



COUNTY OF SAN BENITO

3220 Southside Road
Hollister, Calif. 95023
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**PLANNING DEPARTMENT
BUILDING DEPARTMENT**

November 15, 1995

11/15/95

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Ms. Kimberley L. Dellinger, Deputy Director
Department of Housing and Community Development
1800 Third Street, Room 430
P. O. Box 952053
Sacramento, California 945252-2053

Subject: Annual progress report San Benito County Housing Element

Dear Ms. Dellinger:

Please find a summary of the progress San Benito County has made in 1994 and 1995 on implementation of Housing Element policies and programs.

I. Status of Programs targeted for completion or activation by the end of 1993

Program 1-1 Annual review of vacant land for variety of housing types:

The Planning Commission performed annual reviews of vacant land available for housing types in 1993, 1994, and 1995. There is an objective for at least 150 new dwelling units per year to be available from subdivision and/or rezoning. On average San Benito County has exceeded this objective until 1995. The absence of major subdivision applications caused by the recession has made it difficult to achieve this objective for the 1995 year. This county has recently seen most of its growth now occurring within the City of Hollister (1,250 units from 1992 to October 1995).

In 1992, four major subdivisions were approved for a total of 228 units. One hundred sixty four of the lots were rezoned from Agricultural zoning to R1, single family residential. The other two subdivisions were planned unit developments that reduced lot sizes from five acres to roughly one acre and preserve open space over the remainder of the property. One of the projects, Riverview Estates, was an affordable housing development.

In 1993, 1,500 units were approved for the Paicines Ranch General Plan amendment and rezoning application is presently being processed. A decision on the rezoning is expected in early 1996. In the same year, 154 sites were approved from major subdivisions (Pacheco Creek AP/PUD- 9; Perkins Ranch AP/PUD - 21 units; and Ridgemark Unit 11 R1 - 124 units (21 affordable).

In 1994, 129 sites were approved from major subdivisions (Lemmon Acres RR - 31 units; Renz/Oak Creek R1/PUD - 98 units (36 affordable sites).

Program 1-2 Rezone new areas for RM and R1 land uses

Since 1992, 89.5 acres were rezoned from Agricultural Productive to R1 in the Ridgemark/Enterprise Road area. Staff negotiated an agreement with the developer for 36 units of the project to be for higher density zero-lot line affordable housing similar to the RM Residential Multiple zoning district. The units will be conditioned to be affordable upon resale.

Other rezoning approvals outside the vicinity of sewer and water service have been planned unit development that will result in the creation of smaller lots (mostly one acre).

Program 1-3 Utilize State and Federal funds for affordable housing

The San Benito County Community Services Development Corporation received \$400,000 of HOME funds for a mortgage buy down program in 1994 that has been/will be used to assist in the purchase of eight to ten homes. The CSDC has resubmitted an application for a Mortgage buy down program with HOME funds in 1995.

Status on Comprehensive CHAS: The types of HUD grants that require an abbreviated CHAS are very competitive and San Benito County would have limited success in attaining grants. Unless grant criteria changes, this program will be deferred because staff resources are limited and time could be utilized more effectively on programs with greater promise of success.

Program 1-4 Establish Zoning administrator position for approval of temporary mobile homes and senior second units to reduce processing delays

Limited staff resources (three full-time planners and director) have posed a constraint for establishment of this position. Near-future revenues appear to be too low to allow creation of these duties. Most applications, after determined complete, can be processed within one to two months.

Program 2-1 Develop local funding for affordable housing

Status: Staff has been able to require provisions for affordable housing from development requests in the R1 and RM zoning districts (Riverview (depends on grant), Oak Creek - 36 units; Ridgemark Unit 11 - 21 units). It is expected that revolving funds will be available after development of the Riverview site and from grants (e.g. HOME)

Program 2-2 Density bonus for rental housing and low income housing

An ordinance has not been adopted to date. However a density bonus was granted for the Oak Creek Rezoning/PUD and Ridgemark Unit 11.

Program 3-1 Mobile Homes on foundation

Status:	Permits Issued in 1992	3
	Permits Issued in 1993	6
	Permits Issued in 1994	3
	Permit Issued in 1995 (to date)	4

Construction of mobile homes on foundation has been consistent with the past rate of about five units per year.

Program 3-2 Mobile Home subdivisions

This program has a continual time frame. A mobile home subdivision has not been applied for to date. It is noteworthy that 45 permanent spaces were approved at one of the RV parks in the County in 1993.

Program 3-3: Second Units for Seniors

Status:	Units approved in 1992	-	6
	Units approved in 1993	-	4
	Units approved in 1994	-	5
	Units in 1995 to date	-	2
	Total		17

Generation of second units for seniors has been above the historic average of one per year.

Program 3-4 Single Family Accessory Apartment Ordinance

Target date for adoption of this ordinance is 1994. Staff is in the process of reviewing a draft ordinance with the Planning Commission.

Program 3-5 Amend land use element to allow 12 units per acre for low income housing.

Completed in 1994.

Program 4-1 Housing Rehabilitation

A program objective has been to apply for a grant to apply for a rehabilitation survey by 1995. The San Benito County Agency Agency was able to use 50% of the awarded grant money for rehabilitation of 17 homes during the last program period. Most older home owners were unwilling to take out a loan. Other property owners with homes in need of rehabilitation had income levels that were too high. It has been determined that staff resources should be concentrated on obtaining grants where there is a greater demand (e.g. mortgage assistance, homeless prevention, and emergency food and shelter.)

