

Appendix A
Project Rating Scale for Minor Subdivisions

§21.07.045 PROJECT RATING SCALE FOR MINOR SUBDIVISIONS.

- (A) *Mandatory requirements.* A score of zero in any of the following categories will disqualify an application from further consideration. It shall be the applicant's responsibility to provide evidence satisfactory to the county to establish fulfillment of these mandatory requirements.
- (1) *Domestic water supply.* A score of zero shall be given if the project's proposed domestic water supply does not meet minimum county standards for quantity and quality. The San Benito County Environmental Health Department shall make the determination of whether the proposed water supply meets minimum standards.
 - (2) *Wastewater disposal.* A score of zero shall be given if the project does not comply with the Central Coast Basin Plan of the Regional Water Quality Control Board, or meet minimum local standards. The San Benito County Environmental Health Department shall make the determination of whether the proposed sewage disposal system meets minimum standards.
- (B) *Primary requirements.* It shall be the applicant's responsibility to provide evidence satisfactory to the county to establish fulfillment of these primary requirements. Failure to meet any of the primary requirements does not automatically remove the application from consideration. Primary requirements make up approximately 75% of the total points available for applications. A maximum of 64 points may be earned for primary requirements.
- (1) *Grade 1 soils.* Proposed subdivision not located in an area designated as Grade 1 or Class 1 soils as identified by the latest soil survey of San Benito County as prepared by the soil conservation service, or the soils on-site have been determined to be grade 2 or less from an on-site soils test performed by a soils engineer. The soils test shall be peer reviewed by a qualified soils engineer at the expense of the applicant. (12 points)
 - (2) *Flood hazard.*
 - (a) Project completely out of 100-year floodplain. (10 points)
 - (b) Building envelopes outside of 100-year floodplain. (1 point)
 - (3) *Access.* Driveways, roads, and other ingress/egress points meet minimum county standards for access, including, but not limited to, standards for slope, width, length, and right-of-way. (10 points)
 - (4) *Steep slopes.*
 - (a) Site and access roads not located within areas of 30% slopes. (7 points)
 - (b) Building envelopes only outside of 30% slopes. (3 points)
 - (5) *Fire hazard.*
 - (a) Project located within a local response area for fire protection. (6 points)
 - (b) Project located within an area identified as moderate fire hazard. (2 points)

- (6) *Seismic hazard.*
 - (a) Entire project located outside the Alquist-Priolo fault hazard zone. (5 points)
 - (b) Building envelopes located outside Alquist-Priolo fault hazard zone. (1 point)
- (7) *Landslide hazard.*
 - (a) No landslide features located on property. (5 points)
 - (b) Building envelopes outside landslide features. (1 point)
- (8) *Habitat area.* Project not located in an area designated as critical habitat by the U.S. Fish and Wildlife Service (USFWS) or California Department of Fish and Game (CDFG). A habitat assessment may be submitted by a qualified biologist showing that the subject site is not habitat. The habitat assessment shall be peer reviewed by a qualified biologist at the expense of the applicant.
 - (a) Project not located in critical habitat for the California tiger salamander, as identified by the U.S. Fish and Wildlife Service (USFWS). (5 points)
 - (b) Project not located in critical habitat for California red-legged frog, as identified by the U.S. Fish and Wildlife Service. (3 points)
 - (c) Project not located in critical habitat for the San Joaquin kit fox, as identified by the U.S. Fish and Wildlife Service. (1 point)
- (C) *Secondary point categories.* Projects may earn points in the following categories when a benefit to the community can be clearly demonstrated. A maximum of 31 points may be earned in this section.
 - (1) *Water and wastewater systems.*
 - (a) Project connecting to an existing water system and has provided a valid “will-serve” letter. (1 point)
 - (b) Dual distribution systems. i.e., separate delivery systems for potable water and outside irrigation water. (1 point)
 - (c) Wastewater disposal. Project served by a public system or batch plant. (1 point)
 - (2) *Geology and soils.*
 - (a) Depth to groundwater greater than 15 feet. (2 points)
 - (b) Building sites not located within high risk areas for liquefaction. (1 point)
 - (c) Building sites and access roads not located within landslide susceptibility zones 3 or 4. (1 point)
 - (d) Building envelopes and access roads not located within areas greater than 30% slope. (2 points)
 - (e) Total acreage of areas within 30% slopes not counted towards parcel size. (1 point)
 - (f) Grading does not require an initial study and negative declaration. (1 point)

