

10. QUANTIFIED FIVE-YEAR OBJECTIVES

The Quantified Five-Year Objective section contains programs which set forth a five-year schedule of actions the County is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available as stated under Government Code Section 65583(c). The Quantified Five-Year Objective includes a statement of the County's goals, policies, implementation programs, timelines, and quantified objectives that are relative to the maintenance, preservation, improvement and development of housing as required under Government Code Section 65583(b).

Through the programs stated in this chapter, the County intends to satisfy housing need as detailed by income level in the following table:

Table 10-1
Quantified Five Year Objectives

Income Category	New Construction	Rehabilitation	Conservation/Preservation	First-Time Homebuyer Program
Extremely Low	163	0	0	0
Very-Low	164	5	0	5
Low	274	5	6	5
Moderate	294	0	4	0
Above Moderate	375	0	0	0
TOTALS	1,270	10	10	10

Availability of Housing

Goals for Availability of Housing

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.

Policies for Availability of Housing

Policy 1A.

The County shall continue to enforce the provisions of its Inclusionary Housing Ordinance (No. 766 or its successor).

Policy 1B.

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 continue to be exempt from growth management programs in San Benito County.

Policy 1C.

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

Policy 1D.

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

Policy 1E.

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

Policy 1F.

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

Policy 1G.

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.

Policy 1H.

The County shall establish resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and/or inclusionary programs is utilized to maintain long-term affordability.

Policy 1I.

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.

Programs for Availability of Housing

Program 1-1.

Utilize Community Development Block Grant (CDBG) funds. The Community Development Block Grant (CDBG) provides funding for housing activities, public improvements, public facilities, and public service projects serving lower-income people in small, typically rural communities. The Community Services and Workforce Development (CSWD) Department and Housing and Economic Development Department intend to apply annually for available CDBG funding opportunities during the upcoming program period. CDBG funds will be used to subsidize and maximize the following housing-related services and programs listed below during the upcoming program period.

Winter Homeless Shelter.

The 24 bedroom Winter Homeless Shelter component is currently operated by the Homeless Task Force of San Benito County. During the prior program period approximately 50 homeless residents annually received services through the \$100,000 CDGB allocation for the Winter Homeless Shelter. The Winter Homeless Shelter operates starting on the First Friday after Thanksgiving each year through the 15th of March each year. CSWD intends to continue using CDBG allocations to assist with the Winter Homeless Shelter. The County estimates that the Winter Homeless Shelter alone will assist up to 350 homeless residents over the upcoming program period.

Emmaus House.

The Emmaus House is a local non-profit organization which offers a year around domestic violence shelter to San Benito County residents. During the prior program period over 100 clients accessed the “Emmaus House” for domestic violence related services. The prior \$150,685 allocation of CDBG funds provided eligible battered women access to the Emmaus House shelter and related services. The Emmaus House will continue to make available a shelter facility providing a furnished room and meals for women assisted during the program period. CSWD intends to continue using CDBG allocations to assist with the Emmaus House. The County estimates that the Emmaus House alone will assist well over 100 domestic violence related residents over the upcoming program period.

Community Pantry.

The Community Pantry is a non-profit organization offering a self-help supplemental food program serving low-income and elderly families in San Benito County. The Community Pantry’s prior CDBG allocation of \$41,815 during the prior program period was used to replace supplies and equipment used in their operations of providing food to Targeted Income Groups. During the prior program period the Community Pantry served approximately 1,377 individuals and families per month with approximately 594 being senior citizen households. The Community Services and Workforce Development (CSWD) Department intends to continue using CDBG allocations to assist the Community Pantry. The County estimates during the upcoming program period that the Community Pantry alone will assist approximately 1,700 families each month over the upcoming program period.

Community Services and Workforce Development (CSWD).

With a total grant allocation of \$60,000 of CDBG funds the CSWD provided low-income families with renter’s assistance and stop eviction services during the prior program period. Those who were eligible during the prior program period received a grant in the amount of \$650. CSWD intends to continue allocating CDBG funds for renter’s assistance and stop eviction services during the upcoming program period.

Time Frame: Annually during program period

Responsible Agency: Community Services and Workforce Development (CSWD) Department, Housing and Economic Development Department

Quantified Objectives: Serve up to 50 homeless residents annually at the Winter Homeless Shelter. Serve up to 100 domestic violence residents annually at the Emmaus House. Serve up to 1,700 families each month at the Community Pantry. Continue to provide renter's and stop eviction services to eligible low-income families.

Funding Sources: CDBG funds

Program 1-2.

Utilize HOME Investment Partnership Program (HOME) funds. The HOME program assists cities, counties and nonprofit community housing development organizations (CHDOs) to create and retain affordable housing. The County intends to use a portion of existing HOME Program Income to activate a HOME First-time Homebuyer (FTHB) program. The County intends to submit updated Program Guidelines to the California Department of Housing and Community Development (HCD) to issue down-payment assistance loans for eligible very low and low-income first-time homebuyers. In addition, the County also intends to use a portion of existing HOME Program Income to start a rehabilitation program. The Housing and Economic Development Department will continue to apply for available HOME funding opportunities during the upcoming program period.

Time Frame: Annually during program period

Responsible Agency: Housing and Economic Development Department, Community Services and Workforce Development (CSWD) Department

Quantified Objectives: Assist 10 very low and low-income first-time homebuyers with HOME First-time Homebuyer (FTHB) program funds. Assist an additional 10 very low and low-income homebuyers with HOME Rehab funds.

Funding Sources: Existing HOME Program Income, future HOME funds.

Program 1-3.

Utilize Community Services Block Grants (CSBG). The CSBG funds provide a range of services and activities to assist the needs of low-income individuals including the homeless, migrants and the elderly. The Community Services and Workforce Development (CSWD) Department intends to continue utilizing CSBG funds to fund services to low-income residents of San Benito County. CSWD intends to apply annually for available CSBG funding opportunities during the upcoming program period. CSBG funds will be utilized to provide the following services listed below:

Home Renters Assistance.

The Community Services and Workforce Development (CSWD) Department intends to continue providing low-income families with renter's assistance and stop eviction services. Eligible families who are in the process of being evicted and who cannot afford their first month's payment can apply and receive services. During the prior program period eligible families received a grant in the amount of \$650. CSWD anticipates that grant amounts will remain at \$650 during the upcoming program period. Funds from the CSBG allocation will continue to provide staff support in the form of approximately 1.25 full-time employees (FTE). CSBG funds will assist with the department's service delivery quality including serving seasonal migrant workers, workforce development, PG&E assistance and rental assistance. With CSBG funds it is estimated that CSWD will serve approximately 7,000 participants on an annual basis.

