

Please Start Here

General Information	
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Reporting Calendar Year	2021
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Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

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 Applications		Application Status	Notes		
1					2	3	4	5							6	7	8	9	10		11	12	
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?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*	
Summary Row: Start Data Entry Below								29	0	12	0	10	0	581	632	294	53						
053-060-004	053-060-004	437 Sixth Street	Mann	ADU 2021-1	ADU	R	4/22/2021							1	1	1		No	No	No	Approved		
053-340-032	053-340-032	740 W Second St	Martinez	ADU 2021-3	ADU	R	4/23/2021							1	1	1		No	No	No	Approved		
053-210-004	053-210-004	333 Mapleton Ave	Oles	ADU 2021-4	ADU	R	5/12/2021							1	1	1		No	No	No	Approved		
060-070-007	060-070-007	1260 Sunnyslope Rd	Prado	ADU 2021-5	ADU	R	6/1/2021							1	1	1		No	No	No	Approved		
053-190-017	053-190-017	390 West St	Sangha	ADU 2021-6	ADU	R	8/20/2021							1	1	1	1	No	No	No	Disapproved		
053-270-025	053-270-025	725 Canal Aly	Huffman	ADU 2021-8	ADU	R	8/26/2021							1	1	1		No	No	No	Approved		
054-560-001	054-560-001	270 San Tropez Dr	Aquilar	ADU 2021-10	ADU	R	10/27/2021							1	1	1		No	No	No	Approved		
053-121-003	053-121-003	837 Fifth St	Carbone	ADU 2021-12	ADU	R	10/15/2021							1	1	1		No	No	No	Approved		
019-110-031	052-410-001	1620 Buena Vista Rd	1620 Buena Vista Rd	TM 2021-1 CUP 2021-6 for PUD S&A 2021-4	2 to 4	R	4/20/2021							130	130	130		No	No	No	Approved		
054-080-009	054-080-009	500 San Benito St	500 San Benito St	S&A 2021-7	5+	R	7/19/2021							12	12	12		No	No	No	Approved		
019-310-002	019-310-002	Santa Ana Rd	Avalon Village	TM 2021-2 CUP 2021-8 for PUD S&A 2021-8	SFA	O	7/22/2021							28	28	28		No	No	No	Approved		
019-310-002	019-310-002	Santa Ana Rd	Avalon Village	TM 2021-2 CUP 2021-8 for PUD S&A 2021-8	SFD	O	7/22/2021							116	116	116		No	No	No	Approved		
053-260-006	053-260-006	650 Central Ave	Bhandal	S&A 2021-10	SFD	R	10/8/2021							1	1	1		No	No	No	Approved		
052-320-003	052-320-003	1871 Buena Vista Rd	J. Adame	MS 2021-1	SFD	O	7/20/2021							3	3			No	No	No	Pending		
019-120-005	019-120-005	1070 Buena Vista Rd	Woodle	TM 2021-3 CUP 2021-10 for PUD	SFD	O	8/26/2021							100	100			No	No	No	Pending		
019-350-014	051-230-005	N Chappell Rd	Everglen	TM 2021-4 CUP 2022-1 for PUD	SFD	O	9/23/2021							92	92			No	No	No	Pending		
051-230-006	051-230-006	N Chappell Rd	Kramer Commons	TM 2021-5 CUP 2022-2 for PUD	SFA	O	9/23/2021							74	74			No	No	No	Pending		
051-230-006	051-230-006	N Chappell Rd	Kramer Commons	TM 2021-5 CUP 2022-2 for PUD	SFD	O	9/23/2021							16	16			No	No	No	Pending		
054-110-001	054-110-001	375 Fourth St	Hollister Property Investments	S&A 2020-6 MS 2020-4	5+	R	8/26/2021	29		12		10		1	52		52	Yes-Denied	Yes	No	Disapproved		

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 (CCR Title 25 §6202)

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	312	-	-	-	-	46	-	-	-	-	46	266
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	189	-	-	-	-	81	-	-	-	-	81	108
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	258	-	-	-	13	-	-	-	-	-	121	137
	Non-Deed Restricted		-	12	91	2	3	-	-	-	-		
Above Moderate		557	68	87	219	296	283	298	392	-	-	1,643	-
Total RHNA		1,316											
Total Units			68	99	310	311	413	298	392	-	-	1,891	511

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.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Hollister		
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
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
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.

