Jurisdiction	San Benito County - Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

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			Density Bonus				Notes
1					2	3	4							5	6	7							8	9	10							11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
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 (may select multiple - see instructions)	Deed Restriction Type (may select multiple - 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	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0	0	4	0	8	0	0	108		120	0	0	0	0	0	0	168		168	0	0						0		0					
	256300170	1383 North Hill	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/13/2021	1									0	0	N	N												
	100300090	996 Mojave	Sunnyside	TSM 14-91	SFD	O									0							1	5/18/2021	1									0	0	N	N												
	tbd	0 Southside	Indivdual Owner	Individual	SFD	O									0							1	5/4/2021	1									0	0	N	N												
	150200210	8265 Dara Court	Indivdual Owner	Individual	SFD	O									0							1	6/14/2021	1									0	0	N	N												
	211300120	3213 San Juan/Hollister	Indivdual Owner	Individual	SFD	O									0							1	7/16/2021	1									0	0	N	N												
	221300220	4375 John Smith Rd	Indivdual Owner	Individual	SFD	O									0							1	2/11/2021	1									0	0	N	N												
	191800510	235 Rosebud Ave	Klauer Subdivision	TSM 16-95	SFD	O									0							1	1/12/2021	1									0	0	N	N												
	100500080	665 Appaloosa	Bennet Ranch	TSM 15-93	SFD	O									0							1	1/7/2021	1									0	0	N	N												
	194100030	1500 Rosebud	Klauer Subdivision	TSM 16-95	SFD	O									0							1	1/12/2021	1									0	0	N	N												
	194100030	1500 Rosebud	Klauer Subdivision	TSM 16-95	ADU	O									0							1	1/12/2021	1									0	0	N	N												
	212700220	4170 Ashford	Indivdual Owner	Individual	ADU	O									0							1	2/25/2021	1									0	0	N	N												
	200500370	1006 Hillcrest	Indivdual Owner	Individual	SFD	O									0							1	2/26/2021	1									0	0	N	N												
	100500410	3071 Palomino	Bennet Ranch	TSM 15-93	SFD	O									0							1	1/22/2021	1									0	0	N	N												
	100500410	3072 Palomino	Bennet Ranch	TSM 15-93	SFD	O									0							1	1/7/2021	1									0	0	N	N												
	256400670	1291 Azaalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	7/6/2021	1									0	0	N	N												
	256400660	1301 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/27/2021	1									0	0	N	N												
	256400650	1311 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/27/2021	1									0	0	N	N												
	256400630	1331 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/27/2021	1									0	0	N	N												
	256400750	1251 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/27/2021	1									0	0	N	N												
	256400710	1261 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	6/25/2021	1									0	0	N	N												
	256400700	1271 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	6/25/2021	1									0	0	N	N												
	256400690	1281 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/27/2021	1									0	0	N	N												
	256400620	1341 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/26/2021	1									0	0	N	N												
	256400610	1351 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/26/2021	1									0	0	N	N												
	256400600	1361 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/27/2021	1									0	0	N	N												
	256400590	1371 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/27/2021	1									0	0	N	N												
	256400580	1381 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/27/2021	1									0	0	N	N												
	256400750	1258 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	6/25/2021	1									0	0	N	N												
	256400740	1268 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	6/25/2021	1									0	0	N	N												
	256400730	1278 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	6/25/2021	1									0	0	N	N												
	256400460	1288 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	6/25/2021	1									0	0	N	N												
	256400470	1298 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	7/6/2021	1									0	0	N	N												
	256400490	1318 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	9/7/2021	1									0	0	N	N												
	256400500	1328 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/27/2021	1									0	0	N	N												
	256400510	1338 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/27/2021	1									0	0	N	N												
	256400520	1348 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/27/2021	1									0	0	N	N												
	256400530	1358 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/27/2021	1									0	0	N	N												
	256400540	1368 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/27/2021	1									0	0	N	N												
	256400550	1378 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/27/2021	1									0	0	N	N												
