DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR) INSTRUCTIONS

INTRODUCTION

Note: Some instructions and definitions can be found in the column headers of the tables. (Cells with red markers)

Government Code section 65400 requires that each city, county, or city and county, including charter cities, prepare an annual progress report (APR) on the status of the housing element of its general plan and progress in its implementation, using forms and definitions adopted by the Department of Housing and Community Development (HCD). The following form is to be used for satisfying the reporting requirements of Government Code section 65400, subdivision (a)(2).

These forms and instructions, originally adopted March 27, 2010, have been updated to incorporate new APR requirements pursuant to Chapter 374, Statutes of 2017 (Assembly Bill 879); Chapter 366, Statutes of 2017 (Senate Bill 35); and Chapter 664, Statutes of 2019 (Assembly Bill 1486).

How to submit the Housing Element Annual Progress Report (APR)

The APR must be submitted to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year using the forms and tables specified by HCD. The APR provides information for the previous calendar year and must be submitted separately to both HCD and OPR (Gov. Code, § 65400.). There are two methods available for submitting APRs:

1. Online Annual Progress Reporting System - This allows jurisdictions to upload directly into HCD's database, limiting the risk of errors. To use the online system, email APR@hcd.ca.gov, and request login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - Jurisdictions complete the Excel APR forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. When using the email method, send the electronic version as an Excel workbook attachment. Do not send a scanned copy of the tables. In addition to submitting Housing Element APRs, jurisdictions must also submit General Plan Annual Progress Reports to both HCD and OPR. Please email these documents to APR@hcd.ca.gov and opr.apr@opr.ca.gov.

NOTE: When submitting successor entity reporting data as required pursuant to California Health and Safety Code 34176.1, the data must be identified as an addendum to the APR and emailed to APR@hcd.ca.gov concurrently with the APR submittal. When using the online system, this report should be sent separately to the APR email box to satisfy the Government Code section 65400 reporting requirement.

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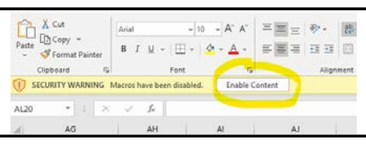
Frequently Asked Questions

Can I leave a row blank?	Yes, you may leave blank rows in between rows that have information.
How do I delete rows?	Click on a cell in the row(s) and type **Ctrl-d**. Note: Macros must be enabled 
Why are the rows not summing correctly?	The summary tab and sum rows only include activities that occurred during the **reporting year**, according to the year entered in the "Start
Why are some cells highighted yellow or green?	**Yellow Cells:** Required cells for each row become highlighted yellow once any cell in the row contains a character. The affordability descrip highlighted and required once any lower or moderate income units are entered into the form. **Green Cells:** Cells highlighted green are where you indicate the number of units by affordability. This is required for any project in Table A. for the **applicable** sections (completed entitlement, issued building permits, issued certificates of occupancy) of Table A2. For example, if was issued a building permit, but not an entitlement or certificate of occupancy during the reporting year, you would enter the unit count cells in the building permit section only. You may leave the other sections blank even though they are highlighted green, since they wouldn example. Once a value is entered into this range, the range will no longer be highlighted green.
Why are the date cells highlighted red?	Cells can be highlighted red for two reasons: **Date cells:** Sometimes, dates that are copied and pasted into this form are formatted as text. When pasting dates into the form please pas destination formatting" option. If the date cells are still highlighted red, they contain text. These must be converted to dates. To do so, ope and paste in the dates that are formatted as text. In an adjacent column, enter the function =DATEVALUE and refer the function to the cell as text. This will result in a 5-digit number. Copy and paste these 5-digit numbers back into the APR form, then change the format of the ce (i.e., 3/4/2012). **Text cells:** Cells can also be highlighted red if the length of the text entered into the cell exceeds the character limit.
Can the same project be included in both Table A and Table A2?	Yes. Table A tracks all **applications** for residential development that were received and deemed complete during the reporting year. Table **entitlements, building permits, and certificates of occupancy** for residential development that were issued in the reporting year. If a proj and received entitlements, building permits, and/or certificates of occupancy during the reporting year, that project would be listed in bot A2.
What if I have nothing to report?	At minimum, the "Start Here" tab and Table D must be completed. If you have nothing to report in any of the other tables, please leave the N/A or something similar.
How do I correct or update the values in Table B?	Table B contains data HCD has received from prior APR submittals as of December 4, 2019. If the numbers do not match your records, plea
Do I upload this form into the record for the 5th Cycle or the 6th Cycle?	HCD's guidlines are as follows: If the 6th cycle started BEFORE July 1, 2019, the APR must be uploaded into the 6th cycle. If the 6th cycle st 2019, the APR must be uploaded into the 5th cycle record.
Do I need to take the form to my Council or Board prior to submitting the APR?	Government Code section 65400 requires the planning agency to provide this report to the legislative body (i.e. local Council or Board), HC of each year. The statute does not specify in which order they be provided, and HCD does not require the report to be submitted to the leg submitting it to HCD.
Can I use this form for a prior year?	You can use this form for 2018 and 2019. Make sure to change the reporting year in row 5 of the "Start Here" tab. Table G is not required f For the years 2017 and prior, you must use the old version of the APR form found on our website.
Does submitting the Housing Element APR fulfill the requirements of submitting a General Plan APR?	No. Government Code section 65400 requires jurisdictions to also submit a General Plan Annual Progress Report to OPR and HCD. These c opr.apr@hcd.ca.gov and APR@hcd.ca.gov