<p>H.C Implement impact fees and planning fees that encourage the construction of affordable housing. Lower connection fees for multi-family units</p>	<p>Remove governmental constraint to affordable housing</p>	<p>Ongoing</p>	<p>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 impacts fees to 1/3 of the fee making a finding that the senior development would only occupy less than half of the household average.</p> <p>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.</p> <p>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. In enacting this Article, it is also the intent of the City to implement the goals, objectives, and policies of the City's General Plan Housing Element and to establish a City density bonus for the provision of affordable senior housing. The Density Bonus Section of the Hollister Municipal Code is attached to this document in its entirety as Appendix K.</p> <p>Additional incentives in the Hollister Municipal Code include per note number 7 of Table 17.04-2 <i>Residential Lot Size, Lot Area, Density and Open Space Requirements by District</i> of Section 17.04.030 <i>Residential General Development Standards</i> of the Hollister Municipal Code <i>the Planning Commission may waive the minimum density requirement for a development proposal with 100% multifamily affordable housing in the R4, R4-20, and OT-H Zoning Districts where it is demonstrated that the minimum density standard poses a constraint to the viability of the development. The manager's unit may be excluded from the affordability requirement. A conditional use permit shall be required for approval of the waiver.</i></p>
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<p>H.D Amend standards for Homeless Shelters and Transitional Housing to comply with SB2</p>	<p>Amend zoning ordinance to comply with state law</p>	<p>August 2010</p>	<p>Completed – Ordinance 1056 Adopted December 2009. Per SB2 Government Code Section 65583 At least one zone shall be identified to permit emergency shelters without a conditional use permit or other discretionary action: Per Section 17.22.120 of the Hollister Municipal Code Small Temporary Residential Shelters (STRS) or Large Temporary Residential Shelter (LTRS). These uses are permitted by right in the North Gateway (NG) Zoning District. Appendix C indicates potential sites in the City of Hollister. On June 22, 2016, the City of Hollister worked with the applicant San Benito County for the approval of a Conditional Use Permit to perform tenant improvements to an existing 12,800 sq. ft. building on a 22,500 sq. ft. lot and utilize it as a transitional housing shelter for both men and women to provide meals as well as housing, and employment services.</p> <p>All proposed development in the residential zoning districts is subject to a discretionary review by the city and required entitlements by the City of Hollister Planning Commission whether through a site and architectural review process, a conditional use permit or both to ensure that all buildings meet the general development standards in Section 17.04 of the Hollister Municipal Code and transitional housing, and supportive housing, are subject to the same restrictions as other residential uses and not treated differently in order to promote unified and distinct development and for the orderly development and good quality of life to the residents and to meet the city’s residential general development standards. The residential standards include but are not limited to open space, parking, the mitigation of any effect of the layout of the development on traffic conditions and patterns on surrounding streets and for compliance with requirements for a Circulation Plan in Section 17.18.030 and supplemental standards in the applicable zoning district for; the layout of the site with respect to locations and dimensions of vehicular pedestrian entrances, exits, drives and walkways; the adequacy of off-street parking facilities to prevent congestion; the location, arrangement and dimensions of loading and unloading facilities; the circulation pattern within the boundaries of the development, the surfacing and lighting of off-street parking facilities.</p>
<p>H.E Amend zoning ordinance standards for second units and small lots in the Measure Y exemption area</p>	<p>Remove governmental constraints to infill housing with more flexible standards</p>	<p>August 2010</p>	<p>Completed – Ordinance 1056 Adopted December 2009</p> <p>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.</p>

<p>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</p>	<p>Incentive for lot consolidation with growth management and re-use of the upper floors downtown.</p>	<p>June 2010</p>	<p>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.</p>
<p>Maintain inventory of sites, expedite project plan review</p>	<p>H.F Cont.</p>	<p>Ongoing</p>	<p>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</p>
<p>H.G Establish partnerships with the community with neighborhood associations, conduct annual housing forums and Intergovernmental Committee</p>	<p>Encourage public participation from all economic segments</p>	<p>Ongoing</p>	<p>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 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.</p>

H.H Stimulate re-use and infill Downtown	Reduce parking constraints and provide more flexible development standards for infill areas downtown	H.H Cont.	H.H Cont.
1. Amend zoning ordinance standards for guest parking, minimum lot size	H.H Cont.	January 2010	1. Completed – Ordinance 1056 Adopted December 2009
2. Parking Reduction in Measure Y area	H.H Cont.	January 2010	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. Maintain inventory of potential re-use sites	H.H Cont.	Ongoing	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 2021.