Time Frame: Annually during program period

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

Quantified Objectives: Maximize CSGB funds to fund 1.25 full-time employees. Continue to provide renter's assistance and stop eviction services to assist approximately 7,000 eligible participants on an annual basis.

Funding Sources: CSBG funds

Program 1-4.

Emergency Housing and Assistance Program (EHAP).

The Community and Services Workforce Development (CSWD) Department intends to continue to apply annually for EHAP funds to provide rental assistance for emergency and transitional shelter purposes. EHAP funds will be utilized to provide facility operating grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families. With EHAP funds, it is estimated that a minimum of 90 families annually will be assisted through the renter's assistance and emergency and transitional shelter programs during the upcoming program period.

Time Frame: Annually during program period

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

Quantified Objectives: Maximize EHAP funds to provide renter's assistance to approximately 90 families annually.

Funding Sources: EHAP funds

Program 1-5.

Federal Emergency Shelter Grants (FESG).

FESG funds provide for emergency shelters, services and transitional housing for homeless individuals and families. The Community Services and Workforce Development (CSWD) Department intends to continue applying for FESG funds during the upcoming program period in order to subsidize and provide housing-related programs and services within the County.

Time Frame: Ongoing

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

Objectives: Maximize FESG funds in order to subsidize and provide housing-related programs and services within the County.

Funding Sources: FESG funds

Program 1-6.

Emergency Food and Shelter Program (EFSP).

EFSP was created to supplement and expand the work of local Social Services agencies, both non-profit and governmental, in an effort to help people with economic (not disaster-related) emergencies. Funding from this program may provide shelter in motels/hotels when necessary. Another shelter provision is the supplementation of one month's rent/mortgage and/or one month's utility bills, or it may also purchase food for a meal site or pantry. The Community Services and Workforce Development (CSWD) Department intends to apply annually for available EFSP funds to provide low-income families with renter's assistance and stop eviction services.

Time Frame: Annually during program period

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

Objectives: Continue to provide \$650 EFSP grants to eligible families. Continue to subsidize and provide low-income families with renter's assistance and stop eviction services within the County.

Funding Sources: EFSP funds

Program 1-7.

Section 8 Housing.

The Section 8 Housing program provides rental assistance to low-income individuals and families. The Section 8 Housing program is currently being administered by the Santa Cruz County Housing Authority. Section 8 housing is currently offered within the City of Hollister and San Juan Bautista jurisdictions. The Housing and Economic Development Department intends to partner with the Santa Cruz County Housing Authority to establish a permanent Section 8 Housing in the unincorporated area of the County. The Housing and Economic Development Department will progress with future implementation of housing-related programs such as the Section 8 Housing program.

Time Frame: 2012

Responsible Agency: Housing and Economic Development Department

Objectives: Establish a permanent Section 8 Housing Program in the unincorporated area of the County in order to provide rental assistance to low-income individuals and families.

Funding Sources: Staff time

Program 1-8.

Mortgage Credit Certificate Program (MCC).

The MCC Program provides tax credits to income eligible homebuyers. The MCC Program reduces the amount of Federal income tax the homeowner pays, thus giving more available income to qualify and pay for a mortgage loan. Due to the validity of the MCC program the County Housing and Economic Development Department intends to pursue the establishment of the MCC program within the unincorporated area of the County.

Time Frame: 2014

Responsible Agency: Housing and Economic Development Department

Objectives: Establish a MCC Program in the unincorporated area of the County to assist first-time homebuyers to qualify for home by providing assistance with income tax payments.

Funding Sources: Staff time

Program 1-9.

Emergency Shelters.

As established by Senate Bill No. 2 (Chapter 633, Statutes of 2007), Government Code Section 65583(a)(4) requires a local government to identify in its Housing Element a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The County is currently considering allowing emergency shelters as a permitted use in the R1 and RM zoning districts. The lands within the R1 and RM zones of the County have sufficient capacity to allow at least one year-round emergency shelter. Upon further consideration and analysis the County will select one or both of these zones to accommodate the need for emergency shelter in accordance with Senate Bill No. 2.

1. The County shall amend the Zoning Ordinance to allow emergency shelter, transitional housing, and supportive housing that shall be treated as residential uses and subject to only those restrictions on uses in the same zone.
2. In order to comply with SB2, the words “by right” shall be added to clearly indicate emergency shelters are allowed by right in the selected zoning district(s) without any discretionary approval.

Time Frame: 2010

Responsible Agency: Planning and Building Department

Objectives: Identify zone or zones to accommodate the need for emergency shelters.

Funding Sources: None Required

Development of Housing

Goals for Development of Housing

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.

Policies for Development of Housing

Policy 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.

Policy 2B.

The County shall continue to approve developments that provide housing for all income groups where consistent with Inclusionary Housing Ordinance (No. 766 or its successor) and the County Housing Element.

Policy 2C.

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

Policy 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.

Policy 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.

Policy 2F.

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

Policy 2G.

The County shall continue to work cooperatively with neighboring cities, and the Association of Monterey Bay Area Governments (AMBAG) to ensure that the County plans for its “fair share” of housing needs.

Policy 2H.

The County shall cooperate with and seek the advice of developers, builders, financial institutions, community groups, nonprofit agencies, and interested citizens on housing needs and the solutions to housing problems.

Policy 2I.

The County shall ensure that there is sufficient land zoned for a variety of housing types, residential densities and housing prices that will meet the needs for projected growth while providing flexibility on the identification of housing sites.

Policy 2J.

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

Policy 2K.

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

Policy 2L.

The County shall require, through specific plans, neighborhood design standards and development review, a mix of housing types, densities, designs and prices/rents in each planning area where land is available.

Policy 2M.

The County shall disperse lower, moderate and higher cost housing throughout the County, each planning area and each subdivision where feasible due to the availability of land and adequate service facilities.

Policy 2N.

The County shall work cooperatively with the Cities of Hollister and San Juan Bautista to develop and implement coordinated and compatible housing policies and programs.

Policy 2O.

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

Policy 2P.

The County shall annually review the availability of sites where public services are accessible or may be provided to facilitate and encourage the development of a variety of types of housing for all income levels consistent with the County's identified need and fair share responsibilities.

Policy 2Q.

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

Policy 2R.

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

Policy 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.

Programs for Development of Housing

Program 2-1.