Please Start Here

General Information	
Jurisidiction Name	San Benito County - Unincorporated
Reporting Calendar Year	2020
Contact Information	
First Name	Jamila
Last Name	Saqqa
Title	Housing Programs Coordinator
Email	JaSaqqa@cosb.us
Phone	8319022266
Mailing Address	
Street Address	2301 Technology Parkway
City	Hollister
Zipcode	95023

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: https://apr.hcd.ca.gov/APR

Submittal Instructions

Please save your file as Jurisdictionname2019 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2019

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred) - Please see the link to the online system to the left.** This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	San Benito County Unincorporated	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5							6	7	8	9	10
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes+
Summary Row: Start Data Entry Below								0	0	0	26	0	0	178	204	0	204	0	
019-310-009	019-310-009	1735 SANTA ANA RD	SPRING MEADOWS	PLN200011	SFD	O	2/26/2020				6			35	41		41	No	
020-280-066	020-280-066	2740 SOUTHSIDE RD	ROBERT GRACIA	PLN200034	SFD	O	7/9/2020							3	3		3	No	
016-100-020	016-100-050	470 ORCHARD RD	EFREN GARCIA	PLN200035	SFD	O	7/13/2020							3	3		3	No	
025-320-004	025-320-004	300 OLD RANCH RD	BILL LEE	PLN200051	SFD	O	10/23/2020				20			137	157		157	No	
															0		0		
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Jurisdiction	- Unincorporated
Reporting Year	2020 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits								Affordability by Household Incomes - Certificates of Occupancy									Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
1					2	3	4							5	6	7							8	9	10						11	12	13	14	15	16	17	18	19	20			21
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?+	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N+	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (If affordable in perpetuity, enter 1000)+	Number of Demolished/Destroyed Units+	Demolished or Destroyed Units+	Demolished/Destroyed Units Owner or Renter+	Notes+
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A		38	0	3	0	0	0	0	206		173	8	8					8	8	8	
	2520015[illegible]	479 Malone	Individual Owner	Individual	SFD	O									0									1							1	2/28/2020	0	0	N	N								
	2540604[illegible]	1541 Lily Ct	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	1/17/2020	0	0	N	N								
	2540606[illegible]	1603 Park Trail Dr	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	1/21/2020	0	0	N	N								
	2540606[illegible]	1613 Park Trail Dr	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	1/21/2020	0	0	N	N								
	2540606[illegible]	1623 Park Trail Dr	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	1/21/2020	0	0	N	N								
	2540606[illegible]	1633 Park Trail Dr	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	1/21/2020	0	0	N	N								
	2540606[illegible]	1643 Park Trail Dr	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	1/21/2020	0	0	N	N								
	2590600[illegible]	1426 Wildrose Ct	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	1/21/2020	0	0	N	N								
	2590600[illegible]	1446 Wildrose Ct	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	1/21/2020	0	0	N	N								
	2590600[illegible]	1466 Wildrose Ct	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	1/15/2020	0	0	N	N								
	2590600[illegible]	1506 Wildrose Ct	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	1/17/2020	0	0	N	N								
	2590600[illegible]	1489 Wildrose Ct	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	1/15/2020	0	0	N	N								
	2590600[illegible]	1459 Wildrose Ct	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	1/15/2020	0	0	N	N								
	2590600[illegible]	1429 Wildrose Ct	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	1/21/2020	0	0	N	N								
	2590600[illegible]	1419 Wildrose Ct	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	1/21/2020	0	0	N	N								
	2590600[illegible]	1409 Wildrose Ct	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	1/21/2020	0	0	N	N								
	2561002[illegible]	1660 Castlerock Dr	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	1/17/2020	0	0	N	N								
	2561003[illegible]	1611 Castlerock Dr	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	1/17/2020	0	0	N	N								
	2560002[illegible]	1580 Castlerock Dr	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	2/4/2020	0	0	N	N								
	2561003[illegible]	1591 Castlerock Dr	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	2/6/2020	0	0	N	N								
	2561003[illegible]	1621 Castlerock Dr	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	2/6/2020	0	0	N	N								
	1002004[illegible]	637 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O									0									1							1	1/17/2020	0	0	N	N								
	1002004[illegible]	645 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O									0									1							1	2/11/2020	0	0	N	N								
	1002004[illegible]	633 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O									0									1							1	1/17/2020	0	0	N	N								
	1009000[illegible]	3060 Palomino	Bennet Ranch	TSM 15-93	SFD	O									0									1							1	1/17/2020	0	0	N	N								
	1009000[illegible]	3067 Palomino	Bennet Ranch	TSM 15-93	SFD	O									0									1							1	1/17/2020	0	0	N	N								
	1001001[illegible]	673 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O									0									1							1	3/6/2020	0	0	N	N								
	1200002[illegible]	340 Rocky Rd	Individual Owner	Individual	SFD	O									0									1							1	5/21/2020	0	0	N	N								
	2562002[illegible]	1400 Castlerock Dr	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	4/9/2020	0	0	N	N								
