Preference subject to the Local Tenant Preferences to Prevent Displacement Act codified under California Government Code Section 7061 et. Seq. created a statewide policy supporting access to housing that assists lower-income individuals residing in neighborhoods and communities experiencing significant displacement pressures and gentrification due to rapid growth or increasing housing process in avoiding displacement, and further permits the low-income housing tax credit program and tax-exempt bonds qualified residential

rental properties under subsection (d) of Section 142 of the Internal Revenue Code used to create and preserve affordable housing to be used to support access to housing that would allow households facing or at risk of displacement to remain in the community.

The local tenant preference will apply to displaced households, neighborhood residents of a project, and San Benito County residents and workers. The local tenant preference will apply to all projects that result in four (4) or more detached units, projects that restrict occupancy to occupancy by sale or rent to lower-income households, projects that receive development assistance from the County for new construction or substantial rehabilitation, and any affordable units produced pursuant to County code Chapter 21.03 Affordable Housing Regulations

The tenant preferences established by the Planning Commission recommendation to the Board of Supervisors are intended to support access to housing for all local residents and workers of the County of San Benito.

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

Yes

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

Yes

STRATEGIC PLAN GOALS: 3. Technology

No

STRATEGIC PLAN GOALS: 4. Community Engagement

No

STRATEGIC PLAN GOALS: 5. Health & Safe Community

Yes

STAFF RECOMMENDATION:

Staff recommends the Planning Commission review and adopt the resolution recommending the Board of Supervisors adopt an ordinance to add chapter 21.04 (Local Tenant Preference) to Title 21 (Building and Engineering) of the San Benito County Code, including sections 21.04.001 (purpose), 21.04.002 (Scope), 21.04.003 (Preferences), 21.04.004 (Implementation of Preference Policy), 21.04.005 (Limitations), and 21.04.006 (Regulations).

ATTACHMENTS:

[New Chapter 21.04 Local Tenant Preference](#)

[PC Resolution](#)

[BOS Ordinance - 21.04 Local Tenant Preference](#)

[Free Lance Notice](#)

Chapter 21.04 Local Tenant Preference

- 21.04.001 Purpose**
- 21.04.002 Scope**
- 21.04.003 Preferences**
- 21.04.004 Implementation of Preference Policy**
- 21.04.005 Limitations**
- 21.04.006 Regulations**

21.04.001 - Purposes.

(A) The purposes of the San Benito County local tenant preference policy for affordable housing units are to:

1. Remedy or mitigate potential displacement and gentrification impacts of development activities in the County;
2. Provide an opportunity for existing San Benito County residents to afford the housing provided in the County and stay in San Benito and benefit from the impacts of the County's community development efforts;
3. Encourage neighborhood stability by providing a means for residents who have been active in a community to remain in the community in the face of increasing market rate rents and housing prices;
4. Provide opportunities for neighborhood residents that are living in inadequate housing conditions to move into quality affordable housing units without leaving the community, and
5. Preserve existing residents' continued ties to established community institutions and services, including schools, after school programs, community businesses, community centers, and health care providers.

(B) Further purposes of this section are to:

1. Encourage households residing or working in San Benito to live near their workplaces, avoiding the negative environmental and traffic impacts of commuters traveling long distances between their jobs and their residences;
2. Encourage businesses located in San Benito to take advantage of the affordable housing opportunities available to their workers;
3. Mitigate the effects of displacement, and
4. Achieve the important public purpose of increasing opportunities for displaced residents to return to their community in the face of reduced availability for affordable rental and for-sale housing.

21.040.002 - Scope.