- (3) *Traffic and circulation.*
 - (a) Project located in or proposes a benefit area for traffic impacts. (1 point)
 - (b) Project minimizes access points. (1 point)
 - (c) Project not located in an airport approach or overflight zone. (2 points)
 - (d) Project consistent with airport land use plan. (1 point)
- (4) *Preservation and conservation.*
 - (a) *Agricultural preservation.*
 - 1. Fifty percent or more of project set aside for agricultural preservation. (3 points)
 - 2. Twenty-five percent or more of project set aside for agricultural preservation. (1 point)
 - (b) *Habitat conservation.*
 - 1. Fifty percent or more of project set aside for habitat conservation. (3 points)
 - 2. Twenty-five percent or more of project set aside for habitat conservation. (1 point)
 - (c) *Historic preservation.* Project proposes to conserve historic resources. (1 point)
- (5) *Design.*
 - (a) Avoids impacts to ridgelines. (2 points)
 - (b) Notes on map requiring passive solar orientation. (1 point)
 - (c) Avoids lots with greater than three to one depth ratio, and avoids sharp corners, odd shapes, and other awkward design features. (1 point)
- (6) *Location.*
 - (a) *Sphere of influence.*
 - 1. Project within City of Hollister or City of San Juan Bautista sphere of influence and conforms to city general plan and zoning designations. (3 points)
 - 2. Project within City of Hollister or City of San Juan Bautista planning area and conforms to city general plan and zoning designations. (3 points)
 - (b) Project does not share a common property line with a state designated mineral resource area. (1 point)

§21.07.046 PROJECT RATING SCALE FOR MAJOR SUBDIVISIONS.

- (A) *Mandatory requirements.* A score of zero in any of the following categories will disqualify an application from further consideration. It shall be the applicant's responsibility to provide evidence satisfactory to the county to establish fulfillment of these mandatory requirements.
- (1) *Domestic water supply.* A score of zero shall be given if the project's proposed domestic water supply does not meet minimum county standards for quantity and quality. The San Benito County Environmental Health Department shall make the determination of whether the proposed water supply meets minimum standards.
 - (2) *Wastewater disposal.* A score of zero shall be given if the project does not comply with the Central Coast Basin Plan of the Regional Water Quality Control Board, or meet minimum local standards. The San Benito County Environmental Health Department shall make the determination of whether the proposed sewage disposal system meets minimum standards.
- (B) *Primary requirements.* It shall be the applicant's responsibility to provide evidence satisfactory to the county to establish fulfillment of these primary requirements. Failure to meet any of the primary requirements does not automatically remove application from consideration. A maximum of 138 points can be earned in this section.
- (1) *Grade 1 soils.* Proposed subdivision not located in an area designated as grade 1 or class 1 soils as identified by the latest soil survey of San Benito County as prepared by the soil conservation service, or the soils on-site have been determined to be grade 2 or less from an on-site soils test performed by a soils engineer. The soils test shall be peer reviewed by a qualified soils engineer at the expense of the applicant. (26 points)
 - (2) *Flood hazard.*
 - (a) Project completely out of 100-year floodplain. (22 points)
 - (b) Building envelopes outside of 100-year floodplain. (10 points)
 - (3) *Access.*
 - (a) Driveways, roads, and other ingress/egress points meet minimum county standards for access, including, but not limited to, standards for slope, width, length, and right-of-way. (22 points)
 - (4) *Steep slopes.*
 - (a) Site and access roads not located within areas of 30% slopes. (16 points)
 - (b) Building envelopes only outside of 30% slopes. (6 points)
 - (5) *Fire hazard.*
 - (a) Project located within a local response area for fire protection. (14 points)
 - (b) Project located within an area identified as moderate fire hazard. (4 points)
 - (6) *Seismic hazard.*