	251900[illegible]710	1481 Castlerock Dr	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	3/17/2020	0	0	N	N								
	2562003[illegible]10	1482 Wildrye Ct	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	2/20/2020	0	0	N	N								
	2562003[illegible]20	1450 Wildrye Ct	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	2/20/2020	0	0	N	N								
	2562003[illegible]30	1472 Wildrye Ct	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	2/20/2020	0	0	N	N								
	2562003[illegible]40	1460 Wildrye Ct	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	6/16/2020	0	0	N	N								
	2562003[illegible]50	1465 Wildrye Ct	Santana Ranch	Specific Pan 003-06	SFD	O									0									1							1	6/16/2020	0	0	N	N								
2562003040	1485 Wildrye Ct	Santana Ranch	Specific Pan 003-06	SFD	O										0									1							1	3/17/2020	0	0	N	N								
112000[illegible]	0 Schnel Rd	Individual Owner	Individual	SFD	O										0									1							1	3/3/2020	0	0	N	N								
161000[illegible]	470 Orchard R	Individual Owner	Individual	SFD	O										0									1							1	4/1/2020	0	0	N	N								
262600[illegible]70	0 Willow Springs	Individual Owner	Individual	SFD	O										0									0							1	2/26/2020	1	0	N	N								
212000[illegible]	326 Martins Run	Individual Owner	Individual	ADU	O										0									0							1	1/13/2020	1	0	N	N								
1004001[illegible]	2943 Kings Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	5/19/2020	1	0	N	N								
1004000[illegible]	905 Klamath Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	5/14/2020	1	0	N	N								
1004001[illegible]	935 Klamath Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	5/19/2020	1	0	N	N								
1004000[illegible]	954 Klamath Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	5/19/2020	1	0	N	N								
1004000[illegible]	964 Klamath Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	5/19/2020	1	0	N	N								
100400[illegible]	974 Klamath Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	5/19/2020	1	0	N	N								
1004000[illegible]	896 Klamath Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	5/11/2020	1	0	N	N								
1004000[illegible]	914 Klamath Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	5/19/2020	1	0	N	N								
1001003[illegible]	714 Klamath Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	5/19/2020	1	0	N	N								
1001003[illegible]	724 Klamath Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	5/11/2020	1	0	N	N								
1004001[illegible]	925 Klamath Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	5/11/2020	1	0	N	N								
1004001[illegible]	945 Klamath Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	7/6/2020	1	0	N	N								
1004001[illegible]	965 Klamath Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	7/6/2020	1	0	N	N								
1004002[illegible]	985 Klamath Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	7/6/2020	1	0	N	N								
1004001[illegible]	934 Klamath Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	7/6/2020	1	0	N	N								
1004001[illegible]	2931 Kern Way	Sunnyside	TSM 14-91	SFD	O										0									0							1	7/8/2020	1	0	N	N								
1004002[illegible]	2941 Kern Way	Sunnyside	TSM 14-91	SFD	O										0									0							1	7/8/2020	1	0	N	N								
1004001[illegible]	754 Klamath Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	5/11/2020	1	0	N	N								
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1001002[illegible]	774 Klamath Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	5/11/2020	1	0	N	N								
1004002[illegible]	2971 Kern Way	Sunnyside	TSM 14-91	SFD	O										0									0							1	12/10/2020	1	0	N	N								
1004002[illegible]	2981 Kern Way	Sunnyside	TSM 14-91	SFD	O										0									0							1	5/11/2020	1	0	N	N								
1001002[illegible]	764 Klamath Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	7/8/2020	1	0	N	N								
1004004[illegible]	2970 Kern Way	Sunnyside	TSM 14-91	SFD	O										0									0							1	7/8/2020	1	0	N	N								
1004004[illegible]	2990 Kern Way	Sunnyside	TSM 14-91	SFD	O										0									0							1	5/11/2020	1	0	N	N								
1001002[illegible]	814 Klamath Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	8/14/2020	1	0	N	N								
1004002[illegible]	2991 Kern Way	Sunnyside	TSM 14-91	SFD	O										0									0							1	8/14/2020	1	0	N	N								
1004002[illegible]	744 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	8/14/2020	1	0	N	N								
1004002[illegible]	740 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	8/14/2020	1	0	N	N								
1004002[illegible]	736 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	8/14/2020	1	0	N	N								
1004003[illegible]	732 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	8/14/2020	1	0	N	N								
1004002[illegible]	728 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	8/14/2020	1	0	N	N								
1004004[illegible]	712 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	8/14/2020	1	0	N	N								
1004004[illegible]	729 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	1/9/2020	1	0	N	N								
2563003[illegible]	1380 North Hill Ct	Santana Ranch	Specific Pan 003-06	SFD	O										0									0							1	12/22/2020	1	0	N	N								
2562006[illegible]	1370 North Hill Ct	Santana Ranch	Specific Pan 003-06	SFD	O										0									0							1	12/22/2020	1	0	N	N								
2562003[illegible]	1360 North Hill Ct	Santana Ranch	Specific Pan 003-06	SFD	O										0									0							1	12/22/2020	1	0	N	N								
2563006[illegible]	1350 North Hill Ct	Santana Ranch	Specific Pan 003-06	SFD	O										0									0							1	12/22/2020	1	0	N	N								
2563006[illegible]	1350 North Hill Ct	Santana Ranch	Specific Pan 003-06	SFD	O										0									0							1	12/22/2020	1	0	N	N								