1. The County shall continue to cooperate with and advise developers in the use of the County’s Density Bonus Incentive Program as contained in Inclusionary Housing Ordinance (No. 766 or its successor). Bonus incentives are available to developers for including affordable units in their projects.
2. Additionally, the County shall establish as one such incentive priority processing of development projects that establish a substantial amount of housing to be made affordable to very-low-, low-, and moderate-income households. Priority in these projects shall be granted in processing subdivision applications, building permits, plan-checking, building inspections, and other steps in the process from project proposal to building occupancy.

Time Frame: 1—ongoing; 2—2011

Responsible Agency: Planning and Building Department

Objectives: Provide incentives and flexibility to maximize development of housing in the unincorporated area of the County.

Funding Sources: Staff Time

Program 2-2.

The County shall continue to cooperate with neighboring cities in the County, developers and builders and with financial institutions to secure tax-exempt mortgage revenue bonds.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department, Housing and Economic Development Department

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

Funding Sources: Staff Time

Program 2-3.

The County shall annually review its eligibility for various federal and state programs that will provide rehabilitation and maintenance assistance for low-income units and special needs groups. The County shall submit applications for programs for which the County is eligible, as appropriate.

Time Frame: Annually during the program period

Responsible Agency: Planning and Building Department, Housing and Economic Development Department

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

Funding Sources: Staff Time

Program 2-4.

The Planning Commission shall hold a meeting annually to review the Housing Monitoring Report and make a report to the County Board of Supervisors

Time Frame: Annually during the program period

Responsible Agency: Planning Commission, Planning and Building Department

Objectives: To provide consistent updates on housing services, policies and programs.

Funding Sources: Staff Time

Program 2-5.

The County shall seek financial assistance to provide financing to assist housing construction of extremely low, very low, low, and moderate-income units that serve families and special needs groups using CDBG, USDA, HOME, CalHome, and other Federal and State funding sources.

Time Frame: Annually during the program period

Responsible Agency: Housing and Economic Development Department

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

Funding Sources: CDBG, USDA, HOME, CalHome, and other Federal and State funding sources.

Program 2-6.

San Benito County intends to use its existing allocation from the California Housing Finance Agency (CalHFA) of Prop 63, Mental Health Services Act (MHSA) funds to provide up to eight (8) affordable rental housing units to serve extremely low-income households within the MHSA population. The San Benito County Behavioral Health Department, in conjunction with the County Housing and Economic Development Department, intends to work with a local non-profit affordable housing developer to utilize the allocated (MHSA) funds to acquire and if needed rehabilitate existing single-family market rate residential units to convert into a permanent and affordable shared housing environment to serve the MHSA population. The proposed affordable rents for MHSA units will be restricted and made available to serve extremely low-income households. Extremely low-income is defined by households who make below 30% of the County area median income. With a total allocation of \$878,600 and a declining real estate market, it's the County's estimation that two separate four bedroom market rate single-family residential units will be acquired and if needed rehabilitated to generate up to eight (8) affordable rental housing units. The United States Bureau of the Census defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. For purposes of meeting the United States Bureau of the Census definition of a housing unit each single bedroom will be identified as a housing unit. Furthermore, the County will ensure MHSA units which are proposed to be acquired and if needed rehabilitated will be in compliance with Government Code Section 65583.1 in order to receive credit toward the County's share of Regional Housing Needs Allocation (RHNA.).

Time Frame: 2012

Responsible Agency: Behavioral Health Department, Housing and Economic Development Department

Quantified Objectives: Provide up to eight (8) affordable rental housing units to serve extremely low-income households within the MHSA population.

Funding Sources: Prop 63, Mental Health Services Act (MHSA) funds

Program 2-7.

The Community Services and Workforce Development (CSWD) Department who oversees the San Benito County Farmworker Migrant Center applied and received grant funds from the California Office of Migrant Services (OMS) during the prior program period. San Benito County received a grant of 2 million dollars in 2006 for the future remodel of Bunkhouse #300 located at the County Farmworker Migrant Center. Funding received for FY 2008/2009 totaled \$346,000. The San Benito County Community Services and Workforce Development (CSWD) Department is currently working with the Office of Migrant Services (OMS) to oversee a remodel of an additional Bunkhouse (Bunkhouse #300) located at the County Farmworker Migrant Center which is scheduled to be completed by June, 2010. Bunkhouse # 300 is proposed to add 22 additional group rooms (housing units) to expand total capacity from 46 to 68 total group rooms (housing units). The County Farmworker Migrant Center would increase its capacity to serve up to 272 individuals for farmworker housing between Bunkhouse #100, Bunkhouse #200, and Bunkhouse #300.

Time Frame: 2010

Responsible Agency: Community Services and Workforce (CSWD) Development

Quantified Objectives: Construct Bunkhouse #300 to add 22 additional group rooms (housing units) for farmworker housing.

Funding Sources: OMS funds

Program 2-8.

The self-help housing program offers very low and low-income families the opportunity to use their "sweat equity" as the down payment on a new home that would otherwise be out of their reach. Families work side by side devoting time in finishing their new homes. Self-help housing is that which is privately and public funded, and which the future owner-resident and sponsoring agency provide funding, materials and/or labor.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department, Housing and Economic Development Department

Objectives: Assist in the development of affordable housing by working with qualified sponsors and agencies that contribute funds and/or labor for self-help housing development within the County in order to maximize funding sources for the construction of affordable housing.

Funding Sources: CDBG, USDA, HOME, CalHome, and other Federal and State funding sources.

Program 2-9.

Encourage appropriately designed second units. Second units shall be encouraged as a means of developing small, affordable units throughout the County. Second units can provide a significant source of affordable housing. Often smaller than typical homes, second units can provide housing for younger persons, seniors, single parents, and lower-income people. Second units can also provide a source of income for the owner of the main home, making housing more affordable for the primary homeowner as well.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department, Housing and Economic Development Department

Objectives: Assist in the development of appropriately designed second units as a means of developing small, affordable units throughout the County.

Funding Sources: Staff time, private funds.

Program 2-10.

Continue to allow the construction of accessory senior dwelling units, residences with deed restrictions requiring their residents to be at or above a certain age.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department, Housing and Economic Development Department

Objectives: Assist in the development of affordable new senior housing for the elderly. There is not a limitation on the number of second units permitted annually. Currently there is an average of four to five per year.

Funding Sources: Staff time, private funds.

Program 2-11.

Prioritize processing and reserve the majority of the excess wastewater transmission capacity on the Southside Road sewer main for a mixed use affordable housing project with at least five percent of the rental housing constructed for disabled access/livability. The Planning Commission will conduct a workshop(s) with property owners within the Rural/Urban Land Use designation near Southside Road and non-profit housing developers in 2010 to solicit input for a project. Sewer service for this program will be dependent upon the capacity of the City of Hollister wastewater treatment facility.

