

## 8. PROGRAM EVALUATION

The following programs were included in the previous Housing Element to accommodate housing need during the 2001–2008 planning period. This chapter describes the status and apparent effectiveness of each program.

### *Goal 1. Availability*

#### Program 1-1.

*Annual review of vacant land for housing types.*

Status and Effectiveness: This task was not completed.

#### Program 1-2.

*Minimization of governmental constraints on housing.*

Status:

1. **Amend the zoning ordinance to allow administrative review of senior second units and temporary mobile homes.** Allowed by County Ordinance 784, adopted by the County in April 2005.
2. **Amend the zoning ordinance to allow the development of senior second units on nonconforming lots containing a minimum of 2 acres.** Allowed by County Ordinance 768, adopted by the County in May 2004.
3. **Reduce the residential traffic impact fees for special needs housing (senior second units and temporary mobile homes).** Building permits for these housing types have been made subject to a reduced traffic impact fee.
4. **Amend the senior second units section of the zoning ordinance to exempt the net increase in floor area dedicated to providing handicap accessible housing from the total square footage of the residence.** Ordinance 784, adopted in April 2005, allows 150 additional square feet of interior space if needed provide for handicap accessibility.
5. **Exempt the net increase in floor area dedicated to providing handicap accessible housing from building permit impact fees.** The County continues to charge building permit impact fees for additional square footage necessary for handicap accessibility. This item will be continued as a program in the 2007–2014 planning period.
6. **Request reduction in application processing fees for special needs housing that is not currently provided in San Benito County.** Special-needs housing is exempt from provisions of the County Growth Management Ordinance, reducing the processing time for such developments. Reduced impact fees are imposed on installation of temporary mobile homes.
7. **Prepare a mailer annually to homeowners of deed-restricted affordable units explaining resale prices as adjusted to annual changes in Median Income Limits of HUD.** This practice began in 2008.
8. **Amend Section 18.38.050 of the zoning ordinance to allow administrative review for the construction of retrofitted handicapped ramps in setback areas to the degree they are designed to ADA standards and obtain necessary County building and/or encroachment permits.** Under County Ordinance 784, adopted April 5, 2005, uncovered ramps designed according to the Americans with Disabilities Act of 1990 are allowed to be constructed within required setbacks, provided they minimize encroachments into setbacks and provided they are built for existing buildings. The permit for this type of ramp is issued ministerially under this ordinance.
9. **Amend the Land Use Element map to redesignate the sphere-of-influence of the cities to Rural/Urban and amend the Land Use Element to allow densities up to 20**

**units per acre in the Sphere of Influence of a city for projects that include 50% affordable and 50% above-market-rate units.** An amendment to the General Plan Land Use Element following adoption of the Housing Element established that Hollister's unincorporated sphere-of-influence would become Sphere-of-Influence Rural/Urban, a designation that implements this program item.

Effectiveness: Except for item 5, the County has implemented the above program items. Data is not available on the direct results of each specific program item, though they offer the public options not available prior to this program.

Program 1-3.

*Redesignation of constrained Rural/Urban vacant land.*

Status: County Ordinance 802 was adopted in November 2006 and permits—on land formerly permitting one dwelling per five acres—up to 20 dwelling units per acre on 94.61 acres and 8 dwelling units per acre on 68.23 acres.

Effectiveness: These lands have not been built.

Program 1-4.

*Amend Zoning Ordinance to Allow Administrative Review of Third or Fourth Unit for an Agricultural Employee in the Agricultural Zoning District.*

Status: Ordinances adopted during the program period established these types of units as requiring administratively-processed permits.

Effectiveness: The County Planning Department does not have detailed numbers on this type of development readily available, but applications have been received and approved during the program period.

*Goal 2. Increase the Diversity of Housing Types and the Quantity of Housing that will be affordable to Very Low, Low, and Moderate Income Households During the Program Period.*

Program 2-1.

*30 percent mixed types of residential development where public sewer and water services are available with a minimum of 8 units per acre.*

Status and Effectiveness: Under the current County General Plan Land Use Element, new residential development within areas designated Rural/Urban by the element is presently subject to this requirement. Additionally:

1. **Amend the Land Use Element to implement Goal 1, Policy 1A.** Annual review of sites with public services that would encourage development of various housing types for different income levels appears not to have been added to the Land Use Element.
2. **Amend the Zoning Ordinance to require mixed residential development types in all residential zoning districts and Planned-Unit Developments.** Under County Ordinance 784, adopted in April 2005, mixed development types are required of developments of five or more dwellings in the Single-family Residential (R1) and Planned-Unit Development (PUD) zoning districts, and “intensity of development will be directly proportional to the level and availability of public and private services,” with a minimum density of eight dwellings per acre, in the Residential Multiple (RM) district.
3. **Amend subdivision application forms to ensure submittal of applications consistent with Goal 1, Policy 1A.** The current subdivision application form used by the

County does not refer to the availability of public services with the purpose of encouraging mixed housing types.