2563007[illegible]	1340 North Hill Ct	Santana Ranch	Specific Pan 003-06	SFD	O										0									0							1	12/16/2020	1	0	N	N								
2563006[illegible]	1330 North Hill Ct	Santana Ranch	Specific Pan 003-06	SFD	O										0									0							1	12/16/2020	1	0	N	N								
2563003[illegible]	1310 North Hill Ct	Santana Ranch	Specific Pan 003-06	SFD	O										0									0							1	12/9/2020	1	0	N	N								
2563003[illegible]	1343 North Hill Ct	Santana Ranch	Specific Pan 003-06	SFD	O										0									0							1	12/10/2020	1	0	N	N								
2563001[illegible]	1353 North Hill Ct	Santana Ranch	Specific Pan 003-06	SFD	O										0									0							1	12/8/2020	1	0	N	N								
2563001[illegible]	1363 North Hill Ct	Santana Ranch	Specific Pan 003-06	SFD	O										0									0							1	12/22/2020	1	0	N	N								
2563001[illegible]	1373 North Hill Ct	Santana Ranch	Specific Pan 003-06	SFD	O										0									0							1	12/22/2020	1	0	N	N								
1006001[illegible]	808 Stallion Way	Sunnyside	TSM 14-91	SFD	O										0									0							1	3/23/2020	1	0	N	N								
1006003[illegible]	807 Stallion Way	Sunnyside	TSM 14-91	SFD	O										0									0							1	3/23/2020	1	0	N	N								
1006001[illegible]	812 Stallion Way	Sunnyside	TSM 14-91	SFD	O										0									0							1	7/8/2020	1	0	N	N								
1006001[illegible]	810 Stallion Way	Sunnyside	TSM 14-91	SFD	O										0									0							1	3/23/2020	1	0	N	N								
1006001[illegible]	811 Stallion Way	Sunnyside	TSM 14-91	SFD	O										0									0							1	9/3/2020	1	0	N	N								
1006003[illegible]	813 Stallion Way	Sunnyside	TSM 14-91	SFD	O										0									0							1	9/3/2020	1	0	N	N								
1006001[illegible]	814 Stallion Way	Sunnyside	TSM 14-91	SFD	O										0									0							1	3/23/2020	1	0	N	N								
1001003[illegible]	676 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	8/14/2020	1	0	N	N								
1001001[illegible]	672 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	8/14/2020	1	0	N	N								
1001001[illegible]	668 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	8/14/2020	1	0	N	N								
1001002[illegible]	689 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	8/14/2020	1	0	N	N								
1001001[illegible]	685 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	8/14/2020	1	0	N	N								
1001001[illegible]	681 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	8/14/2020	1	0	N	N								
1001001[illegible]	677 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	8/14/2020	1	0	N	N								
1001002[illegible]	693 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	9/10/2020	1	0	N	N								
1001002[illegible]	692 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	9/10/2020	1	0	N	N								
1001000[illegible]	688 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	9/10/2020	1	0	N	N								
1001000[illegible]	684 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	9/10/2020	1	0	N	N								
1001000[illegible]	696 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	9/11/2020	1	0	N	N								
1001002[illegible]	697 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	9/10/2020	1	0	N	N								
1001002[illegible]	693 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	9/10/2020	1	0	N	N								
1001001[illegible]	712 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	9/10/2020	1	0	N	N								
1001000[illegible]	704 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	11-Sep	1	0	N	N								
1001000[illegible]	700 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	9/10/2020	1	0	N	N								
1001002[illegible]	708 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	9/10/2020	1	0	N	N								
1001002[illegible]	705 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	9/10/2020	1	0	N	N								
1001002[illegible]	701 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	9/10/2020	1	0	N	N								
1004003[illegible]	724 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	11/3/2020	1	0	N	N								
1004003[illegible]	720 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	11/3/2020	1	0	N	N								
1004004[illegible]	725 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	11/3/2020	1	0	N	N								
1004040480	721 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	3-Nov	1	0	N	N								
1004004[illegible]	717 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	11/3/2020	1	0	N	N								
1001002[illegible]	713 Sacramento Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	11/3/2020	1	0	N	N								
1003000[illegible]	895 Mojave Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	12/9/2020	1	0	N	N								
1003000[illegible]	915 Mojave Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	12/9/2020	1	0	N	N								
1003000[illegible]	935 Mojave Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	12/9/2020	1	0	N	N								
1003000[illegible]	955 Mojave Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	12/9/2020	1	0	N	N								
1003000[illegible]	975 Mojave Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	12/9/2020	1	0	N	N								
1003001[illegible]	2781 Kern Way	Sunnyside	TSM 14-91	SFD	O										0									0							1	12/9/2020	1	0	N	N								
1003001[illegible]	2791 Kern Way	Sunnyside	TSM 14-91	SFD	O										0									0							1	12/9/2020	1	0	N	N								
1003001[illegible]	2801 Kern Way	Sunnyside	TSM 14-91	SFD	O										0									0							1	12/9/2020	1	0	N	N								
1003001[illegible]	2811 Kern Way	Sunnyside	TSM 14-91	SFD	O										0									0							1	12/9/2020	1	0	N	N								
1003001[illegible]	2831 Kern Way	Sunnyside	TSM 14-91	SFD	O										0									0							1	12/9/2020	1	0	N	N								
1003004[illegible]	994 Fulton Way	Bennet Ranch	TSM 15-93	SFD	O										0									0							1	12/9/2020	1	0	N	N

