

**Please Start Here**

General Information	
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Reporting Calendar Year	2019
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**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

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Jurisdiction	Hollister	
Reporting Year	2019	(Jan. 1 - Dec. 31)

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

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

**Table A**  
**Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								0	0	0	0	0	38	4	42	42	0	4	
20170035	20170035	1650 Cienega Road	Land subdivision	Tentative Map	5+	O	5/24/2019	0	0	0	0	0	4	4	8	8	0	0	Yes-Approved
54580042	54580042	211 Line Street	Manuel Alvarez	Site plan	2 to 4	R	5/23/2019	0	0	0	0	0	2	0	2	2	0	0	Yes-Approved
54151009	54151009	Prospect Lane	Maggie Lesbronde	Site plan	2 to 4	R	6/27/2019	0	0	0	0	0	4	0	4	4	0	0	Yes-Approved
57230013	57230013	Northwest corner of	Longreach Associates	Site & Architectural	5+	R	11/21/2019	0	0	0	0	0	28	0	28	28	0	0	Yes-Approved
								0	0	0	0	0	28	0	28	0	0		



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

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2							3	4		
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	312					46					46	266
	Non-Deed Restricted												
Low	Deed Restricted	189					81					81	108
	Non-Deed Restricted												
Moderate	Deed Restricted	258				13						121	137
	Non-Deed Restricted		12	91	2	3							
Above Moderate	Non-Deed Restricted	557	68	87	219	296	283					953	
Total RHNA		1316											
Total Units			68	99	310	311	413					1201	511

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



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Hollister		
<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
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.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
H.A Develop program guidelines to establish a Foreclosed Home Reactivation Program	Financial assistance to return foreclosed homes to purchase and rehabilitate foreclosed homes as affordable housing	2010	Completed
H.B Develop program guidelines to establish a Tenant Based Rental Assistance (TBRA) Program	Program to help rent payments for lower income households so cost does not exceed 30% of the household income.	July 2010	Ongoing program. Former Redevelopment Agency allocated \$50,000 per year for tenant based senior rental assistance for ten years until December of 2019.

<p>H.C Implement impact fees and planning fees that encourage the construction of affordable housing. Lower connection fees for multi-family units</p>	<p>Remove governmental constraint to affordable housing</p>	<p>Ongoing</p>	<p>Tiered impact fees have been adopted that are lower for multi-family residential units and secondary units. The City of Hollister works with developers who provide special needs housing such as senior housing and has reduced impacts fees to 1/3 of the fee making a finding that the senior development would only occupy less than half of the household average.</p> <p>The City of Hollister meets with developers and encourages developers to work with agencies that Develop special needs/affordable housing such as Community Housing Improvement Systems and Planning Association, Inc. (CHISPA), Community Services Development Corporation (CSDC) and others to partner and provide affordable housing.</p> <p>The City of Hollister has a density bonus section in the Hollister Municipal Code under Section 17.04. In accordance with Sections 65915, 65915.5 and 65917 of the California Government Code, the purpose of this Article is to provide density bonuses, incentives, or concessions for the production of housing for extremely low, very-low, lower, and moderate-income households, and senior households. In enacting this Article, it is also the intent of the City to implement the goals, objectives, and policies of the City's General Plan Housing Element and to establish a City density bonus for the provision of affordable senior housing. The Density Bonus Section of the Hollister Municipal Code is attached to this document in its entirety as Appendix K.</p> <p>Additional incentives in the Hollister Municipal Code include per note number 7 of Table 17.04-2 Residential Lot Size, Lot Area, Density and Open Space Requirements by District of Section 17.04.030 Residential General Development Standards of the Hollister Municipal Code the Planning Commission may waive the minimum density requirement for a development proposal with 100% multifamily affordable housing in the R4, R4-20, and OT-H Zoning Districts where it is demonstrated that the minimum density standard poses a constraint to the viability of the development. The manager's unit may be excluded from the affordability requirement. A conditional use permit shall be required for approval of the waiver.</p>
<p>H.D Amend standards for Homeless Shelters and Transitional Housing to comply with SB2</p>	<p>Amend zoning ordinance to comply with state law</p>	<p>August 2010</p>	<p>Completed – Ordinance 1056 Adopted December 2009. Per SB2 Government Code Section 65583 At least one zone shall be identified to permit emergency shelters without a conditional use permit or other discretionary action: Per Section 17.22.120 of the Hollister Municipal Code Small Temporary Residential Shelters (STRS) or Large Temporary Residential Shelter (LTRS). These uses are permitted by right in the North Gateway (NG) Zoning District. Appendix C indicates potential sites in the City of Hollister.</p> <p>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.</p>
<p>H.E Amend zoning ordinance</p>	<p>Remove governmental constraints to infill</p>	<p>August 2010</p>	<p>Completed – Ordinance 1056 Adopted December 2009</p>
<p>H.F Lot Consolidation program Maintain inventory of sites,</p>	<p>Incentive for lot consolidation with growth</p>	<p>June 2010 Ongoing</p>	<p>Measure U with Ordinance 979 came to an end in 2012. The City of Hollister is considering a The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all</p>
<p>H.G Establish partnerships with</p>	<p>Encourage public participation from all</p>	<p>Ongoing</p>	<p>Ongoing participation with Intergovernmental Committee and cooperation between county and</p>

