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General Information	
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Reporting Calendar Year	2018
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Submittal Instructions

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)** - 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.

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**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

(CCR Title 25 §6202)

Note: * Optional field
Cells in grey contain auto-calculation formulas.

Jurisdiction	Hollister
Reporting Year	2018 (Jan. 1 - Dec. 31)

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,HH)	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 65911.4(b)? (SB 38 Streamlining)	Notes*
Summary Row: Start Data Entry Below										232				247	1316	1193	1193		23
054-140-006	054-140-006	220 Fourth Street	Lynn Lake	Tentative Map No. 2017-2 and Site, Architectural Review No. 2017-5 and Conditional Use Permit 2017- 19	S-4	R	8/25/2017							5	5	5		Yes-Approved	The applicant received approval on January 25, 2018 for a Tentative Map, Site & Architectural review and a Conditional Use Permit for a Plan Unit Development for the construction of a single building with one commercial unit and five residential units on a 10,812 square foot lot in the (DMU) Down Town Mixed Use Zoning District. The proposed project would be located at 220 Fourth Street, further identified as San Benito County Assessor Parcel Number 054-140-006
052-080-001 and 052-300-001	052-080-001 and 052-300-001	1001 Fourth Street	Solorio Park II	1001 Fourth Street – Conditional Use Permit No. 2017-19 for a Planned Unit Development, Tentative Map No. 2017-4, and Site & Architectural Review No. 2016-9	S-4	O	9/9/2016							77	77	77		Yes-Approved	The applicant received approval of a tentative map, Conditional Use Permit for a Planned Unit Development on January 28, 2018 and a Site & Architectural Review Application approval on February 22, 2018 for the subdivision of approximately 8.07 acres of land into 79 lots consisting of 40 single family homes, 37 townhomes, 1 lot for a park area, and 1 lot for roads. The project proposes a planned unit development (PUD), pursuant to Hollister Municipal Code Section 16.16.030 with a land use designation of Medium Density Residential (MDR) (8-12 dwelling units per acre) on 4.82 acres (APN 052-300-001). The remainder of the site (3.25 acres) (APN 052-080-001) would remain designated as West Gateway (WG) (20 – 35 dwelling units per acre). The project is located at 1001 Fourth Street, between 4 th Street to the north, Jan Ave. to the south, and west of Westside Blvd., further identified as San Benito County Assessor's Parcel Numbers 052-080-001 and 052-300-001. CEQA: Requires Final Map approval and building permits. Status: Requires Final Map approval and building permits.
052-280-001	052-280-001	1040 South Street	Mrabella II	1040 South Street – Tentative Map No. 2018-1, Conditional Use Permit for a Planned Unit Development No. 2018-1 and Site & Architectural Review No. 2018-5	S-4	O	3/23/2018							12	25	37		Yes-Approved	On April 26, 2018, the applicant received approval of a tentative map and Conditional Use Permit for a Planned Unit Development for the subdivision of approximately 4.12 acres of land into 29 lots consisting of 25 single family lots, three (3) multifamily lots, and one lot for storm drainage pursuant to Hollister Municipal Code Section 16.16.030 with a land use designation of Low Density Residential Performance Overlay Zone R1-LPZ. The applicant also received approval of a Site and Architectural review for the construction of three (3) four unit apartments. The project is located at 1040 South Street, between Gabriel Court and Chaparral Court, Jan Avenue to the north, and Westside Blvd. to the east, further identified as San Benito County Assessor's Parcel Numbers 052-280-001. Status: Requires Final Map approval and building permits.
019-120-038	019-120-038	240 Sally Street	Alarcon	Tentative Map 2017-3, Conditional Use Permit for a Planned Unit Development, and Site & Architectural Review	S-4	O	9/15/2017							26	157	183		Yes-Approved	On April 26, 2018, the applicant received approval of a tentative map, conditional use permit for a planned unit development, and a Site & Architectural Review to subdivide a 25.72 acre site into 170 residential lots (a minimum of 26 units are proposed to be duets) in the Medium Density Residential Performance Overlay (R3-MRPZ) Zoning District of the City of Hollister. An approximately 2.33 acre park is proposed on site. The project will be located north of Buena Vista Road, between Miller Road to the east and near Brandy Court to the west, further identified as San Benito County Assessor Parcel Number 019-120-038. Status: Requires Final Map approval and building permits.
054-151-009	054-151-009	240 Sally Street	Alarcon	Site & Architectural Review No. 2018-3	SFD	R	3/16/2018							1	1	1		Yes-Approved	On April 26, 2018, the applicant received approval to add of a single modular home on to an existing 13,043 sq. ft. lot with two existing residential units in the R4 High Density Residential Zoning District. The project would be located at 240 Sally Street, further identified as San Benito Assessor Parcel Number 054-151-009. Status: Under Construction