Jurisdiction	- Unincorporated
Reporting Year	2020 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

| | | |

Jurisdiction	- Unincorporated	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction	- Unincorporated	
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Jurisdiction	San Benito County - Unincorporated	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	2									3	4
Income Level		**RHNA Allocation by Income Level**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	198										3	195
	Non-Deed Restricted							3					
Low	Deed Restricted	120											120
	Non-Deed Restricted												
Moderate	Deed Restricted	164										3	161
	Non-Deed Restricted		2			1							
Above Moderate		355	17	61	96	177	155	208				714	
Total RHNA		837											
Total Units			19	61	96	178	155	211				720	476

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

Jurisdiction	Unincorporated	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Type of Shortfall	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	San Benito County - Unincorporated	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
HOU-1-1 Community Development Block Grant (CDBG)	**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**	**Annual**	Please see COVID Related grant application in CSBG
HOU-1-1: CDBG Emmaus House	**Year around domestic violence shelter to San Benito County Residents**	**Annual**	Emmaus House will continue to make available a shelter facility providing a furnished room andmeals for women assisted during the program. The County Agnecy has not recently applied for funding this period.
HOU-1-1: Ccommunity Services & Workforce Development (CSWD) Renter's Assistance	**CSWD provided low-income families with renter‘s assistance and stop eviction services during the upcoming program period.**	**Annual**	We did not receive funding for the TBRA program; however we provide renters assistance to low-income through other funding sources
HOU-1-2. HOME Investment Partnership (HOME)	**The HOME program assists cities, counties andnonprofit community housing development organizations (CHDOs) to create and retainaffordable housing.**	**Annual**	San Benito County applied for the Fall 2018 HOME Grant and was awarded a $1.1 million grant. The assistance will be used to fund a first time home buyer progoram for a local self-help housing development in the County. The plan is to build 24 very low and low housing units. Construction is expected to begin in 2021.

HOU-1-3. Community Services Block Grants (CSBG)	**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.**	**Annual**	For the implementation of the Family Winter Shelter program for homeless families. 20 families participated in this program. Funds also provided Transportation Tokens, Supportive Supplies, hotel voucher, Outreach, Strategic Planning, CoC 10 Year Plan to end homelessness, Hygiene Kits (2020 COVID Pandemic Related) CSBG CARES $414,759- to provide a variety of services including for youth, seniors, veterans, homeless and other low-income community members. Services will include hotel vouchers to help mitigate the spread of COVID, rental assistance, school supplies for school age youth and other supportive services. Program has not ended. At the moment, we have provided hotel vouchers and are working on implementing other activities.
HOU-1-4. Emergency Housing & 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.**	**Annual**	EHAP funding has not been made available for the last 5-6 years
HOU-1-5. Federal Emergency Shelter Grants (FESG)	**FESG funds provide for emergency shelters, services and transitional housing for homeless individuals and families.**	**Ongoing**	FESP funding has not been made available for the last 5-6 years.
HOU-1-6. Emergency Good & 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.**	**Annual**	EFSP funding has not been made available for the last 3-4 years

HOU-1-7. Section 8 Housing	**The Section 8 Housing program provides rental assistance to low-income individuals and families.**	**2017**	In 2020, San Benito County passed an agreement with the Santa Cruz Housing Authority to begin extending service for the unicorporated areas within 10 miles from the City limits of San Juan Baustista & Hollister. The majority of the rentals are located in the city spheres, but with construction of a new rental apartments it may be helpful.
HOU-1-8. Mortgage Credit Certificare 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.**	**2019**	San Benito County signed a contract with Golden State Finance Authority to manage and provide MCCs to eligible buyers in San Benito County. Golden State Finance Authority has not indicated any direct assistance to San Benito County.
HOU-1-9. Community Reinvestment Act (CRA)	**Federal law requires that banks, savings, loans, thrifts, and their affiliated mortgages susidiaries, annually evaluate the credit needs for public projects in communities where they operate. Part of the County's efforts in developing preservation programs will be to meet with the Community Resinvestment Act Lenders Group organized by the County to discuss future housing needs and applicability of the Community Reinvestment Act**	**Ongoing**	No action taken.
HOU1-10. Affordable Housing Development Priority	**To encourage local housing to be affordable to extremely low, very low, low and moderate income families and members of the local workforce, the County shall grant affordable housing units priority for development.**	**Ongoing**	This is still a priortiy for the jurisdiction. There is one current self-help project, which is called Riverview II received State & Federal Funding to provide 24 units for very low and low income. The RMA department is taking project as a priority to ensure it follows the applicant's timeline

HOU1-1-11. Funding Options	**The County shall annually assess the potential local, state, and federal funding options for affordable housing programs for low-income families and some moderate and above moderateincome families; shall annually review its eligibility for various federal and state programs that will provide rehabilitation assistance; and shall submit applications for programs for which the County is eligible, as appropriate.**	**Ongoing**	San Benito County applied for the Fall 2018 HOME Grant. San Benito County was awarded the $1.1 million grant in 2019 to complete the needed funding for a local self-help housing development in the County. The plan is to build 24 very low and low priced homes. In 2020, the State of California released multiple plannings grants. The grants were not specific to affordable housing, but provided resources to the Planningn Department that have a nexus to housing. The grants include: SB 2 Planning Grants Program, LEAP, and REAP.
HOU-2-1. Denisty Bonuses	**The County shall continue to cooperate with and advise developers in the use of density-bonus incentives for affordable housing as permitted by State law. Bonus incentives are available to developers for including affordable units in their projects**	**Ongoing**	The density bonus granted to developments that include affordable housing remains in effect as part of local law and available in accordance with the State density bonus law.
HOU-2-2. Tax-Exempt Mortgage Revenue Bonds	**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.**	**Ongoing**	No action taken at this time.
HOU-2-3. Program Eligibilty Review	**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.**	**Annual**	San Benito County has focused attention on funding to provide new housing units and provide funding for the Riverview II project. No action taken in 2019 related to maintenance and rehab programs.
HOU-2-4. Annual Housing Monitoring Report	**The Planning Commission shall hold a meeting annually to review the Housing Monitoring Report & make a report to the Board of Supervisors**	**Annual**	A report was provided at the 2020 April Planning Commission Meeting regarding the completed Housing Element Progress Report.