- (a) Entire project located outside the Alquist-Priolo fault hazard zone. (10 points)
- (b) Building envelopes located outside Alquist-Priolo fault hazard zone. (2 point)
- (7) *Landslide hazard.*
 - (a) No landslide features located on property. (10 points)
 - (b) Building envelopes outside landslide features. (2 points)
- (8) *Habitat area.* Project not located in an area designated as critical habitat by the U.S. Fish and Wildlife Service (USFWS) or California Department of Fish and Game (CDFG). A habitat assessment may be submitted by a qualified biologist showing that the subject site is not habitat. The habitat assessment shall be peer reviewed by a qualified biologist at the expense of the applicant.
 - (a) Project not located in critical habitat for California tiger salamander, as identified by the U.S. Fish and Wildlife Service. (10 points)
 - (b) Project not located in critical habitat for California red-legged frog, as identified by the U.S. Fish and Wildlife Service. (6 points)
 - (c) Project not located in critical habitat for the San Joaquin kit fox, as identified by the U.S. Fish and Wildlife Service. (2 points)
- (C) *Secondary point categories.* Projects may earn points in the following categories when a benefit to the community can be clearly demonstrated.
 - (1) *Water and wastewater systems.*
 - (a) *Water system.*
 1. Project water system integrated with major public or private water system, e.g. Sunnyslope County water system, City of Hollister water system, San Juan Bautista water system, Tres Pinos County Water District, and the like. (5 points)
 2. Project water system under the jurisdiction of the State Department of Health Services (DHS). (3 points)
 - (b) *Wastewater disposal.*
 1. Water conservation project connects to a public wastewater treatment facility. (5 points)
 2. Project proposes private batch plant for wastewater disposal. (3 points)
 - (c) *Fire suppression.*
 1. *For projects served solely by wells.* Project description states that all new dwellings shall be required to install automatic fire sprinkler system with alarm plus appropriately sized water tank. (3 points)
 2. *For projects connected to existing municipal water system.* Project description states that all new dwellings shall be served by hydrant/hydrant system. (3 points)

3. *For projects served by San Felipe water distribution system.* Project description states that that all new dwellings shall be served by a wharf hydrant plus appropriately sized water storage tank for back-up. (3 points)
 - (d) *Water conservation.*
 1. Dual distribution systems (i.e., separate delivery systems for potable water and outside irrigation water). (2 points)
 2. Project description includes mandatory water conserving or xeriscape design landscaping in front yards. (1 point)
 - (e) Depth to groundwater greater than 15 feet at disposal and building site. (1 point)
- (2) *Geology and soils.*
 - (a) Building sites not located within high risk areas for liquefaction. (1 point)
 - (b) Building sites and access roads not located within landslide susceptibility zones 3 or 4. (1 point)
 - (c) Building envelopes and access roads not located within areas greater than 30% slope. (2 points)
 - (d) Total acreage of areas within 30% slopes not counted towards parcel size. (1 point)
 - (e) Grading.
 1. Total grading of project site equals less than 50 cubic yards and will not require a grading permit. (2 points)
 2. Grading is minimal and does not require an initial study and negative declaration. (1 point)
- (3) *Hazardous materials.* No regulated hazardous materials located on the site or on a site sharing a common property line site. (1 point)
- (4) *Noise exposure (as shown in general plan noise element).*
 - (a) Equal to or less than 45 dBA Leq (daytime) and 35 dBA Leq (nighttime) for residential. (2 points)
 - (b) Equal to or less than 50 dBA Leq (daytime) and 40 dBA Leq (nighttime) for residential. (1 point)
- (5) *Airport proximity.*
 - (a) Project not located within an airport approach safety or overflight zone. (3 points)
 - (b) Project consistent with airport land use plan. (1 point)
- (6) *Preservation and conservation.*
 - (a) *Preservation of agricultural land, wildlife habitat, and open space/parkland.*