H.H Stimulate re-use and infill			
1. Amend zoning ordinance	Reduce parking constraints and provide more	January 2010	1. Completed – Ordinance 1056 Adopted December 2009
2. Parking Reduction in		January 2010	2. After the construction of 100 units in the Measure Y downtown area the City of Hollister shall
3. Maintain inventory of		Ongoing	3. Current - HE Appendix G
H.I Amend zoning ordinance to	Provide more flexible development standards for	2010	Completed – Ordinance 1056 Adopted December 2009 - will continued to review and adjust as
H.J Site and Architectural	Remove constraints to provision of affordable	December 2010	Ongoing. Met with local affordable housing developers to review application constrains. The City's
1. Two meetings with non-profit			
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 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.  <b>Waste Discharge Requirements.</b> The City of Hollister Domestic Wastewater Plant has a design capacity of over 5.0 million gallons per day, which will provide sufficient capacity for anticipated flows through the year 2023, according to the city's Long-Term Wastewater Management Program (City of Hollister 2005) and the 2008 Urban Area Water and Wastewater Master Plan (City of Hollister 2008). Currently, the domestic wastewater plant processes less than 3 million gallons per day which means that there is enough capacity to meet the RHNA for lower income households for sewer. Wastewater facilities and treatment are provided by the City of Hollister. The city operates two wastewater treatment and disposal facilities. The Domestic Wastewater Treatment Plant is located west of downtown on both sides of the Highway 156 bypass near the San Benito River.