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	11	12	13	14	15	16	17			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA/SFD, 2 to 4.5+ ADU/SH)	Tenure (R/Rentor/Ow/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 68913.4017 (SB 35 Streamlining)	Notes*
054-580-042	054-580-042	NA	Klauer		SFD	R	4/22/2018						3	9	10	10	0	Yes-Approved	On May 24, 2018, the applicant received approval of a Tentative Map, Conditional Use Permit for a Planned Unit Development, and a Site & Architectural Review for a Planned Unit Development to subdivide a 2.181 acre site into 11 residential lots, including the creation of a 6,570 sq. ft. lot around an existing single family home that shall remain, and a 14,230 sq. ft. lot for the construction of 3 attached residential units for a total of 12 new residential units and one existing residential unit in the Low Density Residential (R1) Zoning District of the City of Hollister, located at 811 Santa Ana Road, south of Santa Ana Road, east of the Highway 25 Bypass, and west of Gabilan Hills School, further identified as APN 054-580-042. Status: Requires Final Map approval and building permits.
019-340-002	019-340-002	South of Primavera Drive, west of Chappel Road, north of Maple Street, and east of Lorene Drive	Maple Park		SFD	O	5/31/2018							49	49	49	0	Yes-Approved	On June 28, 2018, the applicant received approval of a tentative map and a conditional use permit for a planned unit development to subdivide a 4.27 acre parcel into 49 single-family residential lots at 180 North Chappel Road, south of Primavera Drive, west of Chappel Road, north of Maple Street, and east of Lorene Drive, further identified as San Benito County Assessor Parcel Number 019-340-002. A tentative map and planned unit development were approved by the Planning Commission on October 22, 2015 for the property. However, the applicant did not obtain a final map approval within the two year requirement and the approval expired on October 22, 2017. Therefore, the applicant's request was for new entitlements for the subdivision that was previously approved. Status: Under Construction.
054-110-036	054-110-036	365 Fourth Street	400 Block		S*	O	8/21/2018			3			19	22	22	22	0	Yes-Approved	On September 27, 2018, the applicant received Site and Architectural Approval for a new 30,738 SF, three story mixed use building located at 365 Fourth Street in the Downtown Mixed Use (DMU) Zoning District. The building is proposed to have 8 commercial/retail units on the first floor, and a total of 22 residential units (one-bedroom and studio apartments) on the second and third floors. The property is further identified as San Benito County Assessor Parcel Number 054-110-036. Status: Requires Tentative Map approval.
056-091-002	056-091-002	221 Hawkins Street	Brookshire		2 to 4	R	5/17/2018						3	3	3	3	0	Yes-Approved	The applicant received Minor Subdivision and Site and Architectural approval to subdivide an approximately 4,410 SF lot into three separate lots with two lots (1,302 & 1,488 SF) having attached townhomes and one lot (1,620 SF) having a single family home. The project site is located at 221 Hawkins Street in the Downtown Mixed Use Zoning District (DMU), further identified as San Benito County Assessor Parcel Number 056-091-002. Status: Requires Final map and building permits.
020-310-009, 057-490-002, and 057-490-010	020-310-009, 057-490-002, and 057-490-010	NA	Roberts Ranch		S*	O	2/23/2016						35	192	227	227	0	Yes-Approved	On February 20, 2018, the City Council of the City of Hollister adopted a resolution approving a 206-lot tentative map consisting of 192 single family lots and 14 multiple family lots (7 duplex and 7 triplex), a resolution approving a Conditional Use Permit for a Planned Unit Development, a resolution approving a Site and Architectural Review for the multifamily component of the subdivision, and a resolution adopting the Environmental Impact Report and Mitigation Monitoring and Reporting Program for the Roberts Ranch project which is located between Fairview Road and Enterprise Road, north of Airline Highway (State Route 25) being more specifically described as San Benito County Assessor's Parcel Numbers 020-310-009, 057-490-002, and 057-490-010. On March 5, 2018, the City Council approved an ordinance amending Municipal Code Chapter 17.24.250 Pre-zoning of Specifically Described Real Property consisting of approximately 53.35 acres identified as San Benito County Assessor Parcel Number 020-310-009, to Open Space/Public on 2.54 acres and to Low Density Residential Performance Overlay Zone (R-1 LPZ) on the remaining 50.81 acres for the Roberts Ranch property. Status: The property has been annexed by LAFCO and it now requires final map approval and building permits.
052-020-043	052-020-043	West of Miller Road, east of Graf Road, north of 4th Street	Vista de Oro	Site & Architectural Review No. 2014-3	S*	R	9/16/2015							80	80	80	0	Yes-Approved	On November 19, 2015 the City of Hollister approved 80 multifamily units on 4 acres. The units have been built and are expected to receive final occupancy in 2018.
052-020-005	052-020-005	540 Line Street	Jaime Cona	Minor Subdivision No. 2015-3	S*	R	8/17/2015							7	7	7	0	Yes-Approved	In 2018 the applicant initiated construction of 2 out of the 7 approved units.