<p>H.K Partner with water purveyors to continue to provide for future water system capacity</p>	<p>Ensure water supply for housing development</p>	<p>Ongoing</p>	<p>Continued City interagency participation in Governance Committee for planning and developing programs for long term water supply and quality.</p> <p>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. The goal of the program is to control and reduce pollutants to water bodies from point and non-point discharges for both long-term project activities and construction activities. The Central Coast Regional Water Quality Control Board (regional board) issues and enforces NPDES permits for discharges to water bodies in the portion of Monterey County that drains to the Monterey Bay. Storm water from the city drains into the San Benito River and the Pajaro River, which eventually empties into the Monterey Bay. As identified in the city's general plan EIR, groundwater is used in conjunction with surface water to meet water demands within the Gilroy-Hollister underwater Basin (page 4.10-8). "Conjunctive use" of groundwater and surface water can result in a combined yield that is greater than the sum of the separate yields of the surface water and groundwater components. This is achieved by using stored groundwater to supply most of the demand during droughts, when surface water deliveries are curtailed. During wet periods, surface water is used to meet most of the demand, and groundwater storage is allowed to recover.</p>
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H.K Cont.	H.K Cont.	H.K Cont.	<p>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 less than 3 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. The city operates two wastewater treatment and disposal facilities. The Domestic Wastewater Treatment Plant is located west of downtown on both sides of the Highway 156 bypass near the San Benito River. The Industrial Wastewater Treatment Facility is located west of downtown Hollister at the west end of South Street and on the north side of the San Benito River, less than one mile east of the Domestic Wastewater Treatment Plant. Treated wastewater from both facilities is disposed of by percolation, which contributes to localized areas of high groundwater in the Hollister West sub-basin. Wastewater generated from future residential development will be collected and conveyed to the City of Hollister Domestic Wastewater Treatment Plant for treatment and disposal. The city’s wastewater treatment plant utilizes immersed member bioreactor technology to produce effluent that meets state Title 22 requirements for tertiary recycled water.</p>
<p>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</p>	<p>Reduce utility costs and energy cost with solar roof panels</p>	<p>2011</p>	<ol style="list-style-type: none"> 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 2021.

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	H.Q Cont.	2009	1. Completed July 2009 2. Measure U with Ordinance 979 came to an end in 2012. The Council adopted a new growth management program for 2020 that would exempt affordable housing, multifamily residential units, special needs housing, and 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 2021. 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.
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.

<p>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.</p>	<p>H.T Cont.</p>	<p>2011</p>	<p>The Council approved a new growth management program for 2020 that would exempt affordable housing, multifamily residential units, special needs housing, and secondary units per SB 1069 amongst others, from requiring residential allocations. However, due to SB330 also known as the "Housing Crisis Act," the growth management ordinance cannot be implemented.</p>
<p>H.U Evaluate need for an inclusionary housing program concurrent with expiration of Measure U in 2012</p>	<p>H.U Cont.</p>	<p>December 2012</p>	<p>At its regular meeting of Monday February 3, 2020, the City Council of the City of Hollister adopted Resolution No. 2020-17, a resolution of the City Council of the City of Hollister awarding a contract to PlaceWorks, Inc. for the preparation of a General Plan Update and Environmental Review for the City of Hollister. Section 4.1 of the scope of work for the City of Hollister update of the general plan indicates that "PlaceWorks Inc. will develop several alternatives for inclusionary housing policies and policies that might require a percentage of rental residential units within each residential project or subdivision." Place Works, Inc. will prepare a public involvement strategy which will describe outreach goals, identify ways to engage underrepresented groups in the community including preparing materials and conducting meetings in English and Spanish, define public input "channels" such as workshops, pop-up events, provide presentations to community groups, and online engagement by which to gather community opinions.</p>
<p>H.V Protect "at-risk" units</p>	<p>Assist in maintaining use of rehabilitation loan program and H.Y. Protect "as risk' units.</p>	<p>H.V Cont.</p>	<p>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.</p>

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	<p>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 M/PZ Medium Density Residential Zoning District.</p> <p>In 2018 there were 171.07 acres of land pre-zoned for annexation into the City of Hollister including: 151.1 acres into R1-L/PZ Low Density Residential, 17.43 acres into NG North Gateway Commercial, and 2.54 acres into Open Space as follows:</p> <p>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 L/PZ) on the remaining 50.81 acres for the Roberts Ranch property.</p> <p>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.</p> <p>The City recently annexed the following:</p> <ol style="list-style-type: none"> 1) APN: 019-120-005 Woodle property consisting of 9.09 acres for Medium Density Residential; 2) APN: 019-310-002 Rosati property consisting of 23.51 acres for Medium Density Residential.
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 Sunnyslope 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	H.GG Cont.	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.JJ 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

