



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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**Robert
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**Bobbie
Thomason**
District No. 5

Item Number: 5.1

MEETING DATE: 04/30/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Abraham Prado

SUBJECT:

**RESOURCE MANAGEMENT AGENCY-A. PRADO, DIRECTOR- PLANNING AND BUILDING-
Review the General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update
as mandated by the California Department of Housing and Community Development (HCD).
Participate in staff and consultant presentation and discission. Consider recommending to the
Board of Supervisors the acceptance and adoption of the General Plan Amendment (REF250001)
2023-2031 Housing Element 6th Cycle update to the 2035 General Plan.
SBC FILE NUMBER: 790**

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

The project is the update to the County of San Benito's General Plan Housing Element. State law requires every city and county to adopt a general plan containing at least seven mandatory elements (chapters). One required element is the Housing Element, which must be updated every eight years.

The County's updated Housing Element covers the planning period of 2023 to 2031. The purpose for requiring local Housing Elements is to ensure that each jurisdiction provide its fair share of regional demand for housing. The State of California Department of Housing and Community Development (HCD) allocates regional shares of statewide housing needs. These allocations are provided to a region's Council of Governments, which determines each jurisdiction's fair share contribution. The San Benito County Council of Governments (COG) encompasses the cities of Hollister and San Juan Bautista and the unincorporated areas of San Benito County. COG establishes each jurisdiction's contribution through the state mandated Regional Housing Needs Allocation (RHNA) as provided by HCD. The RHNA for the period of 2023-2031 for the COG region is 2,194 new housing units. The table below shows the unincorporated County of San Benito's fair-share contribution.

Income Group	% of County Area Median Income	Total Housing Units allocated	Percentage of units
Extremely Low/Very Low	0-50%	246	32.7%
Low	51-80%	198	26.2%
Moderate	81-120%	103	13.6%
Above Moderate	120% and above	207	27.5%
Total		754	

State law requires that all Housing Elements address these key topics: housing needs assessment, constraints, resources and opportunities, assessment of fair housing, candidate housing sites, and planning. Analysis of these topics provides the foundation for the preparation of a Housing Element. The San Benito County Housing Element profiles community demographics and examines housing needs of various demographic groups, including owners versus renters, lower-income households, overcrowded households, the elderly, special needs groups, and the homeless, among others. This information is detailed in the updated Housing Element.

For more background and summary information please refer to the Staff Report dated April 30th, 2025 attached to this packet as well as the entirety of the General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update.

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

Yes

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

Yes

STRATEGIC PLAN GOALS: 3. Technology

No

STRATEGIC PLAN GOALS: 4. Community Engagement

Yes

STRATEGIC PLAN GOALS: 5. Health & Safe Community

Yes

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Conduct a public hearing and participate in the presentation;
2. Review any written and oral comments;
3. Approve Resolution 2025-XX recommending approval of REF250001 to the Board of Supervisors; and
4. Direct staff to forward REF250001, to the Board of Supervisors for consideration on May 20th, 2025.

ATTACHMENTS:

PC Staff Report - GPA 2023-2031 Housing Element 6th Cycle Update (Exhibit A)
PC Resolution - GPA 2023-2031 Housing Element 6th Cycle Update (Attachment C)
BOS Staff Report - GPA 2023-2031 Housing Element 6th Cycle Update (Exhibit B)
BOS Resolution - GPA 2023-2031 Housing Element 6th Cycle Update (Attachment D)
BOS Resolution - Initiate GPA Residential High Rezone HE Program 3-2 (Attachment E)
2023-2031 6th Cycle Housing Element (Attachment A)
HCD Letter Statutory Compliance (Attachment B)
Presentation
Free Lance Notice