

City of Hollister Annual 2016 General Plan Progress Report
Approved City Council Resolution 2017-40
February 21, 2017

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1 . DATE OF ACCEPTANCE OF CITY OF HOLLISTER ANNUAL 2016 GENERAL PLAN PROGRESS REPORT BY THE CITY OF HOLLISTER CITY COUNCIL

The City of Hollister Annual 2016 General Plan Progress report was reviewed and accepted by the City Council at the regular City Council meeting of February 21, 2017 per City Council Resolution No. 2017-40.

2. MEASURES ASSOCIATED WITH IMPLEMENTATION OF GENERAL PLAN ELEMENTS

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
Zoning Ordinance (1-2 Years) LU.A Develop signage ordinance (Planning) LU.C Revise zoning regulations (Planning/Engineering) LU.J Develop guidelines for the preparation of lighting plans	Sign ordinance was completed in 2008 with the approval of Ordinance 1038. Ongoing implementation. Zoning review standards were adopted in 2008 with Ordinance 1038. Since then, there have been various amendments to the code providing minor clarifications, corrections and amendments to the zoning ordinance to assure internal consistency within the municipal code for residential front yard fencing, parking in industrial land uses, residential density, and transitional housing consistent with Land Use Goal and Policy LU.C of the General Plan. The latest amendment to the zoning regulations was Ordinance 1121 adopted on September 8, 2015 by the City Council providing minor clarifications, corrections and amendments to the zoning ordinance to assure internal consistency within the municipal code for residential density. Section 17.16.090 of Ordinance 1038 provides design guidelines for the preparation of lighting plans consistent with Implementation Measure LU.J of the 2005 Hollister General Plan
LU.B Investigate inclusionary housing programs (Housing)	1. Measure U Growth Management: In December 2012 the City Council approved Resolution No. 2012-

	171 approving the final map and subdivision improvement agreement for the Hillview II subdivision for 30 single family self-help affordable residential units. Building permits were issued in 2013 and the units were occupied in 2014. There has been no activity for 2015.
LU.E Initiate a process to amend the AMBAG forecasts	Completed in 2006
LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
LU.F Conduct outreach and education for sustainable building and green product types	1. Title 24 of the California Code of Regulations includes Part 11 California Green Building Standards Code. 2. Collaborate with the building department to streamline applications for photovoltaic permits. 3. Collaborate with applicants of affordable housing projects to promote available state programs for placement of photovoltaic solar panels.
LU.G Develop and adopt design review guidelines in the zoning code for gateway districts, special planning areas, streetscape, circulation and site planning.	On August 19, 2013, The City of Hollister City Council adopted Resolution No. 2013-123, a resolution adopting the west gateway streetscape beautification plan. It was anticipated that funds from a 2009 bond would have been used to begin the initial phase of streetscape beautification improvements in the West Gateway. The dissolution of the Redevelopment Agencies prohibited the use of the bond. It is anticipated that by 2015 the bond money would be available. The environmental document was prepared and in May 2012 the city council approved resolution number 2012-71 adopting a mitigated negative declaration for the West Gateway Streetscape Beautification Plan.

	On January 20, 2015 The City Council adopted Resolution No. 2015-7 approving a mitigated negative declaration for the complete streets plan and Resolution No. 2015-8 adopting the complete streets plan for the Nash-Tres Pinos –Sunnyslope Roads and McCray Street. This transportation plan was developed through an active public engagement process, consisting of three stages of public workshops, stakeholder meeting, and community surveys with the assistance of the Hollister Youth Alliance that took place in Hollister between September 2013 and March 2014. The complete streets program addresses the needs of bicyclists and pedestrians with a wide range of benefits beyond improving safety for those users. One goal of the complete streets plan is to have safer streets for all user groups, including motorists; have valuable public health benefits through increased activity; and boost the local economy through improved access to jobs, higher home values, increased tourism, and reductions in collision costs. This project was made possible through a Caltrans Environmental Justice and Community-Based Transportation Planning Grant.
LU.H Develop a street tree program (Engineering) LU.I Develop streetscape improvement guidelines (Engineering)	No change to program in 2016. Staff continued implementation of existing adopted ordinance and programs. Engineering Department is updating Engineering Standards and Specifications to develop uniform standards with San Benito County. The successor agency got approved for a fund transfer and was awarded an Environmental Justice grant for complete streets from Caltrans. The grant will be for the research and design of the streetscape improvements of the Nash Road/Tres Pinos Road/Sunnyslope Road and McCray Street corridor.

	On June 17, 2013 the City Council of the City of Hollister adopted Resolution No. 2013-82, a resolution approving a professional services contract with Nelson Nygaard Associates, Inc. for a complete streets planning study of the Nash Road/Tres Pinos Road/Sunnyslope Road and McCray Street Corridor. On July 1, 2013 the city council approved Resolution No. 2013-95 approving a supplemental appropriation for a complete streets planning study for an environmental justice transportation planning grant for the complete streets project.
LU.K Formulate and implement an economic development strategic plan (2008)	1. On October of 2012 Resolution No. 2012-163 approved the Community Development Block Grant (CDBG) Business Assistance Loan Program guidelines. 2. Resolution no 2012-166 was approved in November 2012 authorizing ratification of a loan advisory board for the CDBG grant business assistance loan program. 3. Planning staff provided a series of educational presentations to the economic development corporation regarding zoning and general plan guidelines.
LU.L Inventory and designate historical sites	Ordinance 1063 was adopted by the City Council in November 2010 to repeal and replace in its entirety Chapter 15.16 Historic Preservation of the Hollister Municipal Code. The ordinance will create a Council appointed historic advisory body. The advisory body could then assist with implementation of program LU.L
LU.M Inventory illegal or dangerous housing sites (2010).	Housing conditions survey for City of Hollister Housing Element revision completed in Summer of 2008
LU.X Rehabilitate, replace or eliminate illegal or dangerous housing units	Code Enforcement review ongoing
LU.N Assemble parcels for development in accordance with RDA programs – (purchase parcels to assemble for one large lot and build a RDA funded project or offer land to private developer (2010)	The State of California adopted AB 1X26 and Clean Up Legislation AB 1484 that abolished all RDA's in the state of California on February 1, 2012. City of Hollister issued an RFP and entered

	into an exclusive negotiating agreement for development of the former Hollister Redevelopment Agency properties that were assembled for the development of a catalyst project on the 400 block in accordance with the RDA's five year implementation plan. The proposal would be a mixed use transit oriented development because will be within a block of public transit service – Resolution 2016-65
LU.O Assess existing Downtown Hollister parking district (2010)	1. Parking needs reviewed in 2009 Hollister Downtown Strategy and Plan. 2. Position of Community Services Officer for parking enforcement approved in May 2009. 3. Ordinance 1048 established civil penalties for parking violations
LU.P Evaluate capital improvement program (2010)	Ongoing. The City of Hollister Engineering Department is the lead agency for CIP Projects.
LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
LU.Q Encourage intergovernmental coordination (Ongoing)	Council representatives and staff continue to participate in the interagency Intergovernmental and Governance committee for planning management of water and re-use of reclaimed water. Staff has participated with the Hollister School district to evaluate traffic safety near schools and coordinate improvements. Once per month city and county officials meet at the board of supervisor's room to discuss the City/County joint powers agreement consolidation of fire department services including but not limited to maintenance, equipment, operation and facilities costs. Resolution No. 2013-59, was approved by the city council on May 20, 2013 authorizing execution of community recreation agreement with San Benito High School

	District for use of San Benito High School aquatics facility. Resolution No. 2013-77, was approved by the City of Hollister city council on June 3, 2013 approving an agreement with the City of San Juan Bautista for fire protection Services. Resolution No. 2013-172, was approved by the city council on November 4, 2013 authorizing the execution agreement between the Hollister fire department and south Santa Clara county fire district for automatic aid response to emergency incidents. Resolution No. 2016-02 was approved by the city council authorizing a contract as amended by the city of San Juan Bautista to provide fire protection services to the city of San Juan Bautista. LAFCO approved the annexation of the Hollister Urban Area Water and Wastewater Master Plan in November of 2012. Collaborating agencies included the City of Hollister, County of San Benito, Sunnyslope County Water District and San Benito County Water District. The City of Hollister continued to work with Sunnyslope CWD and San Benito CWD in the construction of the West Hills Water Treatment Plant for expanding the local water supply. Additionally, it partnered with Sunnyslope on the Cross Town Pipeline initial study by HDR. Staff participates in the county's geographic information system (GIS) technical committee to make GIS more efficient for staff and the public. The COH and SSCWD also send an Annual Water Quality Report to all customers explaining the drinking water quality. The
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	City of Hollister, SSCWD, & SBCWD are conducting an update to the Hollister Urban Area Water & Wastewater Master Plan which will analyze water and wastewater demands, supplies, infrastructure improvement projects, and recycling.
LU.R Encourage specific plans (Ongoing)	Ongoing.
LU.S Evaluate public facilities fees (Ongoing) LU.Z Review impact fees (Ongoing) LU.AA Study infrastructure “hook-up” fees (Ongoing)	On November 7, 2011 the city council considered a resolution establishing new traffic impact fees based on a study prepared by Willdan Financial Services. The nexus study identified transportation projects, associated costs, and a funding mechanism based on new development’s fair share of impacts on the region’s circulation system. The council approved Resolution No. 2011-142 adopting a transportation impact fee. Implementation began in January 2012. City Council Resolution 2012-10 was approved on January of 2012 approving a budget appropriation of fund 304 for the city’s share of the cost of the traffic impact mitigation fee study performed by Willdan Financial Services.
LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
LU.T Fund RDA housing projects (Ongoing)	The State of California adopted AB 1X26 and Clean Up Legislation AB 1484 that abolished all RDA’s in the state of California on February 1, 2012.
LU.U Implement phasing strategy to determine priority areas for development and sequence for long-range development outside the Sphere of Influence (Ongoing)	Map 6 Phasing Strategy of the City of Hollister General Plan illustrates a phasing map identifying priority areas for the potential expansion of the sphere of influence.
LU.V Offer development incentives(Ongoing)	Zoning ordinance Article II. Density Bonus ongoing implementation. Also, residential performance overlay zones for vacant infill residential properties provides flexible standards for new development with a variety of lot sizes and choices for housing types, new street patterns; site planning and

	neighborhood design that have connections among new neighborhoods with the rest of the City for pedestrians and bicyclists. City Council adopted Resolution 2016-164 with incentives for business expansion and retention at Teknova.
LU.W Promote improvements during design review(Ongoing)	Ongoing implementation. City's review includes pre-application meeting with the applicant as well as Development Review Committee (DRC) with city officials
LU.Z Review impact fees (Ongoing)	City Council adopted Resolution 2016-172 to re-assess traffic impact fees for commercial and industrial projects and certain types of residential development.
CIRCULATION ELEMENT	Implementation Status
C.F. Prioritize Road Improvements C.F.1 Highway 25 bypass	Funding for North Street extension delayed to prioritize construction of Highway 25. The City of Hollister is processing an application for development which would require the full improvements to North Street extending the east terminus of Buena Vista Road and connecting it to the east terminus of North Street. North Street shall be constructed in its full width, constructed with a minimum of 84-foot right-of-way and a minimum 64 foot curb-to-curb dimension. Additional pavement width may be required to accommodate the two travel lanes, parking if allowed, bike lanes and any other facility required for this roadway. Construction shall include sidewalk and cur and gutter along the north and south side of the roadway. Construction shall also include the installation of street lighting, underground infrastructure for water, sewer and storm facilities where necessary. Additional underground infrastructure may be required by other utilities. Highway 25 bypass was completed in 2009.
C.F.2 Buena Vista extension Westside Boulevard to McCray Street	Funding for part of the cost of some of these road improvements will be from traffic