<p>H.MM Make sites available to meet new construction needs</p>	<p>Provide housing for all income levels</p>	<p>Ongoing</p>	<p>Approved the following types of projects:</p> <ul style="list-style-type: none"> · 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. Status: single family units occupied in 2017. Multifamily expected to start construction in 2020. Plans for the multifamily aspect of the development have been recently submitted to the building department for permits. · CHISPA Buena Vista: In 2016 the City of Hollister worked with the applicant and affordable housing provider CHISPA 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. · CHISPA Line Street: 49 Age restricted low income senior apartment units received approval in 2017 and received occupancy in 2019. The apartments are located on Line Street between 5th Street and 7th Street.
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<p>H.NN Implement Hollister Redevelopment Agency resale regulations to maintain affordable housing</p>	<p>Protect Affordable Housing</p>	<p>Annual</p>	<p>The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.</p> <p>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</p> <p>Monitoring the "Risk Assessment Report" published by the California Housing Partnership Corporation (CHPC) to assess federally financed projects.</p> <ul style="list-style-type: none"> -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.
<p>H.OO Monitor Site and Architectural Review Process</p>	<p>Reduce governmental constraints</p>	<p>August 2010 Annual</p>	<p>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.</p> <ul style="list-style-type: none"> - 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.

<p>H.PP Annual review of growth allocation procedures</p>	<p>H.PP Cont.</p>	<p>H.PP Cont.</p>	<p>The City of Hollister had in place a Growth Management Ordinance known as Measure U per Section 16.64 <i>Growth Management Program</i> of the Hollister Municipal Code which allowed up to 244 residential dwelling units per year. Measure U expired in 2012. The land use priority for the 244 residential dwelling units included 190 dwelling units in the medium, high, or mixed use high density districts, 50 in the low density residential zoning districts and 4 for small projects. At least 35 of the 244 residential dwelling units needed to be for affordable housing. Second units were exempt from the growth management program per Section 16.64.030 <i>Exemptions</i> of the Hollister Municipal Code. The application for residential allocations under the growth management program was a point system and the highest number of points was given to proposed developments that provided affordable housing. Developers were encourage to provide affordable housing since as part of the application process for the growth management allocations developers had a greater chance of obtaining the residential allocations if they provided affordable housing. The growth management applications had the following questions that provided the highest points:</p>
<p>H.PP Cont.</p>	<p>H.PP Cont.</p>	<p>H.PP Cont.</p>	<p><i>1. In order to assist the city in meeting its RHNA requirements, does the project provide residential units affordable to extremely-low income households? 2. In order to assist the city in meeting its RHNA requirements, does the project provide residential units affordable to very low income households? 3. In order to assist the city in meeting its RHNA requirements, does the project provide residential units affordable to low income households? 4. In order to assist the city in meeting its RHNA requirements, does the project provide residential units affordable to moderate income households? 5. Is a low-income housing company, agency, or non-profit included in the project team in order to ensure the construction and occupancy of residential units identified as affordable? The City of Hollister adopted a growth management program in 2019 which limits residential allocations to 159 market rate single family homes per year and exempts affordable housing, special needs housing, rental housing amongst others. However, due to SB330 also known as the "Housing Crisis Act," the growth management ordinance cannot be implemented</i></p> <p>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.</p>

H.PP Cont.	H.PP Cont.	H.PP Cont.	<p>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 and it was annexed to the City of Hollister in 2016.</p> <p>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. In enacting this Article, it is also the intent of the City to implement the goals, objectives, and policies of the City's General Plan Housing Element and to establish a City density bonus for the provision of affordable senior housing. The Density Bonus Section of the Hollister Municipal Code is attached to this document in its entirety as Appendix K.</p> <p>Additional incentives in the Hollister Municipal Code include per note number 7 of Table 17.04-2 Residential Lot Size, Lot Area, Density and Open Space Requirements by District of Section 17.04.030 Residential General Development Standards of the Hollister Municipal Code the Planning Commission may waive the minimum density requirement for a development proposal with 100% multifamily affordable housing in the R4, R4-20, and OT-H Zoning Districts where it is demonstrated that the minimum density standard poses a constraint to the viability of the development. The manager's unit may be excluded from the affordability requirement. A conditional use permit shall be required for approval of the waiver.</p>

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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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	Hollister	
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

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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	Hollister		
Reporting Period	2021	(Jan. 1 - Dec. 31)	

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

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Housing Element Implementation
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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	Hollister	
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	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		392
Total Units		392

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	42	13	14
SFD	116	306	325
2 to 4	131	61	41
5+	17	0	0
ADU	11	12	8
MH	0	0	0
Total	317	392	388

Housing Applications Summary	
Total Housing Applications Submitted:	19
Number of Proposed Units in All Applications Received:	632
Total Housing Units Approved:	294
Total Housing Units Disapproved:	53

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