			The Industrial Wastewater Treatment Facility is located west of downtown Hollister at the west end of South Street and on the north side of the San Benito River, less than one mile east of the Domestic Wastewater Treatment Plant. Treated wastewater from both facilities is disposed of by percolation, which contributes to localized areas of high groundwater in the Hollister West sub-basin. Wastewater generated from future residential development will be collected and conveyed to the City of Hollister Domestic Wastewater Treatment Plant for treatment and disposal. The city's wastewater treatment plant utilizes immersed member bioreactor technology to produce effluent that meets state Title 22 requirements for tertiary recycled water.
H. L Energy conservation 1. Research funding with PG&E and other sources for development of a program similar to Berkeley First and adopt program information about solar technology for home owners. 2. Award growth allocates to projects with energy conservation 3. Prepare bi-lingual materials & explore site review standards 2011	Reduce utility costs and energy cost with solar roof panels	2011	1. Ongoing  2. Completed – this was part of the former growth management program ranking criteria. The city will continue to encourage energy conservation by awarding growth management allocations to projects with energy conservation methods. 3. Energy Conservation material in English and Spanish provided from PG&E, AMBAG Energy Watch and Central Coast Energy Service at the planning/building department's counter. Ongoing for 2020
H. M Process zoning ordinance amendment for mobile homes and manufactured homes	Mixed of housing types for single family homes and prices	July 2011	Completed – Ordinance 1056 Adopted December 2009. Found in Section 17.04.020 Residential Zone Land Uses and Permit Requirements, Table 17.04-1 Residential Land Uses and Permit Requirements
H. N Amend standards for affordable housing in mixed use districts and establish a new R4-20 zoning district (20 – 35 du per acre)	Provide incentives for construction of affordable housing	July 2011	Completed – Ordinance 1056 Adopted December 2009
H. O Require city initiated rezone to R4-20 zoning district to assure average development density for zoning district in Performance Overlay districts is met and that affordable housing will be constructed	Stimulate construction of a variety of housing prices for all income levels	Ongoing	R4-20 zoning district established in December 2009 – Will be reviewed on case by case basis
H. P Establish process for expedited development review for affordable housing	Encourage development of affordable housing	July 2010	Ongoing

<p>H. Q. 1. 2008-2010 Growth allocations – 254 with 120 for lower income households and 58% to multi-family and mixed use</p>		<p>2009</p>	<p>1. Completed July 2009</p> <p>2. Measure U with Ordinance 979 came to an end in 2012. The Council adopted a new growth management program for 2020 that would exempt affordable housing, multifamily residential units, special needs housing, and secondary units per SB 1069 amongst others, from requiring residential allocations.</p>
<p>H. R Amend zoning ordinance requirements for farm worker housing</p>	<p>Compliance Health and Safety Code §17021.5 &amp; 17021.6</p>	<p>July 2012</p>	<p>No Activity in 2018.</p>
<p>H.S Develop guidelines to partner with local affordable housing providers to facilitate development of affordable housing</p>	<p>Encourage development of affordable housing</p>	<p>July 2012</p>	<p>Staff has met with local affordable housing providers including CHISPA and CSDC to discuss application process constrains. Collaboration is ongoing.</p>
<p>H.T Prepare a study to assess need for growth management program in relation to unmet needs for housing, prices and to assure unmet regional housing new construction needs are met.</p>		<p>2011</p>	<p>The Council approved a new growth management program for 2020 that would exempt affordable housing, multifamily residential units, special needs housing, and secondary units per SB 1069 amongst others, from requiring residential allocations.</p>
<p>H.U Evaluate need for an inclusionary housing program concurrent with expiration of Measure U in 2012</p>		<p>December 2012</p>	<p>At its regular meeting of Monday February 3, 2020, the City Council of the City of Hollister adopted Resolution No. 2020-17, a resolution of the City Council of the City of Hollister awarding a contract to PlaceWorks, Inc. for the preparation of a General Plan Update and Environmental Review for the City of Hollister. Section 4.1 of the scope of work for the City of Hollister update of the general plan indicates that "PlaceWorks Inc. will develop several alternatives for inclusionary housing policies and policies that might require a percentage of rental residential units within each residential project or subdivision." Place Works, Inc. will prepare a public involvement strategy which will describe outreach goals, identify ways to engage underrepresented groups in the community including preparing materials and conducting meetings in English and Spanish, define public input "channels" such as workshops, pop-up events, provide presentations to community groups, and online engagement by which to gather community opinions.</p>