4. **Amend the zone change application forms to ensure potential applicants of the requirement for mixed housing in the R1, Single Family Residential zoning district.** The County's current zone change application form does not refer to the R1 zoning district's requirement for mixed housing types.
5. **Prepare an information mailer describing the policy change for project engineers, the San Benito County Board of Realtors and local development organizations.** It is unclear whether this mailer was prepared and distributed

#### Program 2-2.

*Program to stimulate the construction of affordable housing and establish local funding for affordable housing.*

1. **Conduct an annual review of the inclusionary housing program to assess the affects on market rate housing as part of Housing Element Program 1-1.**
2. **Adopt an inclusionary housing ordinance with a requirement that 30% of all new residential development is constructed as affordable housing or in-lieu fees are collected for smaller scale development and constructed for persons with a physical disability. The exceptions to the inclusionary ordinance shall not be applied to subsequent subdivision of designated remainder parcels.**
3. **The median income of the employees that reside and work in San Benito County is significantly lower than the HUD San Benito County Median Income Limits. Therefore, the highest priority for inclusionary homes shall be San Benito County residents working in San Benito County.**

Status: The County established its inclusionary housing regulations by adopting Ordinance 766 in 2004. This includes requirements for 30 percent of development as affordable housing and for in-lieu fees collected for small developments.

Effectiveness: Since Ordinance 766 was adopted in 2004, no new affordable housing unit has been constructed as part of the inclusionary housing program. The ordinance requires that such units be constructed as part of any development proposing 21 or more residences, with 30 percent of the residences reserved for moderate and lower income groups. No development of at least 21 units has been approved by the County since the ordinance's adoption. All other developments of at least three lots are required to pay an in-lieu fee into a fund for affordable housing; as of September 2008, \$274,578.43 had been collected toward this need. A portion of this fund pays for a housing programs coordinator staff position. Among other responsibilities, this staff member review grants for additional affordable housing funding.

#### Program 2-3.

*Prioritized processing and reservation of 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 and livability.*

Status: The Southside Road sewer main presently serves the Riverview Estates affordable housing development, established in the 1990s. Substantial capacity remains available in the main, which could be used for additional development in the area. However, the potential development identified in the program did not occur. This development would have depended on the City of Hollister's wastewater treatment plant, to which new connections

were prohibited until 2008. Meanwhile, no application for development in the interim was received, and the suggested workshops were not held.

Effectiveness: Progress has not been made in the establishment of the affordable housing on Southside Road identified as an objective in this program. The program shall be continued into 2007–2014.

Program 2-4.

*Reduction of the minimum parcel size in the R1 zoning district and Planned-Unit Development district to facilitate construction of smaller residences on smaller parcels.*

Status: County Ordinance 784, adopted in 2005, reduced the R1 district's minimum lot size in areas with public sewer and water service from 7,200 square feet to 5,000 square feet.

Effectiveness: Though no residential subdivision has been approved in R1 zoning since the 2005 ordinance, development has been proposed that includes R1 lots smaller than 7,200 square feet.

Program 2-5.

*Establishment of Section 8 housing in unincorporated San Benito County.*

Status: 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. This program called for the County to partner with the Santa Cruz County Housing Authority to retain the affordability of 30 Section 8 housing units and establish a permanent Section 8 Housing in the unincorporated area of the County. The 30 units, located in the unincorporated area of the County, remained as part of Hollister's Section 8 housing program.

Effectiveness: The Section 8 Housing program was not permanently established within the unincorporated area of the County. The County's overall goal was not obtained during the program period. The Housing and Economic Development Department will progress with future implementation of housing-related programs such as the Section 8 Housing program. Due to the validity of the Section 8 Housing program and with dedicated staffing resources, the County Housing and Economic Development Department will continue the establishment of permanent Section 8 Housing within the unincorporated area of the County and anticipates meeting this goal during the upcoming program period.

Program 2-6.

*Permitting of accessory apartments in any zoning district with a residential development that has public sewer and water service*

Status: County Ordinance 768, adopted in 2004, allows administratively reviewed use permits to be issued for accessory dwellings in residential districts with public sewer and water service.

Effectiveness: The program's objective was to establish five accessory units in the Rancho Larios development near San Juan Bautista. However, as determined from building permits on record, no accessory units appear to have been constructed there.

Program 2-7.

*Mobile/manufactured homes on permanent foundations.*

Status: The County presently treats mobile and manufactured homes on permanent foundations as it does other residential structures on permanent foundation.

Effectiveness: Members of the public have applied for and received building permits for this type of construction.

Program 2-8.

*Second units for seniors.*

Status: County Code §18-145.4 remains in effect to allow the issuance of administratively reviewed use permits for senior housing.

Effectiveness: In recent years, the County has approved approximately five accessory senior dwelling unit permits per year.

Program 2-9.

*Allowing construction of residences for family members and agricultural employees in the agricultural zoning districts, provided that density standards can be met, and amending zoning ordinance to allow administrative review.*

Status: County Ordinance 784, adopted in 2005, allowed use permits for such residences to be processed administratively. In AR, AP, and R zoning districts, use permits are required for third and fourth units of this type, while second units generally need only a building permit.