Program 5-1 Designate Riverview Estates and Rezone

Status: Completed. Riverview Estates was amended to Rural/Urban and rezoned to R1. The second phase of the program is to evaluate potential development of a 67-acre area off of Southside Road for affordable housing by July of 1995. A sewer lift station is needed to provide sewer services to Riverview Estates and the 67 acres on Southside Road. It is expected that the lift station will be completed in the summer of 1996.

Program 5-2 Establish Mortgage Credit Certificate Program

Status: Completed. Program is administered by the San Benito Economic Development Corporation. The 1994 application for HOME funds was approved and \$400,000 were allocated to assist in the purchase of eight to ten homes.

Program 5-3 Mobile Home Park with Lot Ownership

See discussion of Program 3-2.

Program 6-2 Establish a Housing Coordinator Position

Status: The San Benito County Community Community Agency has successfully applied for grants to implement housing element programs for mortgage assistance, weatherization, and homeless prevention/emergency food and shelter. The corporation has agreed to monitor the resale and sale of homes for affordable housing approved in the Renz Oak Creek PUD and future projects. It has been determined that utilization of the CAA is a more efficient use of limited staff resources.

Program 6-3 Form a Community Housing Development Organization (CHODO)

Status: The San Benito County Community Services Development Corporation (CSDC) attempted to change the composition of its Board to qualify as a CHODO. Applications to be recognized as a CHODO were rejected because members of the CSDC were appointed by the Board of Supervisors and were considered by HCD to be from the public sector. The CSDC determined not to restructure the Board because the board appointees have been valuable for the corporation and there is a small pool of volunteers in a rural county. The Corporation has successfully obtained grants without a CHODO. At this point it has been determined that staff resources are better spent on grant applications and administration than restructuring the CSDC to become a CHODO.

Program 7-1: Mobile homes on temporary foundation:

Status: Eleven mobile homes on temporary foundation have been approved.

Approved in 1992	-	6
Approved in 1993	-	5
Approved in 1994	-	1
<u>Approved to date 1995</u>	<u>-</u>	<u>1</u>
Total		13

Generation of housing through temporary mobile homes on foundation has been below average. This program is based solely on application submittals. However, the County has 60 authorized temporary mobile homes currently being used, even if new applications are slow.

Program 7-2 Emergency food and shelter for families in crisis

Status: Federal Emergency Shelter Grant money has been used for one time rent assistance. Grant monies administered by the Community Action Agency have served the following number of families.

<u>Type of Program</u>	<u>As of 9/95</u>	<u>Projected 1995</u>
Stop Eviction	56 families	64 families
First Month Rent	23 families	27 families
Food Vouchers	346 families	346 families
Total Families Served	425	437

The American Red Cross provided emergency shelter for 40 victims of the March floods.

Program 7-3 Homeless prevention

San Benito County has received grant money for Housing Opportunity for Persons with Aides. The money has been used for rental assistance for persons with AIDS or persons caring for dependents with AIDS.

The San Benito County Community Action Agency continues to provide rental assistance and temporary housing (hotel vouchers) as long as funding lasts as noted in Program 7-2.

Program 7-4 Counseling for persons and families in crisis

Counseling services continue to be provided by the San Benito County Child Protective Services, San Benito County Department of Mental Health and San Andreas Resource Center.

Program 7-5 Migrant Labor/Transitional Housing

Completed in 1992. Twelve trailers targeted as transitional housing for homeless persons with children were installed at the San Benito County labor camp by the San Benito County Community Action Agency. In 1995 the San Benito County Community Services Development Corporation received Federal Emergency Shelter Grant (FESG) money to fund the acquisition of two more trailers for emergency shelter through June of 1997.

The County developed a Memorandum of Understanding with a local church to restore a portion of the County labor camp which has been closed as a homeless shelter and migrant housing in 1995. The labor camp was partially refurbished but closed after mismanagement and loss of leadership.

San Benito County continues to participate as a member of a four-county task for (San Benito, Santa Clara, Santa Cruz, and Monterey). One of the goals of the task force is to pool resources to better assess the demand for types of housing from migrant and seasonal farm laborers.

Program 7-6: Group housing for disabled persons (mentally, developmentally, substance abuse) persons

Staff has begun consultation with the San Benito County Departments of Mental Health, San Benito County Community Services Development Corporation, Substance Abuse, Health, and Hope Rehabilitation to advise them of the program and to assist in location of a future site.

Program 7-7: Increase the stock of single men's housing for migrant laborers

No action on this program to date.

Program 8-1: Energy conservation improvements to homes

San Benito County Community Action Agency continues to provide weatherization assistance to qualifying homes with funding from Low Income Housing Energy Assistance Program and the Department of Energy. An estimated 40 - 50 homes have been served this year meeting the program objective of 40 homes.

Program 8-2: Solar Access Ordinance

No action date - program targeted for completion in 1997.

Program 8-3: Energy Mortgage

This program was targeted for completion in 1994.

If you wish further information on any of these programs and the progress report please feel free to contact me or Mary Paxton at (408) 637-5313.

Sincerely,



Rob Mendiola
Director of Planning
San Benito County