1. The project description provides for permanent preservation of viable agricultural land through transfer of density credits and/or agricultural conservation easements.

| <i>Percentage of Site Preservation</i> | |
|--|----------|
| 10% and at least 10 acres | 1 point |
| 20% and at least 20 acres | 2 points |
| 30% and at least 30 acres | 3 points |
| 40% and at least 40 acres | 4 points |
| 50% or greater & 50 acres | 5 points |

2. The project description and tentative map provides for permanent preservation of wildlife habitat and/or open space/parkland through the establishment of habitat conservation easements or designated non-buildable areas on or off-site. The amount of open space/park land and wildlife habitat preserved must exceed the acreage that would be designated as non-developable as a result of environmental constraints or the mitigation of environmental impacts. Examples of environmental constraints could include habitat areas, floodplain, landslides, earthquake fault zones, and slopes of 30% or greater. The Planning Director may allow environmentally constrained areas to be included as open space/parkland on a case by case basis.

| <i>Percentage of Site Preservation</i> | |
|--|----------|
| 10% and at least 10 acres | 1 point |
| 20% and at least 20 acres | 2 points |
| 30% and at least 30 acres | 3 points |
| 40% and at least 40 acres | 4 points |
| 50% or greater and 50 acres | 5 points |

- (b) *Trails.* Proposed trails shall not be in conflict with any applicable habitat conservation plan.

1. Project includes trail easement for public use with the ability to connect to other existing and recognized trail systems. (3 points)
2. Project includes an internal trail. (1 point)

(7) *Design.*

- (a) Project description specifies that a note shall be placed on the parcel map requiring new dwellings to provide for a passive solar orientation. (1 point)

- (b) Accommodates natural terrain, preserves desirable views, and avoids visual impacts to ridgelines. (2 points)
 - (c) Avoids excessively deep or narrow lots, avoids sharp angles. Width to depth ratio does not exceed one to three. (1 point)
 - (d) Landscaping. Landscape plan provided to County Planning with project application. (3 points)
- (8) *Traffic and circulation.* Circulation.
- (a) Accommodates various transportation modes (e.g., walking, biking, private automobile, public transit). (1 point)
 - (b) Efficient design of proposed circulation to link existing and planned transportation systems, including streets, bike routes, walkways, and trails. (1 point)
 - (c) Project is located in or proposed to establish a benefit area for road improvements. (3 points)
- (9) *Affordable housing.* Construction of a mixture of housing units affordable to households ranging from very low to moderate incomes, in excess of the county's goal of 30% per project.

| <i>Percentage of Affordable Housing</i> | |
|---|----------|
| 30% affordable housing mix | 3 points |
| 35% affordable housing mix | 5 points |
| 40% affordable housing mix | 8 points |

- (10) *Community benefit factors.*
- (a) *Public facilities.*
 1. Provides and constructs on site recreational facilities, privately owned and maintained by a homeowners association or other acceptable private maintenance entity. (3 points)
 2. Provides dedicated public parkland on or adjacent to the project, subject to approval by the Planning Director. (7 points)
 3. Provides access including pedestrian/bike path to neighborhood serving commercial uses within one mile of project. (3 points)
 - (b) *Capital improvements.* Construction of public works or capital improvements above and beyond what is normally required by ordinance or as mitigation of a project impact. Points shall be awarded for each of the following improvements:

| <i>Capital Improvements</i> | |
|-----------------------------|----------|
| Road improvements | 3 points |
| Traffic improvements | 3 points |
| Bridges | 5 points |
| Drainage improvements | 3 points |
| Bike trails | 1 point |

- (c) *Transit improvements.* Construction of, or contribution to, mass transit improvements and/or facilities. (5 points)
- (d) *Economic benefits.* Long term, full time job creation, sales tax generation, and/or transient occupancy tax. (5 points)
- (e) *Subsequent phase.* The project is a subsequent phase and continuous extension of a previously approved project that received points for constructing capital improvements, community benefit facilities or transit improvements. (3 points)

(1966 Code, §31-13.2) (Ord. 733, §1(part); Ord. 751, §1(part); Ord. 797, §1(II); Ord. 818, §1 (II))

§21.07.047 PROCEDURES TO BREAK TIES IN PRELIMINARY ALLOCATION RANKINGS.