	256400560	1388 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/27/2021	1									0	0	N	N												
	256400570	1391 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/27/2021	1									0	0	N	N												
	256400480	1308 Azalea	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	1/27/2021	1									0	0	N	N												
	100500060	3073 Palomino	Bennet Ranch	TSM 15-93	SFD	O									0							1	2/16/2021	1									0	0	N	N												
	100500390	3074 Palomino	Bennet Ranch	TSM 15-93	SFD	O									0							1	2/16/2021	1									0	0	N	N												
	180800200	810 Duncan	Indivdual Owner	Individual	ADU	O									0							1	8/19/2021	1									0	0	N	N												
	113600160	1030 Carr Ave	Indivdual Owner	Individual	ADU	O									0							1	7/14/2021	1									0	0	N	N												
	542700200	251 Santa Ana	Indivdual Owner	Individual	ADU	O									0							1	7/29/2021	1									0	0	N	N												
	255700120	1165 Kennedy Ct	Indivdual Owner	Individual	SFD	O									0							1	3/19/2021	1									0	0	N	N												
	256400420	1319 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	5/21/2021	1									0	0	N	N												
	256400410	1329 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	5/21/2021	1									0	0	N	N												
	256400400	1339 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	5/21/2021	1									0	0	N	N												
	256400390	1349 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	5/21/2021	1									0	0	N	N												
	256400280	1336 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	5/21/2021	1									0	0	N	N												
	256400270	1326 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	5/21/2021	1									0	0	N	N												
	256400260	1316 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	5/21/2021	1									0	0	N	N												
	256400370	1369 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	6/17/2021	1									0	0	N	N												
	256400360	1379 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	6/17/2021	1									0	0	N	N												
		675 Appaloosa	Bennet Ranch		SFD	O									0							1	1/7/2021	1									0	0	N	N												
	256400350	1389 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	6/17/2021	1									0	0	N	N												
	256400320	1376 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	6/17/2021	1									0	0	N	N												
	256400310	1366 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	6/17/2021	1									0	0	N	N												
	256400300	1356 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	6/17/2021	1									0	0	N	N												
	256400290	1346 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	6/17/2021	1									0	0	N	N												
	256400200	1297 Sunridge	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	7/6/2021	1									0	0	N	N												
	256400190	1307 Sunridge	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	7/6/2021	1									0	0	N	N												
	256400180	1317 Sunridge	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	7/6/2021	1									0	0	N	N												
	256400170	1327 Sunridge	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	7/6/2021	1									0	0	N	N												
	256400060	1334 Sunridge	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	7/6/2021	1									0	0	N	N												
	256400050	1324 Sunridge	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	7/6/2021	1									0	0	N	N												
	256400040	1314 Sunridge	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	7/6/2021	1									0	0	N	N												
	256400030	1304 Sunridge	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	7/19/2021	1									0	0	N	N												
	256400160	1337 Sunridge	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	7/19/2021	1									0	0	N	N												
	256400150	1347 Sunridge	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	7/19/2021	1									0	0	N	N												
	256400140	1357 Sunridge	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	7/19/2021	1									0	0	N	N												
	256400130	1367 Sunridge	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	7/19/2021	1									0	0	N	N												
	256400100	1374 Sunridge	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	7/19/2021	1									0	0	N	N												
	256400090	1364 Sunridge	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	7/19/2021	1									0	0	N	N												
	256400080	1354 Sunridge	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	7/19/2021	1									0	0	N	N												
	256400070	1344 Sunridge	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	7/19/2021	1									0	0	N	N												
	256400450	1289 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	4/21/2021	1									0	0	N	N												
	256400440	1299 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	4/21/2021	1									0	0	N	N												
	256400430	1309 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	4/21/2021	1									0	0	N	N												