This policy shall apply to all residential units in housing projects in the County of San Benito that meet any of the following criteria:

1. The project has four (4) or more attached or detached units, including mixed-use housing projects.
2. The units are restricted as affordable housing to occupancy by or sale or rent to extremely low-, very low-, low-, and/or moderate-income households at a restricted rent or sales price.
3. The project receives development assistance from the County for new construction or substantial rehabilitation. For purposes of this paragraph, "development assistance" means a grant, below-market rate loan, deferred loan, waived fees, deferred impact fees, or a below-market rate lease or sale of real property, and "substantial rehabilitation" means rehabilitation with a level of County development assistance that exceeds twenty-five percent (25%) of the project's after-rehabilitated market value.
4. The development assistance was approved by the Board of Supervisors, Planning Commission, or the Planning Director (or Director of the Resource Management Agency, or equivalent) when authority has been delegated, after the adoption of this Chapter.
5. Any affordable units produced pursuant to San Benito County Code Title 21.03 Affordable Housing Regulations.

21.04.003 - Preferences.

Owners and developers of housing projects covered by this policy, along with their management agents, retain discretion in the selection of eligible renters, within the following parameters: When multiple rental applications exist, preference shall be given, as applicable, to the following applicants for affordable housing units:

1. *Preference to displaced households.* For purposes of this Section, a "displaced household" means a household in which a least one adult member has been displaced from a housing unit in San Benito County based on any of the following:
 - a. County code enforcement activities, if the displacement occurred at no fault of the tenant and within one year prior to the date of application. This preference does not apply to individuals displaced due to their own direct violation of County code.
 - b. Involuntarily displaced due to natural disasters, if the displacement has occurred within one year prior to the date of the application.
 - c. Homeless and spending more than 6-months supported by the San Benito County HOME Resource Center and participating in housing navigation, employment development, and other services offered.

- d. A County-sponsored or County-assisted development project, if the displacement has occurred within one year prior to the date of application.
 - e. A "no fault" eviction from a rental unit in San Benito County, if the eviction was completed eight (8) years or less prior to the date of application.
 - i. For purposes of this paragraph, a "no fault" eviction means an eviction that is evidenced by an eviction notice from the property owner that does not state cause and that gives the tenant thirty (30) days or longer notice to vacate the unit; a "no fault" eviction shall include, but not be limited to those listed in under California Civil Code § 1946.2(b)(2), but shall not be limited only to evictions from units that are covered by any of the above laws. This preference shall apply to the initial rental or sale of a project unit and any subsequent rental or sale of a unit during the applicable affordability period established by the County.
2. *Preference to neighborhood residents.* For purposes of this Section, a "neighborhood resident" means a household with at least one adult member whose principal place of residence on the date of application is either within the county District where the project is located or within a one-mile radius of said project. Residency must be sufficiently established, as determined by the County, with valid third-party documentation, which may include, but is not limited to, a bona fide lease agreement; a current California driver's license or identification card listing the street address, not a post-office box; a current California vehicle registration card; or current gas, electric, or water bill showing the applicant's name and street address. This preference shall apply to thirty percent (30%) of all units in the project. This preference shall apply to the initial rental or sale of a project unit and for the term of affordability of a project, as defined in Section 21.03.010(F) of the San Benito County Code.
3. *Preference to San Benito County residents and San Benito County workers.* For purposes of this Section, a "San Benito County resident" means a household with at least one adult member whose principal place of residence on the date of application is within the County of San Benito. A "San Benito County worker" means a household with at least one adult member who is employed by an employer located within the County of San Benito, owns a business located within the County of San Benito, or participates in an education or job training program located within the County of San Benito. Residency and work within the county must be sufficiently established, as determined by the County, with valid third-party documentation at the time of their application. Example residency documents include a bona fide lease agreement; a current California driver's license or identification card listing the street address, not a post-office box; a current California vehicle registration card; or recent gas, electric, or water bill showing the applicant's name and street address. Example work documents include third-party documents showing the Applicant's primary worksite is within San Benito County and that the applicant is employed by the business, such as paycheck stubs, tax returns, or a

signed verification form. Self-employed Applicants shall provide evidence of the operation of a business located within the County, with local permits or licenses as required. This preference shall apply to the initial rental or sale of a project unit and for the term of affordability of a project, as defined in Section 21.03.010(F) of the San Benito County Code. Additional weight shall be given to preferences to San Benito County residents and workers who:

- a. Spend more than 50% of their current income on rent or other household costs.
- b. Have children who attend a school located within San Benito County or part of a San Benito County School District.
- c. Are agricultural employees or farm laborers.
- d. Are San Benito County workers.