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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/SH)	Tenure (R/Rentor/On-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 66914.0017 (SB 35 Streamlining)	Notes*
020-220-026, 020-290-034, 020-290-036, 057-150-57-015, 57-15-16, 057-150-018, 057-150-019, 057-150-020, 057-150-021, 057-150-022, 057-150-023 and 057-150-025	020-220-026; 020-290-034, 020-290-036, 057-150-57-015, 57-15-16; 057-150-018, 057-150-019, 057-150-020; 057-150-021, 057-150-022, 057-150-023 and 057-150-025	Between Valley View Road, Airline Highway and north of Hazel Hawkins Hospital	Silver Oaks	Tentative Map No. 2009-2	S+	O	1/13/2009							170	170	170	Yes-Approved	In 2018 the applicant initiated construction of the 170 approved age restricted senior residential units.	
052-020-006 and 052-020-007	052-020-006 and 052-020-007	560 Line Street	CHISPA Sunrise Senior Apartments	Site & Architectural Review No. 2017-2	S+	R	5/15/2017			49				49	49	49	Yes-Approved	On June 22, 2017 the City of Hollister Planning Commission approved an application submitted on May 15, 2017 for 49 age restricted senior low income multifamily housing. Construction for the multifamily units began in 2018 and final occupancy is expected in 2019.	
054-500-019	054-500-019	491 Santa Ana Road	491 Santa Ana Road	Minor Subdivision No. 2017-1	SFD	O	1/23/2017							3	3	3	Yes-Approved	On February 23, 2017 the City of Hollister Planning Commission approved the subdivision of an existing 0.63 acre lot into four lots. One existing SFD unit will remain on one lot and an SFD unit is proposed on each of the other three lots for a total of 3 new SFD units.	
058-060-010	058-060-010	South of South Street, west of Westside Blvd., and north of Steuback Drive	Sywak/Farmstead	Tentative Map No. 2015-9	SFD	O	12/23/2015							13	13	13	Yes-Approved	On January 28, 2016 the City of Hollister Planning Commission approved an application submitted on December 23, 2015 for 13 SFD units. Construction of the units is expected in 2019.	
057-230-019, 057-230-003, and 057-230-002	057-230-040	1605 Cushman Street	Los Pinos	Tentative Map 2016-5, Conditional Use Permit 2017-3 for Planned Unit Development, and Site and Architectural Review No. 2016-13	S+	O	12/20/2016						70	15	85	86	Yes-Approved	On May 25, 2017, the applicant received approval by the City of Hollister Planning Commission to subdivide 5.45 acres into 43 lots consisting of 15 lots for single family homes, 26 lots for townhomes, one lot for 44 apartment units, and one lot for road common space area, located at 1603 Cushman Street, further identified as San Benito County Assessor's Parcel Number 057-230-040, formerly APN 057-230-019, 057-230-003, and 057-230-002	
054-042-002	054-042-002	0 Pine Drive	Pine Drive	Site & Architectural Review No. 2017-4	2 to 4	O	9/28/2017							3	3	3	Yes-Approved	The City of Hollister Planning Commission approved Site and Architectural Application No. 2017-4 for the construction of three condominium residential units on a .18 acre site. They now require building permits to begin construction.	