C.F.3 Memorial Extension to Santa Ana C.F.4 Widen Sunnyslope El Toro to Fairview C.F.5 Extend Union from Cerra Vista to Fairview Road C.F.6 Widen Highway 25 Sunset to Fairview Road C.F.7. Widen Fairview Highway 25 to McCloskey Road C.F.8 Extend Westside Boulevard Nash to San Benito Street C.F11 Extension Memorial from Santa Ana to Shelton Drive, Fallon Road or Flynn Road as two lane major collector C.F.12 Four lane new east-west thoroughfare between Fairview Road and San Felipe Road north of McCloskey Road C.F 13 Two lane east-west collector between Fairview Road and Future Memorial Drive south of McCloskey Road C.F.14 Widen to Fairview Road between McCloskey and Highway 156 to four lane thoroughfare C.F15 Widen Union Road between Highway 25 and Highway 156 to four lane arterial	impact fees. → West of Fairview Development Agreement
C.F.9 New Traffic Signals	On March 5, 2012 Resolution No. 2012-36 was adopted by the city council approving appropriation of fund 269 for the “street lighting retrofit project, CIP 3019” for the purpose of extending the number of street lights to be converted from high pressure sodium to LED within the City of Hollister.
C.F.10 Street and Highway Maintenance	Ongoing pavement overlay of City streets in 2016 Crack Seal Program implemented in June 2016 to prevent pavement from deteriorating
CIRCULATION ELEMENT	Implementation Status
C.G Promote walk ability through design review	Ongoing. Standards for circulation plan with pedestrian connections are found in Section 17.18.030 of the Hollister Municipal Code as well as in the Performance Overlay,

	Commercial and Industrial zoning districts adopted in December 2008 with Ordinance 1038. On January 20, 2015 The City Council adopted Resolution No. 2015-7 approving a mitigated negative declaration for the complete streets plan and Resolution No. 2015-8 adopting the complete streets plan for the Nash-Tres Pinos –Sunnyslope Roads and McCray Street. This transportation plan was developed through an active public engagement process, consisting of three stages of public workshops, stakeholder meeting, and community surveys with the assistance of the Hollister Youth Alliance that took place in Hollister between September 2013 and March 2014. The complete streets program addresses the needs of bicyclists and pedestrians with a wide range of benefits beyond improving safety for those users. One goal of the complete streets plan is to have safer streets for all user groups, including motorists; have valuable public health benefits through increased activity; and boost the local economy through improved access to jobs, higher home values, increased tourism, and reductions in collision costs. This project was made possible through a Caltrans Environmental Justice and Community-Based Transportation Planning Grant. On February 22, 2011, the city council approved Resolution No. 2011-20 adopting the 2009 San Benito County Bikeway and Pedestrian Master Plan. Development Review Committee reviews applications for compliance with design requirements.
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COMMUNITY SERVICES AND FACILITIES ELEMENT

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
CSF.A Adopt an Information Technology Plan (1 year)	Continued interagency coordination with Geographic Information Systems including 1) staff training, 2) goals setting for informational needs for departments
CSF.B Evaluate fire service consolidation opportunities (1 year) CSF.E Consider the formation of a planning area-wide Fire District (2 year)	Fire Task Force reviewed between 2005-2007. Consolidation of Fire Services between City of Hollister and San Benito County occurred in 2013. Once per month city and county officials meet at the board of supervisor's room to discuss the City/County joint powers agreement consolidation of fire department services including but not limited to maintenance, equipment, operation and facilities costs.
CSF.C Implement joint use agreements with school districts (1 year)	Ongoing programs at Calaveras, Cerra Vista, Maze and Rancho San Justo school city parks. Resolution No. 2013-59, was approved by the city council on May 20, 2013 authorizing execution of community recreation agreement with San Benito High School District for use of San Benito High School aquatics facility.
CSF.D Adopt a performance standards ordinance (2 year)	Ordinance not adopted but the intent to assure adequate services has been met with other strategies. Updates to impact fees between 2006 and 2009 have been approved to fund drainage improvements, expand sewer capacity and treatment, water supply, and recreation. Community Facilities District rates for police and fire protection are updated annually based on the CPI and new residential development is required to annex to the district. Adoption of the Grading and Best Management Ordinance 1053 includes performance standards for drainage improvements to reduce peak flows from new development and to retain storm water

	on site. Ordinance 1053 combined with Dust Control and Storm Drainage Standards in Chapter 17.18 of the Municipal Code require measures to reduce particulate dust emissions from construction and maintenance of property. Environmental review is used to mitigate if necessary air pollutants impacts of new development that is subject to environmental review.
CSF.F Coordinate with San Benito County Water District, (SBCWD) San Benito County and Sunnyslope County Water District (SCWD) in water and wastewater system expansion needs (2 year) CSF.R Update the City's Water System Master Plan in coordination with SCWD and SBCWD. CSF.G Coordinate with the Sunnyslope County Water District in water system expansion needs (2 year) CSF.DD Maintain data on sewer and water system capacity (Ongoing)	1. Continued coordination for water reclamation and supply with the Governance Committee 2. City and San Benito County Water District in partnership for the reclaimed water master plan 3. Include Sunnyslope County Water District in Development Review Committee process 4. Coordination for environmental review to use Lessalt plant for water supply in 2009 to implement Mitigation Measure in General Plan Final EIR. After further consideration with SBCWD and SCWD it was determined that the environmental review would be completed in conjunction with environmental review scheduled for 2010 for the Hollister Urban Area Water and Wastewater master Plan. A Program EIR was completed and made available for public review in October of 2010. In October of 2011 Resolution No. 2011-129 accepted the program EIR for the Hollister Urban Area Water and Wastewater Master Plan and authorized staff to prepare an application to LAFCo to initiate proceedings to establish the boundary lines of the Hollister Urban Area. 5. On September 6, 2011 the city council approved Resolution 2011-117 accepting the Hollister Urban Area Water Supply and Treatment Agreement Statement of Intent. 6. LAFCO approved the annexation of the Hollister Urban Area Water and Wastewater Master Plan in November of 2012. Collaborating agencies included

	the City of Hollister, County of San Benito, Sunnyslope County Water District and San Benito County Water District. 7. Resolution No. 2013-146, was approved by the city council on September 16, 2013 approving an agreement with the San Benito County Water District for the transfer of the City 's Lessalt Water Treatment Facility Real Property and Facilities to the San Benito County Water District.
COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
CSF.H Establish procedures and requirements for well and ditch tail water tests. (2 year)	Ongoing compliance with State Department of Public Health and Department of Resources for well testing. This follows the written plan for testing for the drinking water system.
CSF.I Establish requirements for water conservation in new development (2 year) SSF.Q Identify opportunities for water recycling (3 year)	1. On June 20, 2011, the city council approved Resolution 2011-81 approving the Hollister Area Urban Water Management Plan. 2. Ordinance 1046 established fees and provisions for collection of liquid water at the Hollister Water Reclamation Facility 3. Ordinance 1049 established permit procedures and requirements for use of recycled water 4. Ordinance 1055 adopted to comply with state law for water efficient landscapes 5. Commercial, industrial and multi-family projects required to include a separable with a meter for use of recycled water 6. Coordination to use the 50 acre water reclamation facility (Brigantino) to establish an agricultural trial field. 7. On June 6, 2011 the city council approved Resolution 2011-70 adopting the water system emergency/disaster response plan.
CSF.J Identify opportunities for library service expansion in coordination with San Benito County (2 year)	Intergovernmental committee reviewed but determined funding resources were unavailable in 2009. In 2014 CSF.J has been recognized as a priority for the mayor and

	city council.
CSF.L Implement actions for pesticide and fertilizer management(2 year)	The City employees or contractors are trained or qualified to comply with regulations for pesticide and fertilizer management.
COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
CSF.M Provide information on water conserving landscaping (2 year)	Ordinance 1055 Water Efficient Landscape Ordinance was adopted in December 2009 and its implementation is ongoing. The City contracts with the Water Resources Association of San Benito County (WRASBC) to review all landscape applications submitted and to verify that they are in accordance to Ordinance 1055. Staff works together with the WRASBC to make information available to the public about water conservation methods. In May the Sunnyslope County Water District Board adopted a resolution declaring May to be Water Conservation awareness month. The Water Resource Association provides literature on water conservation landscaping and has a demonstration garden to showcase such conservation strategies. It also does water education for school kids.
LU.D Update public service master plans (Police and Fire)	No activity in 2015
CSF.N Update the Fire Protection Master Plan (2 year)	
CSF.O Adopt a Storm Water Master Plan (3 year)	On August 15, 2011 the city council adopted Resolution No. 2011-113 adopting the 2010 Storm Drain Master Plan prepared by Wallace Group, Inc. for current and future general plan buildout.
CSF.P Identify drainage system improvements (3 year)	Ongoing maintenance of storm drains
CSF.R(2) Coordinate with San Benito County on Landfill Capacity Needs (3 year)	Approved non-exclusive franchise agreements for roll-off refuse and commercial recycling (ongoing implementation)

CSF. AA Implement the City's Solid Waste Management Plan(Ongoing)	Approved Ordinance 1040 which requires waste diversion plans for new construction and demolitions (ongoing implementation) Approved a new franchise agreement that includes recycling as part of the rates (ongoing implementation) Approved an environmental purchasing policy (ongoing implementation) Approved use of recycled materials at city parks (ongoing implementation) On June 3, 2013 the city council adopted Ordinance No. 1093, an ordinance of the City of Hollister amending Chapter 15.24 "Grading and Best Management Practices Control" of the Hollister Municipal Code relating to solid waste diversion plans.
COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
CSF.S Prepare guidelines for water quality source control program (5 year)	The City of Hollister has adopted a storm water management program as well as a grading ordinance for low impact development. It is city policy to condition bio retentions, vegetative swales, permeable paving or other sources of storm water management for developments. The City has adopted storm water management best management practices (BMP) CASQA manuals for construction, municipal government and industrial uses which address spill prevention and clean up.
CSF.T Conduct water quality education programs (Ongoing) CSF.U Continue to require proper disposal of pollutants	The City of Hollister helps fund the San Benito County Water Resources Association in partnership with Sunnyslope County Water District and San Benito County Water District. The agency provides training to home owners on water use and discharge from homes (ongoing) The City of Hollister City Council discussed the topic of graywater and the potential use of reusing graywater as a component of sustainable water practices.