Time Frame: Workshop(s) in 2010.

Responsible Agency: Planning Department, Community Workforce and Development

Objective: 150 dwelling units (42 very low; 42 low; 66 moderate; 8 of which designed for disabled residents)

Funding Sources: Initially Staff time. Inclusionary fees, grant funds

Program 2-12.

Expand Temporary Farm labor housing.

1. Amend the zoning ordinance to allow the use of recreational vehicles for seasonal farm labor housing up to 180 days.
2. Explore a pilot program by encouraging use rural schools for clustering seasonal farm labor housing during school vacation.

Time Frame: Amend zoning ordinance by December 2010. Establish pilot program with a rural school by May 2011.

Responsible Agency: Planning Commission, and Community Action Agency

Objective: Temporary farmworker housing – 50 recreational vehicles per season

Funding Sources: Staff time, Farmers Home Administration, Community Development Block Grants, and inclusionary fees.

Program 2-13.

Amend the Growth Management Ordinance (No. 733) to direct growth toward existing urbanized areas and to make further encouragement of affordable housing development.

1. Add to the ordinance an exemption for development that connects to public water lines and wastewater treatment facilities.
2. Add to the ordinance an exemption for developments with at least 50 percent of the housing units as affordable with a range of affordability.
3. Add to the ordinance an exemption for development permitted under development agreements, with preference given toward agreements that include a substantial component of housing made affordable to very-low-, low-, and moderate-income households.
4. Expand the ordinance's point-rating system to grant points to any non-exempt project that proposes housing made affordable to very-low-, low-, and moderate-income households, as opposed to the current reward granting points for developments with 30 percent or more affordable housing.

Time Frame: 2010

Responsible Agency: Planning and Building Department

Objectives: Assist the County in meeting its Regional Housing Needs Allocation, including for income levels of moderate and below. Direct growth toward existing urbanized areas. Allow an increase in residential density that reduces land costs passed on to homebuyers and renters. Reduce costs to the public related to development in rural lands, rather than urbanized areas, that otherwise would require overextended law enforcement and fire protection, extension and additional maintenance of roads and utilities, separate wastewater disposal facilities and the costs of managing them, and degradation of groundwater quality associated with development away from public water and sewer lines.

Funding Sources: Staff time

Program 2-14.

Amend the Inclusionary Housing Ordinance (No. 766) to add greater flexibility and incentives to existing policies. Some of the key proposed amendments may include:

1. Lowering the Inclusionary housing requirement from 30% to 20%.³³
2. Revising in-lieu fee calculation to be based on the total cost of development of housing, as opposed to the difference between market rate and affordable housing costs.
3. Allowing a housing ratio mix based on needs assessment. Allowing the housing ratio mix for rental and/or for-sale inclusionary units to be determined on a case-by-case basis and set forth in the Affordable Housing or Development Agreement as approved by the Board.

Time Frame: 2010

Responsible Agency: Planning and Building Department

Objectives: Amend the Inclusionary Housing Ordinance (No. 766) to add greater flexibility and incentives to existing policies.

Funding Sources: Staff time

³³ On October 7, 2009, the County Planning Commission endorsed the reduction of the lowering of the inclusionary housing requirement from 30 percent to zero.

Program 2-15.

To accommodate growth in the unincorporated County based on recent population projections and housing need, the County shall designate additional acreage for Residential Multiple (RM) zoning Single-Family Residential (R1) zoning districts in the following amounts:

1. Designate 10.0 additional acres for Residential Multiple (RM) zoning to satisfy housing need for very-low-income households and for and low-income households. Of this acreage, at least 50 percent shall be reserved for only those uses that are allowed in the RM zoning district and shall not be subject to overlay zoning that would permit other uses, whether conditionally or ministerially. In addition, acreage designated under this category shall be required to develop at the zoning district's maximum density, or higher with the granting of an inclusionary-housing density bonus or other mechanism allowing additional density for the primary purpose of encouraging availability of housing affordable to very-low- and low-income households.³⁴
2. Designate 3.9 additional acres for Residential Multiple (RM) zoning to satisfy housing need for the lower-income half of moderate-income households.
3. Designate 53.4 additional acres for Single-Family Residential (R1) zoning to satisfy housing need for the upper-income half of moderate income households and for above-moderate income households.

Time Frame: 2012

Responsible Agency: Planning and Building Department

Objective: Designate sites to allow construction of housing at multiple densities to allow ownership and rentership of housing by families and individuals at various levels of income.

Funding Sources: Staff time

Program 2-16.

The County shall amend the County Zoning Ordinance (Ordinance 479 as subsequently amended) to allow administrative approval of front setbacks under 20 feet for lots under 7,200 square feet in Residential Multiple (RM) zoning, with 15 feet as the absolute minimum front setback.

Time Frame: 2010

Responsible Agency: Planning and Building Department

Objectives: Increase logical consistency among residential zoning district standards and increase usability of RM-zoned lots.

Funding Sources: Staff time

Maintenance of Housing

Goals for Maintenance of Housing

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.

³⁴ In compliance with State Government Code §65583.2(h).

Policies for Maintenance of Housing

Policy 3A.

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

Policy 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.

Policy 3C.

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

Policy 3D.

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

Policy 3E.

The County shall help preserve legally constructed housing stock and expand opportunities for affordable rental housing in San Benito County where there is not a risk to the general health and welfare from septic systems.

Policy 3F.

The County shall place a high priority to conserve and improve the condition of the existing affordable housing stock, investigating means to improve substandard housing and to maintain safe living conditions for all types of dwellings.

Programs for Maintenance of Housing

Program 3-1.

The local chapter of Habitat for Humanity is dedicated to eliminating substandard housing in our community by providing safe, decent, affordable homes. With the stability of a permanent home, families can devote increased attention to jobs, education and health. Habitat for Humanity offers low-income homeowners the opportunity to have their homes rehabilitated and/or repaired. In addition to their rehabilitation component for low-income households, Habitat for Humanity of San Benito County will begin in late 2009, a new community program called, *A Brush with Kindness*. *A Brush with Kindness* is a compassionate program serving low-income homeowners impacted by age, disability and family circumstances who struggle to maintain their homes. Homeowners with disabilities and senior citizens will be given priority. *A Brush with Kindness* will focus on exterior home repair services (painting, minor exterior repairs, landscaping, and exterior cleanup) performed by volunteers and led by Habitat for Humanity staff.

Time Frame: Ongoing

Responsible Agency: Local chapter of Habitat for Humanity, Housing and Economic Development Department

Objectives: Continue to partner with Habitat for Humanity to identify sites and leverage funds to assist in rehabilitation and/or repairs of selected residential units. Ongoing promotion of housing rehabilitation and *Brush with Kindness* programs.