057-23-13	057-23-13	Bela Serra/North Florida			S+	R	4/17/2013							63	63	63	Yes-Approved	On June 26, 2013, the applicant received approval of a Tentative Map, Site and Architectural Review, and Conditional Use Permit for a Planned Unit Development. The Conditional Use Permit for the Planned Unit Development is a request to subdivide an 8.51 acre parcel into forty-four (44) lots consisting of commercial and residential improvements. The Site and Architecture review is a request to construct a 12,410 square foot medical office building, a 20,500 square foot single story commercial retail building, nine (9) apartment buildings with seven (7) units each, twenty-five (25) courtyard units, and thirteen (13) single family residential units within the Neighborhood Mixed Use (NLU) and High Density Residential Performance Overlay Zoning District (R-4 HPZ) of the City of Hollister. The 25 courtyard residential units and 13 single family residential units have been built and occupied. A building permit application has been submitted to the City of Hollister Building Department for the multifamily apartment units. The multifamily apartment units are expected to be constructed in 2019.	
20-270-041, 20-310-006, 20-310-007, 20-310-013, 20-310-014, and 20-310-015	577100010, 057710000, 057710000, 057710000, 057710000, 057710000, 057710000	West of Fairview Road	Award Homes West of Fairview Road	Tentative Map No. 2005-1	S+	O	2/14/2007			100				577	677	677	Yes-Approved	On May 24, 2007, the City of Hollister Planning Commission approved Tentative Map No. 2005-1 for the subdivision of 129.9 acres into 517 single family lots, 80 garden homes, and a parcel for 100 apartments. The development received a development agreement in which they would need to initiate construction by 2023.	
020-120-14 and 020-120-14b	609090010, 060909000	South of Hillcrest Road and west of El Cerro Drive	Kutz South of Hillcrest Road	Tentative Map No. 2016-2	SFD	O	3/8/2016							19	19	19	Yes-Approved	On May 4, 2016, the City of Hollister Planning Commission approved Major Subdivision No. 2016-2 for the subdivision of 4.34 acres into 19 residential lots and one one stormwater detention basin.	
020-170-035	020-170-035	1650 Cenega Road	James Matthews	Tentative Map No. 2016-3	SFD	O	5/12/2016							8	8	8	Yes-Approved	On June 22, 2016, the applicant received Tentative Map approval and a conditional Use Permit for the subdivision and planned unit development of a 1.23 acre property into eight single family residential lots and three open space lots, all within the R1-L-PZ Single Family Residential Performance Overlay Zoning District.	
020-170-034	572800070, 057280000	1640 Cenega Road	Sandra Cross	Minor Subdivision No. 2016-2	SFD	O	6/27/2016							2	2	2	Yes-Approved	On August 25, 2016, the applicant received approval of a Minor Subdivision 2016-2 to subdivide an existing 0.75 acre parcel into three lots in a manner that retains the existing single family home and accessory buildings on one parcel and the other two lots would be for single family homes in the R1-L-PZ Single Family Residential District.	