Effectiveness: For second units requiring no use permit review, a count of permits issued is not available. For third and fourth units, the County has received few use permit applications during the program period; only six applications for nine residences have been logged.

Program 2-10.

*Self-help housing.*

Status: 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. Under the program, the County would 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.

Effectiveness: There were no self-help housing units constructed within the unincorporated area of the County during the program period. The County’s overall goal was not obtained during the program period. The Housing and Economic Development Department will progress with future implementation of housing-related programs such as the self-help housing program. The County Housing and Economic Development Department will network with qualified local non-profit affordable housing developers to identify sites and leverage funds to assist in the development of self-help housing units. Due to the validity of the self-help housing program and with dedicated staffing resources, the County Housing and Economic Development Department will continue the establishment of self-help housing within the unincorporated area of the County and anticipates meeting this goal during the upcoming program period.

Program 2-11.

*Amendment of the Growth Management System ordinance to provide greater incentives to construct affordable housing.*

Status: The current Growth Management Ordinance does not exempt the specific type of project stated in Program 2-11, “developments with at least 50% of the housing units as affordable with a range of affordability.” However, affordable housing units in general are exempt, as are project entirely for senior citizens in which at least half of the units are made available to senior citizens of various income levels below the area median. In addition, the ordinance has subsequently been reviewed as prescribed in Program 2-11 and is currently undergoing revision under direction of the County Board of Supervisors.

Effectiveness: The exemption was not implemented and will be continued as a program for the 2007–2014 planning period.

*Goal 3. Stable Long-Term Funding for Maintaining Housing Programs and the Construction of a Mixture of Housing Types and Densities with Emphasis Making Housing Available to Extremely Low, Very Low, Low and Moderate Income Households.*

Program 3-1.

*Utilize state and federal funds for affordable housing.*

**HOME Investment Partnership Program (HOME)**

Status: The HOME program assists cities, counties and nonprofit community housing development organizations (CHDOs) to create and retain affordable housing. Under this program, the County would re-use existing Program Income to issue new HOME First-Time Homebuyer (FTHB) Program loans to very low and low-income first-time homebuyers for down payment assistance within the unincorporated area of the County. The Community Services and Workforce Development (CSWD) Department, which currently administers the County HOME FTHB Program, continued to receive HOME Program Income from loan payoffs of down-payment second mortgages originally issued from 1994, 1995 and 1998 during the program period.

Effectiveness: CSWD did not issue any new HOME FTHB Program loans during the program period. The County’s overall goal was not obtained during the program period. The County recently hired a Housing Programs Coordinator to assist the CSWD with the administration of the HOME FTHB Program. The County Housing and Economic Development Department is currently in the process of preparing updated program guidelines, to submit to the California Housing and Community Development Department (HCD) for approval to issue new HOME FTHB loans from existing Program Income.

The Housing and Economic Development Department will maximize the existing HOME Program Income to re-issue new first-time homebuyer down payment assistance loans during the upcoming program period. Due to the validity of the HOME FTHB Program and with dedicated staffing resources the County Housing and Economic Development Department will continue the County HOME FTHB Program and anticipates meeting future goals for the upcoming program period

### **Office of Migrant Services (OMS)**

Status: The Office of Migrant Services (OMS) provides funding for safe, decent and affordable seasonal rental housing and support services for migrant farmworker families during the peak harvest season. Under this program, the County would secure OMS funding for a future remodel of an additional bunkhouse to expand total capacity from 46 to 68 rooms and from 184 to 272 units to meet demand for farmworker housing located at the County Southside Road Migrant Center labor camp. The Community Services and Workforce Development (CSWD) Department applied and received grant funds from the OMS during the program period. San Benito County received a grant of 2 million dollars in 2006 for the remodel and additional bunkhouse. Funding received for FY 2008/2009 totaled \$346,000. The County is utilizing these funds for a future remodel of an additional bunkhouse located at the Southside Road Migrant Center labor camp. The completion of the additional bunkhouse is scheduled to be completed by June 2010 to expand total capacity from 46 to 68 units and from 184 to 272 beds to meet demand for farmworker housing. Due to the state budget, the completion date was pushed back from June, 2009 to June, 2010.

Effectiveness: The County's overall goal to secure OMS funding was obtained during the program period. The CSWD will continue to oversee the completion of the additional bunkhouse which is scheduled to be completed by June, 2010 to expand total capacity from 46 to 68 rooms and from 184 to 272 units to meet demand for farmworker housing. CSWD anticipates meeting this goal during the upcoming program period.

### **Community Development Block Grant (CDBG)**

Status: Under this program, the County would secure and maximize CDBG funds to continue to subsidize and provide housing-related programs and services within the County. 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 applied and received CDBG funds during the program period.

Effectiveness: The County's overall goal to secure CDBG funding was obtained during the program period. CDBG funds were used to maximize the following housing-related services and programs during the program period:

Homeless Shelter: The 24 bedroom Winter Homeless Shelter component is currently operated by the Homeless Task Force of San Benito County. During the program period, approximately 50 homeless residents received services annually 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.