Funding Sources: CDBG, HOME, CalHome, private funds

Program 3-2.

The County shall review its eligibility for Federal and State home repair, renovation, and replacement programs annually and apply for programs, as appropriate. The County will continue to encourage the continued affordability of both rental and ownership housing opportunities. The County shall stimulate and encourage private and affordable housing rehabilitation and make use of available Federal and State programs. The County Housing and Economic Development Department will also network with qualified local non-profit affordable housing developers to identify sites and leverage funds to assist in the development of affordable housing rehabilitation. The County Housing and Economic Development Department will also partner with the local chapter of Habitat for Humanity to identify sites and leverage funds to assist in rehabilitation and/or repairs of selected residential units for the upcoming program period.

Time Frame: Annually during program period

Responsible Agency: Local chapter of Habitat for Humanity, Housing and Economic Development Department, Planning and Building Department

Objectives: Assist in the development of affordable housing by working with qualified sponsors and agencies in order to maximize funding sources for the construction of affordable rehabilitation housing.

Funding Sources: CDBG, USDA, HOME, CalHome, and other Federal and State funding sources.

Program 3-3.

The County intends to continue funding a Code Enforcement Officer position during the upcoming program period. The Code Enforcement Officer will review all properties within the unincorporated area of the County for property maintenance and compliance issues. The Code Enforcement Officer will implement housing, building and fire code enforcement to ensure compliance with basic health and safety building standards, and provide information about rehabilitation loan programs for use by qualifying property owners who are cited. In particular, contact owners of structures that appear to be in declining or substandard condition, offer inspection services, and advertise and promote programs that will assist in funding needed work.

Time Frame: Ongoing

Responsible Agency: Code Enforcement, Planning and Building Department

Objectives: The Code Enforcement Officer will continue to implement housing, building and fire code enforcement to ensure compliance with basic health and safety building standards, and provide information about rehabilitation loan programs for use by qualifying property owners who are cited.

Funding Sources: Staff time, collection of fees.

Program 3-4.

The County intends to establish a site to place at least six temporary mobile homes that can be used for up to six months by persons/families displaced as a result of code enforcement actions because the structure is unauthorized/unsafe/sub-standard.

1. The Planning Department will apply to amend the use permit for Southside Road transitional housing to allow placement of six recreational vehicles for up to 180 days per displaced family until a permanent site is established.
2. The Planning Department will solicit donation of unwanted temporary mobile homes from community organizations and advertisement in local news publications.

3. Conduct a feasibility study of establishing a site at the Southside Road Labor Camp for families displaced by code enforcement action.

Timeframe:

Solicit donation of unwanted temporary mobile homes: Winter 2011

Feasibility Study for Southside Road Labor Camp: 2011

Establish site: 2013

Responsible Agency: Planning Department, Code Enforcement

Funding Sources: Initially Staff time and Fees from Code Enforcement.

Program 3-5.

The County shall continue to periodically update the status of housing conditions to determine the need for housing rehabilitation and the removal of unsafe units.

Time Frame: Annually during program period

Responsible Agency: Code Enforcement, Building Inspection

Objectives: Ensure compliance with basic health and safety building standards, and provide information about rehabilitation loan programs for use by qualifying property owners who are cited.

Funding Sources: Staff time

Program 3-6.

The County will contact property owners of units at-risk of converting to market rate housing within one year of affordability expiration to discuss the County's desire to preserve units as affordable housing. Participation from agencies interested in purchasing and/or managing units at-risk will be sought.

Time Frame: Annually during program period

Responsible Agency: Housing and Economic Development Department

Objectives: Preserve and maintain existing inventory of restricted homeownership and rental units designated as affordable housing within the County.

Funding Sources: Staff time

Equal Opportunity in Housing

Goals for Equal Opportunity in Housing

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.

Policies for Equal Opportunity in Housing

Policy 4A.

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

Policy 4B.

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

Policy 4C.

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

Policy 4D.

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

Policy 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.

Policy 4F.

The County shall allow the development of special needs housing to stimulate construction of housing of special needs group homes (assisted living for seniors, handicapped, farmworkers, the homeless and the disabled) with a use permit.

Policy 4G:

The County shall annually evaluate the needed homeless emergency/transitional facilities in the unincorporated area and/or through interagency agreements with the Cities of Hollister and San Juan Bautista.

Programs for Equal Opportunity in Housing

Program 4-1.

The Fair Housing Act, Title VIII of the Civil Rights Act of 1968, Article III, Sec. 15-36, et seq. prohibits discrimination in housing because of: race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children -under 18), handicap (Disability), sexual orientation, age and marital status. The County Housing and Economic Development Department will continue to distribute fair housing materials in both English and Spanish on behalf of the HUD Approved Certified Counseling Agencies to the community at large. Materials will be displayed throughout local community including senior centers, social service offices, and other public locations. Information regarding Fair Housing will continue to be mentioned at all housing-related homebuyer, credit management, financial literacy and foreclosure prevention workshops. County staff will continue to refer all fair housing issues to local HUD Approved Certified Counseling Agencies such as Monterey County Housing Alliance (MOCHA) and Project Sentinel who offer services such as fair housing assistance, homebuyer education, mortgage default resolution counseling, pre-purchase counseling, post-purchase counseling, predatory lending, renter's assistance and services for the homeless. The County's overall goal was obtained during the program period.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department, Housing and Economic Development Department, Community Services and Workforce Development Department

Objectives: The County will continue to partner with local HUD Approved Certified Counseling Agencies for ongoing promotion of Fair Housing throughout the community, at large.

Funding Sources: Staff time

Program 4-2.

Language Barriers.

The County will ensure all housing-related materials relating to activities, services and programs are distributed in multiple languages. The County Housing and Economic Development Department will continue to conduct bilingual affordable housing-related workshops to the public in both English & Spanish. All marketing efforts, fliers and materials will be made available in English and Spanish to the public. The County Affordable Housing webpage will continue to be updated which offers qualifying documents such as applications, checklist and information to the public in both English and Spanish. The County Housing and Economic Development Department will continue to distribute additional fair housing materials in both English and Spanish on behalf of the HUD Approved Certified Counseling Agencies to the community at large. Materials will be displayed throughout local community and senior centers, social service offices, and other public locations.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department, Housing and Economic Development Department, Community Services and Workforce Development Department

Objectives: The County will continue to ensure all housing-related materials relating to activities, services and programs are distributed in multiple languages.

Funding Sources: Staff time

Program 4-3.