	Ongoing implementation with monthly hazardous collection
CSF.V Coordinate with water resources association of San Benito County (Ongoing)	Agency provided training for certification of irrigation auditors for water efficient landscaping in 2012 Coordinated for implementation of water efficient landscape ordinance 1055. Staff collaborated with the Water Resources Association of San Benito County (WRASBC) to implement Ordinance 1055. The WRASBC reviews applications for consistency with Ordinance 1055 for all developments including the front yards of new residential dwelling units.
CSF.X Enhance facilities for police and fire services (Ongoing)	Planning Commission Resolution PC 2010-15 was approved in May 2010 for the demolition and reconstruction of Fire Station 1 (fault, environmental, design). Demolition of the building and reconstruction started in 2011 and completed in 2012.
COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
CSF.Y Evaluate coordinated funding strategies for infrastructures and services	Ongoing coordinated billing for sewer and water for residents located in the Sunnyslope County Water District Coordinated water efficient landscape applications process with Water Resources Association in 2010. Ongoing
CSF.Z Implement plans for a regional wastewater treatment facility (Ongoing)	Completed in 2008
CSF. BB Implement the City's Parks and Recreation Master Plan (Ongoing)	Ongoing 1. Environmental review adopted for San Benito River Greenway for development of river trails 2. Park equipment was approved for park facilities in the City of Hollister. 3. Resolution No. 2015-06 was approved on January 20, 2015 approving a supplemental appropriation in the amount of \$72,000 for the skate park expansion 4. Park Hill Master Plan adopted in June 2010 with Resolution 2009-100 5. Ordinance 1045 update of Park and

	Recreation Dedications and :Fees 6. February 2011, the council approved Resolution 2011-10 approving the design for a dog park at the Hollister Municipal Airport Park. Resolution 2011-11 approved the appropriation of monies to begin work on phase 1 of the Hollister Dog Park. On July 5, 2011, the approval of Resolution 2011-74 approved appropriation of monies to complete work on phase 1 of the Hollister Dog Park. 7. Ongoing programs at Calaveras, Cerra Vista, Maze and Rancho San Justo school city parks.
CSF. CC Maintain and update Capital Improvements Program (Ongoing)	Ongoing.
CSF.EE Monitor water quality at the wastewater treatment plant (Ongoing)	Ongoing monitoring to comply with requirements of waste discharge permits.
CSF.FF Provide for new elementary and middle schools (Ongoing)	Staff participated in the Hollister School District Facility Master Plan data collection and interagency meetings. Staff provides Hollister School District with annual update of new and proposed housing for their student forecast studies.
CSF.GG Publicize the City's waste management program (Ongoing)	Coordinate with waste haul contractor for education about designated drop-off days for household hazardous waste and recycling programs.
CSF. HH Inspect drainage channels and culverts (Ongoing)	Ongoing inspection and general maintenance as needed.
COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
CSF.II Require fire agency review (Ongoing)	The Police, Fire Department, Utilities and Sunnyslope County Water District attend Development Review Committee meetings to review applications and identify fire improvement and water supply needs and identify conditions for new development or re-imbursement agreements for area-wide benefits. New development is required to be annexed into the Community Facilities District to fund for staff for police and fire protection
CSF.JJ Require fire protection mitigation in new development (Ongoing)	
CSF.KK Require law enforcement review (Ongoing)	

CSF.LL Require storm water runoff measures. (Ongoing)	Ordinance 1053 for grading and best management practices adopted in December 2009. Ongoing communication with Regional Water Quality Control Board District V.
CSF.MM Require utility providers review (Ongoing)	Ongoing
CSF. NN Support construction of a second high school (Ongoing)	Coordination as needed.

OPEN SPACE AND AGRICULTURE ELEMENT

OPEN SPACE AND AGRICULTURE ELEMENT	Implementation Status
OS.A Create an agricultural community disclosure ordinance	This type of ordinance is applicable to unincorporated areas where the noise, odor and mud from agricultural uses can be a perceived nuisance to rural residential land uses. Most agricultural uses in the city limits are in the industrial zoning districts where disclosure would be unnecessary. Other agricultural areas are unincorporated lands near the edge of the City limits.
OS.B Development open space management plans OS.B Development open space management plans (continued)	Through the development review process, staff ensures the preservation of open space areas and encourages the dedication of open space areas that are adjacent to public open space. In addition, when potential open space is not contiguous to existing public open space, the preference is to retain the open space in private ownership. When portions of a site are retained as private open space, the City ensures the preservation and management of that open space through appropriate means, including required maintenance, as determined through development review.
OS.C Investigate voluntary “Subscription Farm” or Community Supported Agriculture (CSA) programs	Implementation program is more applicable to projects that abut agricultural areas. The City has supported the Hollister Farmer’s Market which is a source for local and regional agricultural vendors.
OS.D Enact a farm land trust	No activity. There is an existing non-profit

	San Benito Agricultural Land Trust.
OS.E Coordinate with other jurisdictions in open space planning	Implementation on an as needed basis.
OS.F Manage provide open space	Implementation on an as needed basis.
OS.G Provide open space access points	Included in growth management ranking and point system application for Allocations.
OS.H Create open space preservation opportunities	Performance Overlay zoning district allows flexible densities in hazard areas such as flood zones to preserve the areas as open space. Ordinance 1056 also requires residential development to avoid flood hazard areas.
OS.I Restrict utilities in open space	Ordinance 1056 added prohibitions to the establishment of utilities in Flood Plain overlay zoning district.

NATURAL RESOURCES AND CONSERVATION ELEMENT

NATURAL RESOURCES AND CONSERVATION ELEMENT	Implementation Status
NRC.A Conduct air quality education programs (2 year)	Limited staff resources
NRC.B Explore regional planning opportunities to preserve habitats (2 year)	No activity in 2015
NRC.C Identify opportunities for PG&E assistance (2 year)	Continued cooperation with Association of Monterey Bay Area Governments and PG&E for energy conservation programs. City initiated a Phase 2 downtown surface fault hazard investigation in support of Economic Development – Resolution 2016-20
NRC. D Provide for backup energy provision for city facilities (2 year)	Backup power has been installed at the City corporation yard, City Hall, police station and Fire Station Number 2.
NRC.E Encourage “green” building standards and processes (3 year) NRC.P Promote solar design NRC.O Implement the LEED program NRC.Q Publicize energy conservation programs	1. Growth management ranking criteria encourages green building by offering higher points in point ranking criteria. Ordinance 1070 was adopted by the City Council in December of 2010 which added to the Hollister Municipal Code the 2010 edition of the California Building Standards, Title 24 of the California Code of Regulations in its

NRC. S Require building and site design review for energy conservation	entirety including Part 11 California Green Building Standards Code 2. Hillview I and II. A total of 55 units self-help very low income subdivision. 25 residential units constructed in 2011 and 30 residential units constructed in 2014 were designed for passive solar. In addition, solar panels were installed on the roofs of each unit. 3. Gateway palms 31 low income apartment units include solar panels. The former City of Hollister RDA assisted in funding this project. 4. Vista Meadows 72 senior unit apartments for people 55 years in age and older, included solar panels on the units. The former City of Hollister RDA assisted with the cost of this project. 5. The City of Hollister promotes LEED green building for sustainable site development. 6. Continued participation in presentations from Green Building Council and AMBAG on green building programs for existing and new buildings. 7. Provide bilingual informative brochures from PG&E and other organizations on front counter at planning/building department to publicize energy conservation.
NRC.G Establish mitigation for the burrowing owl colony in the Fairview Road/Santa Ana Road Area (3 year)	Mitigation Measures for the burrowing owl are listed in each of the environmental documents pursuant to CEQA prepared for each subdivision that was reviewed and approved by the planning commission last year. Language within the mitigation includes as follows: <i>If clearing and construction activities will occur during the nesting period for burrowing owls (February 1-August 31), a qualified biologist shall conduct focused surveys for burrowing owls on and adjacent to the project site. Surveys shall be conducted in accordance with the California Department of Fish and Wildlife's staff report on Burrowing Owl Mitigation</i>

	<i>(staff report), published March 7, 2012. Surveys will be done within 14 days prior to construction activities and will be repeated if project activities are suspended or delayed for more than 15 days during nesting season. If no burrowing owls are detected, no further mitigation is required. If active burrowing owls are detected, the project applicant shall implement the avoidance, minimization, and mitigation methodologies outlined in the CDFW's staff report prior to initiating project-related activities that may impact burrowing owls.</i>
NATURAL RESOURCES AND CONSERVATION ELEMENT	Implementation Status
NRC.H Apply air quality standards in development review (Ongoing)	Section 17.16.040 of Ordinance 1038 adopted in December 2008 includes performance standards for dust and dirt control. Per Air District's requirements the California Emissions Estimator Model (CalEEMod) is used for CEQA review on projects for greenhouse gases and air quality. The prior model used was the Urban Emissions Model (URBEMIS).
NRC.T Require construction techniques that minimize wind erosion	Ordinance 1053 for grading and best management practices adopted in December 2010 requires practices to reduce particulate dust.
NRC.I Apply standards to sensitive air quality receptors to buffer sources from toxic air contaminants or odors(Ongoing)	Development review process is used for inter-departmental review of discretionary planning applications.
NRC.M Establish buffers to protect air quality (Ongoing)	
NRC.R Require appropriate landscaping to mitigate air quality impacts	
NRC.J Apply Title 24 requirements (Ongoing)	Ongoing – standards are used for building permit review.
NRC.K Conduct surveys for burrowing owls (Ongoing)	Ongoing – Biological assessment is required per the California Environmental Quality Act on discretionary projects and