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	312											312
	Non-Deed Restricted												
Low	Deed Restricted	189											189
	Non-Deed Restricted												
Moderate	Deed Restricted	258				13							
	Non-Deed Restricted			12	91	2						118	140
Above Moderate		557	68	87	219	296						670	
Total RHNA		1316											
Total Units			68	99	310	311						788	641

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

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

Jurisdiction	Hollister
Reporting Year	2018 (Jan. 1 - Dec. 31)

Table D
Program Implementation Status pursuant to GC Section 65583
Housing Programs Progress Report

1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
H.A Develop program guidelines to establish a Foreclosed Home Reactivation Program	Financial assistance to return foreclosed homes to purchase and rehabilitate foreclosed homes as affordable housing	2010	Completed – program in place
H.B Develop program guidelines to establish a Tenant Based Rental Assistance (TBRA) Program	Program to help rent payments for lower income households so cost does not exceed 30% of the household income.	July 2010	Ongoing program. Former Redevelopment Agency allocated \$50,000 per year for tenant based senior rental assistance for ten years until December of 2019.
H.C Implement impact fees and planning fees that encourage the construction of affordable housing. Lower connection fees for multi-family units	Remove governmental constraint to affordable housing	Ongoing	Tiered impact fees have been adopted that are lower for multi-family residential units and secondary units. The City of Hollister works with developers who provide special needs housing such as senior housing and has reduced impact fees to 1/3 of the fee making a finding that the senior development would only occupy less than half of the household average. The City of Hollister meets with developers and encourages developers to work with agencies that develop special needs/affordable housing such as Community Housing Improvement Systems and Planning Association, Inc. (CHISPA), Community Services Development Corporation (CSDC) and others to partner and provide affordable housing. The City of Hollister has a density bonus section in the Hollister Municipal Code under Section 17.04. In accordance with Sections 65915, 65915.5 and 65917 of the California Government Code, the purpose of this Article is to provide density bonuses, incentives, or concessions for the production of housing for extremely low, very-low, lower, and moderate-income households, and senior households.
H.E Amend zoning ordinance standards for second units and small lots in the Measure U exemption area	Remove governmental constraints to infill housing with more flexible standards	August 2010	Completed – Ordinance 1056 Adopted December 2009 On March 23, 2017 the planning commission approved a resolution recommending to the city council adoption of an ordinance to allow for accessory secondary units in the city per Senate Bill 1069. The Council approved the Ordinance in May 2017.
H.F Lot Consolidation program to add incentives the Growth Management program 1)reserve 50 units for lot consolidation for 2011-2012 allocations 2) re-allocate unused lots to lot consolidation; 3) RDA to offer below market rate funding in Measure Y exemption area for affordable projects with lot consolidation or re-use of the upper floors	Incentive for lot consolidation with growth management and re-use of the upper floors downtown.	June 2010 Ongoing	Measure U with Ordinance 979 came to an end in 2012. The City of Hollister is considering a growth management program for 2019. However, H.F was part of the Measure U growth management allocation point system. In the event housing allocations were re-allocated, lot consolidation projects in a multi-family or mixed use zoning was one of the highest priorities. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012. Current - HE Appendix H
H.G Establish partnerships with the community with neighborhood associations, conduct annual housing forums and Intergovernmental Committee	Encourage public participation from all economic segments	Ongoing	Ongoing participation with Intergovernmental Committee and cooperation between county and city's housing programs. The Intergovernmental Committee is made up of members of the County Board of Supervisors as well as City of Hollister and City of San Juan Bautista councilmembers and school district representatives and meet at least once per month to discuss topics related to housing, infrastructure, schools, circulation, public health and safety, amongst others. The City of Hollister has provided services such as water and sewer outside of its jurisdictional boundaries to proposed low income development. On July 21, 2014 the City of Hollister City Council approved Resolution No. 2014-148 approving a memorandum of understanding between the City and CHISPA for the City to provide extended services outside of its jurisdictional boundaries to approximately 4.71 acres of land identified by apn 019-400-001 through 019-400-014 for the development of 13 single family residential affordable housing units and 41 affordable apartments with the requirement that the property gets annexed into the City of Hollister prior to the issuance of certificate of occupancy of the first residential unit. The project is currently under construction. In 2016 the property was annexed into the City of Hollister. The 41 apartments have since been built and were occupied in 2018.