Equal Housing Opportunities.

The County will continue to promote and protect housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color or household composition. The County will continue to remove market constraints regarding the construction of multi-family, single family, condominium and townhouse development due to liability.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department, Housing and Economic Development Department, Community Services and Workforce Development Department

Objectives: The County will make a maximum effort to protect Equal Housing Opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Funding Sources: Staff time

Program 4-4.

Reasonable Accommodation.

The County will continue to provide reasonable accommodation for persons with disabilities by using flexible approaches to retrofitting and converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department

Objectives: The County will make a maximum effort to provide Reasonable Accommodation.

Funding Sources: Staff time

Program 4-5.

Ensure promotion of County deed-restricted affordable units throughout the community, at large. Promote awareness of deed-restricted affordable units that could be purchased through re-sale. The County Housing and Economic Development Department will continue to conduct bilingual affordable housing workshops regarding County below market homeownership opportunities to the public. The County Housing and Economic Development Department will continue to partner with the City of Hollister Redevelopment Agency and local non-profit affordable housing developers to conduct bilingual workshops regarding deed-restricted affordable units to the public. A waiting list of potential low and moderate-income applicants will continue to be established. Information about the pre-qualification program will be posted on the County housing web-site and at the Planning and Building Department and Community Services Workforce Development Department.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department, Housing and Economic Development Department, Community Services and Workforce Development Department

Objectives: Streamline the re-sale of deed restricted affordable units and educate the public about the availability of the units and the real estate community about the resale process regardless of race, religion, sex, marital status, ancestry, national origin, color or household composition.

Funding Sources: Staff time

Program 4-6.

Housing Programs Coordinator.

The County recently hired a Housing Programs Coordinator to administer the Housing and Economic Development Department. The County intends to continue funding the Housing Programs Coordinator position during the upcoming program period. The Housing Programs Coordinator will continue to partner with local HUD Certified Counseling Agencies, City of Hollister Redevelopment Agency and local non-profit affordable housing developers to promote Fair Housing information. The Housing Programs Coordinator will continue to conduct several bilingual affordable housing related workshops (Homeownership, Credit Management, Financial Literacy and Foreclosure Prevention) to the public. The Housing Programs Coordinator will continue to assist with the administration and monitoring of the County Inclusionary Housing Program and HOME Program.

Time Frame: Ongoing

Responsible Agency: Housing and Economic Development Department

Objectives: The Housing Programs Coordinator will continue to enhance and manage the County's Affordable Housing Program, HOME Program, promote Fair Housing and pursue additional housing-related funding resources.

Funding Sources: Staff time

Program 4-7.

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

Time Frame: 2010

Responsible Agency: Planning and Building Department

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

Funding Sources: Staff time

Energy Conservation

Goals for Energy Conservation

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.

Policies for Energy Conservation

Policy 5A.

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

Policy 5B.

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

Policy 5C.

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

Policy 5D.

The County shall promote opportunities for use of solar energy by assuring solar access. The County shall pursue all avenues of solar access and energy conservation currently provided by California law and consider a local ordinance to further promote energy conservation.

Policy 5E.

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

Policy 5F.

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

Policy 5G.

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

Programs for Energy Conservation

Program 5-1.

Low-Income Heating & Energy Assistance Program (LIHEAP).

The LIHEAP program provides funds to help low-income households make home heating more affordable, avoid shutoff of utility services during the winter, and maintain a warm, safe, and healthy environment for households with young children, the elderly, and the disabled. The Energy Assistance Program (EAP) provides payments made to energy companies and in most cases directly to clients to help pay a portion of home heating costs. Client education and furnace repair/replacement are also offered. The Community Services and Workforce

Development (CSWD) Department intends to apply annually for available LIHEAP and/or EAP funding opportunities during the upcoming program period.

Time Frame: Annually during program period

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

Quantified Objectives: Serve over 700 families during the upcoming program period. Continue to provide assistance with payment of utility and propane bills.

Funding Sources: EAP funds

Program 5-2.

The Weatherization program in San Benito County is currently offered by Central Coast Energy Services (CCES), a local not-for-profit organization based in Watsonville, California. CCES currently serves Monterey, Santa Cruz, Monterey and San Benito counties. The Weatherization program includes both health and safety and energy efficiency inspections, installation of energy conservation measures such as insulation, weather-stripping, compact fluorescent light bulbs, and possible replacement of refrigerator, stove, furnace, water heater, windows, and doors among many other measures. CCES's programs are free of cost and are provided to home owners as well as tenants in an effort to conserve energy and improve living conditions of low-income households. CCES will continue to work in conjunction with the San Benito County Housing and Economic Development Department to further promote the Weatherization program to the community through referrals. Outreach materials will continue to be displayed throughout the local community at large, including senior centers, social service offices, and other public locations. Information regarding the Weatherization program will also be mentioned at all housing-related workshops. CCES recently received a huge boost through the American Reinvestment and Recovery Act (ARRA). CCES has allocated Weatherization funding through the ARRA for San Benito County. CCES estimates that up to 30 dwelling units will be weatherized in San Benito County during the upcoming program period.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department, Housing and Economic Development Department and Community Services and Workforce Development Department

Objectives: Work with CCES to use ARRA Weatherization allocation for San Benito County to weatherize up to 30 dwelling units. Ongoing promotion of the Weatherization Program throughout the community, at large.

Funding Sources: Staff time

Program 5-3.

The County shall continue to strive for greater energy conservation in residential development. The County will look into CDBG, CalHome and HOME monies that are available for rehabilitation and/or energy conservation programs for lower-income households. Additionally, the County will continue to provide information to all residents regarding available rehabilitation programs, and increase public awareness of self-help, energy conservation and rehabilitation programs through outreach programs.

Time Frame: Annually during program period

Responsible Agency: Planning and Building Department, Housing and Economic Development Department

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

Funding Sources: Staff time

Program 5-4.

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

Time Frame: Ongoing

Responsible Agency: Planning and Building Department

Objectives: Enforce Title 24 provisions

Funding Sources: Staff time

Program 5-5.

The County shall encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development. The County will make available an informational fact sheet for distribution that will describe the measures that can be instituted in homes for little cost and will save energy and utility expenses.

Time Frame: Ongoing

Responsible Agency: Planning and Building Department

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

Funding Sources: Staff time

Program 5-6.

The County shall study a solar access ordinance, which would provide solar access in all new subdivisions and planned unit developments. Such an ordinance would include criteria, which could be included in subdivision review. Requirement of solar water and space heating should be considered.