NRC.U Require pre-construction surveys for nesting raptors	conditions/mitigation measures are implemented to protect sensitive bird species including conditions to protect birds in nesting season. Wetlands delineation was not applicable to discretionary applications reviewed in 2015
NRC.V Require project mitigation for habitat	
NRC.X Require wetlands delineation NRC.Y Require wetlands replacement plans	
NATURAL RESOURCES AND CONSERVATION ELEMENT	Implementation Status
NRC.L Coordinate with Monterey Bay Unified Air Pollution Control District and other agencies in air quality planning (Ongoing)	1. City sends environmental documents to MBUAPCD for review and comment 2. City representative on the air board 3. City staff participation in the Blue Print
NRC.N Identify opportunities for transit-oriented development	1. Solicit comments and include Council of Governments in Development Committee Review process review of applications

HEALTH AND SAFETY ELEMENT

HEALTH AND SAFETY ELEMENT	Implementation Status
HS.A (2-year) Designate travel routes for hazardous materials HS. B (2-year) Designate truck routes HS.M Designate emergency evacuation routes in conjunction with San Benito County (Ongoing)	Highway 25 bypass opened in 2009. The City supports coordination with San Benito County and the Council of Governments to update the hazardous materials and truck routes in relation to the new highway alignment. HS.B: California Truck route established along Airline Highway (25 Bypass). Signs being posted currently.
HS. C Implement airport land use plan (2-year) HS.U Review new development for compatibility with the Hollister Municipal Airport Comprehensive Land Use Plan (Ongoing)	1. Planning applications in Airport influence area get referred to the Airport Land Use Commission (ongoing) for a land use consistency determination. 2. Staff coordinated with the San Benito County Council of Governments (COG) and the County of San Benito for the update to the Airport Land Use Comprehensive Plan (ALUCP) for the Hollister Municipal Airport and completed the plan in 2012.
HS. D Provide public awareness and education about noise issues (2-year)	Provided on an as needed basis.
HS. E Provide public information on	Interagency coordination with preparation of

safety and emergency preparedness issues (2-year)	Hazard Mitigation Plan. Staff participated in county wide Emergency Operations Plan with the San Benito County Office of Emergency Service (ongoing participation).
HS.F Compile complaint information and periodically evaluate enforcement needs for noise impacts (3 year)	Code enforcement tracks complaints and prepares an annual summary.
HS. G Update geologic, flooding and other hazard maps (3-year)	GPA 2009-2 General Plan land use plan amended to reflect 2009 FEMA flood update and Department of Water Resources flood awareness areas. Ongoing implementation. The former Redevelopment Agency funded a geologic study to compile fault hazard information for the downtown area.
HS.H Update and apply flood control requirement in new development (Ongoing)	General Plan Amendment 2009-2 and Ordinance 1056 added prohibitions for new public facilities in flood hazard area and requirements for new residential development. Residential projects must review a conditional letter of map amendment from FEMA to demonstrate that a lot will not be in a flood hazard area.
HEALTH AND SAFETY ELEMENT	Implementation Status
HS.I Coordinate with San Benito County on hazardous water management planning (Ongoing) HS.S (Ongoing) Review and update the City's Emergency Plan	Hazmat communication is integrated between the City and the County. The County Environmental Health Department has a county wide hazardous management plan. City and county participation includes disaster preparedness planning and exercises. The county has a hazardous waste collection program that serves the City of Hollister.
HS.J Conduct periodic emergency exercises (Ongoing)	Staff attends training coordinated by the Office of Emergency Services
HS.K Conduct periodic noise monitoring(Ongoing)	Insufficient staff resources
HS.L Continue to implement actions related to unreinforced masonry buildings (Ongoing)	Ongoing.
HS.N Identify traffic noise mitigation needs (Ongoing) HS.T Review new development for potential noise impacts	Noise study and conditions for noise reduction are implemented in developments for projects where the environmental analysis pursuant to the California Environmental Quality Act (CEQA) determines the need.
HS.O Periodically evaluate the City's	No revisions to the noise ordinance in 2015

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Noise Ordinance (Ongoing)	
HS.P Provide staff training on noise enforcement (Ongoing)	Ongoing training in conjunction with code enforcement training
HS.Q Regularly update Building Code (Ongoing)	Updated in 2010 On January 21, 2014 the City of Hollister City Council adopted Ordinance No. 1096, amending Chapter 15.04 to update the Hollister Building Code regarding the California Code of Regulations Title 24, 2013 edition of the California Building Standards Code.
HS.R Require cleaning on sites with hazardous soils (Ongoing)	Two previous clean-up sites were the former Leatherback property purchased by the former RDA located on the southeast corner of Hillcrest and McCray Street and on the southwest corner of McCray Street and 4 th Street. Ongoing implementation provided in an as needed basis.

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

Jurisdiction City of Hollister
Reporting Period 01/01/2016 - 12/31/2016

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
K&B Homes Apricot Lane						51					
Khovnanian Homes						7					
Bella Cerra/Intravia					9						
The Villages						23					
Benchmark/Homestead						6					
Saddlebrook					3						
(9) Total of Moderate and Above Moderate from Table A3			▶	▶	12	87					
(10) Total by income Table A/A3			▶	▶	0	0	0	0			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: 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 GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) 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	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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

Jurisdiction City of Hollister
Reporting Period 01/01/2016 - 12/31/2016

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	12					12	12
No. of Units Permitted for Above Moderate	67					67	67

* Note: This field is voluntary

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

Jurisdiction City of Hollister
Reporting Period 01/01/2016 - 12/31/2016

Table B
Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2016	2017	2018	2019	2020	2021	2022	2023		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	312										
	Non-deed restricted											
Low	Deed Restricted	189										
	Non-deed restricted											
Moderate	Deed Restricted	258										
	Non-deed restricted	12										
Above Moderate		557	87									
Total RHNA by COG. Enter allocation number:	1,316	99					0					
Total Units	► ► ►											
Remaining Need for RHNA Period	► ► ► ► ►											

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

TABLE C
PROGRAM IMPLEMENTATION STATUS CITY OF HOLLISTER (2015)

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 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.		
Name of Program	Objective	Deadline in HE	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 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.

		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. 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
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			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. 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</i>
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			<i>approval of the waiver.</i>
H.D Amend standards for Homeless Shelters and Transitional Housing to comply with SB2	Amend zoning ordinance to comply with state law	August 2010	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 homeless shelter for both men and women to provide meals as well as housing, and employment services.

			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
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			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.
H.E Amend zoning ordinance standards for second units and small lots in the Measure Y exemption area	Remove governmental constraints to infill housing with more flexible standards	August 2010	Completed – Ordinance 1056 Adopted December 2009

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 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.		
Name of Program	Objective	Deadline in HE	Status of Program Implementation
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 Maintain inventory of sites,	Incentive for lot consolidation with growth management and re-use of the upper floors downtown.	June 2010 Ongoing	Ongoing. It's part of the growth management allocation point system. In the event housing allocations are re-allocated, lot consolidation projects in a multi-family or mixed use zoning will be one of the highest priorities. Measure U with Ordinance 979 came to an end in 2012. No activity occurred on efforts to reestablish or continue the residential growth management policy in

expedite project plan review			2016. 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 are currently under construction and are expected to be completed in the Spring.
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Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 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.		
Name of Program	Objective	Deadline in HE	Status of Program Implementation
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	Jan. 2010 Jan 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 continued 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	Dec 2010 2011	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 2017.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 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.		
Name of Program	Objective	Deadline in HE	Status of Program Implementation
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. 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
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		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. Per the 2010 Hollister Urban Area Urban Water Management Plan the total water demand within the city in 2010 was approximately 2,859 acre-feet per year (average of 2.6 million gallons per day). Groundwater supplied most of this water demand. (Todd Engineers 2011). The per capita water use for the city (which includes not only direct residential water use, but also indirect water uses that benefit residents such as irrigation, commercial uses, industrial uses, and other municipal uses) is 149 gallons per day (Todd Engineers 2011, Table 3-6.a). The RHNA water demand would be served
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		by city's existing and planned levels of groundwater extraction, as identified in 2010 Hollister Urban Area Urban Water Management Plan, and would not cause groundwater levels to drop to the extent that a net deficit in the 16,000 acre-feet per year sustainable capacity of area groundwater aquifers, or the 9,950 acre-feet per year available to Hollister and Sunnyslope in the future would occur. <u>Waste Discharge Requirements.</u> The City of Hollister Domestic Wastewater Plant has a design capacity of 5.0 million gallons per day, which will provide sufficient capacity for anticipated flows through the year 2023, according to the city's <i>Long-Term Wastewater Management Program</i> (City of Hollister 2005) and the 2008 <i>Urban Area Water and Wastewater Master Plan</i> (City of Hollister 2008). Currently, the domestic wastewater plant processes approximately 2 million gallons per day which
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			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
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			wastewater treatment plant utilizes immersed member bioreactor technology to produce effluent that meets state Title 22 requirements for tertiary recycled water.
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 - Included in current 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 2017
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
Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 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.		
Name of Program	Objective	Deadline in HE	Status of Program Implementation
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 2. 2010 Growth allocations – 488 including 50 for lot consolidation projects in multi-family mixed use 2011-2012 Growth allocations – 346 which includes 199 for lower income households. 169 of the 346 are proposed in the multi-family and mixed use zoning designations. 3. The Measure U Growth Management Allocation Program for 2013 awarded 247 residential allocations of which 124 are for multifamily residential including townhomes and		2009 2014	1. Completed July 2009 - 2. The Measure U Growth Management Allocation Program for 2014 awarded 218 residential allocations of which 18 are for multifamily residential including condominiums and duplex rentals and 200 for single family residential dwelling units Measure U with Ordinance 979 came to an end in 2012. No activity occurred on efforts to reestablish or continue the residential growth management policy in 2016.