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 program period, over 100 clients have accessed the "Emmaus House" for domestic violence related services. The \$150,685 allocation of CDBG funds provided eligible battered women access to the Emmaus House shelter and related services. The Emmaus House makes available a shelter facility providing a furnished room and meals for women assisted during the program period.

Community Pantry. The Community Pantry is a non-profit, self-help supplemental food program for low-income families in San Benito County. The Community Pantry was allocated \$41,815 of CDBG funds which were used to replace supplies and equipment used in their

operations of providing food to Targeted Income Groups. During the program period, the Community Pantry served approximately 1,377 individuals and families per month with approximately 594 being senior citizen households.

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. Families who are in the process of being evicted and who cannot afford their first month's payment applied and received services. Those eligible during the program period received a grant in the amount of \$650.

CSWD will continue to apply for CDBG funds during the upcoming program period. CSWD will continue to maximize CDBG funding in order to continue housing-related programs and services such as Winter Homeless Shelter, Emmaus House and Community Pantry within the County.

### **Community Services Block Grants (CSBG)**

Status: CSBG funds provide a range of services and activities to assist the needs of low-income individuals including the homeless, migrants and the elderly. Under this program, the County would secure and maximize CSBG funds to continue to subsidize and provide housing-related programs and services within the County. The Community Services and Workforce Development (CSWD) Department applied and received CSBG funds during the program period to fund services to low-income residents of San Benito County.

Effectiveness: The County's overall goal to secure CDBG funding was obtained during the program period. CSBG funds were used to provide the following services and programs during the program period:

Home Renters Assistance. CSWD provided low-income families with renter's assistance and stop eviction services. Eligible families who were in the process of being evicted and who could not afford their first month's payment applied and received services. Eligible families received a grant in the amount of \$650. Funds from the CSBG allocation provided staff support in the form of approximately 1.25 full-time employees (FTE). These funds assisted with the department's service delivery quality including serving seasonal migrant workers, workforce development, PG&E assistance and rental assistance. CSWD serves approximately 7,000 participants on an annual basis.

CSWD will continue to apply for CSBG funds during the upcoming program period. CSWD will continue to maximize CSBG funding in order to subsidize and provide housing-related programs and services within the County.

### **Emergency Housing and Assistance Program (EHAP)**

Status: EHAP funds provided facility operating grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families. Under this program, the County would secure and maximize EHAP funds to continue to subsidize and provide housing-related programs and services within the County. The Community Services and Workforce Development (CSWD) Department applied and received EHAP funds during the program period. CSWD received funding from 2002 to 2008 in annual amounts ranging from \$15,000 - \$25,000.

Effectiveness: The County's overall goal to secure EHAP funding was obtained during the program period. EHAP funds were used to provide the following services and programs during the program period:

Rental Assistance. EHAP funds were used to provide rental assistance for emergency and transitional shelter purposes. With these funds, a minimum of 60 families were assisted through the emergency and transitional shelter programs and an additional 30 families received home renters assistance during the program period.

CSWD will continue to apply for EHAP funds during the upcoming program period. CSWD will continue to maximize EHAP funding in order to subsidize and provide housing-related programs and services within the County.

### **Federal Emergency Shelter Grants (FESG)**

Status: FESG funds provide for emergency shelters, services and transitional housing for homeless individuals and families. FESG funds provide for emergency shelters, services and transitional housing for homeless individuals and families. The Community Services and Workforce Development (CSWD) Department applied and received FESG funds during the program period up to 2004. 2004 was the last year the County received funding through the FESG program.

Effectiveness: The County's overall goal to secure FESG funding was obtained during the program period. CSWD will continue to apply for FESG funds during the upcoming program period. CSWD will continue to maximize FESG funding in order to subsidize and provide housing-related programs and services within the County.

### **Emergency Food and Shelter Program (EFSP)**

Status: Under this program, the County would secure and maximize EFSP funds to continue to subsidize and provide housing-related programs and services within the County. 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. The funds through the Federal Emergency Management Agency help supplement food programs, rent/mortgages, and utility assistance. 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 applied and received EFSP grant funds during the current program period.

Effectiveness: The County's overall goal to secure FESG funding was obtained during the program period. EFSP funds were used to provide the following services and programs during the program period:

Stop Eviction Services. CSWD used the \$15,036 of allocated EFSP funds to provide low-income families with renter's assistance and stop eviction services. Eligible families who were in the process of being evicted and who could not afford their first month's payment applied and received services. The eligible participants received grants in the amount of \$650.

CSWD will continue to apply for EFSP funds during the upcoming program period. CSWD will continue to maximize EFSP funding in order to subsidize and provide housing-related programs and services within the County.

### **Low-Income Heating & Energy Assistance Program (LIHEAP)**

Status: Under this program, the County would secure and maximize LIHEAP and/or EAP funds to continue to subsidize and provide housing-related programs and services within the County. LIHEAP funds provide money 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 received EAP funds during the program period.

Effectiveness: The County's overall goal to secure EAP funding was obtained during the program period. EAP funds were used to provide the following services and programs during the program period:

Utility Payment Assistance: EAP funds were used during the program period to provide assistance with payment of utility and propane bills. A total of 764 (seven hundred and sixty-four families) were served during the program period.