21.04.004 - Implementation of Preference Policy.

Although the project owner, through its management agent, shall have the primary responsibility to qualify applicants and determine eligibility for any of the above preferences, the County may set qualification standards and verify eligibility for any of the above preferences, if the County so chooses. This preference policy shall be included as a term in the regulatory agreement, affordability agreement, or other agreement between the County and the project developer.

21.04.005 - Limitations.

(A) This preference policy shall not require owners to approve applicants who are otherwise not qualified for renting or purchasing the unit.

(B) This preference policy shall be non-durational, i.e., there shall be no minimum time period for residency or employment to qualify for the preference.

(C) This preference policy shall be applied only if and to the extent that other funding sources for the project do not prohibit the preference.

(D) This preference policy shall be applied only if and to the extent that the policy does not violate applicable law.

21.04.006 - Regulations.

The County Administration Officer or his/her designee(s) is hereby authorized to issue rules and regulations implementing the preference policy consistent with this article.

BEFORE THE PLANNING COMMISSION OF THE COUNTY OF SAN BENITO

RESOLUTION NO. 2025-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF SAN BENITO, CALIFORNIA, RECOMMENDING THE BOARD OF SUPERVISORS ADD CHAPTER 21.04 LOCAL TENANT PREFERENCE TO TITLE 21 BUILDING AND ENGINEERING OF THE SAN BENITO COUNTY CODE.

WHEREAS the County of San Benito is experiencing significant growth and densification through ongoing development of pipeline projects, most of which are, and will continue to be, located in rural-urban interface areas adjacent to existing municipal services; and

WHEREAS the County of San Benito has a higher Area Median Income of \$140,200 in relation to the neighboring jurisdictions of the County of Santa Cruz at \$132,800, the County of Monterey at \$103,200, and the Counties of Fresno and Merced at \$87,900, according to the California Department of Housing and Community Development (HCD's) 2024 State Income Limits; and

WHEREAS although historically small, the County of San Benito's population is quickly growing. As of 2021 the population is 63,329 individuals. According to the population growth forecast conducted by the Association of Monterey Bay Area Governments (AMBAG), the County is predicted to grow by 18,435 individuals or 29.6 percent from 2020 to 2040. The County of San Benito as a whole is projected to grow at a rate over three times greater than Monterey and Santa Cruz counties and significantly greater than the AMBAG region as a whole; and

WHEREAS the County of San Benito Board of Supervisors developed a Housing Policy Reform Ad-Hoc Committee during a regularly scheduled meeting on February 11th, 2025, and assigned Supervisor Zanger and Supervisor Velazquez to work with staff to, among other housing policy reform, develop a local tenant preference; and

WHEREAS staff presented a draft local tenant preference to the Housing Policy Reform Ad-Hoc Committee on April 10th, 2025. The draft ordinance applies a local tenant preference to affordable housing units produced in the County of San Benito to remedy or mitigate potential displacement and gentrification impacts of development and other displacement activities and to provide an opportunity for existing San Benito County residents to afford the housing provided in the County; and

WHEREAS the local tenant preference will apply to displaced households, neighborhood residents of a project, and San Benito County residents and workers. The local tenant preference will apply to all projects that result in four (4) or more detached units, projects that restrict occupancy to occupancy by sale or rent to lower-income households, projects that receive development assistance from the County for new construction or substantial rehabilitation, and any affordable units produced pursuant to County code Chapter 21.03 Affordable Housing Regulations; and