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apartments and 123 for single family residential dwelling units			
Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 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.		
Name of Program	Objective	Name of Program	Status of Program Implementation
H. R Amend zoning ordinance requirements for farm worker housing	Compliance Health and Safety Code §17021.5 & 17021.6	July 2012	No Activity in 2016.
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 South County Housing (SCH), CHISPA and CSDC to discuss application process constrains. Collaboration is ongoing.
H.T Prepare a study to assess need for growth		2011	No activity in 2016

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management program in relation to unmet needs for housing, prices and to assure unmet regional housing new construction needs are met.			
H.U Evaluate need for an inclusionary housing program concurrent with expiration of Measure U in 2012		Dec 2012	No activity in 2016
H.V Protect “at –risk” units	Assist in maintaining use of rehabilitation loan program and H.Y. Protect “as risk’ units.		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 projects. 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.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 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.		
Name of Program	Objective	Name of Program	Status of Program Implementation
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. Total area of land approved by LAFCO for annexation to the corporate limits of the City of Hollister since 2011 consists of 105.63 acres (57.78 acres for GC General Commercial and 47.85 acres for Residential). Total area of land in the Sphere of Influence being processed for rezoning by the City of Hollister for future annexation into the

		corporate limits of the City of Hollister and for future residential development consists of 130.04 acres. <u>Applications currently being processed for the rezoning of property in the Sphere of Influence for annexation:</u> APN: 019-250-001 consisting of 11.48 acres (Gonzalez) for R1 L/PZ Zoning District. APN: 019-250-004 consisting of 1.0 acre (Ivancovich) for R3 M/PZ Zoning District. APN: 019-130-026 and 019-130-027 consisting of a total of 57.58 acres (DeNova) for the R3 M/PZ Zoning District. APN: 020-170-035 consisting of 1.23 acres (Matthews) for R1 L/PZ Zoning District. APN: 020-170-041 consisting of 2.17 acres (Natmar/Sywak) for R1 L/PZ Zoning District. APN: 020-120-141,142, and 143 consisting of 5.16 acres for R1 L/PZ Zoning
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			District (Kutz) APN: 020-120-114 consisting of 4.8 acres for R1 L/PZ Zoning District (Del Curto) APN: 020-120-144 consisting of 8.88 acres for R1 L/PZ Zoning District (Brigantino) APN: 020-120-145 consisting of 1.05 acres for R1 L/PZ Zoning District (Mermod) APN: 019-110-031, 019- 120-013, and 019-120-011 consisting of 36.69 acres (Gonzalez and Borelli) for the R3 M/PZ Zoning District. <u>Recently annexed:</u> APN: 020-006-011 consisting of 22.38 acres (Infelise). Annexed in 2014 APN: 020-280-002 consisting of 19.49 acres (Award Homes/Ladd Ranch). Annexed in 2014. <u>Prezone 2015-6–</u> (CHISPA) – pre-zone 4.7 acres of land for medium density residential
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		<u>Prezone 2014-6– (Sywak)</u> – Requesting to prezone 7.25 acres of land for low density residential for future annexation <u>Pre-zone 2014-9– (DeNova Homes)</u> – Requesting to Pre-zone for future annexation 57 acres of land for future annexation into the R3 MDR Zoning Designation In 2011, the City Council approved the prezone of 22.62 acres of which 5.98 acres are prezoned for R1 single family housing. LAFCo has approved the annexation and the city of Hollister Planning Commission approved 29 residential allocation units for the 5.98 acre residential portion of the site in 2013. In 2012 the city council approved resolutions to initiate proceedings with LAFCo for the annexation of territory of 41.14 acres located between Meridian Street to the north, Hillcrest Road to the south, McCray Street to the west and Highway 25 Bypass to the east into the City of Hollister. The land
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			has been rezoned mostly for general commercial, however, there is a multifamily component. In June of 2013 LAFCo approved the annexation of the 41.14 acres into the corporate limits of the City. Total acres approved by LAFCO for annexation to the corporate limits of the City of Hollister since 2011: 174.58 acres. (57.78 acres for GC General Commercial and 55.1 acres for future R1 single family Residential development and 61.7 acres for R3 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.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 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.		
Name of Program	Objective	Name of Program	Status of Program Implementation
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	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

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opportunities are available			consolidation and potential transitional housing sites.
Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 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.		
Name of Program	Objective	Name of Program	Status of Program Implementation
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. The Housing Successor may expend up to \$250,000 per fiscal year for homeless prevention and rapid rehousing services of individual and families who are homeless
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		or would be homeless pursuant to §34176.1(a)(2). The City of Hollister spent \$86,360 on homeless prevention services in Fiscal Year 2013/14. The City Council approved Resolution 2014-45 on March 3, 2014 authorizing execution of a \$750,000 loan agreement to assist with the construction of six extremely low income rental units at the approved San Juan Gardens workforce housing project. The developer was unable to secure tax credit financing in 2014 and the loan agreement was not executed. The City of Hollister Housing Successor had a (Low Moderate and Income Housing Asset Fund) LMIHAF balance of \$2,550,660 at the end of Fiscal Year 2013/14. The City of Hollister City Council approved encumbering \$750,000 to assist with construction of extremely low income rental housing (Resolution 2014-192) and
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			rehabilitation of an existing affordable rental housing at the Rustic Gardens for \$400,000 (Resolution 2014-192). The two projects have the potential to encumber \$1,150,000. An additional \$480,000 is expected to be used for monitoring thereby reducing the fund balance to \$920,660.
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. 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	Develop special needs housing		Brochure available for second units. On December 16, 2013 The City Council of the City of Hollister adopted

rehabilitation loans			Resolution No. 2013-211 a resolution of the City Council of the City of Hollister adopting a sewer treatment impact fee for age restricted (55+) and one bedroom second units. This is a 47.5% reduction to sewer treatment impact fees collected on age restricted units. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 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.		
Name of Program	Objective	Name of Program	Status of Program Implementation
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 Redevelopment Agency assisted with the purchase

H.LL Require new development to comply with Title 24 at a minimum	Energy conservation	Ongoing	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. Building permits are reviewed on an ongoing basis for compliance with Title 24
Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 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.		
Name of Program	Objective	Name of Program	Status of Program Implementation
H.MM Make sites available to meet new construction needs	Provide housing for all income levels	Ongoing	Approved the following types of projects: • <u>Vista Meadows</u>: 72 low income rental units (71 senior). Status: Constructed and occupied 2011 • <u>Hillview I</u>: 25 low income single family self-help units. status: constructed and

		occupied in 2011 • <u>Hillview II</u> 30 low income single family self-help units. status: approved and currently under construction. Occupied in 2014. • <u>Gateway Palms</u> 32 low income rental units. Status: constructed and occupied in 2011. • <u>Line Street Apartments:</u> • <u>Valles:</u> On December 19, 2013 the City of Hollister Planning Commission adopted Resolution No. 2013-32 approving Site and Architectural Review 2013-8 for the construction of fifty (50) apartment units consisting of five buildings and one rental office building on a 2.7 acre site located at 1605 Cushman Street, near the intersection of Cushman Street and Nash Road. Construction is anticipated to commence in 2014. • <u>North Florida Dev.</u> On June 26, 2013 the City of Hollister Planning
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			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: applicant requires final map approval. • <u>Mariottini</u>: On June 25, 2014 the planning commission approved Site and Architectural Review No. 2014-7 for the construction of 15 multi-family residential rental units located between San Benito Street, Monterey Street and west of Park Street. 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 are currently being built and are expected to be occupied
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			by the Spring. The affordable single family homes are expected to be constructed in 2016.
Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 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.		
Name of Program	Objective	Name of Program	Status of Program Implementation

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.
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			-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.
HOO 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 at the office. -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 about 6 weeks.
H.PP Annual review of growth allocation procedures			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 254 residential dwelling units per year. Measure U expired in January of 2012. The land use priority for the 254 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: <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</i>
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		<i>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?</i> 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
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		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. The City of Hollister has a density bonus section in the Hollister Municipal Code under Section 17.04. In accordance with
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		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. 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
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			<i>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.</i>
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**CITY OF HOLLISTER HOUSING SUCCESSOR ANNUAL REPORT REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET FUND FOR FISCAL YEAR 2015-
2016 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34176.1(f)**

This City of Hollister Housing Successor Annual Report (Report) has been prepared pursuant to California Health and Safety Code Sections 34176.1(f). This Report summarizes activities during Fiscal Year 2015/16 related to the Low and Moderate Income Housing Asset Fund (LMIHAF). The purpose of this Report is to provide the City Council in its capacity as the Housing Successor to the former City of Hollister Redevelopment Agency an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 3416.1 (Dissolution Law).

The following Report is based upon information prepared by the City of Hollister staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund for Fiscal year 2015-2016 which is on file with the City Clerk. This Report conforms with and is organized into Sections 1 through 11 pursuant to Section 34176.1 (f) of the Dissolution Law.

1. Amount Deposits into the Low Moderate Income Housing Fund in FY 2015/16 from loan agreements between the former Hollister Redevelopment Agency and the City of Hollister pursuant to 34919.4 (b) (3) (A) (§34176.1 (f)(1): None.

Deposits of funds to the Low Moderate Income Housing Fund from repayment of loans owed to the Low Moderate Income Housing Fund in FY 2015/16 in order to make payments to the Supplemental Educational Realignment Augmentation Fund from the former Hollister Redevelopment Agency pursuant to 34919.4 (b) (3) (B) (C) (§34176.1 (f)(2): None.

2. Balance of the Low Moderate Income Housing Asset Fund at the end for Fiscal Year 2015/16 and any amounts held for items listed on the Recognized Obligation Payment Schedule (§34176.1 (f)(3):

- a. Low Moderate Income Housing Asset Fund Balance: \$2,412,829.
- b. Funds received from the Recognized Obligation Payment Schedule for Redevelopment Property Tax Trust Fund to pay enforceable obligations for rent assistance: \$50,000.

3. Summary of Expenditures from the Low Moderate Income Housing Fund by Category (§34176.1 (f)(4):

Description of Expenditures	Amount
1. Monitoring and preservation of long-term affordability covenants	\$381,451

2. Homeless Prevention and Rapid Rehousing Services		\$ 0
3. Housing Development Expenditures		
• Expenditures on Extremely Low Income Rental Units		\$117,000
• Expenditures on Very Low Income Units		\$ 0
• Expenditures on Low Income Units		\$ 0

4. Value of Housing Successor assets (§34176.1 (f)(5):

- a. Real property: \$110,000
- b. Loans and grants receivable:
 - i. Loans with monthly payments \$523,206
 - ii. Estimated value of 131 Forgivable loans and loans with deferred payments: \$12,767,255. The majority of the deferred loans will not require payment for twenty or more years.