CSWD will continue to apply for LIHEAP and/or EAP funds during the upcoming program period. CSWD will continue to maximize EAP funding in order to subsidize and provide housing-related programs and services within the County.

### Program 3-2.

*Housing trust fund—lobbying of local legislators and solicitation of funding from the Silicon Valley Leadership Group, Santa Clara County, and regional organizations to generate funding for affordable housing and participation in special needs housing, transportation improvements from commuters in order to remove infrastructure and funding constraints to the provision of affordable housing.*

- 1. A quantification of the projected housing need in San Benito County based on local employment growth over the past twenty years.**
- 2. A comparison of the projected local housing need to the actual Regional Housing Need for San Benito County from the 1992-1997 and 2001-2008 program periods.**
- 3. A comparison of the percentage of commuters that commute into San Benito County over the past 20 years with number of housing units established per job within San Benito County and neighboring counties.**
- 4. Prepare a summary of the residential growth forecasted in San Benito County by organizations/agencies such as the Santa Clara Valley Transportation Authority, the Association of Bay Area Governments, the Santa Clara County General Plan and the Silicon Valley Manufacturing Group.**
- 5. Prepare an evaluation of the cost to San Benito County of providing governmental services per net-out commuter.**
- 6. Prepare a comparative evaluation of the income gap and affordable housing gap between the median income in San Benito County and the median wage earner working in San Benito County.**

Status: The program's objective involved a trust fund "to provide match funding for affordable housing programs and to administer special housing needs programs." Funding for

affordable housing was gathered by Community Services Workforce Development (CSWD) from repayments of HOME-funded second-mortgage loans. One use of these funds was the purchase of a rental property by Community Services Development Corporation for low-income renters. CSWD intends to fund second mortgages for low-income families with a combination of these funds and future HOME funds.<sup>28</sup>

The other tasks of this program, however, were not prepared for the purpose of the housing trust fund. The County also did not seek funds from Silicon Valley Leadership Group and Santa Clara County.

Effectiveness: While the County did not receive funding from the named organizations, CSWD has established a mechanism for funding affordable housing based partially on federal HOME funds.

#### Program 3-3.

*Promote higher densities (20 units per acre) within or near city sphere-of-influence to provide incentive to increase the construction of special needs housing and multifamily affordable housing.*

Status: Though the City of San Juan Bautista sphere of influence is not designated in this manner, the City of Hollister sphere of influence is designated in the County General Plan as allowing development as dense as 20 units per acre

Effectiveness: This has not resulted in the development of unincorporated land for special-needs and affordable housing. One significant impediment during that time was the sewer-connection moratorium in the City of Hollister's wastewater treatment plant service area. However, the increased permissible density remains in effect, reducing the investment in land required for production of housing.

### *Goal 4. Rehabilitation/Conservation of Affordability*

#### Program 4-1.

*Housing rehabilitation with federal and state grants.*

Status: The County has encouraged the continued affordability of both rental and ownership housing opportunities through this program. The program intends to stimulate and encourage private and affordable housing rehabilitation and make use of available Federal and State programs.

Effectiveness: There were no affordable housing rehabilitated units constructed within the unincorporated area of the County during the program period. The County's overall goal was not obtained during the program period. The Housing and Economic Development Department will progress with future implementation of housing-related programs such as rehabilitation of affordable housing. 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. Due to the validity of an affordable housing rehabilitation program and with dedicated staffing resources the County Housing and Economic Development Department will pursue the establishment of a rehabilitation program within the unincorporated area of the County and anticipates meeting this goal during the upcoming program period.

---

<sup>28</sup> Correspondence with Kathy Flores, San Benito County Health and Human Services Agency, May 21, 2009.

Program 4-2.

*Preservation of legal nonconforming housing stock.*

Status: County Ordinance 768, adopted May 25, 2004, allows nonconforming residential uses to continue as below-market-rate accessory dwelling units.

Effectiveness: While applications have been received to convert nonconforming housing stock to affordable housing, the Planning Department does not have a detailed record of the number of deed restrictions requiring below-market-rate pricing of rents in such units. Nevertheless, the ordinance will remain in effect, as it offers property owners an option to preserve existing housing stock.

Program 4-3.

*Code Enforcement—collection of fees.*

Status: This program implements 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. The County continued to fund a Code Enforcement Officer during the program period. The Code Enforcement Officer reviews all properties within the unincorporated area of the County for property maintenance and compliance issues. The Code Enforcement Officer responds to families living in unauthorized unsafe structures/trailers that can be permanently displaced by code enforcement.

A Relocation Ordinance was implemented in 2007 under Chapter 5 of the County Code. The Relocation Ordinance includes provisions to collect fees from property owners to pay for interim housing when families are displaced due to unsafe living conditions.

Effectiveness: 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. 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.

Program 4-4.