WHEREAS a preference for households displaced by county code enforcement activities, public projects, or no-fault evictions, in the selection of applicants for affordable housing is necessary to mitigate the effects of displacement and the loss of housing, and achieve the important public purpose of increasing opportunities for displaced residents to continue to live in the County of San Benito in the face of increasing prices for housing and rental stock; and

WHEREAS staff were directed to bring the draft local tenant preference to the Planning Commission for review and recommendation for adoption to the Board of Supervisors; and

WHEREAS, the County of San Benito Planning Commission finds that a decent home and suitable living environment for County residents is a priority of the highest order; this priority conforms to state and federal policies. The county's fundamental goal is to achieve a balanced community with housing available for persons of all economic levels, households facing or at risk of displacement so they can remain in their communities in the County of San Benito; and

WHEREAS the tenant preferences established by this Planning Commission recommendation to the Board of Supervisors are intended to support access to housing for all local residents and workers of the County of San Benito; and

WHEREAS the Local Tenant Preferences to Prevent Displacement Act codified under California Government Code Section 7061 et. Seq. created a statewide policy supporting access to housing that assists lower-income individuals residing in neighborhoods and communities experiencing significant displacement pressures and gentrification due to rapid growth or increasing housing process in avoiding displacement, and further permits the low-income housing tax credit program and tax-exempt bonds qualified residential rental properties under subsection (d) of Section 142 of the Internal Revenue Code used to create and preserve affordable housing to be used to support access to housing that would allow households facing or at risk of displacement to remain in the community; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby finds that the amendments to the ordinance do not have the potential for causing a significant effect on the environment, and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA, as provided in the “common sense” exemption set forth in CEQA Guidelines § 15061 (b)(3); and

BE IT FURTHER RESOLVED the Planning Commission recommends that the County Board of Supervisors adopt the ordinance set forth in “**Attachment “A,”**” which contains the recommended addition to Title 21 (Building and Engineering) Chapter 21.04 (Local Tenant Preference).

PASSED AND ADOPTED by the San Benito County Planning Commission, State of California, at its special meeting held on April 30th, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Richard Way, Chair
San Benito County Planning Commission

ATTEST:

M. Abraham Prado, Assistant Director of Planning and Building
Resource Management Agency of San Benito County

ATTACHMENT “A”

CHAPTER 21.04 Local Tenant Preference

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BENITO

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BENITO TO ADD CHAPTER 21.04 LOCAL TENANT PREFERENCE TO TITLE 21 BUILDING AND ENGINEERING OF THE SAN BENITO COUNTY CODE.

WHEREAS the County of San Benito is experiencing significant growth and densification through ongoing development of pipeline projects, most of which is, and will continue to be, located in rural-urban interface areas adjacent to existing municipal services; and

WHEREAS the County of San Benito has a higher Area Median Income of \$140,200 in relation to the neighboring jurisdictions of the County of Santa Cruz at \$132,800, the County of Monterey at \$103,200, and the Counties of Fresno and Merced at \$87,900, according to the California Department of Housing and Community Development (HCD's) 2024 State Income Limits; and

WHEREAS although historically small, the County of San Benito's population is quickly growing. As of 2021 the population is 63,329 individuals. According to the population growth forecast conducted by the Association of Monterey Bay Area Governments (AMBAG), the County is predicted to grow by 18,435 individuals or 29.6 percent from 2020 to 2040. The County of San Benito as a whole is projected to grow at a rate over three times greater than Monterey and Santa Cruz counties and significantly greater than the AMBAG region as a whole; and

WHEREAS the County of San Benito Board of Supervisors developed a Housing Policy Reform Ad-Hoc Committee during a regularly scheduled meeting on February 11th, 2025, and assigned Supervisor Zanger and Supervisor Velazquez to work with staff to, among other housing policy reform, develop a local tenant preference; and

WHEREAS staff presented a draft local tenant preference to the Housing Policy Reform Ad-Hoc Committee on April 10th, 2025. The draft ordinance applies a local tenant preference to affordable housing units produced in the County of San Benito to remedy or mitigate potential displacement and gentrification impacts of development and other displacement activities and to provide an opportunity for existing San Benito County residents to afford the housing provided in the County; and