	256400250	1306 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	4/21/2021	1									0	0	N	N												
	256400240	1296 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	4/21/2021	1									0	0	N	N												
	256400230	1286 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	4/21/2021	1									0	0	N	N												
	256400760	1259 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	4/21/2021	1									0	0	N	N												
	256400770	1269 wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	4/21/2021	1									0	0	N	N												
	256400780	1279 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	4/21/2021	1									0	0	N	N												
	256400790	1276 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	4/21/2021	1									0	0	N	N												
	256400800	1266 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	4/21/2021	1									0	0	N	N												
	256400810	1256 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	4/21/2021	1									0	0	N	N												
	256400330	1386 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	5/18/2021	1									0	0	N	N												
	194100020	1460 Rosebud	Indivdual Owner	Individual	ADU	O									0							1	6/18/2021	1									0	0	N	N												
	255700080	1136 Kennedy	Indivdual Owner	Individual	ADU	O									0							1	10/19/2021	1									0	0	N	N												
	160700390	596 Foothill	Indivdual Owner	Individual	ADU	O									0							1	12/8/2021	1									0	0	N	N												
	209700050	3118 Dennis Lalor	Riverview Estates II		SFD	O									0		1						11/15/2021	1									0	0	N	N	HOME	Other	based on HCD regulations recorded deed of trust with a shared apprection	38								
	209700060	3122 Dennis Lalor	Riverview Estates II		SFD	O									0				1				11/15/2021	1									0	0	N	N	HOME	Other	based on HCD regulations recorded deed of trust with a shared apprection	38								
	209700070	3126 Dennis Lalor	Riverview Estates II		SFD	O									0				1				11/15/2021	1									0	0	N	N			The applicant received a impact fee deferral from the County and the loan term is the same as the USDA home loan term	33								
	209700080	3130 Dennis Lalor	Riverview Estates II		SFD	O									0				1				11/15/2021	1									0	0	N	N			The applicant received a impact fee deferral from the County and the loan term is the same as the USDA home loan term	33								
	209700140	3115 Dennis Lalor	Riverview Estates II		SFD	O									0				1				11/15/2021	1									0	0	N	N			The applicant received a impact fee deferral from the County and the loan term is the same as the USDA home loan term	33								
	209700150	3119 Dennis Lalor	Riverview Estates II		SFD	O									0				1				11/15/2021	1									0	0	N	N	HOME	Other	based on HCD regulations recorded deed of trust with a shared apprection	33								
	209700160	3123 Dennis Lalor	Riverview Estates II		SFD	O									0		1						11/15/2021	1									0	0	N	N	HOME	Other	based on HCD regulations recorded deed of trust with a shared apprection	38								
	209700170	3127 Dennis Lalor	Riverview Estates II		SFD	O									0				1				11/15/2021	1									0	0	N	N			The applicant received a impact fee deferral from the County and the loan term is the same as the USDA home loan term	33								
	209700010	3102 Dennis Lalor	Riverview Estates II		SFD	O									0				1				11/5/2021	1									0	0	N	N			The applicant received a impact fee deferral from the County and the loan term is the same as the USDA home loan term	33								
	209700020	3106 Dennis Lalor	Riverview Estates II		SFD	O									0		1						11/15/2021	1									0	0	N	N	HOME	Other	based on HCD regulations recorded deed of trust with a shared apprection	38								
	209700030	3110 Dennis Lalor	Riverview Estates II		SFD	O									0				1				11/15/2021	1									0	0	N	N			The applicant received a impact fee deferral from the County and the loan term is the same as the USDA home loan term	33								
	209700040	3114 Dennis lalor	Riverview Estates II		SFD	O									0		1						11/15/2021	1									0	0	N	N	HOME	Other	based on HCD regulations recorded deed of trust with a shared apprection	38								
	270800490	18938 Airline Hwy	Indivdual Owner	Individual	SFD	O									0							1	7/9/2021	1									0	0	N	N												
	181400320	55 Lucy Brown	Indivdual Owner	Individual	ADU	O									0							1	12/15/2021	1									0	0	N	N												
	250900760	703 rodruguez Court	Indivdual Owner	Individual	ADU	O									0							1	11/22/2021	1									0	0	N	N												
	tbd	0 156 Hwy	Indivdual Owner	Individual	MH	O									0							1	8/16/2021	1									0	0	N	N												
	254500040	9331 Airline Hwy	Indivdual Owner	Individual	ADU	O									0							1	3/18/2021	1									0	0	N	N												
	250900760	3005 Coppa Ct	Indivdual Owner	Individual	ADU	O									0							1	5/3/2021	1									0	0	N	N												
	251000130	1011 Santa Ana Valley	Indivdual Owner	Individual	ADU	O									0							1	7/7/2021	1									0	0	N	N												
	170700730	505 Caballo Court	Indivdual Owner	Individual	ADU	O									0							1	12/9/2021	1									0	0	N	N												
