**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**
**DIVISION OF HOUSING POLICY DEVELOPMENT**
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February 3, 2026

Esperanza Colio Warren, County Administrative Officer
County of San Benito
2301 Technology Parkway
Hollister, CA 95023-9174

Dear Esperanza Colio Warren:

**RE: County of San Benito's 6th Cycle (2023-2031) Adopted Housing Element and Rezone**

Thank you for submitting the County of San Benito's (County) housing element that was adopted May 20, 2025, and received for review on December 16, 2025. The California Department of Housing and Community Development (HCD) also received Resolution Number 2026-5 and Ordinance Number 1091 (Zoning Documents) that are intended to accommodate the regional housing need allocation (RHNA). Pursuant to Government Code section 65585, HCD is reporting the results of its review. In addition, HCD considered comments from Lico and Greco Properties, various residents of San Benito and Michael Durkee pursuant to Government Code section 65585, subdivision (c).

On April 1, 2025, HCD determined that the revised draft housing element met the statutory requirements of State Housing Element Law (Gov. Code, § 65580 et seq). However, the element could not be found in substantial compliance until the County adopted the housing element and all necessary rezones to accommodate the RHNA (Program 3-2 -Residential High Rezone and General Plan Amendment) and met statutory requirements pursuant to Government Code sections 65583, subdivision (c)(1) and 65583.2, subdivisions (h) and (i). Upon review of the Zoning Documents, HCD is pleased to find that the County has completed the rezoning actions necessary to comply with the applicable statutory requirements described above. Further, the adopted housing element is substantially the same as the revised draft that was reviewed on April 1, 2025. As a result, the adopted element and Zoning Documents now substantially comply with State Housing Element Law as of the date of this letter.

Additionally, the County must continue timely and effective implementation of all programs including but not limited to the following:

- Program 1-1: Affordable Housing Developers
- Program 1-2: Affordable Housing Regulations
- Program 1-3: Density Bonus

- Program 1-4: Provision of Infrastructure to Serve Housing
- Program 1-7: Federal and State Housing Funding Sources
- Program 1-8: Self-Help Housing
- Program 1-9: Accessory Dwelling Units (ADU) and Junior ADU (JADU)
- Program 1-10: Accessory Dwelling Unit Monitoring
- Program 1-12: Nonvacant Sites Incentives
- Program 1-13: Residential Development Incentives
- Program 1-14: Residential Development on Large Parcels
- Program 1-17: Workforce Housing
- Program 1-18: Ministerial Approval Process for Affordable Development
- Program 1-19: Housing Co-Located with Religious and Institutional Facilities
- Program 2-1: Housing Rehabilitation Assistance
- Program 2-3: Preserve Affordable Units At-Risk of Converting to Market Rate
- Program 2-6: Preserving and Improving Community Assets
- Program 3-1: Adequate Sites Inventory and RHNA Monitoring
- Program 3-4: Pipeline Project Monitoring
- Program 4-5: Emergency Shelters
- Program 4-6: Transitional and Supportive Housing
- Program 4-7: Low-Barrier Navigation Centers
- Program 4-8: Agricultural and Employee Housing
- Program 4-9: Residential/Community Care Facilities and Group Homes
- Program 4-10: Single Room Occupancy (SRO)
- Program 4-11: Manufactured Housing
- Program 5-1: Community Action Board (CAB) and Community Services & Workforce Development Division (CSWD)
- Program 5-3: Reasonable Accommodation
- Program 5-4: Fair Housing Enforcement and Outreach
- Program 5-7: Housing for Persons with Physical and Developmental Disabilities
- Program 5-8: Anti-Displacement Actions
- Program 5-9: Affirmatively Further Fair Housing (AFFH)
- Program 5-10: Farmworker Housing and Outreach

The County must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, HCD's Prohousing Designation Program, HCD's Prohousing Incentive Program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Land Use and Climate Innovation at: https://www.lci.ca.gov/planning/general-plan/guidelines.html.

HCD appreciates the hard work and dedication of the housing element team in the update and review of the housing element. HCD wishes the County success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Clare Blackwell, of our staff, at Clare.Blackwell@hcd.ca.gov.

Sincerely,

Paul McDougall
Senior Program Manager