WHEREAS the local tenant preference will apply to displaced households, neighborhood residents of a project, and San Benito County residents and workers. The local tenant preference will apply to all projects that result in four (4) or more detached units, projects that restrict occupancy to occupancy by sale or rent to lower-income households, projects that receive development assistance from the County for new construction or substantial rehabilitation, and any affordable units produced pursuant to County code Chapter 21.03 Affordable Housing Regulations; and

WHEREAS a preference for households displaced by county code enforcement activities, public projects, or no-fault evictions, in the selection of applicants for affordable housing is necessary to mitigate the effects of displacement and the loss of housing, and achieve the important public purpose of increasing opportunities for displaced residents to continue to live in the County of San Benito in the face of increasing prices for housing and rental stock; and

WHEREAS the Planning Commission of the County of San Benito recommended the addition of Chapter 21.04 Local Tenant Preference of Title 21 Building and Engineering of the County Code during a duly noticed public hearing at a special meeting of the Planning Commission on April 30th, 2025; and

WHEREAS, the County of San Benito County Board of Supervisors finds that a decent home and suitable living environment for County residents is a priority of the highest order; this priority conforms to state and federal policies.

WHEREAS the tenant preferences established by this ordinance are intended to support access to housing for all local residents and workers of the County of San Benito; and

WHEREAS the Local Tenant Preferences to Prevent Displacement Act codified under California Government Code Section 7061 et. Seq. created a statewide policy supporting access to housing that assists lower-income individuals residing in neighborhoods and communities experiencing significant displacement pressures and gentrification due to rapid growth or increasing housing process in avoiding displacement, and further permits the low-income housing tax credit program and tax-exempt bonds qualified residential rental properties under subsection (d) of Section 142 of the Internal Revenue Code used to create and preserve affordable housing to be used to support access to housing that would allow households facing or at risk of displacement to remain in the community; and

NOW THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BENITO ORDAINS AS FOLLOWS:

Section 1. Findings. The Board of Supervisors hereby makes the findings and declarations, as more fully set forth in **Exhibit “A”** attached hereto and incorporated herein by this reference as though fully set forth in this document, with regard to the following:

- A. Consistency with 2035 San Benito County General Plan.
- B. Protection of the public health, safety, and welfare.
- C. Amendments not subject to the California Environmental Quality Act (CEQA).

Section 2. Chapter 21.04 is hereby added to the San Benito County Code Title 21 Building and Engineering, as set forth in **Exhibit “B”** attached hereto and incorporated herein by this reference as though fully set forth in this document.

Section 3. Severability. If any provision of this ordinance, or the application thereof to any person or circumstance, is held invalid, such invalidity shall not affect other provisions which can be given effect without the invalid provision. The Board of Supervisors declares it would have adopted this ordinance irrespective of the invalidity of any portion thereof.

Section 4. Effective Date and Publication. This ordinance shall take effect thirty (30) days after its adoption. The Clerk of the Board is hereby directed to publish a summary of the ordinance within fifteen (15) days after passage in accordance with applicable law.

Adopted in regular session of the Board of Supervisors of the County of San Benito on this 20th day of May 2025, on regular roll call of the members of said Board by the following vote:

AYES: Supervisor(s)
NOES: Supervisor(s)
ABSTAIN: Supervisor(s)
ABSENT: Supervisor(s)

By: _____
Kollin Kosmicki
Chair, Board of Supervisors

ATTEST:

By: _____
Vanessa Delgado
Clerk of the Board

APPROVED AS TO LEGAL FORM:
By: _____
David Prentise
County Counsel

EXHIBIT “A” FINDINGS AND DETERMINATIONS

A. **Consistency with 2035 San Benito County General Plan and 2014-2023 Housing Element.**

Local zoning and land use regulatory ordinances must be consistent with the general plan. (Gov. Code § 65860 (a).) The 2035 San Benito County General Plan establishes Guiding Principles, Goals, Policies, Standards, and Implementation Measures, including the following:

1. Principles:

- a) Ensure a full range of housing options are available to accommodate residents of all income levels and life situations.
- b) Balance housing growth with employment growth in order to provide local, affordable housing choices so people can live and work in the county.
- c) Expand and diversify the local economy by supporting businesses, supporting jobs for the diverse population, and capitalizing on the county’s natural and human resources.
- d) Support existing and established new local businesses that are based on industries that are innovative, technology-based, and sustainable.

2. Goals and Policies:

- a) Goal LU-1 To maintain San Benito County’s rural character and natural beauty while providing areas for needed future growth.
- b) Policy LU-1.1 *Countywide Development*. The County shall focus future development in areas around cities where infrastructure and public services are available, within existing unincorporated communities, and within a limited number of new communities.
- c) Goal LU-3 To ensure the long-term preservation of the agricultural industry, agricultural support services, and rangeland resources by protecting these areas from incompatible urban uses and allowing farmers to manage their land and operations in an efficient, economically viable manner.
- d) Policy LU-3.2 *Agricultural Integrity and Flexibility*. The County shall protect the integrity of existing agricultural resources, and provide for flexibility and economic viability of farming and ranching operations.
- e) Goal LU-4 To encourage variety in new unincorporated residential development while also providing incentives for clustered residential as a means to protect valuable agricultural and natural resources.
- f) Policy LU-4.1 *Housing Stock Diversity*. The County shall encourage a balance of housing types, locations, and price ranges within the county to accommodate a variety of families from all socio-economic backgrounds.
- g) Policy LU-4.4 *Multifamily Residential*. The County shall encourage, where feasible, multifamily housing to be located within walkable mixed-use neighborhoods
- h) Goal LU-5 To promote the development of regional, thoroughfare, and locally-serving commercial uses at key opportunities sites in the unincorporated county.
- i) Policy LU-5.8 *Live-Work Development*. The County shall encourage mixed-use developments to include live-work floor plans for residents who desire office, commercial, or studio space adjacent to their living space.
- j) Goal ED-1 To sustain the long-term economic wellbeing of the county by promoting economic sustainability and diversification.

- k) Policy ED-1.2 *Jobs/Housing Balance*. The County shall strive to improve the housing balance countywide by providing sufficient employment-based land uses.
- l) Goal ED-2 To support and promote the retention and expansion of existing businesses within the county
- m) Policy ED-2.1 *Business Expansion*. The County shall encourage local and regional businesses to expand their operations, increase their employment opportunities, and increase their competitiveness in the regional market.
- n) Goal ED-6 To improve the skills of the existing, local workforce in order to attract new investment and ensure future economic growth.
- o) Policy ED-6.1 *Workforce Education and Training Promotion*. Training Promotion The County shall support programs that educate the local workforce on: conventional, productive, sustainable, and organic agriculture concepts.
- p) Policy ED-6.2 *Workforce Training*. The County shall support workforce training opportunities by expanding vocational job training programs, encouraging private vocational training.
- q) Policy ED-6.4 *Local Agricultural Relationship Encouragement*. The County should facilitate relationships between existing agricultural-related companies, Gavilan College, high school agricultural programs, and venture capital organizations.
- r) 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.
- s) Policy 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.
- t) Policy HOU-1C. The County shall annually review and expand ongoing housing and related programs that are currently in place within the County.
- u) Policy HOU-1D. The County shall encourage employers developing large projects to provide housing opportunities for their employees on-site or off-site.
- v) Policy HOU-1E. The County shall promote a —fair share of well-designed affordable and varied housing.
- w) Policy 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.
- x) Policy 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.
- y) Policy 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.
- z) 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.
- aa) Policy 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.
- bb) Policy HOU-2B The County shall continue to approve developments that provide housing for all income groups where consistent with the County Housing Element.
 - cc) Policy 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.
 - dd) Policy 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.
 - ee) Policy HOU-2F The County shall assist and cooperate with nonprofit housing development corporations and self-help housing sponsors.
 - ff) Policy HOU-2H The County shall cooperate with and seek the advice developers, institutions, builders, financial community groups, nonprofit agencies, and interested citizens on housing needs and the solutions to housing problems.
 - gg) Policy HOU-2J The County shall review homeless needs and participate in coordinated programs to meet identified needs.
 - hh) Policy 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.
 - ii) 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.
 - jj) Policy HOU-3A The County shall continue rehabilitation of substandard residential units using federal and state subsidies for low and moderate-income households.
 - kk) Policy 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.
 - ll) Policy HOU-3C The County shall continue to require the replacement of unsafe or dilapidated housing units.
 - mm) 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.
 - nn) Policy 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.
 - oo) Goal C-1 To provide an adequate road system that is safe, efficient, reliable, and within the County's ability to finance and maintain.
 - pp) Policy C-1.5 *Mitigating Transportation Impact*. The County shall assess fees on all new development to ensure new development pays its fair share of the costs for new and expanded transportation facilities.
 - qq) Goal AD-3 To provide a clear framework for the ongoing administration, maintenance, and implementation of the San Benito County 2035 General Plan.
 - rr) Policy AD-3.5 *Ordinance Consistency*. The County shall maintain all applicable County ordinances and regulations to ensure their consistency with the adopted 2035 General Plan.