Time Frame: 2012

Responsible Agency: Planning and Building Department

Objectives: Adopt a solar access and energy conservation ordinance, which will encourage all new construction to be energy efficient and properly situated to take advantage of the sun.

Funding Sources: County funds and Staff time

Implementation Schedule and Timelines for Policies and Programs

1-Year Time Frame (2010)

Program 1-2.

Utilize HOME Investment Partnership Program (HOME) funds. The County intends to use a portion of existing HOME Program Income to activate a HOME First-time Homebuyer (FTHB) program.

Program 1-9.

Emergency Shelters. Senate Bill (No. 2) adds provisions to the housing element that would require a local government to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. San Benito County intends to identify a zone or zones as required by Senate Bill No. 2.

Program 2-7.

The Community Services and Workforce Development (CSWD) will utilize grant funds from the California Office of Migrant Services (OMS) for a future remodel of an additional bunkhouse located at the Southside Road Migrant Center labor camp.

Program 2-11.

Prioritize processing and reserve the majority of the excess wastewater transmission capacity on the Southside Road sewer main for a mixed use affordable housing project with at least five percent of the rental housing constructed for disabled access/livability.

Program 2-12.

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.

Program 2-13.

Amend the Growth Management Ordinance to direct growth toward existing urbanized areas and to make further encouragement of affordable housing development.

Program 2-14.

Amend the Inclusionary Housing Ordinance (No. 766) to add greater flexibility and incentives to existing policies.

Program 2-16.

Amend the County Zoning Ordinance to allow administrative approval of front setbacks under 20 feet for lots under 7,200 square feet in Residential Multiple (RM) zoning, with 15 feet as the absolute minimum front setback.

Program 3-1.

The County will work with the local chapter of Habitat for Humanity to help promote *A Brush with Kindness housing program*.

Program 4-7.

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

Program 5-3.

The County will look into CDBG, CalHome and HOME monies that are available for rehabilitation and/or energy conservation programs for lower-income households.

2-Year Time Frame (2011)

Program 1-2.

Utilize HOME Investment Partnership Program (HOME) funds. The County intends to use a portion of existing HOME Program Income to activate a HOME Rehabilitation Program.

Program 2-12.

Explore a pilot program by encouraging use rural schools for clustering seasonal farm labor housing during school vacation.

Program 5-2.

CCES will continue to work in conjunction with the San Benito County Housing and Economic Development Department to further promote the Weatherization program to the community through referrals.

3-Year Time Frame (2012)

Program 1-7.

Section 8 Housing. The Housing and Economic Development Department intends to partner with the Santa Cruz County Housing Authority to establish a permanent Section 8 Housing in the unincorporated area of the County.

Program 2-6.

San Benito County intends to use its existing allocation from the California Housing Finance Agency (CalHFA) of Prop 63, Mental Health Services Act (MHSA) funds to provide housing to extremely low-income individuals and households.

Program 2-15.

Designate 10.0 additional acres for Residential Multiple (RM) zoning to accommodate very-low- and low-income households, 3.9 additional acres to accommodate the lower-income half of moderate-income households and 53.4 additional acres for Single-Family Residential (R1) zoning to accommodate above-moderate income households and the upper-income half of moderate income households.

Program 5-6.

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.

5-Year Time Frame (2014)

Program 1-8.

Mortgage Credit Certificate Program (MCC). The MCC Program provides tax credits to income eligible homebuyers. The County Housing and Economic Development Department intends to establish the MCC program within the unincorporated area of the County.

Program 3-4.

The County intends to establish a site to place at least six temporary mobile homes that can be used for up to six months by persons/families displaced as a result of code enforcement actions because the structure is unauthorized/unsafe/sub-standard.

Annual Time Frame

Program 1-1.

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.

Program 1-3.

Apply for Community Services Block Grants (CSBG). The CSBG funds will provide a range of services and activities to assist the needs of low-income individuals including the homeless, migrants and the elderly.

Program 1-4.

Apply for Emergency Housing and Assistance Program (EHAP). The EHAP funds will be used to provide rental assistance for emergency and transitional shelter purposes.

Program 1- 5.

Apply for Federal Emergency Shelter Grants (FESG). FESG funds will be used to provide for emergency shelters, services and transitional housing for homeless individuals and families.

Program 1- 6.

Emergency Food and Shelter Program (EFSP). EFSP funds will be used to provide low-income families with renter's assistance and stop eviction services.

Program 2-3.

The County shall annually review its eligibility for various federal and state programs that will provide rehabilitation and maintenance assistance for low-income units and special needs groups. The County shall submit applications for programs for which the County is eligible, as appropriate.

Program 2-4.

The Planning Commission shall hold a meeting annually to review the Housing Monitoring Report and make a report to the County Board of Supervisors

Program 2-5.

The County shall seek financial assistance to provide financing to assist housing construction of extremely low, very low, low, and moderate-income units that serve families and special needs groups using CDBG, USDA, HOME, CalHome, and other Federal and State funding sources.

Program 3-2.

The County shall review its eligibility for Federal and State home repair, renovation, and replacement programs annually and apply for programs, as appropriate.

Program 3-5.

The County shall continue to periodically update the status of housing conditions to determine the need for housing rehabilitation and the removal of unsafe units.

Program 3-6.

The County will contact property owners of units at-risk of converting to market rate housing within one year of affordability expiration to discuss the County's desire to preserve units as affordable housing.

Program 5-1.

Low-Income Heating & Energy Assistance Program (LIHEAP). The County intends to apply annually for available LIHEAP and/or EAP funding opportunities.

On-Going Time Frame

Program 2-1.

The County shall continue to cooperate with and advise developers in the use of the County's Density Bonus Incentive Program as contained in Inclusionary Housing Ordinance (No. 766 or its successor).

Program 2-2.

The County shall continue to cooperate with neighboring cities in the County, developers and builders and with financial institutions to secure tax-exempt mortgage revenue bonds.

Program 2-8.

The County shall continue to promote and encourage the self-help housing program which 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.

Program 2-9.

Encourage appropriately designed second units. Second units shall be encouraged as a means of developing small, affordable units throughout the County.

Program 2-10.

Continue to allow the construction of accessory senior dwelling units, residences with deed restrictions requiring their residents to be at or above a certain age.

Program 3-3.

The County intends to continue funding a Code Enforcement Officer position.

Program 4-1.

The Fair Housing Act, Title VIII of the Civil Rights Act of 1968, Article III, Sec. 15-36. The County will continue to promote and comply with all related Fair Housing Act policies.

Program 4-2.

Language Barriers. The County will ensure all housing-related materials relating to activities, services and programs are distributed in multiple languages.

Program 4-3.