*Code Enforcement—temporary shelter for persons or families displaced by Code Enforcement.*

- 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 unit a permanent site is established.**
- 2. The Planning Department will solicit donation of unwanted temporary mobile homes from community organizations and advertisements 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.**

Status: The above steps were not completed, though an ordinance was adopted to assist in the relocation of tenants displaced by abatement of illegal residential units. County Ordinance 774 was adopted in 2004 and applies to tenants forced to leave a unit when a

Code Enforcement action requires a unit's rehabilitation or when a court orders vacation of a unit because of its substandard condition or its "unlawful existence, use or occupancy." Owners of units requiring rehabilitation or vacation are made responsible for providing relocation assistance, and a County fund is made available to tenants in the absence of the property owner, who must reimburse the fund. The ordinance further specifies the assistance measures and obligations and the procedure of initiating relocation assistance.

Effectiveness: The County will retain Ordinance 774, with updates and improvements to its efficacy as needed. Meanwhile, the County will also retain this program for temporary shelter using recreational vehicles and mobile homes for the 2007–2014 Housing Element.

#### Program 4-5.

*Rehabilitation of former farmworker housing.*

Status and Effectiveness: The program called for an informational brochure, a workshop, a grant application for housing rehabilitation, and rehabilitation of four units. These steps did not take place.

### *Goal 5. Intergovernmental Coordination*

#### Program 5-1.

*Removal of infrastructure constraints to the new construction of affordable housing.*

1. Facilitate streamlined environmental review and approvals for expansion of Hollister's wastewater treatment plant and connection of Sunnyslope County Water District to the plant in 2004.
2. Host a workshop with the community of Tres Pinos, Tres Pinos Water District, and San Benito County Water Districts and Community Development Workforce to explore options for a building renovation program and grants/programs to upgrade water lines and increase water supply and storage in 2005.
3. Request LAFCO to evaluate long-term water and wastewater disposal in the Municipal Reviews of special districts and the cities.
4. Educate special districts about the constraints the lack of services pose to the provision of housing.

Status: The Hollister wastewater treatment plant was a City of Hollister project, outside the jurisdiction of the County. Presently Sunnyslope is not pursuing connection to the Hollister plant for its sewer lines and instead performs its own wastewater treatment. The Tres Pinos workshop did not occur, and it is unclear whether the outreach to special districts took place. LAFCO, however, has extensively discussed long-term water and wastewater disposal in its November 2007 Countywide Municipal Services Review document.

Effectiveness: The primary objective of this program involved alleviating sewer and water constraints on development in the Rural/Urban land use areas, with urban-level development to be constructed by 2006. The major center of this constraint issue was Hollister, where progress on wastewater capacity expansion was not completed until 2008. Until that time, a moratorium on new sewer connections was imposed on the wastewater treatment facility's service area. That constraint has been removed.

#### Program 5-2.

*Mortgage Credit Certificate Program (MCC).*

Status: The Mortgage Credit Certificate Program (MCC) provides tax credits to income eligible homebuyers. The Mortgage Credit Certificate Program (MCC) reduces the amount of

Federal income tax the homeowner pays, thus giving more available income to qualify and pay for a mortgage loan. Under this program, the County would establish a MCC program within the County. The Mortgage Credit Certificate Program (MCC) was not established during the program period. The County recently hired a Housing Programs Coordinator to administer the Housing and Economic Development Department.

Effectiveness: The Housing and Economic Development Department will progress with future implementation of housing-related programs such as the MCC program. Due to the validity of the MCC program and with dedicated staffing resources the County Housing and Economic Development Department will continue the establishment of the MCC program within the unincorporated area of the County.

### Program 5-3.

#### *Habitat for Humanity.*

Status. The program aimed to form a local chapter of Habitat for Humanity in San Benito County in order to invite volunteer labor to construct housing, as well as involving the housing's future residents in the construction to build "sweat equity." Habitat for Humanity of San Benito County first formed in 2004 and became an official Habitat for Humanity Affiliate in 2005. The organization spent the past few years raising capital and in 2008 completed the rehabilitation of two residential single family residences.

Effectiveness. The County's overall goal was obtained during the program period. The County Housing and Economic Development Department will continue to partner with 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.

### Program 5-4.

*Amendment of the San Benito County General Plan Land Use Map to redesignate the Rural Residential (one-acre minimum) lands in the spheres of influence of Hollister and San Juan Bautista to the Rural/Urban land use designation in order to stimulate the construction of affordable housing and housing for special needs groups.*

Status:

- 1. Remove land use policy/infrastructure constraints by allowing the use of an interim batch wastewater plant(s) in a Sphere-of-Influence limited to the 2001-2008 program period when it can be shown through design that wastewater will be connected to a regional wastewater system when sewer services are available.** The Sphere-of-Influence Rural/Urban designation, added to the General Plan Land Use Element following adoption of the 2001–2008 Housing Element, allows the use of interim batch plants. These facilities were necessary for urban-level development during the City of Hollister's wastewater moratorium.
- 2. Alter the zoning in the sphere of influence of the cities from Rural Residential (one-acre minimum) to be consistent with the applicable jurisdiction to avoid underdevelopment of vacant lands.** These lands currently remain zoned Rural Residential (RR), with a one-acre minimum lot size. At the time of this program, the City of Hollister was undergoing an update of its General Plan, and the land-use direction of the General Plan had potential to change, which in turn raised the possibility of the County's land uses' becoming inconsistent with the City's.