3. Implementation Programs:

- a) LU-F *Clustered Residential Program*. The County shall periodically review and update the Clustered Residential Program to identify additional incentives to encourage any new residential development proposals in rural areas to use a cluster design in order to preserve the maximum amount of agricultural and open-space land.
- b) LU-G *Transfer of Development Credit Program*. The County shall periodically review and update the voluntary Transfer of Development Credit (TDC) program as an incentive to preserve farmland and focus future development away from the most productive farmland.
- c) ED-H: *New and Existing Business Support*. The County shall identify and develop financial incentives to attract new investment and support existing local businesses, particularly small locally-owned businesses. This should include pursuing funding for entrepreneurial entities, including private and venture capital funding; and supporting investment within Enterprise Zones.
- d) 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. The County adopted Ordinance No. 1095 on September 12th, 2023, amending Chapter 21.03 of the San Benito County Code to implement this program.
- e) 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.
- f) 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.
- g) 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.
- h) 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.
- i) HOU-4-5 *Ensure promotion of County deed-restricted affordable units throughout the community, at large*.
- j) AD-H *Ordinance Consistency*. The County shall review and amend, as necessary, applicable ordinances and regulations to ensure consistency with the 2035 General Plan. These shall include at a minimum the following: Zoning Ordinance, Subdivision Ordinance, Building and Engineering Regulations, Land Use and Environmental Regulations, and Traffic Regulations

B. **Protection of the public health, safety, and welfare.** Pursuant to Article XI, section 7, of the California Constitution, the County of San Benito ("County") may adopt and enforce

ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens. Pursuant to the Planning and Zoning Law, Government Code section 65800, the Board of Supervisors may adopt ordinances to regulate the use of land as between industry, business, residences, open space, including agriculture and other uses, and for other purposes (Gov. Code § 65850). As set forth in San Benito County Code section 21.01.002, The purpose of Title 21 is to safeguard persons and property within the county by establishing minimum standards for building construction, including the installation of plumbing and electrical systems, and to safeguard life, health, safety and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the county.

The Board of Supervisors finds and determines that addition of Chapter 21.04 to Title 21 Building and Engineering Code are necessary and appropriate for the protection and promotion of the public health, safety, and welfare and quality of life, while allowing for additional economic development that would not be in conflict with other provisions of law. All existing affordable housing development will function in a manner that continues to benefit the residents of San Benito County.

