

## 9. PROJECTED HOUSING NEEDS

### *Housing Needs: January 1, 2007 – June 30, 2014*

The San Benito County Council of Governments adopted Regional Housing Needs Allocations for the jurisdictions in San Benito County for the 2007-2014 Housing Element program period. Unincorporated San Benito County was allocated 1,655 units (see Table 8-1). Of those, 39 percent, or 646 of the new households, must be made affordable to lower income (extremely low, very low and low) households.

Table 9-1  
Adopted San Benito County Council of Governments  
Regional Housing Needs Allocation January 1, 2007 – June 30, 2014

Jurisdiction	Local Ordinance Limits	Hollister Urban Water Area Outside Hollister Sphere of Influence	Hollister Sphere of Influence	Total	Income Group Share of Jurisdiction's Total
Hollister	2,026		1,024	3,050	
Very Low	446		225	671	22.0%
Low	344		174	518	17.0%
Moderate	405		205	610	20.0%
Above Moderate	831		420	1,251	41.0%
San Juan Bautista	49			49	
Very Low	11			11	21.7%
Low	8			8	16.3%
Moderate	10			10	20.4%
Above Moderate	20			20	40.8%
<b>Unincorporated</b>	630	1,025		1,655	
Extremely Low <sup>32</sup>	69	112		182	11.0%
Very Low	70	113		182	11.0%
Low	107	175		282	17.0%
Moderate	126	205		331	20.0%
Above Moderate	258	420		678	41.0%
<b>Total</b>	<b>2,705</b>	<b>1,025</b>	<b>1,024</b>	<b>4,754</b>	

Source: San Benito County Council of Governments, San Benito County Regional Housing Needs Plan, July 2008.

### *Adjusted New Construction Need: January 2007 – June 2014*

The San Benito County Council of Governments Regional Housing Needs was certified in 2008. Some of the need has been met from construction occurring between January 1, 2007, and December 31, 2008. Table 8-2 indicates that there remains a new construction need of 1,608 dwelling units for the remainder of the program period, 2009 through mid-2014.

<sup>32</sup> Council of Governments allocation figures originally included extremely-low and very-low income allocations as one category, identified as "very low." This Housing Element divides those figures into two categories, with one half toward very low income and the other toward extremely low income.

40 percent of the new construction need will be for extremely low, very low and low income housing – 646 units.

Table 9-2  
Adjusted New Construction Need and Housing Need by Income Level  
in San Benito County (2009 – 2014)

<b>New Construction</b>	<b>Extremely Low (11%)</b>	<b>Very Low (11%)</b>	<b>Low (17%)</b>	<b>Moderate (20%)</b>	<b>Above Moderate (41%)</b>	<b>Total</b>
Total required	182	182	282	331	678	1,655
2007–2008 units					47	47
Remaining 2009–2014	182	182	282	331	631	1,608