H.H Stimulate re-use and infill Downtown 1. Amend zoning ordinance standards for guest parking, minimum lot size 2. Parking Reduction in Measure Y area 3. Maintain inventory of potential re-use sites	Reduce parking constraints and provide more flexible development standards for infill areas downtown	January 2010 January 2010 Ongoing	1. Completed – Ordinance 1056 Adopted December 2009 2. After the construction of 100 units in the Measure Y downtown area the City of Hollister shall review the need for a parking district, review the effectiveness of the parking enforcement procedures 3. Current - HE Appendix G
H.I Amend zoning ordinance to stimulate development in Measure Y area	Provide more flexible development standards for infill in the Measure Y area	2010	Completed – Ordinance 1056 Adopted December 2009 - will continue to review and adjust as necessary
H.J Site and Architectural Review process – 1. Two meetings with non-profit housing developers to review constraints for residential developments	Remove constraints to provision of affordable housing from development review process	December 2010	Ongoing. Met with local affordable housing developers to review application constrains. The City's application for new development and conditional use permits were adjusted so it could be easier to follow. Efforts to address affordable housing constraints will continue in 2019.
H.K Partner with water purveyors to continue to provide for future water system capacity	Ensure water supply for housing development	Ongoing	Continued City interagency participation in Governance Committee for planning and developing programs for long term water supply and quality. There is enough capacity to meet the RHNA for lower income households for water and sewer in the City of Hollister. In general, water quality is regulated by the State Water Resources Control Board through the National Pollutant Discharge Elimination System (NPDES) program. Waste Discharge Requirements. The City of Hollister Domestic Wastewater Plant has a design capacity of over 5.0 million gallons per day, which will provide sufficient capacity for anticipated flows through the year 2023, according to the city's Long-Term Wastewater Management Program (City of Hollister 2005) and the 2008 Urban Area Water and Wastewater Master Plan (City of Hollister 2008). Currently, the domestic wastewater plant processes approximately a little over 2 million gallons per day which means that there is enough capacity to meet the RHNA for lower income households for sewer. Wastewater facilities and treatment are provided by the City of Hollister.
H.L Energy conservation 1. Research funding with PG&E and other sources for development of a program similar to Berkeley First and adopt program information about solar technology for home owners. 2. Award growth allocates to projects with energy conservation 3. Prepare bi-lingual materials & explore site review standards 2011	Reduce utility costs and energy cost with solar roof panels	2011	1. Ongoing 2. Completed – this was part of the former growth management program ranking criteria. The city will continue to encourage energy conservation by awarding growth management allocations to projects with energy conservation methods. 3. Energy Conservation material in English and Spanish provided from PG&E, AMBAG Energy Watch and Central Coast Energy Service at the planning/building department's counter. Ongoing for 2018
H.M Process zoning ordinance amendment for mobile homes and manufactured homes	Mixed of housing types for single family homes and prices	July 2011	Completed – Ordinance 1056 Adopted December 2009. Found in Section 17.04.020 Residential Zone Land Uses and Permit Requirements, Table 17.04-1 Residential Land Uses and Permit Requirements
H.N Amend standards for affordable housing in mixed use districts and establish a new R4-20 zoning district (20 – 35 du per acre)	Provide incentives for construction of affordable housing	July 2011	Completed – Ordinance 1056 Adopted December 2009
H.O Require city initiated rezone to R4-20 zoning district to assure average development density for zoning district in Performance Overlay districts is met and that affordable housing will be constructed	Stimulate construction of a variety of housing prices for all income levels	Ongoing	R4-20 zoning district established in December 2009 – Will be reviewed on case by case basis
H.P Establish process for expedited development review for affordable housing	Encourage development of affordable housing	July 2010	Ongoing
H.Q 1. 2008-2010 Growth allocations – 254 with 120 for lower income households and 58% to multi-family and mixed use	Allocate affordable housing units. (Measure U expired in 2012)	2009	1. Completed July 2009 2. Measure U with Ordinance 979 came to an end in 2012. The Council is considering a new growth management program for 2018 that would exempt affordable housing, multifamily residential units, special needs housing, secondary units per SB 1069 amongst others, from requiring residential allocations.
H.R Amend zoning ordinance requirements for farm worker housing	Compliance Health and Safety Code §17021.5 & 17021.6	July 2012	No Activity in 2018.