HOU-2-5. Federal & State Housing Funding Sources	**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.**	**Annual**	San Benito County continuest to apply for State and Federal Grants. We have been awarded a 2018 HOME Grant that will be used to construct 24 very low and low single family homes. The project is known as Riverview II. The project is also expected to receive funding through USDA and CalHOME. The State did not provide a CDBG NOFA in 2019, but the county anticpates to apply for the next NOFA.
HOU-2-6. Self Help Housing	**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**	**Ongoing**	San Benito County is working with a local Non Profit Agency, Community Services Development Corporation to begin the construction of a self-help development on prior under utilized county property. With Community Services Development Corporation San Benito County applied for HOME Funds in the August 2018 round and was awarded $1.1 million in 2019 for FTHB down payment assistance. The project is expected to be 24 full self help single family homes for very low and low income.
HOU-2-9. Mobilehome Parks Zoning	**The County shall consider opportunities for expanded permitting of mobile home parks under the County Zoning Ordinance, including the identification of additional zoning district(s) in which mobile home parks may be allowed**	**2016**	No action taken at this time.
HOU-2-10 Affordable Housing Requirement	**To maintain balance in the local supply of housing for both high and lower income populations**	**2016**	The Afforable Housing Ordinance was adopted in October of 2016. Due to the inadequacies in the previous inclusionary study San Benito County contracted with a consultant to develop a feasibility study to determine an adequate in-lieu fee. The consultant has worked with the County to review and provide feedback for the amendments. The consultant also created a work plan on ways to expand support and fudning for affordable housing. In 2020, the Board of Supervisors amended portions of the ordinance to clarify sections and provide more information. The biggest amendment to the ordinance is to expand the type of inclusionary and divide between rental and for-sale housing.

HOU-2-12 Transitional and Supportive Housing	**To remove regulatory barriers to accommodating need for transitional and supportive housing.**	**2016**	Though the program timeframe ended in 2016 San Benito County continues to work to support and build transitional housing. In 2018 Health and Human Services received $1,460,000.0 towards the consturction of the 8 transitional units, which will be attached to the current overnight homeless shelter. Construction for the transitional units will begin in 2020.
HOU-2-13 Low-income Housing Tax Credit Program (LIHTC)	**Utilize AHP and CIP funds in order to expand affordable housing supply within the County**	**Ongoing**	No action taken at this time.
HOU-2-14 Affordable Housing Program (AHP) AND Community Investment Program (CIP)	**The Affordable Housing Program (AHP) and Community Investment Program (CIP) are facilitated by the Federal Home Loan System for the purposes of expanding the affordable housing supply**	**Ongoing**	No action taken at this time.
HOU-2-15 Housing Assistance Council (HAC)	**Utilize HAC funds to provide seed money for rural affordable housing development projects within the County.**	**Ongoing**	No funding was spent towards specific affordable housing projects. But part of the in-lieu fee funds were expended to establish a contract to develop a feasibility study related to an in-lieu fee. The feasibility study is expected to establish an in-lieu fee related to our affordable housing ordinance, which mandates developments to provide affordable units in new developments. In 2020, the the Board of Supervisors also approved the by-laws for the Housing Advisory Committe. The HAC will include two Planning Commissioners, two Board of Supervisors, and three memebrs of the public.
HOU-2-16 Temporary Farm Labor Housing	**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.**	**2017**	1. Complete 2. No action taken

HOU-2-17 Transfer of Development Rights	**The County shall establish a transfer of development rights from the unincorporated area to the City of Hollister and/or the City of San Juan Bautista for the purpose of locating housing types affordable to moderate-, low-, and very-lowincome households close to adequate public services, including utilities and transportation, and amenities including goods and services.**	**2017**	No annexation was completed between the County and City jurisdiction sin 2020.
HOU-2-18 Housing for Persons with Developmental Disabilties	**The County shall coordinate with the San Andreas Regional Center to inform their clients of housing and related services available for persons with developmental disabilities and shall provide information on such housing and services on the County website.**	**Ongoing**	No action taken at this time.
HOU-2-19 Higher Denisty Housing	**Allow opportunities for development of housing types of economical design and density.**	**Ongoing**	No change to the General Plan related to higher denisty. The current highest denisty is stil 20 units per acre.

HOU-3-1 Habitat for Humanity	**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 lowincome households, Habitat for Humanity performs a community program called A Brush with Kindness, which serves lowincome 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.**	**Ongoing**	San Benito County has not worked directly with the local chapter of Habitat for Humanity. There does not appear to be a local (San Benito County Chapter), so will need to connect with the Santa Cruz/Monterey Chapter to see of future connections.
HOU-3-4 Mobile Homes	**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/substandard.**	**2017-2019**	No action taken at this time. The county is in the process of completing planning and permitting for 6-8 transitional units for those experiencing lack of shelter. Received a $1.41 M grant to built 6, 200 sq ft transitional units as Phase lll of the HOME Resource Center. This project is expected to be completed in March 2021. Additionally on the Southside Labor Camp 3 trailer units were added to assist during the 2020 COVID Panddemics.