5. Description of transfers of Low Moderate Income Housing Funds (LMIHAF) to other Housing Successor's. (§34176.1 (f) (6): The City of Hollister did not make any LMIHAF transfers to other Housing Successor(s) under §34176.1 (c) (2) during the Fiscal Year.

6. Description of any project that received property tax on the Recognized Obligation Payment Schedule during FY 2015/16 (§34176.1 (f) (7): The former City of Hollister Redevelopment Agency entered into an agreement with Hollister Investment Group in 2010 to provide tenant based rental assist 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 ROPS 2015-16 A and 2015-16 B in the amount of \$32,025 for rent assistance at the Prospect Villa Senior Apartments.

7. Status of real property acquired by the former RDA (§34176.1 (f)(8):

- a. **Prior to 2/1/2012:** 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 the Emmaus House with rental restrictions for said use. It has come to staff's attention that the property inadvertently was not transferred from the City of Hollister to the Hollister Redevelopment Agency in 1996. It is possible the property is owned by the City of Hollister and should not be considered a housing asset of the former City of Hollister RDA.
- b. **After 2/1/2012:** Not applicable – none purchased.

8. Description of outstanding obligations for replacement housing pursuant to Health and Safety Code §33413 (§34176.1 (f)(9): *Replacement Housing:*

According to the draft 2009-2014 Implementation Plan for the former Hollister Redevelopment Agency (RDA), no Section 33413(a) replacement housing obligations were transferred to the Housing Successor. The Hollister RDA was unable to adopt the update to the draft plan in 2011 due to prohibitions in the Dissolution Act and Voluntary Program Act. The draft 2009-2014 and 2005-2009 Implementation Plans did not identify a need for replacement housing and are posted on the City's website at <http://hollister.ca.gov/government/city-departments/development-services/successor-agency>.

Inclusionary/Production Housing: *Not applicable*. According to the draft 2009-2014 Implementation Plan for the former Hollister Redevelopment Agency (RDA), no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor. The Hollister RDA was unable to adopt the update to the draft plan in 2011 due to prohibitions in the Dissolution Act and Voluntary Program Act. The draft 2009-2014 and 2005-2009 Implementation Plans are posted on the City's website at <http://hollister.ca.gov/government/city-departments/development-services/successor-agency>.

9. Deposits into the Low Moderate Income Housing Funds in FY 2015/16 (§34176.1 (f)(1):

- a. The balance of Repayment of loans and interest: \$258,608.
- b. Recognized Obligation Payment Schedule property tax: \$50,000 for Prospect Villa rent assistance

10. Cap on Use of Use of LMIHAF for Senior Housing. (§34176.1 (f)(11): *Cap applicable in Fiscal Year 2015/16:* Section 34176.1 (b) prohibits using LMIHAF for a senior housing development if the total number of deed-restricted senior rental units in the City of Hollister established by the City, the former RDA and the housing successor over the past ten years exceeds fifty percent (50%) of the aggregate number of units of deed-restricted rental housing assisted. Over the past ten years, 34% of the deed restricted rental units developed or assisted was for seniors. The Housing Successor complies.

Deed Restricted Units Assisted in Hollister 2005 - 2016

Project Name	Senior Units	Non-Senior Units	Total Units
Gateway Palms	0	32	32
Vista Meadows	72	0	72

Prospect Villa	10	0	10
Hillview I	0	25	25
Hillview II	0	30	30
Rancho Park Apts. (rehab)	0	54	54
Rustic Garden Apts. (rehab)	0	19	19
Percent of Total as of 14/15	82 (34%)	160 (66%)	242

12 Excess Surplus Low Moderate Income Housing Asset Fund (LMIHAF) (\$34176.1 (f)(12): *Potential Surplus* – Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater. The Excess Surplus relates to a four year calculation. The Hollister Housing Successor has been in existence for a four year period at of the end of FY 2015/16.

	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16
Beginning Balance	(\$113,589)	\$2,757,119	\$2,550,660	\$2,376,181
Add: Deposits	\$4,755,682	\$ 86,534	\$ 89,439	\$ 418,099
Expenditures	\$1,884,979	\$ 292,993	\$ 263,917	\$ 381,451
Ending Balance	\$2,757,119	\$2,550,660	\$2,376,182	\$2,412,829
Surplus	\$1,757,119	\$1,550,660	\$1,376,182	\$1,412,829

The Housing Successor has had an Excess Surplus for the past four years. If the Hollister Housing Successor does not encumber the excess surplus within the next three fiscal years (2018/19), the funds will be transferred to the Community Development Department for expenditure pursuant to the Multi-family Housing Program or the Joe Serna, Jr. Farmworker Housing Grant Program. The projected surplus by the end of FY 2018/19 could be less than close to \$662,000 if annual administrative costs average about \$250,000 per year as shown below. The City Council authorized staff to release a request for proposal/qualifications for use of at \$700,000 of the LMIHAF with at least \$500,000 earmarked for extremely low income rental housing. It is possible the surplus will be encumbered before the end of FY 2017-18.

Fiscal Year	Admin/ Monitoring and Preservation	Homeless Prevention Rapid Rehousing	30% Extremely Low Income	CAP 20% 60-80% of Area Median Income	<u>Unencumbered</u> Balance
12-13	\$ 0	\$ 0	\$ 0	\$ 0	\$2,757,119
13-14	\$277,814	\$ 86,360	\$ 0	\$ 0	\$2,550,660
14-15	\$233,488	\$ 43,429	\$117,000	\$ 0	\$2,166,743
15-16	\$381,451	\$ 0	\$ 0	\$ 0	\$2,412,829
					Estimated Balance
16-17	\$250,000	\$ 0	\$ 0	\$ 0	\$2,162,829

17-18	\$250,000	\$ 0	\$ 0	\$ 0	\$1,912,829
18-19	\$250,000	\$ 0	\$ 0	\$ 0	\$1,662,829

13. Inventory of homeownership units assisted by the former City of Hollister

Redevelopment Agency, number of units (§34176.1 (f)(13)) An inventory of homeownership units is posted on the City of Hollister Housing Successor home page at the following link: <http://hollister.ca.gov/government/city-departments/development-services/successor-agency/>.

- a. Number of units lost to the portfolio after February 12, 2012 and reason for loss. None

Year	Unit Lost	Reason
2015-16	0	(NA)

- b. **Funds returned to the Hollister Successor Agency as part of an adopted program that protects the former Hollister Redevelopment Agency's investment from the Low and Moderate Income Housing Funds.** \$418,099
- c. **Has the Hollister Housing Successor contracted for any outside entity for management of the units?** No

14. Compliance of the Hollister housing successor compliance with the Low Moderate and Income Housing Asset Fund expenditure requirements pursuant to §34176.1 (a)(3)(A) for the period 2014-2019.

- a. Administrative Cost Cap for monitoring of 5% of the statutory value of housing successor real property, loans and grants or \$200,000 in any fiscal year to §34176.1(a)(1) of the amount of the assets is less than \$200,000: **Comply** - The Housing Successor expended \$381,451.49 for administrative costs in fiscal year 2015/16 which is about 3% of the statutory value of the housing successor real property, loans and grants.
- b. Homeless Prevention and Rapid Rehousing Services: **Comply** - The Housing Successor may expend up to \$250,000 per fiscal year for homeless prevention and rapid rehousing services of individual and families who are homeless or would be homeless pursuant to §34176.1(a)(2). The City of Hollister spent \$0 on homeless prevention services in Fiscal Year 2015/16 which is less than the limit of \$250,000 per fiscal year.

- c. Extremely Low Income Rental Housing: **Premature** - Section 34176.1(a) (3) (B) states that at least 30% of the LMIHAF not used for monitoring or homeless prevention and rapid rehousing services must be spent on rental housing for Extremely Low Income Households between the period of 2014 and 2019. The City Council approved Resolution 2015-108 on June 1, 2015 committing \$117,000 to assist with rehabilitation and preservation of assisted housing at the 54 unit Rancho Park apartments and the 19 unit Rustic Garden apartments. Resolution 2015-108 also committed the City to providing deeper affordability for some extremely low income rental units. The loan agreement was executed in February of 2016. The commitment fulfilled part of the funding requirement in HSC section 34176.1 (a)(3). The City Council approve Resolution 2017-13 on January 17, 2017 directing staff to release a Request for Proposal/Qualifications for use of the LMIHAF with a requirement that at least \$500,000 be used to assist Extremely Low Income rental households. A successful project will assure compliance with Section 34176.1(a) (3) (B).
- d. Cap: 20% cap on use of LMIHAF on development of housing affordable to very low and low income households. **Premature** - Section 34176.1(a) (3) (B) limits the expenditure of the LMIHAF for affordable housing development that is not used for monitoring or homeless prevention and rapid rehousing services to 20% for households earning between 60 to 80% of the area median income between the period of 2014 and 2019. This would apply to Very low income and some Low income households. The information is not required to be reported until 2019.

4. **City of Hollister General Plan compliance with the Office of Planning and Research General Plan Guidelines**

The City of Hollister Annual 2016 General Plan Progress report was reviewed and accepted by the City Council at the regular City Council meeting of February 21, 2017 per Section 65400 of the Government Code.

5. **Date of the last update to the City of Hollister General Plan**

The City of Hollister completed a comprehensive update to the 1995-2005 General Plan when it adopted the 2005-2023 General Plan in December of 2005. The update was prepared to be in compliance with the Office of Planning and Research General Plan Guidelines.

The required revision of the City of Hollister General Plan Housing Element for the 2009-2014 program periods was completed in 2009. The required revision of the City of Hollister General

Plan Housing Element for the 2015-2023 program periods was completed in April of 2016. As required by section 65302 (d)(3) and (g) (2) of the Government Code, the City of Hollister Natural Resources, Health and Safety and Land Use and Community Design Elements were concurrently amended. The amendments provide more accurate mapping of flood hazard areas (including Flood Awareness Protection Areas) as well as liquefaction and landslide hazards. The amendments also added programs and policies related to development of a local hazard mitigation plan and to avoid establishment of residential and public facilities in flood hazard areas.

6. City Council priorities for land use decisions (e.g. passage of moratoria or emergency ordinances).

On May 25, 2016 the City of Hollister received a letter from the Department of Housing and Community Development indicating that the department was pleased to find the adopted housing element 2015 – 2023 in full compliance with State housing element law.