H.S Develop guidelines to partner with local affordable housing providers to facilitate development of affordable housing	Encourage development of affordable housing	July 2012	Staff has met with local affordable housing providers including CHISPA and CSDC to discuss application process constrains. Collaboration is ongoing.
H.T Prepare a study to assess need for growth management program in relation to unmet needs for housing, prices and to assure unmet regional housing new construction needs are met.	Assess whether a new growth management program would be required. (Measure U expired in 2012 and the City did not require a study to assess the need for growth management in 2012)	2011	The Council is considering a new growth management program for 2019 that would exempt affordable housing, multifamily residential units, special needs housing, secondary units per SB 1069 amongst others, from requiring residential allocations.
H.U Evaluate need for an inclusionary housing program concurrent with expiration of Measure U in 2012	Encourage affordable housing residential units.	December 2012	No activity in 2018
H.V Protect "at-risk" units	Assist in maintaining use of rehabilitation loan program and H.Y. Protect "at risk" units.	2011	City of Hollister implemented Housing programs H.V and H.Y. by entering into a loan agreement with Eden Housing to assist with rehabilitation of the 54 unit Rancho Park apartments and 19 unit Rustic Gardens affordable housing developments. Resolution 2015-108 approved a modified loan agreement to assist with rehabilitation and preservation of the affordability of the units (another 55 years). An additional \$117,000 was lent to assist with the rehabilitation from the Housing Successor Low Moderate Income Housing Asset Fund. The modified loan agreement was recorded in February 2016.
H.W Annex 75 acres of lands in Sphere of Influence for residential district by 2012	Assure sufficient residential sites available for future housing element	2012	Ongoing. In 2017 there were 62.28 acres of land annexed into the R3 Medium Density Residential Zoning District as follows: (CHISPA) – 4.7 acres of land for medium density residential north of Buena Vista Road. 41 Affordable apartments were built in 2017 and 13 affordable single family homes are currently under construction. (DeNova Homes) APN: 019-130-026 and 019-130-027 consisting of a total of 57.58 acres within the R3 MIPZ Medium Density Residential Zoning District. In 2018 there were 171.07 acres of land pre-zoned for annexation into the City of Hollister as follows: 151.1 acres into R1-LPZ Low Density Residential, 17.43 acres into NG North Gateway Commercial, and 2.54 acres into Open Space as follows: On March 5, 2018, The City Council adopted Ordinance No. 1151 pre-zoning for annexation 53.35 acres identified as San Benito County Assessor Parcel Number 020-310-009, to Open Space/Public on 2.54 acres and to Low Density Residential Performance Overlay Zone (R-1 LPZ) on the remaining 50.81 acres for the Roberts Ranch property. On August 6, 2018, the City Council adopted Ordinances 1157 through 1168 pre-zoning 117.72 acres of land of which approximately 100.29 acres were pre-zoned for R1 Single Family Residential and 17.73 acres were pre-zoned for possible future commercial uses in the NG North Gateway Zoning District.
H.X Publicize energy conservation programs	Energy conservation	Ongoing	Promote PG&E programs. PG&E sponsors a variety of programs designed to encourage energy efficiency by consumers and the building industry.
H.Z Conduct annual housing element review	Review and evaluate housing programs	April of each year	Ongoing
H.AA Identify key sites for affordable rental and ownership units and use Redevelopment Agency funds to facilitate investments in projects.	Construction of affordable rental and ownership housing	Ongoing	The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
H.BB Maintain a list of new sites for multi-family infill housing and special needs housing where opportunities are available	Construction of diversity of housing types and affordable housing	Ongoing	Lists in Housing Element F, G and H were prepared in 2009 of multi-family sites, infill, lot consolidation and potential transitional housing sites.
H.CC Maintain Monitoring Systems	Evaluate effectiveness of housing programs	Annual	Ongoing The Inventory of Homeownership Units Assisted by the former Hollister Redevelopment Agency or Housing Successor that are subject to covenants or restrictions 34176.1 (12) are 511. The former City of Hollister Redevelopment Agency entered into an agreement with Hollister Investment Group to provide tenant based rental assistance to ten very low income senior apartments at the Prospect Villa Senior Apartments until the end of 2019 in the amount of \$50,000 per year. Funds were deposited into the Low Moderate Income Housing Successor Funds from (Recognized Obligation Payment Schedule) ROPS 2013-14 A and 2013-14 B in the amount of \$50,000 for rent assistance at the Prospect Villa Senior Apartments. The property at 1191 Sunnylope Road was developed for transitional housing with assistance from the Low Moderate Income Housing Funds of the former Hollister Redevelopment Agency and continues to be leased to Emmaus House with rental restrictions for said use.