	212200160	95 McCary	Indivdual Owner	Individual	SFD	O									0							1	10/8/2021	1									0	0	N	N												
	253700580	Various Address	Santana Ranch	Specific Pan 003-06	SFD	O									0									0							48	12/31/2021	48	0	N	N												
	100500410	Various Address	Bennet Ranch	TSM 15-93	SFD	O									0									0							25	12/31/2021	25	0	N	N												
	100100350	Various Address	Sunnyside	TSM 16-95	SFD	O									0									0							59	12/31/2021	59	0	N	N												
	191800500	Various Address	Klauer Subdivision	TSM 16-95	SFD	O									0									0							6	12/31/2021	6	0	N	N												
	100500120	705 Appaloosa	Bennet Ranch	TSM 15-93	SFD	O									0							1	1/7/2021	1									0	0	N	N												
	100500070	655 Appaloosa	Bennet Ranch	TSM 15-93	SFD	O									0							1	1/7/2021	1									0	0	N	N												
	256400340	1399 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	5/1/2021	1									0	0	N	N												
	256400380	1359 Wildrose	Santana Ranch	Specific Pan 003-06	SFD	O									0							1	5/18/2021	1									0	0	N	N												
															0									0									0	0	N	N												
															0									0									0	0	N	N												
															0									0									0	0	N	N												
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	190100040	2533 Bolsa Rd	Indivdual Owner	Individual	ADU	O									0									0							1	11/30/2021	1	0	N	N												
	203400260	505 Blossom	Indivdual Owner	Individual	ADU	O									0									0							1	11/19/2021	1	0	N	N												
	261700220	17151 Airline Hwy	Indivdual Owner	Individual	SFD	O									0									0							1	11/22/2021	1	0	N	N												
	255700110	1185 Kennedy	Indivdual Owner	Individual	SFD	O									0									0							1	10/7/2021	1	0	N	N												
	281600020	22250 Willow Creek	Indivdual Owner	Individual	SFD	O									0									0							1	8/13/2021	1	0	N	N												
	112101080	251 Snyder	Indivdual Owner	Individual	ADU	O									0									0							1	7/1/2021	1	0	N	N												
	211300410	3233 San Juan Hollister	Indivdual Owner	Individual	ADU	O									0									0							1	7/1/2021	1	0	N	N												
	191800160	1514 Santa Ana	Indivdual Owner	Individual	ADU	O									0									0							1	7/1/2021	1	0	N	N												
	205400410	55 Ralphs	Indivdual Owner	Individual	SFD	O									0									0							1	7/1/2021	1	0	N	N												
	170700020	405 Spring Grove	Indivdual Owner	Individual	ADU	O									0									0							1	7/1/2021	1	0	N	N												
	tbd	0 Willow Springs	Indivdual Owner	Individual	SFD	O									0									0							1	6/4/2021	1	0	N	N												
	205700140	101 Holliday	Indivdual Owner	Individual	ADU	O									0									0							1	5/24/2021	1	0	N	N												
	221300300	6500 Santa Ana Valley	Indivdual Owner	Individual	MH	O									0									0							1	5/24/2021	1	0	N	N												
	191800570	1512 Santa Ana	Indivdual Owner	Individual	SFD	O									0									0							1	7/7/2021	1	0	N	N												
	161700210	1165 Little River	Indivdual Owner	Individual	ADU	O									0									0							1	5/1/2021	1	0	N	N												
	170800510	680 McMahon	Indivdual Owner	Individual	ADU	O									0									0							1	7/6/2021	1	0	N	N												
	250900370	1400 Santa Ana Valley	Indivdual Owner	Individual	MH	O									0									0							1	1/4/2021	1	0	N	N												
	212600180	4115 Ashford Circle	Indivdual Owner	Individual	SFD	O									0									0							1	5/5/2021	1	0	N	N												
	130500290	7601 Lake Rd	Indivdual Owner	Individual	SFD	O									0									0							1	1/14/2021	1	0	N	N												
	161300250	4951 Pacheco Pass	Indivdual Owner	Individual	SFD	O									0									0							1	4/13/2021	1	0	N	N												
	161000200	470 Orchard Rd	Indivdual Owner	Individual	SFD	O									0									0							1	4/26/2021	1	0	N	N												
	tbd	0 Hilltop	Indivdual Owner	Individual	SFD	O									0									0							1	4/26/2021	1	0	N	N												
	255700040	130 Tortola	Indivdual Owner	Individual	SFD	O									0									0							1	5/5/2021	1	0	N	N												
	194100030	1500 Rosebud	Klauer	TSM 16-95	ADU	O									0									0							1	1/14/2021	1	0	N	N												
	253200140	101 Marantha	Indivdual Owner	Individual	ADU	O									0									0							1	2/5/2021	1	0	N	N												
	221300300	6500 Santa Ana Valley	Indivdual Owner	Individual	ADU	O									0									0							1	3/24/2021	1	0	N	N												
	170400300	1551 Windmill	Indivdual Owner	Individual	ADU	O									0									0							1	5/5/2021	1	0	N	N												
	tbd	280 Foothill	Indivdual Owner	Individual	ADU	O									0									0							1	3/29/2021	1	0	N	N												
	205000010	144 Bricks Way	Indivdual Owner	Individual	ADU	O									0									0							1	4/6/2021	1	0	N	N												
	255100180	505 Marantha	Indivdual Owner	Individual	ADU	O									0									0							1	4/6/2021	1	0	N	N												
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Jurisdiction	San Benito County Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