The State of California adopted AB 1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012. The city council approved Resolution No. 2012-06 in January of 2012, a resolution of the City of Hollister to express its intent to serve as the successor agency of the former RDA of the City of Hollister, pursuant to health and safety code section 34171(j) and section 34173, and to elect to retain the housing assets and functions previously performed by the RDA of the City of Hollister, pursuant to health and safety code section 34176. This Resolution establishes that the City of Hollister will serve as both the Successor Agency and the Successor Housing Agency to the former Hollister RDA.

7. Goals, policies, objectives standard or other plans proposals that need to be added or were deleted, amended or adjusted.

- Policies and objectives of the general plan have been addressed on this report.

8. Planning activities

a. Planning Activities Initiated:

- i. West Gateway Streetscape Beautification. On May of 2012 the city council approved Resolution No. 2012-71 adopting a mitigated negative declaration for the San Juan Road (West Fourth Street) streetscape improvements. On August 19, 2013, the City of Hollister City Council adopted Resolution No. 2013-123, a resolution of the City Council of the City of Hollister adopting the west gateway streetscape beautification plan. Implementation of the plan shall occur as development occurs in the West Gateway. Implementation of the West Gateway Streetscape Beautification plan would occur as development occurs along the corridor.

- ii. Complete Streets: On January 20, 2015 The City Council adopted Resolution No. 2015-7 approving a mitigated negative declaration for the complete streets plan and Resolution No. 2015-8 adopting the complete streets plan for the Nash-Tres Pinos –Sunnyslope Roads and McCray Street. This transportation plan was developed through an active public engagement process, consisting of three stages of public workshops, stakeholder meeting, and community surveys with the assistance of the Hollister Youth Alliance that took place in Hollister between September 2013 and March 2014. The complete streets program addresses the needs of bicyclists and pedestrians with a wide range of benefits beyond improving safety for those users. One goal of the complete streets plan is to have safer streets for all user groups, including motorists; have valuable public health benefits through increased activity; and boost the local economy through improved access to jobs, higher home values, increased tourism, and reductions in collision costs. This project was made possible through a Caltrans Environmental Justice and Community-Based Transportation Planning Grant.
- iii. Minor Subdivision 2015-1 and Conditional Use Permit 2015-2 for a Planned Unit Development for Duettes (2 units): Derek Del Curto. The property is located at 651 East Street. The two duette units were built and occupied in 2016.
- iv. Orchard Ranch (53 units):The Orchard Ranch subdivision of 53 single family lots for Tentative Map 2015-2 encompassing 11.48 acres located south of Buena Vista Road, east of Carnoble Drive, west of Ventura Court, and north of Central Ave. The site is currently under construction.
- v. Site & Architectural Review No. 2015-5, Tentative Map 2015-3, Variance 2015-1, and Conditional Use Permit for a Planned Unit Development No. 2015-4: (mixed use) a tentative map subdivision and a conditional use permit for a planned unit development of a 0.39 acre lot into eight (8) lots consisting of seven (7) residential lots and one (1) commercial lot, a request for a variance of common open space requirements, and site and architectural review 2015-5 for the construction of a two story commercial building facing San Benito Street consisting of a 2,208 square foot building on a 1,703 square foot lot and seven residential townhouse units on individual lots located 853 San Benito Street in the Downtown Mixed Use Zoning District. The applicant is finalizing the construction of the building and occupancy is expected in 2017.
- vi. Conditional Use Permit 2015-6 for a Planned Unit Development and Tentative Map 2014-1 (The Cottages) (39 units): approval of conditional use permit for a

planned unit development for a tentative map to subdivide a 5 acre parcel into 39 lots at 1051 South Street near the intersection of Westside Blvd. Construction is expected in 2017.

- vii. Conditional Use Permit 2015-1 for a Planned Unit Development, Tentative Map 2015-1 (Saddlebrook) (43 units): conditional use permit for a planned unit development for a tentative map to subdivide a 4.56 acre part of an overall 22.25 acre site currently being developed with single family homes east of San Benito Street extension and north of Southside Road near the intersection of San Benito Street and Union Road (APN 057-700-002) in the R1/LPZ Low Density Residential Performance Overlay Zoning District, to forty-three (43) small lots for single family detached residential units. The site is currently under construction.
- viii. Tentative Map 2015-6 (Maple Park Subdivision) and Conditional Use Permit 2015-7 for a Planned Unit Development (49 units): Tentative map to subdivide an approximately 5 acre parcel into 49 single family lots and conditional use permit for a planned unit development located south of Primavera Drive, west of Chappell Road, north of Maple Street, and east of Lorene Drive. Construction is anticipated for 2017.
- ix. Tentative Map 2015-7, Conditional Use Permit 2015-8, Conditional Use Permit 2015-9 for a Planned Unit Development, and Site and Architectural Review 2014-3 (Vista De Oro, 80 units) Vista De Oro Mixed Use Development for Tentative Map 2015-7 subdividing 8 acres into six parcels (5 commercial lots and 1 residential lot) as follows: Commercial Parcel 1 (1.0 acre), Commercial Parcel 2 (.5 acre), Commercial Parcel 3 (.6 acre), Commercial Parcel 4 (.7 acre), Commercial Parcel 5 (.9 acre), and Residential Parcel 1 (4.0 acres). The residential parcel would propose 80 condominium units on an approximately 4 acre parcel and with this the applicant is requesting approval of a conditional use permit for a planned unit development. The applicant is requesting a conditional use permit for a service station and fuel sales on a commercial lot of approximately .7 acres. The applicant is also requesting a Site and Architectural approval for 5 residential condominium buildings (averaging 14,815 square feet per building) , recreation building (2,257 square feet), and freestanding monument sign for a mixed use development (Vista De Oro) in the WG- West Gateway Zoning District located south of San Lorenzo Drive and Gonzalez Drive, north of San Juan Road, east of Graf Road, west of Miller Road. Construction is anticipated for 2017.

- x. Ladd Lane/North Florida (101 units): 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 project is located on the west end of Ladd Lane across from Hillock Drive, behind the K-Mart shopping center. The residential improvements include 63 apartment units and 38 single family units. The applicant received final map approval on 2014. The site is currently under construction for the small lot single family home units and courtyard units.
- xi. Valles & Associates LLC (50 units): On December 19, 2013 the City of Hollister Planning Commission adopted Resolution No. 2013-32 approving Site and Architectural Review 2013-8 for the construction of fifty (50) apartment units consisting of five buildings and one rental office building on a 2.7 acre site located at 1605 Cushman Street, near the intersection of Cushman Street and Nash Road. Construction is anticipated to commence in 2017.
- xii. The Villages of Santa Ana (155 units): On February 22, 2011 the City Council approved Resolution No. 2011-13 approving a development performance agreement with Brigantino Enterprises for 149 residential allocations. On May 22, 2014 the City of Hollister Planning Commission approved Tentative Map No. 2013-3 subdividing approximately 32.36 acres of land located south of Santa Ana Road, west of Gardenia Lane, and north of Brigantino Drive as follows: 155 lots for single family homes on 21.37 net acres; 3.33 acres for common open space and dedicated park site, and 7.46 acres of public right-of-way. Construction began in 2016.
- xiii. Mariottini: (15 units) On June 25, 2014 the planning commission approved Site and Architectural Review No. 2014-7 for the construction of 15 multi-family residential rental units located between San Benito Street, Monterey Street and west of Park Street. Construction is anticipated to begin in 2017.
- xiv. Tentative Map 2013-5 Cerrato Estates (241 units): On March 27, 2014 the City of Hollister Planning Commission approved Tentative Map No. 2013-5 subdividing approximately 42 acres of land located south of Meridian Road, north of Hillcrest Road, and east of the Highway 25 Bypass as follows: 241 single family lots on 27.14 net acres, 2.65 acres for common open space, 11.48 acres dedicated as public right-of-way, and a 0.53 acre lot dedicated as an open space easement for storm water retention/infiltration. Construction is anticipated in 2017.

- xv. Infelise/Apricot Lane. (100 units) On December 18, 2014 the City of Hollister Planning Commission approved Tentative Map No. 2014-4 subdividing approximately 21.16 acres of land located into 100 lots for single family homes with an area of approximately 2.12 acres for open space. Construction began in 2016 and is expected to finalize in 2017.
- xvi. North Street/DeNova Homes. The City of Hollister is adopted an Environmental Impact Report December 19, 2016 pursuant to CEQA for a tentative map application to subdivide four (4) parcels consisting of a total of approximately eighty point seven (80.7) acres into two hundred sixty five (265) lots for residential single family homes and one hundred and eighty five (185) multi-family residential units. Twenty-three point twelve (23.12) acres are located within the City of Hollister city limits and fifty-seven point fifty-eight (57.58) acres are located outside of the City of Hollister city limits and partially outside of the city's sphere of influence. The City of Hollister City Council approved the initiation of pre-zone for the 57.58 acres of land to begin the pre-zoning and annexation process of this area into the corporate limits of the City of Hollister. Public hearings with LAFCO for the annexation of territory are anticipated in 2017.
- xvii. Prezoning and annexation of approximately 130 acres of unincorporated county islands (ongoing).
- xviii. Site & Architectural Review No. 2016-5. Site and Architectural approval for the construction of a 14,000 square foot hangar building at the Hollister Municipal Airport in the "A" Airport Zoning District.
- xix. Site and Architectural Review No. 2016-8 – Greystone Plastering– Requesting Site and Architectural approval for the construction of a new 16,675 square foot metal warehouse building in the M1 Light Industrial Zoning District.
- xx. Tentative Map 2015-5 (Del Curto) subdivision of a 4.8 acre parcel into 21 single family lots R1 L/PZ Zoning District
- xxi. Tentative Map 2015-4 (Brigantino) subdivision of a 8.8 acre parcel into 42 single family lots R1 L/PZ Zoning District
- xxii. Tentative Map 2015-9 (Sywak) subdivision of a 2 acre parcel into 13 single family lots R1 L/PZ Zoning District
- xxiii. Tentative Map 2015-8 (Walnut Park 14) subdivision of a 4.27 acre parcel into 42 smaller SFR lots within the R3 M/PZ

- xxiv. Tentative Map 2016-2– Kutz – subdivision of 4.34 acres into 20 lots (total of 19 units)
- xxv. Tentative Map No. 2016-3 – James Matthews – Requesting Tentative Map approval of a 1.23 acre property into 8 SFR lots
- xxvi. Conditional Use Permit Application No. 2016-5 – County of San Benito – Requesting a conditional use permit to perform tenant improvements to an existing 12,800 sq. ft. building and utilize it as a homeless shelter

b. **General Plan Amendments:** (one in 2016)