Effectiveness: No batch plants were established in the unincorporated spheres of influence during the program period. However, as the program was established primarily to bypass the

City of Hollister's wastewater connection moratorium, and that moratorium has been discontinued, the County needs not continue the batch plant program item. .

Program 5-5.

*Lobbying of state legislators to remove liability constraints for the construction of multifamily dwelling units, condominiums, and townhouses.*

Status: The means by which the County would lobby State government for this program are limited. The County, as a local government, is unable to take direct action at the State level on the issue of construction liability and has limited influence, being represented by only two of the 120 State legislators.

Effectiveness: Measuring the results of this program is difficult for lack of tangible results, but the issue is important enough to warrant continued action by the County.

*Goal 6. Equal Opportunity*

Program 6-1.

*Promotion of awareness of fair housing.*

Status: 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. This program intends to promote Fair Housing throughout the community at large on an ongoing basis.

The County Housing and Economic Development Department distributed fair housing materials in both English and Spanish in regards to local HUD Approved Certified Counseling Agencies to the community at large. Materials were displayed throughout local community including senior centers, social service offices, and other public locations. Information regarding Fair Housing was also mentioned at all housing-related homebuyer, credit management, financial literacy, and foreclosure prevention workshops. County staff referred 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.

Effectiveness: The County's overall goal was obtained during the program period. The County Housing and Economic Development Department will continue will continue to partner with local HUD Approved Certified Counseling Agencies for ongoing promotion of Fair Housing throughout the community, at large.

Program 6-2.

*Language barriers.*

Status: The program intends to promote and distribute housing-related materials relating to housing activities, services and programs in multiple languages, and to ensure all housing-related materials relating to activities, services and programs are distributed in multiple languages. The County Housing and Economic Development Department conducted several bilingual affordable housing-related workshops to the public in both English & Spanish. All marketing efforts, fliers and materials were made available in English and Spanish to the public. A County Affordable Housing webpage was also created in 2008

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 distributed additional fair housing materials in both English and Spanish on behalf of the HUD Approved Certified Counseling Agencies to the community at large. Materials were displayed throughout local community and senior centers, social service offices, and other public locations.

Effectiveness: The County's overall goal was obtained during the current program period. The County Housing and Economic Development Department will continue to conduct bilingual workshops and distribute all housing-related materials to the community in multiple languages.

Program 6-3.

*Reasonable accommodation.*

Status: The County makes a general practice of assisting building permit applicants' understanding of accessibility requirements. However, all applicants must continue to meet the requirements of building codes governing accessibility for persons with disabilities. An inventory was not completed.

Effectiveness: The effect that this has on accessibility of local housing is unclear, but the program establishes a worthy intent nevertheless. The program will be retained for 2007 through 2014.

Program 6-4.

*Administrative review for setbacks for persons with a disability.*

Status: Under County Ordinance 784, adopted April 5, 2005, uncovered ramps designed according to the Americans with Disabilities Act of 1990 are allowed to be constructed within required setbacks, provided they minimize encroachments into setbacks and provided they are built for existing buildings. The permit for this type of ramp is issued ministerially under this ordinance.

Effectiveness: The ordinance as designed sufficiently allows for necessary building access by persons with a disability and shall remain in effect.

Program 6-5.

*Promotion of awareness of deed-restricted affordable units that could be purchased through resale.*

Status: This program intends to ensure promotion of County deed-restricted affordable units throughout the community, at large. The County Housing and Economic Development Department created a webpage and conducted several bilingual affordable housing workshops regarding County below market homeownership opportunities to the public. The County Housing and Economic Development Department partnered 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 has been established.

Effectiveness: The County's overall goal was obtained during the program period. The County Housing and Economic Development Department will continue to conduct bilingual workshops and distribute all affordable housing materials regarding County deed-restricted units to the community in both English and Spanish. 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 increase promotion of deed-restricted units.

### *Goal 7. Special Needs*

#### Program 7-1.

*Special-needs housing in the spheres of influence of cities and water districts.*

*Status:*

1. **Amend Land Use Element Policy 18, add action b) to allow development in the Sphere-of-Influence of cities and water districts for special needs housing with a conditional use permit provided that septic standards can be met.** This amendment was made.
2. **Prepare annual informational mailer that will be distributed to special housing needs group organizations and property owners of vacant infill property with an invitation to an informational meeting to discuss the use permit application process and types of small scale group/special needs housing that could be developed with a use permit.** Conduct informational meeting until at least one site is approved for assisted senior housing, a homeless shelter, a residence for mentally disabled persons, and/or a residence for substance abuse. The mailer appears not to have been prepared and distributed.
3. **Encourage the re-use of underutilized building for retrofit and/or establishment of sites for a homeless shelter, a group home for the mentally ill or person recovering from substance abuse in close proximity to support services.** The County has considered retrofitting a former hospital building as a homeless shelter, but the retrofit has not occurred. County Behavioral Health is seeking locations, including existing structures, to house individuals with mental illness.<sup>29</sup>

Effectiveness: Except for the mailer, this program is in progress.