HOU-3-5 Housing Condition Monitoring	**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.**	**Annual**	In partnership with our code enforcement staff our agency will review units and determine the health and safety of each specificed unit. The code enforcement staff will consult the homeowners to discuss improvement needs and requirements. The agency does not currently have separate funding available to finanically assist the rehabiliation, but can seek financing in the future whether through State funded grants or inclusionary fees.
HOU-3-6 Affordable Unit Conversion Risk Coordination	**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.**	**Annual**	There are no known properties at risk for conversion to Market Rate.
HOU-4-1 Fair Housing	**The County will continue to partner with local HUD Approved Certified Counseling Agencies for ongoing promotion of Fair Housing throughout the community, at large.**	**Ongoing**	At the County's Health and Human Services Agency office, where the public would generally seek social services, Community Services and Workforce Development in 2020offered literature on topics including fair housing and tenant rights. Due to COVID regulations, no workshops were completed in 2020.

HOU-4-2 Language Barriers	**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.**	**Ongoing**	The agency asks the for assistance from associates, who are bilingual to help communicate with homeowners. The applications and monitoring materials are in both Spanish & English. There are two future affordable development projects, which will begin construction in 2020. Based on the varied programs (Self-Help & Inclusionary) new application and education materials in English & Spanish will be developed for all application.

HOU-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.**	**Ongoing**	The County continued to promote and comply with this practice. Application information for future affordable development sites will include a brochure with information regarding equal housing lending practices such as the logo and contact information.
HOU-4-4 Reasonable Accommation	**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.**	**Ongoing**	When feasible for the applicant, the County requires American with Disabilities Act Compliance. One of the develops in the County provides ramp access from the sidewalk into the development for ease. Additionally San Benito County has established an ADA Coordinator to better serve individuals with disabilties, especially when working directly with or at the county offices.
HOU-4-5	**Streamline the resale 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.**	**Ongoing**	The County continued to oversee its jurisdiction's supply of deed-restricted affordable units and took action to ensure an affordable units continued affordability in case of property sale or loan refinancing. Staff was available to discuss access to affordable housing, although supply of such housing, being located in a relatively low-population jurisdiction, is limited. There are curently two future developments, which will be constructing very low/low/moderate income homes that will be deed restricted and monitored by the County.
HOU-4-6 Housing Programs Administration	**The Resource Management Agency will continue to enhance and manage the County‘s Affordable Housing Program, HOME Program, promote Fair Housing and pursue additional housing-related funding resources.**	**Ongoing**	The Resource Management Agency in 2020 continued assistance with the HOME program and cooperated with other local agencies on issues of affordable housing. The Housing Programs Coordinator of San Benito County holds the same position in the City of Hollister, so there is more communication between the two agencies.. The Housing Coordinator continues to work with indivudals and non-profits like the Monterey Bay Economic Partnership to reach our housing needs and goals.
HOU-4-7 Handicap Accessible Floor Area	**Exempt the net increase in floor area dedicated to providing handicap accessible housing from building permit impact fees.**	**2016**	No action taken at this time.

HOU-4-8 Mortgage Prevention Housing Counseling Services	**Maintain bilingual (English & Spanish) HUD-Approved mortgage foreclosure prevention housing counseling services in San Benito County.**	**Ongoing**	No workshops were completed in 2019. No known issues with potenital foreclosures related to our affordable units.
HOU-4-9 Rental Housing Counseling Services	**The Resource Management Agency will solicit organizations and/or firms to provide bilingual (English and Spanish) rental housing counseling services to residents of San Benito County. The services shall provide tenant/landlord referral and mediation services benefiting residents and landlords of San Benito County. Services provided will encompass all rental concerns.**	**2017**	No workshops were completed in 2020. This program was expected to be completed by 2017. The Santana Ranch project will be developing rental units for low and moderate income level groups, so Staff bilingual services will be provided for the application proecess and other items needed.
HOU-4-10	**The Resource Management Agency will solicit organizations and/or firms to provide bilingual (English and Spanish) fair housing counseling services to residents of San Benito County. Housing services shall include an organization who is qualified to engage in fair housing enforcement activities, including but not limited to complaint intake, complaint investigation, testing for fair housing violations, and enforcement of meritorious claims.**	**2017**	No workshops were conducted in 2020 and the program was expected to be completed in 2017. The Housing Programs Coordinator will seek to consult with all current homeowners to discuss any concerns and confirm proper owners are residing in their homes and following the expected rules in the Resale Restricitions.
HOU-4-11 Homebuyer Education Workshops	**The Resource Management Agency will continue to partner with a HUD-approved organization and/or firm to provide bilingual (English and Spanish) homebuyer education workshops to residents of San Benito County. The homebuyer education workshops shall be presented by HUDtrained homebuyer educators, following the format and content required by HUD.**	**Ongoing**	No workshops were completed in 2020 as no new affordable developments or homes were constructed. The development Santana Ranch is expcected to build affordable inclusionary homes. Additionally the project completed by Community Development Services Corporation, Riverview II, is expected to begin construction in 2021.