- i. General Plan Amendment 2008-2 (January 2009) Amendment to Land Use Plan to correct mapping errors.
- ii. General Plan Amendment 2009-1 (April 2009). The amendment updated the Housing Element Inventory of sites to reflect the revised zoning map adopted in December 2008.
- iii. General Plan Amendment 2009-2 (December 2009) Required 2009-2014 revision to the City of Hollister Elements and amendments to the General Plan to comply with requirements in section 65302 of the Government Code for policy and programs related to flood hazards and information related to fire, liquefaction and landslide hazards.
- iv. General Plan Amendment 2015-1 (June 2015) a general plan amendment for a land use designation change from Low Density Residential (LDR) to Medium Density Residential (MDR) The property is located south of Primavera Drive, north of Maple Street, east of Lorene Drive, west of N. Chappell Road. (APN: 019-340-002).
- v. General Plan Amendment 2014-1– DeNova Homes – (December 2016) Requesting City of Hollister Planning Commission recommendation to the City of Hollister City Council for the General Plan Amendment and Re-zone from HDR to MDR on 81 acres

c. **Major Development Applications**

Number	Applicant	Type of Development
Site & Architectural Review 2016-5	San Benito Engineering	Site and Architectural approval for the construction of a 14,000 square foot hangar building at the Hollister

		Municipal Airport in the “A” Airport Zoning District. Status: Construction is anticipated in 2016.
Site & Architectural Review 2016-8	Greystone Plastering	Received Site and Architectural approval for the construction of a new 16,675 square foot metal warehouse building in the M1 Light Industrial Zoning District. Status: Construction is anticipated in 2017.
Site and Architectural Review 2013-3	Ladd Lane/North Florida Development	Planning commission approval of the construction of a 12,410 square foot medical office building, a 20,500 square foot single story commercial retail building, ten (10) apartment buildings with seven (7) units each, twenty-three (23) courtyard units, and thirteen (13) single family residential units in an 8.51 acre lot within the Neighborhood Mixed Use (NMU) and High Density Residential Performance Overlay Zoning District (R-4 H/PZ) of the City of Hollister. Location: The project is located on the west end of Ladd Lane across from Hillock Drive (APN #057-23-13). Status: Residential currently under construction
Site & Architectural Review 2016-4	La Piedad Tortilla Factory	3,000 sq. ft. addition to an existing one-story pre-manufactured metal building factory in the M1 Light Industrial Zoning District. Status: Construction anticipated in 2017
Site and Architectural Review Application 2013-5	Jagsir Brar	Planning Commission approval of a site and architectural application for the renovation of a second story existing building currently used as office space into six studio apartment units on two lots totaling 0.26 acres (11,340 square feet). The property is

		located within the Downtown Mixed Use Zoning District. Location: 710 San Benito Street, APN No. 054-010-022 and 054-010-023. Status: The applicant is in the process of obtaining building permits and construction is anticipated in 2017.
Site and Architectural Application No. 2015-9	Ozeki Sake (U.S.A.) Inc.	Planning Commission approval of a Site and Architectural Review for a 15,000 square foot warehouse/storage/office building on 2 parcels of approximately 1.8 acres Location: 249 Hillcrest Road, APNs 056-270-003 and 056-270-004. Status: Under Construction. Anticipated completion in 2017.
Site & Architectural Review No. 2014-11	Les Schwab	The applicant received Site and Architectural approval for the construction of an approximately 10,400 square foot commercial building for tire sales and installation (Les Schwab Tire Center) on a 1.33 acre site. The property is located within the GC – General Commercial Zoning District west of Pinnacles National Park Highway (Hwy 25 Bypass), north of Tres Pinos Road, south of East Park Street, and east of McCray Street. APN No. 020-010-021. Status: Constructed in 2016.
Site & Architectural Review 2014-2	Rakesh Patel	Planning Commission approval for the construction of a 51,693 square foot Fairfield Inn & Suites Marriott Hotel. The proposed building will be four (4) stories tall, consist of 81 rooms and suites, a meeting room, business work room with an office, an indoor swimming pool, exercise room, breakfast room with a food

		preparation area, a freestanding monument sign and a porte cochere. Location: 390 Gateway Drive, located on the north end of Gateway Drive, Gateway Center, Lot # 3 (APN 053-410-003). Status: Construction is currently in progress.
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9. ADDITIONAL CONTENT

a. Interagency and Intergovernmental Coordination Efforts

- Staff participates in the Hollister Downtown Association Design Committee to emphasize quality design in the downtown that is sensitive to the historic fabric and conducive to a pedestrian atmosphere.
- Staff has an active participation in the tourism task force.
- Association of Monterey Bay Area Governments:
 - Participation with energy conservation programs
- Governance Committee: Ongoing
- Hollister School District
 - Review of strategies to review safe routes to school and improve traffic safety
- Intergovernmental Committee:
 - Geographic Information System (GIS) coordination
- San Benito County Council of Governments:
 - Traffic Advisory Committee (Caltrans, COG, City of Hollister, San Benito County, San Juan Bautista)

b. Efforts to promote infill development, reuse and redevelopment particularly in underserved areas

- Growth allocations priority to infill sites
- Portions of downtown Hollister are within the Alquist-Priolo earth Fault Hazard Zone. Many lots are less than 50 feet wide and a surface fault

investigation would need to extend 50 feet beyond both property lines in many cases which can be constrained by buildings, streets and other infrastructure. The former Redevelopment Agency approved a contract with a geologic consulting firm to compile a map of all properties in the downtown area that have been evaluated for surface fault rupture pursuant to the Alquist Priolo Earthquake Fault Zoning Act. Several properties with buildings that were destroyed or demolished as a result of the the1989 Loma Prieta Earthquake were evaluated in the early 1990s but the contiguous property in the ‘shadow’ of the study was not cleared. One of the purposes of the study was to identify possible locations to clear adjacent properties in the shadow of an approved surface fault hazard investigation to stimulate infill development or re-development of properties. The properties included in the Designated Assessment Area Boundary have been cleared for new development, redevelopment or subdivision in conformance with the Alquist –Priolo Earthquake Fault Zoning Act (AP Act). The assessment concluded that there is no evidence of active faulting in the Assessment Area. The October 2, 2015 peer review letter prepared by Brian Paparello of Landset Engineering, Inc. concluded that the engineering geologic constraints were adequately characterized in the Assessment and that the potential for surface fault rupture is low. The Assessment and peer review letter have been filed with the State Geologist as required by the AP Act. The City of Hollister initiated a Phase 2 downtown surface fault hazard investigation in support of Economic Development per City Council Resolution No. 2016-20.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Hollister

Reporting Period 01/01/2016 - 12/31/2016

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions				
1	2	3	4				5	5a	6	7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions		
K&B Homes Apricot Lane						51						
Khovnanian Homes						7						
Bella Cerra/Intravia					9							
The Villages						23						
Benchmark/Homestead						6						
Saddlebrook					3							
(9) Total of Moderate and Above Moderate from Table A3			12		87							
(10) Total by income Table A/A3			0	0	0	0						
(11) Total Extremely Low-Income Units*			0									

* Note: These fields are voluntary

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

Jurisdiction City of Hollister
 Reporting Period 01/01/2016 - 12/31/2016

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	12					12	12
No. of Units Permitted for Above Moderate	67					67	67

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Hollister

Reporting Period 01/01/2016 - 12/31/2016

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2016	2017	2018	2019	2020	2021	2022	2023		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	312											
	Non-deed restricted												
Low	Deed Restricted	189											
	Non-deed restricted												
Moderate	Deed Restricted	258											
	Non-deed restricted		12										
Above Moderate		557	87										
Total RHNA by COG. Enter allocation number:		1,316	99					0					
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

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

RESOLUTION NO. 2017- 40

A RESOLUTION OF THE CITY OF HOLLISTER CITY COUNCIL APPROVING THE CITY OF HOLLISTER ANNUAL 2016 GENERAL PLAN PROGRESS REPORT

WHEREAS, Government Code Section 65400 mandates that the City of Hollister submit an Annual Progress Report on the status of the General Plan and its implementation to the Governor's Office of Planning and Research by April 1st of each year; and,

WHEREAS, the California Department of Housing and Community Development requires the City of Hollister to report on progress in meeting its share of regional housing needs and the status of Hollister's compliance with deadlines in the 2015-2023 Housing Element at a public hearing where members of the public may provide oral testimony or submit written comments as part of the Annual General Plan Progress Report; and,

WHEREAS, the guidelines from the Governor's Office and Planning and Research and forms from the California Department of Housing and Community Development were used to prepare the report; and,

WHEREAS, the City of Hollister has prepared the Annual 2016 General Plan Progress Report dated February 6, 2017; and,

WHEREAS, the Annual Progress Report has been reviewed by the City Council at a public meeting and accepted at a regular City Council meeting; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOLLISTER, that the City Council has reviewed and accepted the City of Hollister Annual 2016 General Plan Progress Report at the February 6th Council meeting.

PASSED AND ADOPTED, on this 21st day of February, 2017, by the following vote:

AYES: Council Members Sims, Klauer, Friend, Luna, and Mayor Velazquez.

NOES: None.

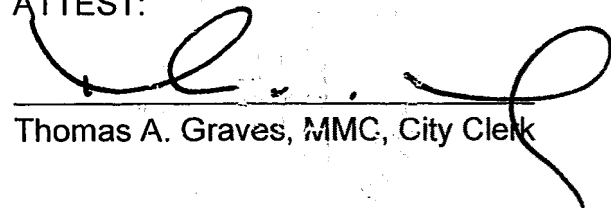
ABSTAINED: None.

ABSENT: None.



Ignacio Velazquez, Mayor

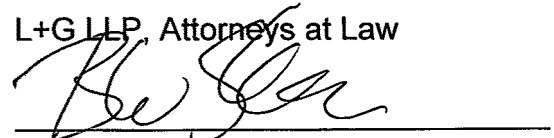
ATTEST:



Thomas A. Graves, MMC, City Clerk

APPROVED AS TO FORM:

L+G LLP, Attorneys at Law



Bradley Sullivan, City Attorney

DUPLICATE OF ORIGINAL
ON FILE IN THE
OFFICE OF THE CITY CLERK
CITY OF HOLLISTER