H.DD Pursue and expand all obtained funding resources by working with non-profit and for-profit housing developers and supporting the RDA	Construct and support affordable and special needs housing	Ongoing	Housing Element was completed and certified in 2009 and in 2015. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
H.EE Link Code Enforcement with public information	Maintain existing housing stock	Ongoing	Ongoing implementation
H.FF Monitor special housing needs	Adjust priorities for special housing needs from ongoing monitoring	Ongoing	City Council grant funding to special housing need providers for homeless, local food bank and abused persons. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
H.GG Foster and maintain partnerships for special needs housing and affordable housing with programs for second units, rental assistance and rehabilitation loans	Develop special needs housing	Ongoing	Brochure available for second units. In May of 2017 The City Council adopted an ordinance for residential development standards for second units and waived sewer and water impact fees per SB 1069. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
H.II Provide fair housing information and respond to complaints	Assure equal housing opportunities	Ongoing	Ongoing. The City of Hollister collaborates with the San Benito County Housing Authority.
H.J Operate Redevelopment Agency Owner Occupied Rehabilitation Program	Goal of assisting 33 homeowners	Ongoing	The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
H.KK Continue to implement Hollister Second Mortgage Program	Goal of assisting 20 homeowners	Ongoing	The former RDA assisted with the purchase of 11 single family residences with the Hollister Second First Time Home Buyer program of which three were very low income households, seven were low income households and one was a moderate income household. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
H.LL Require new development to comply with Title 24 at a minimum	Energy conservation	Ongoing	Building permits are reviewed on an ongoing basis for compliance with Title 24
H.MM Make sites available to meet new construction needs	Provide housing for all income levels	Ongoing	Approved the following types of projects: - Vista Meadows: 72 low income rental units (71 senior). Status: Constructed and occupied 2011 - Hillview I: 25 low income single family self-help units. Status: constructed and occupied in 2011 - Hillview II: 30 low income single family self-help units. Status: constructed and occupied in 2014. - Gateway Palms: 32 low income rental units. Status: constructed and occupied in 2011. - North Florida Dev. On June 26, 2013 the City of Hollister Planning Commission approved Site & Architectural Review Application No. 2013-3 and Tentative Map No. 2013-1 to subdivide an 8.51-acre parcel into forty-four (44) lots consisting of commercial and residential improvements. The residential improvements include 63 apartment units and 38 single family units occupied in 2017. Multifamily expected to start construction in 2019. Plans for the multifamily aspect of the development have been recently submitted to the building department for permits. - CHSPA Buena Vista: In 2016 the City of Hollister worked with the applicant and affordable housing provider CHSPA to annex approximately 4.7 acres of territory for 41 affordable apartments and 13 affordable single family homes. The apartments were built and occupied in 2017. The affordable single family homes were built and occupied in 2018. - Vista de Oro 80 Very low and low income housing units were built and received temporary occupancy in 2018 at Miller Road and Fourth Street. - CHSPA Line Street 49 age-restricted low income senior apartment units received approval in 2017 and are currently under construction on Line Street between 5th Street and 7th Street.
H.NN Implement Hollister Redevelopment Agency resale regulations to maintain affordable housing	Protect Affordable Housing	Annual	The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012. However, the City of Hollister Successor Agency will continue to monitor affordable housing resale regulations to maintain affordable housing. Strategies for maintain affordable housing include Monitoring the "Risk Assessment Report" published by the California Housing Partnership Corporation (CHPC) to assess federally financed projects. - Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs. - Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt-out in the future, and offer assistance in locating eligible buyers. - Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers. - Ensure that all owners and managers of affordable housing are provided with applicable State and federal laws regarding notice to tenants of the owner's desire to opt-out or prepay. State law requires a 12 month notice.
H.OO Monitor Site and Architectural Review Process	Reduce governmental constraints	August 2010 Annual	Ongoing. The city provides the public with the Site and Architectural (S&A) submittal deadlines for the entire year. The calendar is online and in the department. - Once S&A application is submitted staff prepares reports and provides reports to City of Hollister Development Review Committee (DRC) members within 7 days of S&A deadline. - DRC members have one week to review reports before DRC meeting. - Staff provides comments from DRC to applicants and provides the applicant with up to one week to make any necessary revisions to the plans. - Public notice is submitted to the newspaper and it must be published at least 10 days prior to the public hearing planning commission meeting. - Total S&A application processing time for categorically exempt CEQA S&A projects is approximately 6 weeks.
H.PP Annual review of growth allocation procedures	Ensure affordable housing units are being allocated (Measure U Growth Management Ordinance expired in 2012).	Ongoing	The City of Hollister had in place a Growth Management Ordinance known as Measure U per Section 16.04 Growth Management Program of the Hollister Municipal Code which allowed up to 244 residential dwelling units per year. Measure U expired in 2012.

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

Jurisdiction	Hollister	
Reporting Period	2018	(Jan. 1 - Dec. 31)

Note: + 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									

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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	Hollister	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Entitled Units 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	13
	Non-Deed Restricted	4
Above Moderate		744
Total Units		761

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

Submitted Applications Summary	
Total Housing Applications Submitted:	23
Number of Proposed Units in All Applications Received:	1,795
Total Housing Units Approved:	1,795
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	23
Number of Streamlining Applications Approved	1,795
Total Developments Approved with Streamlining	23
Total Units Constructed with Streamlining	311

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	2	13	15
Above Moderate	0	296	296
Total	2	309	311

Cells in grey contain auto-calculation formulas