Equal Housing Opportunities. The County will continue to promote and protect housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color or household composition.

Program 4-4.

Reasonable Accommodation. The County will continue to provide reasonable accommodation for persons with disabilities by using flexible approaches to retrofitting and converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities.

Program 4-5.

Ensure promotion of County deed-restricted affordable units throughout the community, at large. Promote awareness of deed-restricted affordable units that could be purchased through re-sale.

Program 4-6.

Housing Programs Coordinator. The County intends to continue funding the Housing Programs Coordinator position during the upcoming program period.

Program 5-4.

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

Program 5-5.

Encourage energy conservation in all existing rental and homeownership developments.

11. PUBLIC PARTICIPATION

State law requires cities and counties to make a “diligent effort” to achieve participation by all segments of the community in preparing a housing element (Section 65583 (c) (6) of the California Government Code). This diligent effort translates into local jurisdictions doing more than issue the customary public notices and conduct standard public hearings prior to adopting a housing element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process.

During preparation of the 2007-2014 General Plan Housing Element, the County solicited input early in the process, prior to actually beginning preparation of the Draft Element. This was done in order to identify issues upfront and then include solutions, policies, and programs in the Draft Element that would address the citizens and stakeholders concerns. Public participation for the 2007–2014 County Housing Element included several types of public outreach. These processes included workshops, public review and citizen meetings. Meetings were held at various times to ensure that all members of the community had access to the participation process. San Benito County partnered with the City of Hollister for outreach efforts with social service organizations and community groups. County staff and City of Hollister staff attended meetings between July and September of 2008 of organizations that serve special housing needs groups, provide jobs and/or represent community business interests. A County Planning Commissioner was also designated to serve in a capacity as a liaison for the outreach meetings. The County and City met with the following organizations on the following dates:

Date	Organization
July 21, 2008	Hollister Youth Alliance
July 23, 2008	Homeless Task Force
July 30, 2008	Community Action Network (CAN)
August 6, 2008	San Benito County Chamber of Commerce
August 7, 2008	One Stop Career Center's Partner's Meeting
September 11, 2008	Community Action Board (CAB)
October 1, 2008	Jovenes de Antano
October 25, 2008	Joint County/City Housing Element Outreach for Special Needs Housing Workshop in the morning

Source: San Benito County Planning and Building & Housing and Economic Development Department

In addition to the above outreach efforts, the County and City participated as an invited guest at the Senior Lunch Program at the Hollister Community Center and provided bi-lingual translation in English and Spanish. The County partnered with the City to help prepare and distribute a bi-lingual (English and Spanish) rental housing survey to determine the specialized or underserved housing needs of the community. The housing surveys were conducted and completed at various apartment complexes and were made available to the public throughout the local County library, local non-profit affordable housing developers, Community Pantry, Community Services and Workforce Development (CSWD) Department, Housing and Economic Development Department, Health and Human Services Agency and other local community service agencies.

San Benito County and the City of Hollister collaborated to host a special needs housing public workshop on October 25, 2008. Because of the large Hispanic population working and residing in the City and County, notices were prepared in both English and Spanish. Additionally, bilingual (English and Spanish) County and City staff attended the workshop to assist residents in understanding the purposes of the workshop and to relay their input. Decision-makers as well as representatives from a variety of interest groups attended. The workshop included a summary of issues identified from outreach efforts with community groups and social service organizations. Input received from workshop participants was recorded and the suggested solutions were identified. A complete summary of the topics, issues and recommended solutions that came out of the workshop is contained in a table included as Appendix C.

The County has maintained an effort to involve the public throughout the housing element process by consistently and conscientiously reaching out to members of the public throughout the process. The list below summarizes the County's diligent efforts in promoting public participation in the Housing Element Update process:

1. Face-to-face meetings with community organizations including verbal invitation to the Workshop and encouragement of participation by the organizations' members
2. Self-generated Workshop fliers printed in English and Spanish
3. Survey conducted face-to-face, in English and Spanish, by City Planning Interns
4. E-mail distribution of publicity for survey sent to community organizations and local government departments
5. Advertisement in local newspapers *Hollister Free Lance* and *Pinnacle*
6. Local newspaper article announcing upcoming Workshop
7. Assistance from community organizations distributing publicity for process
8. Radio announcement broadcast for Workshop on Spanish-language radio station KMPG

All potentially affected agencies were contacted by direct mailing (at minimum) prior to subsequent hearings and meetings held by the County in reviewing and ultimately adopting the final housing element. The County made a diligent effort to incorporate all feedback from the special needs workshop, rental housing survey, community outreach focus-group meetings and other sources into the 2007 – 2014 Housing Element.

Staff continues to consider all comments received by the public from all sources; any specific concerns related to development standards or any other County policy or approval process have been and will continue to be thoroughly considered by staff in assembling the final draft of the housing element. The County will remain open to dialogue with all members of the public, as well as public and private agencies, after the document is adopted by the County Board of Supervisors and certified by the State of California.

Meetings with Community Groups:

County and City staff members met with community groups that serve the special needs populations of the area. Below is a list of the community groups that participated and provided feedback during the outreach process. The organizations offered useful information generated in their day to day assistance of special needs groups.

1. Homeless Task Force
2. Emmaus House
3. Community Action Network (CAN)

4. Chamber of Commerce
5. Workforce Investment Board (WIB)
6. Jovenes de Antaño
7. One Stop Career Center
8. Community Action Board (CAB)
9. Hollister Youth Alliance
10. Affordable Housing Providers
 - South County Housing
 - Community Services Development Corporation (CSDC)
 - Community Housing Improvement Systems and Planning Association (CHISPA)

Survey of City Rental Housing:

With assistance from County staff, City planning staff prepared a survey for residents of rental housing in the City of Hollister. The survey was distributed to various apartment complexes, which form much of the area's supply of rental housing. The survey illustrated the characteristics of rental housing dwellers and their needs including the high percentage of income required to obtain housing. Below is a list of the organizations that assisted in the preparation and distribution of the survey.

1. City of Hollister, Planning Department
2. City of Hollister Redevelopment Agency
3. County Planning Department
4. County Housing and Economic Development Department
5. County Community Services and Workforce Development (CSWD) Department
6. Hollister Youth Alliance
7. Community Pantry

Special Needs Housing Workshop:

After conducting community group meetings and collecting survey results, City and County staff invited back community groups as well as all interested public to attend a workshop regarding special needs housing issues. Ideas raised in the community group meetings were presented once again to those present in order to generate dialogue among the workshop attendees and to draw out further feedback and ideas from the public. A Spanish translator was available at the workshop.