#### Program 7-2.

*Establishment of a task force to development long-term strategies to provide stable long-term financing and administration of special-needs housing in San Benito County.*

*Status:* This task force, which was intended to be established by the County Board of Supervisors, was not formed.

Effectiveness: Though the task force has not been created, the City of Hollister and the County jointly fund a Housing Programs Coordinator position to address affordable housing issues that the two jurisdictions share. At the same time, Community Services Workforce Development (CSWD) has applied for and received Community Development Block Grant (CDBG) funds and has used them for Emmaus House, a shelter for victims of domestic abuse, and for Homeless Task Force, a winter shelter for adults without children.<sup>30</sup> Additionally, Mental Health Services Act (MHSA) funds totaling \$878,600 have been obtained by County Behavioral Health toward financing of housing for low- and very-low-income persons with serious mental illness.<sup>31</sup>

---

<sup>29</sup> Telephone conversation with Alan Yamamoto, San Benito County Behavioral Health, May 22, 2009.

<sup>30</sup> Correspondence with Kathy Flores, San Benito County Health and Human Services Agency, May 21, 2009.

<sup>31</sup> Telephone conversation with Alan Yamamoto, San Benito County Behavioral Health, May 22, 2009.

Program 7-3.

*Mobile homes on temporary foundations.*

Status: County Ordinance 768, adopted in 2004, made the County's review of temporary mobile homes an administratively-processed permit.

Effectiveness: While a count of such units is not available, administrative processing of these is performed, and the County receives inquiries from the public for these types of applications.

Program 7-4.

*Emergency food and shelter for families in crisis.*

Status: Currently the Community Pantry receives CDBG funding via CSWD.

Effectiveness: The Community Pantry is a non-profit organization offering a self-help supplemental food program for low-income families including the elderly in San Benito County. The Community Pantry serves approximately 1,377 individuals and families each month with approximately 594 being elderly households. As discussed in Chapters 2 and 10, 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.

Program 7-5.

*Homelessness prevention.*

Status and Effectiveness: This program regarded landlord-tenant intervention assistance. As further discussed in Chapter 10, 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.

Program 7-6

*Migrant labor and transitional housing at Southside Road facility.*

Status and Effectiveness:

1. **Complete rehabilitation of adult section of labor camp with 100 beds by 2005.**
2. **Request permission from the Office of Migrant Services to use an additional 15 migrant units for winter shelter and secure funds to administer the program (2006).**  
As discussed in Chapter 2, the 15 unit Winter Emergency Shelter component is currently operated and managed by Community Services & Workforce Development, a County Department. The fifteen cabins at the County Migrant Center are used temporarily during the winter months
3. **Construct new housing for adult section of labor camp with capacity for 186 beds (2005).** As discussed in Chapter 2, the San Benito County Southside Migrant Center currently offers 46 rooms and 184 beds dedicated to farmworker housing. The San Benito County Community Services and Workforce Development is currently working with the Office of Migrant Services (OMS) to remodel an additional bunkhouse located at the labor camp at Southside Road which should be complete by June, 2010 to expand total capacity from 46 to 68 rooms and from 184 to 272 units for farmworker housing.

Program 7-7.

*Expansion of temporary farm labor housing.*

Status:

1. Amend the zoning ordinance to allow the use of recreational vehicles for seasonal farm labor housing up to 180 days. County Ordinance 768, adopted in 2004, allows use of mobile homes, but not recreational vehicles, for temporary farmworker housing up to 180 days.
2. Explore a pilot program by encouraging use rural schools for clustering seasonal farm labor housing during school vacation. This has not been explored.

Effectiveness: These program items shall be continued as programs for 2007–2014.

#### Program 7-8.

*Construction of farmworker housing where sewer and water service is available.*

Status and Effectiveness: Workshops on this topic were not held, and other progress on this topic has not been made.

### *Goal 8. Energy Conservation*

#### Program 8-1.

*Energy Conservation Improvements to Homes.*

Status: This program promotes energy conservation in the County's low income housing through weatherization. The Weatherization Program in San Benito County is currently offered by Central Coast Energy Services, Inc. a local non-profit organization out of Watsonville, California. Central Coast Energy Services Inc. provides energy conservation, consumer education and advocacy, home improvement, utility assistance, job training and other services to income qualified households throughout Monterey, San Benito and Santa Cruz counties.

The County Housing and Economic Development Department distributed Weatherization materials on behalf of Central Coast Energy Services, Inc. to the community at large. Materials were displayed throughout local community including senior centers, social service offices, and other public locations. Information regarding Weatherization was also mentioned at all housing-related workshops.

Effectiveness: The County Housing and Economic Development Department will continue the ongoing promotion of the Weatherization Program throughout the community, at large.

#### Program 8-2.

*Solar Access Ordinance.*

Status: This ordinance has not been studied.

Effectiveness: Given that this program has not taken place in the 2001–2008 period, this program will be continued into the next period.