If two or more applications are tied after final rankings, ties shall be broken in the following manner:

- (A) Priority shall be given to applications that have been in the allocation ranking system and have not received full allocation in the previous year; and
- (B) Further ties shall be broken based on the highest score in the order of the following categories.
 - (1) Grade 1 soils.
 - (2) Flood hazard.
 - (3) Access.
 - (4) Slopes.
 - (5) Fire hazard.
 - (6) Seismic hazard.
 - (7) Habitat.
 - (8) Landslide hazard.
 - (9) Total points gained for primary requirements.
 - (10) Total points gained for secondary requirements.

(1966 Code, § 31-13.3) (Ord. 797, § 1(III); Ord. 818, § 1 (II))

Appendix B
Impact Fee Schedule

SAN BENITO COUNTY BUILDING & PLANNING
-IMPACT FEE SUMMARY-
Effective July 1, 2008

DRAINAGE:

If in mapped area
 \$1,280 per Building Permit
 plus \$2,000.00 per Building Permit if in Basin E4 and E5

ORDINANCE NO. 529

(Effective 04/20/88)

Adjust January and July per Construction Cost Index

TRAFFIC:

If in mapped area, includes most of County
 \$23,853* Residential Dwelling Unit
 \$11.24 / 1000 SF Commercial
 \$1.93 / 1000 SF Industrial
 \$5.63 / 1000 SF Office
 \$13460.00 Senior Second Units (**1,050 SQ FT**)

ORDINANCE NO. 554

(Effective 10/11/89)

Adjust January and July per Construction Cost Index

(RESOLUTION 2009-04) (Effective 03/15/09)

(RESOLUTION 86-113)

(RESOLUTION 2003-09) (Effective 01/14/03)

*See Exhibit A (pg. 2) for traffic impact fees for temporary mobile homes

(RESOLUTION 2002-24) (Effective 03/05/02)

(RESOLUTION 2003-17)

Union Road Benefit Area - \$12,401.39

ROAD EQUIPMENT:

Throughout County
 \$0.70 / SF of Residential Living Space - Fixed

ORDINANCE NO. 554

(Effective 10/23/89)

(RESOLUTION 89-154)

SCHOOLS: Residential: (New structures & additions over 500 Sq. Ft.) **SCHOOL DISTRICT RESOLUTIONS**

\$2.63/ SF of Living Space - Aromas/San Juan School District **(Resolution 0506-24)** (Effective 06/05/06)
 \$2.63/ SF of Living Space - San Benito High School **(Resolution 06-02)** (Effective 05/22/06)
 \$2.63/ SF of Living Space - Jefferson, Southside, Tres Pinos & Willow Grove **(COLA)** (Effective 06/05/06)
 \$2.63/ SF of Living Space - Hollister School District **(Resolution 27:05-06)** (Effective 07/27/06)
 \$2.92/ SF of Living Space for Quail Hollows & Oak Creek Sub-divisions

Commercial and Industrial:

\$0.42/ SF Enclosed Space - San Benito High School **(Resolution 06-02)** (Effective 05/22/06)
 \$0.42/ SF Enclosed Space - North County School District **(Resolution #05/06-09)** (Effective 05/15/06)
 \$0.42/ SF Enclosed Space - Jefferson, Southside, Tres Pinos & Willow Grove **(COLA)** (Effective 06/05/06)
 \$0.42/ SF Enclosed Space - Hollister School District **(Resolution 27:25-06)** (Effective 07/27/06)

FIRE PROTECTION (Residential and Commercial/Industrial)

Throughout County
 \$0.25 / SF of all Covered Space
 Aromas Fire District
 \$0.53 / SF of all Covered Space