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	Density Bonus
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+ (see instructions)	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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?
Summary Row: Start Data Entry Below								0	0	0	0	20	0	117	137	0	0		
025-320-004	025-320-004	300 OLD RANCH RD	BILL LEE	PLN200051	SFD	O	10/20/2021					20		117	137			No	
															0			No	
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Jurisdiction	San Benito County - Unincorporated	
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ANNUAL ELEMENT PROGRESS REPORT
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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	-	-	-	-	-	-	-	-	-	7	191
	Non-Deed Restricted		-	-	-	-	-	3	4	-	-		
Low	Deed Restricted	120	-	-	-	-	-	-	-	-	-	8	112
	Non-Deed Restricted		-	-	-	-	-	-	8	-	-		
Moderate	Deed Restricted	164	-	-	-	-	-	-	-	-	-	3	161
	Non-Deed Restricted		2	-	-	1	-	-	-	-	-		
Above Moderate		355	17	61	96	177	213	208	108	-	-	880	-
Total RHNA		837											
Total Units			**19**	**61**	**96**	**178**	**213**	**211**	**120**	**-**	**-**	**898**	**464**

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	San Benito County Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

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 and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	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	Rezone Type	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	2021	(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**	**In 2021, County Health & Human Services along with the City of Hollister & the City of San Juan Bautista applied for the CDBG COVID related grant assitance. All jurisdictions were approved for the non-competitive grant. The fundig went specifically to assist homeowner's/renters with their utility payments.**
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**	**40 Families received rental assitance. This does not include individuals assisted through the emergency shelter.**
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 began in 2021 and expected to be completed the beginning of 2023. The HOME Grant will assist an estiimated of 11 of the 24 homes.**