C. Amendments not subject to the California Environmental Quality Act (CEQA)

The Board of Supervisors hereby finds that the adoption of additions to Title 21 of the San Benito County Code does not require additional analysis under the California Environmental Quality Act (CEQA) on the basis of the following:

1. On July 21st, 2015, the San Benito County Board of Supervisors certified the adoption of a programmatic Environmental Impact Report (EIR) for the adoption of the 2035 San Benito County 2035 General Plan by the adoption of Resolution No. 2015-58.
2. No subsequent EIR shall be prepared for a project unless there is substantial evidence in light of the whole record that one or more of the circumstances set forth in CEQA Guidelines § 15162 (a)(1) – (3) have been determined to have occurred.
3. The Board of Supervisors further finds that adoption of amendments to Chapter 21.03 of the San Benito County Code (Affordable Housing Regulations) by Ordinance No. 951 on October 25, 2016, was accompanied by the adoption of an addendum to the 2035 San Benito County General Plan Programmatic EIR, which is equally applicable to the current addition of Chapter 21.04 for the reasons more fully set forth in the Addendum to Final EIR No. 2011111016 dated July 2016, with said addendum adopted by the Board of Supervisors at its meeting on October 25, 2016, and incorporated herein by reference.
4. The 2035 San Benito County 2035 General Plan includes Principles, Goals, Policies, Standards, Programs, and Implementation Measures, including but not limited to those listed in Section (A), above, giving direction for the addition of the local tenant preference ordinance for consistency with the General Plan. The 2014-2023 Housing Element provides local strategies for addressing state and local housing needs. The purpose The San Benito County 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.

5. This building and engineering code addition is intended as a programmatic level implementation measure to be consistent with and effectuate the Principles, Goals, Policies, Standards, Programs and Implementation measures set forth in the 2035 San Benito County General Plan and the 2014-2023 Housing Element, the potential significant environmental effects of which are fully analyzed and evaluated in the EIR certified for its adoption. The building and engineering code addition is not for any location-specific property or project, nor would it have any impacts peculiar to any specific parcel or project.
6. The addition, reorganization, and recodification of the San Benito County Building and Engineering Code, San Benito County Code Title 21 Chapter 04 Local Tenant Preference as adopted in this Ordinance does not change the use or intensity of any zoning district designated as applied to any parcel of land in the County of San Benito, except as mandated by state law with respect to accessory dwelling units, Government Code section 65282.2.
7. In accordance with CEQA Guidelines § 15183, projects that are consistent with development density established by general plan policies for which an EIR has been certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. In this regard, the Board of Supervisors finds:
 - a. There are no environmental effects that are peculiar to a specific project or the parcel on which a project would be located.
 - b. Amendment of the zoning ordinance on a programmatic level to implement the Principles, Goals, Policies, Standards, Programs, and Implementation Measures has no significant effects that were not analyzed in the prior EIR certified for the adoption of the General Plan.
 - c. There are no potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan.
 - d. There is no substantial new information which was not known at the time the EIR was certified that previously identified significant effects would have a more severe adverse impact than discussed in the prior General Plan EIR.
 - e. All feasible mitigation measures identified in the prior General Plan EIR will be undertaken.
8. The addition of Title 21.04 Local Tenant Preference which are the subject of this action are consistent with the 2035 San Benito County General Plan for which an EIR was certified, and are therefore subject to the provisions of 14 C.C.R. § 15183, in that no additional environmental review shall be required.
9. The addition, reorganization, and recodification of the San Benito County Building and Engineering Code, San Benito County Code Title 21 Chapter 04 Local Tenant Preference as adopted in this Ordinance does not have the potential for causing a significant effect on the environment, and it can be seen with certainty that there is no

possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA, as provided in the “common sense” exemption set forth in CEQA Guidelines § 15061 (b)(3).

DRAFT

EXHIBIT “B”

CHAPTER 21.04 Local Tenant Preference

DRAFT