ORDINANCE NO. 504

(Effective 01/14/87)

ORDINANCE NO. 639

(Effective 06/03/93)

(RESOLUTION 2006-02) (Effective 06/25/06)

GENERAL CAPITAL IMPROVEMENTS:

INCLUDING LAW ENFORCEMENT:

Throughout County
 \$0.38 / SF of all Covered Space – Residential and Non-Residential

ORDINANCE NO. 574

(Effective 07/12/90)

ORDINANCE NO. 515

(Effective 0 9/15/87)

INCLUDING JAIL/JUVENILE HALL:

Throughout County
 \$0.47 / SF of all Covered Space – Residential Only

RESOLUTION NO. 93-107

(Effective 08/05/93)

HABITAT CONSERVATION MITIGATION FEE:

If in mapped area (New structures & additions that exceed 50%)

\$0.15 / SF of Living Space - **fixed plus \$.02 per square foot for agriculturally related structures.**
 \$150.00 for lots under 1 acre *
 \$300.00 for lots from 1 to 5 acres*
 \$600.00 for lots over 5.1 acres*

*** Fee collected by Planning**

ORDINANCE NO. 541

(Effective 0 8/31/88)

PARKS AND RECERATION: (New structures & additions that exceed 50%)

Throughout County
 \$1.80 / SF of Residential Living Space - **Fixed (Board can adjust)**

RESOLUTION 2001-112

ORDINANCE 542

(Effective 9/4/01)

*Traffic Impact Fees for Temporary Mobile Homes
Effective June 5, 2006
San Benito County Board of Supervisors Resolution No. 2002-24*

The following Filing Fees will be collected at time of application:

| | Agricultural Worker | Caretaker | Medical Need |
|--|------------------------|---------------------|---------------------|
| <u>Initial</u> Application | \$ <u>5,170.00*</u> | \$ <u>7,984.00*</u> | \$ <u>2,132.00*</u> |
| <u>First</u> Renewal (6 years): Traffic Deposit | \$ <u>5,170.00*</u> | \$ <u>4,793.00*</u> | \$ <u>2,132.00*</u> |
| <u>Second</u> Renewal (9 years): Traffic Deposit | <u>NONE</u> | \$ <u>3,197.00*</u> | \$ <u>2,132.00*</u> |

NOTE: The Traffic Impact Fees were adjusted for **Temporary Mobile Homes (TMH)** pursuant to San Benito County Board of Supervisors Resolution No. 02-24 effective March 5, 2002. A maximum of the following staggered traffic impact fees will be collected with the building permit application for the temporary mobile home:

- Agricultural Worker - \$10,000.00;
- Caretaker - \$15,464.00;
- Medical Need/Impairment - \$6,186.00

Traffic deposits collected with application for renewal will be **refunded** only if the request is **denied**.

*** The first year fee will be doubled for any use permit applied for when violations and/or unauthorized temporary mobile homes exist, with the balance due upon the second renewal**

Appendix C
Housing Element Workshop Topics

Housing Element Workshop Topics

Farmworker:

- Affordable rental units, zoning designations for multifamily housing, and rental assistance programs are needed.
- Affordable units for families who work in agriculture (50% of income or more derived from agriculture, including field workers, cannery workers, packing workers, food processors etc.).
- The migrant center has a waiting list for the first time this year. Existing migrant center has capacity for 150-200 unaccompanied males or females and 67 families from June to November. Local migrant centers have waiting lists. There is room for expansion at the Migrant Center.
- Expand existing services provided by local migrant housing centers in an attempt to meet the needs of the migrant population in the community.
- Farm worker family support services in education, health, housing, counseling, tax preparation and others. Provide financial training for persons at the labor camp.
- First time home buyer program for family members.
- Why can't seasonal workers be permanent (migrant housing available June 1 through November 30)?
- Programs to consider placing migrant farm worker housing on marginal land near the operations should be considered.
- Migrant Center is spending money to feed and house migrant workers, but what are they doing for the community?
- Pursue USDA funds for the 2010 application cycle for farm workers and single families. This funding may not be available in the future.
- Work with companies to provide housing.
 - Consider making it easier for companies to establish housing specifically for farmworkers.
 - Remember that farmworker housing provided by employers puts liability on employers.
 - County could encourage donation to a farmworker-housing fund as an alternative to liability.
 - County could simplify its rules for establishing farmworker housing, as the rules now come in many forms and need much explaining.
- Seek additional funding sources for new or ongoing operational expenses.
- Work with agricultural employers to create programs to implement employee housing.

