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COUNTY COUNSEL:  
Gregory Priamos

CLERK OF THE BOARD:  
Vanessa Delgado

**Agenda Item  
Special Meeting of the  
Board of Supervisors  
Tuesday, December 2, 2025**

**Item Number: 1.C**

**MEETING DATE:** 12/02/2025

**DEPARTMENT:** HEALTH AND HUMAN SERVICES AGENCY

**AGENDA ITEM PREPARER:** Yolanda Beltran

**DEPT HEAD/DIRECTOR:** Tracey Belton

**SUBJECT:**

**HEALTH AND HUMAN SERVICES AGENCY- T. BELTON**

1. Adopt a Budget Amendment Resolution approving an allocation of \$200,000.00 to pay the City of Hollister water and sewer impact fees for the 16 Homekey Tiny Homes at the Migrant Center, transferring funds from Community Services and Workforce Development (CSWD) Fund 240 Reserves to CSWD Fund 240 Transfer Out Expenditure budget; and
2. Authorize Chair to sign (4/5 vote required).

SBC FILE NUMBER: 939

RESOLUTION NO.:2025-103

**AGENDA SECTION:**

CONSENT AGENDA

**BACKGROUND/SUMMARY:**

The California Department of Housing and Community Development (HCD) announced the availability of approximately \$1.45 billion of Homekey Program (Homekey2.0) grant funding through the Round 2 Notice of Funding Availability (NOFA). HHSa submitted the Homekey Round 2 application for Phase II Transitional Housing at the Migrant Center. The initial construction of the first phase of five housing units at the Migrant Center was funded by the Coalition of Homeless Service Providers (CHSP) with the Homeless Emergency Aid Program (HEAP) grant in the amount of \$1,100,000. Phase I included infrastructure costs for utilities, drainage, sewer, partial site work, and the construction of 5 housing units (1,400 sf.; 3,600 sf.; & 1,800 sf.). The Project for both phases includes 16 total housing units.

The second phase includes the construction of an additional 11 housing units, completion of site work, which includes pavement, parking structure, landscaping, solar installation, PG&E gas and electrical connections, the City of Hollister sewer and water connections, and the building of a Trash enclosure. At its June 27, 2023, meeting, the Board of Supervisors approved IFB No. PWB-2202, Tiny Homes Phase 2 Project, and authorized the advertising for bids. On August 2, 2023, the County received one responsive bid from a qualified Design-Build-Entity, R3 Rehabilitation, Restoration & Respite, in the amount of \$2,676,238.00.

At the March 12, 2024, meeting, the Board of Supervisors awarded the Tiny Homes contract to R3 Rehabilitation, Restoration, and Respite, approved the contract. The Phase 2 scope is approximately 95% completed, and the remaining scope triggers additional work to complete the project which is the City of Hollister Water and Sewer impact fee for the 16 Tiny Homes: The City of Hollister has assessed water and sewer impact fees totaling \$169,019.02 for the project involving 16 Tiny Homes. The County of San Benito worked in collaboration with the City of Hollister and submitted a request to the City Council to waive or reduce these impact fees. This request was presented during the City Council meeting on September 3, 2025, but unfortunately, it was denied.

As a result, the full amount of \$169,019.02 must be paid to secure the necessary water and sewer connections for the project site. The total sewer collection and treatment fee for the 16 units is as follows:  $\$8,054.68 \times 16 = \$128,874.88$  For water service impact fees:  $\$20,072.07 \times 2 = \$40,144.14$  Total for the City Sewer and Water services: \$169,019.02

HHSA is the applicant for this project. On November 18, 2025, the BOS approved HHSA to reimburse RMA up to \$200,000.00 for cost of this project completion. While it would be preferable that the City of Hollister wave the \$169,019.02 cost of water/sewer impact fees, HHSA has some flexible funding for the project to cover these expenses.

## **FISCAL IMPACT:**

Appropriate \$200,000.00 from HHSA CSWD reserves to increase expenditure budget to provide funds to transfer out to RMA to reimburse expenses for water and sewer connections.

Budget Line Item: 240.80.2555.2615 CSWD (Homekey)

Does not impact General Fund.

Project: PWB-2202, Tiny Homes Phase 2 Project

## **STAFF RECOMMENDATION:**

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2. Authorize Chair to sign (4/5 vote required).

## **ATTACHMENTS:**

[Agenda Fact Sheet - Tiny Homes Budget Amendment](#)

Budget Amendment Res- Tiny Homes CAO signed.pdf