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 developments. Resolution 2015-108 approved a modified loan agreement to assist with rehabilitation and preservation of the affordability of the units (another 55 years). An additional \$117,000 was lent to assist with the rehabilitation from the Housing Successor Low Moderate Income Housing Asset Fund. The modified loan agreement was recorded in February 2016.
H.W Annex 75 acres of lands in Sphere of Influence for residential district by 2012	Assure sufficient residential sites available for future housing element	2012	<p>Ongoing. In 2017 there were 62.28 acres of land annexed into the R3 Medium Density Residential Zoning District as follows:</p> <p>(CHISPA) – 4.7 acres of land for medium density residential north of Buena Vista Road. 41 Affordable apartments were built in 2017 and 13 affordable single family homes are currently under construction.</p> <p>(DeNova Homes) APN: 019-130-026 and 019-130-027 consisting of a total of 57.58 acres within the R3 M/PZ Medium Density Residential Zoning District.</p> <p><b>In 2018 there were 171.07 acres of land pre-zoned for annexation into the City of Hollister including: 151.1 acres into R1-L/PZ Low Density Residential, 17.43 acres into NG North Gateway Commercial, and 2.54 acres into Open Space as follows:</b></p> <p>On March 5, 2018, The City Council adopted Ordinance No. 1151 pre-zoning for annexation 53.35 acres identified as San Benito County Assessor Parcel Number 020-310-009, to Open Space/Public on 2.54 acres and to Low Density Residential Performance Overlay Zone (R-1 L/PZ) on the remaining 50.81 acres for the Roberts Ranch property.</p> <p>On August 6, 2018, the City Council adopted Ordinances 1157 through 1168 pre-zoning 117.72 acres of land of which approximately 100.29 acres were pre-zoned for R1 Single Family Residential and 17.73 acres were pre-zoned for possible future commercial uses in the NG North Gateway Zoning District.</p> <p>The City is currently processing an annexation agreement with the property owners of two separate parcels which consists of the following:</p> <p>1) APN: 019-120-005 Woodle property consisting of 9.09 acres for Medium Density Residential;</p> <p>2) APN: 019-310-002 Rosati property consisting of 23.51 acres for Medium Density Residential.</p>
H.X Publicize energy conservation programs	Energy conservation	Ongoing	Promote PG&E programs. PG&E sponsors a variety of programs designed to encourage energy efficiency by consumers and the building industry.
H. Z Conduct annual housing element review	Review and evaluate housing programs	April of each year	Ongoing
H.AA Identify key sites for affordable rental and ownership units and use Redevelopment Agency funds to facilitate investments in projects.	Construction of affordable rental and ownership housing	Ongoing	The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.

H.BB Maintain a list of new sites for multi-family infill housing and special needs housing where opportunities are available	Construction of diversity of housing types and affordable housing	Ongoing	Lists in Housing Element F, G and H were prepared in 2009 of multi-family sites, infill, lot consolidation and potential transitional housing sites.
H.CC Maintain Monitoring Systems	Evaluate effectiveness of housing programs	Annual	Ongoing. The Inventory of Homeownership Units Assisted by the former Hollister Redevelopment Agency or Housing Successor that are subject to covenants or restrictions 34176.1 (12) are 511. The former City of Hollister Redevelopment Agency entered into an agreement with Hollister Investment Group to provide tenant based rental assistance to ten very low income senior apartments at the Prospect Villa Senior Apartments until the end of 2019 in the amount of \$50,000 per year. Funds were deposited into the Low Moderate Income Housing Successor Funds from (Recognized Obligation Payment Schedule) ROPS 2013-14 A and 2013-14 B in the amount of \$50,000 for rent assistance at the Prospect Villa Senior Apartments. The property at 1191 Sunnyslope Road was developed for transitional housing with assistance from the Low Moderate Income Housing Funds of the former Hollister Redevelopment Agency and continues to be leased to Emmaus House with rental restrictions for said use.
H.DD Pursue and expand all obtained funding resources by working with non-profit and for-profit housing developers and supporting the RDA	Construct and support affordable and special needs housing	Ongoing	Housing Element was completed and certified in 2009 and in 2015. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
H.EE Link Code Enforcement with public information	Maintain existing housing stock	Ongoing	Ongoing implementation
H.FF Monitor special housing needs	Adjust priorities for special housing needs from ongoing monitoring	Ongoing	City Council grant funding to special housing need providers for homeless, local food bank and abused persons. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
H.GG Foster and maintain partnerships for special needs housing and affordable housing with programs for second units, rental assistance and rehabilitation loans	Develop special needs housing		Brochure available for second units. In May of 2017 The City Council adopted an ordinance for residential development standards for second units and waived sewer and water impact fees per SB 1069. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
H.II Provide fair housing information and respond to complaints	Assure equal housing opportunities	Ongoing	Ongoing. The City of Hollister collaborates with the San Benito County Housing Authority.
H.JJ Operate Redevelopment Agency Owner Occupied Rehabilitation Program	Goal of assisting 33 homeowners	Ongoing	The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.