Senior:

- Senior affordable housing, affordable rental stock, multifamily-housing zoning designations, rental assistance programs, and smaller housing units (one- to two-bedroom) are needed.
- Expand existing services provided by existing organizations to meet the needs of the senior population in the community.
- Senior support services such as estate planners, accountants, insurance agents, Medicare specialist, real estate attorneys, counseling, tax attorneys.
- Expand existing support program for seniors with Alzheimer's to provide support that promotes maximum benefit.
- First time home buyer program for family members.
- Difficulty affording a rental unit with two fixed incomes leads to living with sibling or being homeless. Living with sibling invades sibling's privacy and removes independence of senior.
- Education for retirement.
- Senior housing should not be confined to senior developments or ethnic groups. Senior housing should be included in all housing programs.
- Senior services should be integrated into senior housing projects.
- Senior housing should be built so that it can be utilized by persons with wheel chairs or walkers (doorways, door handles, bathroom, and bedroom).
- Explore the model of the Tenants And Owners Development Corporation of San Francisco.
- National Council of Aging provides jobs. They ask a return on their investment. Jobs are minimum wage and 20 hours per week. Typically, jobs help community because they are designed for local residents and to assist non-profit organizations. Helps prevent homelessness for seniors.
- Seek additional funding sources for new or ongoing operational expenses.
- Use growth management allocations to reserve a percentage of low income for seniors.

Homeless/Transitional:

- Residents needing assistance in making transitions include a diverse group:
 - Foster youth transitioning to adulthood.
 - Ex-offenders transitioning to general society.
 - Residents of substandard housing transitioning to housing meeting standards.
 - Those with mental health issues transitioning to living independently.
 - Transition to economic self-sustainability.
- Affordable residential units must be available to allow for transition.
- Provide job training.
- Offer a year-round homeless shelter. Existing winter shelter is for 18 and over. This year introduced volunteer program for occupants for community clean up.
- Homeless Shelter to support both individuals and families
- Increase Capacity of Homeless Shelter (more bedrooms)
- Designated Site or Zone for future Homeless Shelter

- Rehabilitation Facility for Homeless
- Counseling and Support Services, including mental health services
- Single Room Occupancy Units (SRO)
- Local educational center for job training needed
 - Should include financial education in addition to job training
- Neighborhood community centers needed for providing services to those who are transitioning
- Boarding houses or designated apartments in apartment complexes for former foster youths reaching adulthood
 - Prevent homelessness
- Closure of substandard housing.
 - Relocation solution needed.
- Back-on-track program (BOTA) needed (offering jobs such as work for foreclosures, house cleaning, West Nile virus, maintenance of landscaping in Hollister).
 - Need money to run a house for a Back on Track program (\$24,000).
- Nonprofits should create “superboard” (consortium) looking for funds for a year-round homeless shelter. Most non-profits are not sustainable financially. Form a consortium with a super board of non-profits to help establish endowments and pool resources. City and county staff should be part of the consortium.
 - Millions of dollars available but local groups seek them separately; they should do it together.
 - This “consortium” should include a planner (from local government).
- Indemnification program for commercial properties.
- See also:
 - Bill Wilson Center in San Jose.
 - Sun Street in Salinas.
 - Fort Ord, where homeless and substance abusers were offered transitional housing.
 - They pay for housing but get those funds back (a savings mechanism).
 - Case manager assigned to each person.
 - This would facilitate grant.
 - Consult with Emmaus House.
- Senate Bill No. 2 (Cities/Counties Must Identify Adequate Site(s) w/Zoning).
- Develop a Strategic 5-to-10-year plan.
- Pursue State HCD funding programs and seek additional funding sources.
- Streamline efforts with all stakeholders (For-Profits, Non-Profits, Community, etc.).