HOU-5-1 Income Heating & Engery Assistance	**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.**	**Annual**	Received $1.81 million dollars to provide hotel vouchers, rental assistance, to serve homeless youth and for Transitional Housing $1.1 M is being dedicated to Transitional housing which will result in 6-8, 600 sq ft units for homeless families. This project will be completed by June 2021.
HOU-5-2	**Work with CCES to weatherize up to 30 San Benito County dwelling units. Ongoing promotion of the Weatherization Program throughout the community, at large.**	**Ongoing**	Two of the programs provided by CCES, Home Energy Assistance Program (HEAP) is organized through our local CSWD in the Health & Human Services Agency. The California Alternate Rates for Energy (CARE) is offered through PG&E. Any requests for LIHEAP or Weatherization services are forwarded to the Integrated Case Worker. CSWD provides its clients with LIHEAP services, budget counseling, and assistance with payment of propane or wood. For weatherization services, clients are referred to the Central Coast Energy Services program who provides this service to residents of San Benito.
HOU-5-3 Energy Conservation Programs	**Ongoing promotion of the Energy Conservation and Rehabilitation Programs throughout the community, at large.**	**Annual**	The Low Income Heating Energy Assistance Program (LIHEAP), which is administered by the Health & Human Services Division, low-income residents can weatherize their homes in our efforts to conserve energy. All LIHEAP clients are provided with information to conserve energy. The number of applicants and eligible receipients is tracked by the Health & Human Services Agency.
HOU-5-6 Solar Access	**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.**	**2016**	The timeframe alloted for the program has passed. But the California Building Standards Commission approved a new solar power law that requires houses built beginning 2020 will include rooftop solar panels. No county ordinance needs to be specifically written.

HOU-2-7. Second Unit	**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.**	**Ongoing**	San Benito County applied for the SB 2 Planning Grants Program and was awarded $160,000 in early 2020. Portion of the grant funds will be used to develop pre-approved accessory dwelling unit site plans. The pre-approved site plans would help future customers with the costs of developing a site plan for their home.
HOU-3-2	**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.**	**Annual**	At the County's Health and Human Services Agency office, where the public would generally seek social services, Community Services and Workforce Development in 202-0 offered literature on topics including fair housing and tenant rights. No workshops were completed in 2020.
HOU-3-3 Code Enforcement Officer	**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.**	**Ongoing**	This funding and position continue. One item which can be added to implementation is for the code enforcement officer to complete on street property inspections to confirm property owners are maintaining their home. Due to the number of labor housing and other farm workforce housing we have seen an increase in the number of related code enforcement cases. The county will need to review the temporary mobile home ordinance and how to help displaced laborers when a code enforcement issues arises.

HOU-4-12. County Zoning	**The County, for compliance with federal and State fair-housing law, will consider options for modifying the County Zoning Ordinance to allow housing options for individuals whose relationship to other current or prospective household members does not conform to the current definition of the terms family and family member.**	**2016**	Do not believe there is current relevancy. The county follows at State & Federal Fair Housing Laws. No workshops related to Fair Housing were conducted.
HOU-5-4 Title 24	**The County shall enforce Title 24 provisions of the California Administrative Code for residential energy conservation measures.**	**Ongoing**	Energy conservation measures are required for new construction and for every substanial remodeling activity.
HOU-5-5 Energy Conservation Information	**Encourage energy conservation in all existing rental and homeownership developments.**	**Ongoing**	Energy conservation measures are required for new construction and for very substanial remodeling activity.
HOU-2-8 Accessory Senior Dwelling Units	**Contiue to allow construction of accessory senior dwelling units, residences with deed restrictins requiring their residents to be at or above a certain age.**	**Ongoing**	In 2019, San Benito County applied for the LEAP Grant to provide financial support to both update our zoning code ordinance and provide updated accessory dwelling infomration. Since 2017, the California Legislation has greatly updated and provided more feasible options to construct accessory units. Our goal is to devleop an ADU Program, that is not just targeted to seniors, to allow indiviudals to come to the office and choose an architectural approved site-plan. These pre-approved site-plans will decrease upfront costs to the homeowners and hopefully increaes the number of units built in San Benito County; especially on the larger 1+ acre lots.
Other	**Health & Human Services**	**Ongoing**	HOPWA $37,500: The Housing Opportunities for Persons with Aids (HOPWA) provides rental assistance and other supportive services to individuals who have been diagnosed with AIDS.

General Comments:			

Jurisdiction	San Luis Obispo County Unincorporated	
Reporting Period	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	San Benito County Unincorporated	
Reporting Period	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1+
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	**CANADAIGUA**
Reporting Period	2020 (Jan 1 - Dec 31)

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: '+' indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Table D

Locally Owned Lands Included in the Housing Element Sites Inventory That have been sold, leased, or otherwise disposed of						
Project Identifier						3
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Unique Place Name	Cross Street	City	State			

Jurisdiction	enito County - Unincorporated	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	3
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		208
Total Units		**211**

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	
Total Housing Units Approved:	0
Total Housing Units Disapproved:	

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Very Low	#N/A	#N/A	#N/A
Low	#N/A	#N/A	#N/A
Moderate	#N/A	#N/A	0
Above Moderate	#N/A	#N/A	#N/A
Total	#N/A	#N/A	#N/A

Cells in grey contain auto-calculation formulas