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**
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**	**Health & Human Services received $19,500 through the ESG Program to assist with emergnecy housing, hotel assistance, and long term housing.**
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. No action taken in 2021.**
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 previously 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 and no contract was signed in 2021.**

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. Construction on the first half of the project began in 2021.**
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. In 2021, San Benito County began to use the SB 2 Funding to complete zoning code amendments. The amendments plan to be approved in 2022.**

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 2021 March 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. The State did not provide a CDBG NOFA in 2019.**

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. Approximately half of the homes will be funded through the HOME program. Construction on the first phase began in 2021 and second phase will begin construction in 2022.
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. Work anticipates to be completed in 2022.
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 of 6 trasnitional units were completed in 2021.
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. No meetings were conducted in 2021 due to ordinance updates and COVID related precautions.**
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 action taken at this time. Program expected to be completed in 2017.**

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 completed 6 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 2021 offered literature on topics including fair housing and tenant rights. Due to COVID regulations, no workshops were completed in 2021.**

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 2021-22. 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 2021 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. In July 2021, the City of Hollister passed to end the shared Housing Programs Coordinator position and sought to have the indivdiual at the City full time. In the beginning of 2022 San Benito County will no longer have a specified housing coordinator.**

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 2021. 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 2021. 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. The first portion of affordable housig in the Santana Ranch project will be completed in 2021.**
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 2021 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**	**One workshop was completed in 2021 for specific homeowners, who were approved for the Riverview II self-help development. Topics discussed during the workshop were specific to the recorded documents and agreements between the homeowner and county. The homeowner was able to ask questions and be provided examples. The session was conducted in spanish too, if needed.**
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**	**Health & Human Services received $75,000 in HEAP funding for tranisitonal supporitve housing.**
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. No work was completed in 2021, but anticipate completion in 2022.**
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 2021 offered literature on topics including fair housing and tenant rights. No workshops were completed in 2021.**

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. We were approved in late 2020 and began work on amending the zoning code in 2021. Amendments to the zoning code are expected to be completed in 2022. 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. Work with the consultant began in 2021. San Benito County plans to focus on completion of the zoning amendments first then will work to provide ADU site-plans.**
Other	**Health & Human Services**	**Ongoing**	**No information reported from Health & Human Services for the 2021 calendar year.**

Jurisdiction	San Benito County - Unincorporated	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

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	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

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)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

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) 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									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	San Benito County Unincorporated	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

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 G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				**2**	**3**	**4**
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**
Summary Row: Start Data Entry Below						

Jurisdiction	San Benito County - Unincorporated	
Reporting Period	2021	(Jan. 1 - Dec. 31)

Note: "+" indicates an optional field
contain auto-calculation formulas

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

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction	enito County - Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	8
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		108
Total Units		**120**

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

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
SFA	0	0	0
SFD	0	105	150
2 to 4	0	0	0
5+	0	0	0
ADU	0	14	16
MH	0	1	2
Total	**0**	**120**	**168**

Housing Applications Summary	
Total Housing Applications Submitted:	1
Number of Proposed Units in All Applications Received:	137
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

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	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Benito County - Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ 65,000.00	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element	$65,000.00	$0.00	Other (Please Specify in Notes)	REAP	San Benito County is using the grant funding to complete the new Housing Element for the 6th cycle. At this time we are pending the final RHNA from our COG and once complete we will go out to bid for a contractor to help assist with the work. San Benito County also plans to use the REAP fudning to supplement the expense of the Housing Element.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		**0**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	8
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		108
Total Units		**120**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		168
Total Units		**168**