Local Workforce:

- Increase availability of affordable rental housing and affordable homeownership housing.
- Add local industry and employment opportunities.
- Work with Habitat for Humanity to help rehabilitate housing.

- Higher-density zoning.
- The County is updating its Inclusionary Housing Ordinance.
- The City's Redevelopment Agency has proposed a second mortgage program to assist with down payments for first-time home buying. (This program has since been implemented.)
- Pursue State HCD funding programs such as HOME and CDBG.
- Encourage employer-assisted housing programs.

Female Single Head of Household:

- Makes less money so housing choices typically limited.
- Possible housing discrimination.
- Child care is costly, and child-care facilities are needed.
- Offer programs to establish child care facilities close to housing.
- Day care for single head of households in an apartment complex.
- Consider child-care center facilities near major employers/employment centers (e.g. Natural Selection)
- Youth centers and play areas should be located within or near housing.
- More choices for housing types.
- Provide rental housing that is affordable.
- Female-head-of-household should be able to locate near schools.
- Consider plans for community centers especially in higher density and mixed use areas.
- Affordable rental housing with facilities for children

Large-Family Household:

- There is an adequate supply of housing with three or more bedrooms. However, many three- and four-bedroom homes do not meet the local demand, as costs of homes of these homes are not affordable for some households.
- Increase availability of affordable homeownership housing.
- Increase supply of three-bedroom apartments.
- Housing programs for foreclosed homes may be a way to provide housing for large-family households.

Low-Income Household:

- Not enough housing affordable for all income levels.
- Housing prices are inflated by the Bay Area—the housing stock is affordable to another region.
- Median income is inflated by commuters earning more money in the Bay Area.
- Child care facilities and youth centers are needed.
- Low-income senior housing needed.
- Rental housing (apartments).
 - Three-bedroom apartments.
- Resale of foreclosed homes.
- Reduced rent in exchange for work.
- Low-income housing should be near schools.

- Bring affordable housing to in areas needing revitalization, because they help bring improvements to the area.
- Reduce utility costs with solar energy.
 - Research grant program for solar energy with roof replacement.
- Establish programs encouraging a more diverse supply of housing types.
 - Starter rentals (foster children, first-time rental).
 - Studios.
 - Down-sizing—transition from family to semi-retirement or retirement.

Foreclosures:

- Post-occupancy program for homeowners transitioning from to ownership to rental.
- Foreclosure-avoidance programs.
- Neighborhood-stabilization program.
- Currently, San Benito County is seventh in State for number of housing units involved in foreclosures; per capita, San Benito County is second in State for foreclosures.
- Why should only first-time homebuyers be offered assistance? Some people lost homes or want to relocate to Hollister.
- Resale-of-foreclosed-homes program should be extended to second- and third-time homeowners.
- Foreclosure Prevention Workshops.

Disability:

- Collaborate with the City and County to identify area to improve sidewalks (curb cuts, etc.) and accessibility between properties. There is confusion about which jurisdiction is responsible for which street frontage and why sidewalks are missing. (An attorney in attendance said he receives a lot of calls on this topic.)
- 10 percent of apartments in new developments must be accessible.
 - Type A requires unobstructed paths.
 - Type B requires grab bars, etc.

Additional Feedback:

- Add RDA boundary map to the City's Housing Element and elsewhere in the City's General Plan.
- Reuse upstairs spaces in Downtown Hollister.
- What can agencies do to provide incentives?
- Efficiency of housing units' energy usage? Assistance for existing units? Standards for new housing? (Can it be done in a low-cost manner?)
- Tenants and Owners Development Corporation.
 - See also South County Housing.
- Fewer and fewer students are leaving San Benito County.
- Post-occupancy program to educate homeowners needed (e.g., you can't just build a second unit in the backyard without proper permits).