H.KK Continue to implement Hollister Second Mortgage Program	Goal of assisting 20 homeowners	Ongoing	The former RDA assisted with the purchase of 11 single family residences with the Hollister Second /First Time Home Buyer program of which three were very low income households, seven were low income households and one was a moderate income household. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
H.LL Require new development to comply with Title 24 at a minimum	Energy conservation	Ongoing	Building permits are reviewed on an ongoing basis for compliance with Title 24
H.MM Make sites available to meet new construction needs	Provide housing for all income levels	Ongoing	<p>Approved the following types of projects:</p> <ul style="list-style-type: none"> <li>· <u>Vista Meadows:</u> 72 low income rental units (71 senior). Status: Constructed and occupied 2011</li> <li>· <u>Hillview I:</u> 25 low income single family self-help units. Status: constructed and occupied in 2011</li> <li>· <u>Hillview II</u> 30 low income single family self-help units. Status: constructed and occupied in 2014.</li> <li>· <u>Gateway Palms</u> 32 low income rental units. Status: constructed and occupied in 2011.</li> <li>· <u>North Florida Dev.</u> On June 26, 2013 the City of Hollister Planning Commission approved Site &amp; Architectural Review Application No. 2013-3 and Tentative Map No. 2013-1 to subdivide an 8.51 acre parcel into forty-four (44) lots consisting of commercial and residential improvements. The residential improvements include 63 apartment units and 38 single family units. Status: single family units occupied in 2017. Multifamily expected to start construction in 2020. Plans for the multifamily aspect of the development have been recently submitted to the building department for permits.</li> <li>· <u>CHISPA Buena Vista:</u> In 2016 the City of Hollister worked with the applicant and affordable housing provider CHISPA to annex approximately 4.7 acres of territory for 41 affordable apartments and 13 affordable single family homes. The apartments were built and occupied in 2017. The affordable single family homes were built and occupied in 2018.</li> <li>· <u>Vista de Oro</u> 80 Very low and low income housing units were built and received temporary occupancy in 2018 at Miller Road and Fourth Street.</li> <li>· <u>CHISPA Line Street</u> 49 Age restricted low income senior apartment units received approval in 2017 and received occupancy in 2019. The apartments are located on Line Street between 5th Street and 7th Street.</li> </ul>

<p>H.NN Implement Hollister Redevelopment Agency resale regulations to maintain affordable housing</p>	<p>Protect Affordable Housing</p>	<p>Annual</p>	<p>The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012. 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.</p> <ul style="list-style-type: none"> <li>-Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs.</li> <li>-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.</li> <li>- Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.</li> <li>- 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.</li> </ul>
<p>HOO Monitor Site and Architectural Review Process</p>	<p>Reduce governmental constraints</p>	<p>August 2010 Annual</p>	<p>Ongoing. The city provides the public with the Site and Architectural (S&amp;A) submittal deadlines for the entire year. The calendar is online and in the department.</p> <ul style="list-style-type: none"> <li>- Once S&amp;A application is submitted staff prepares reports and provides reports to City of Hollister Development Review Committee (DRC) members within 7 days of S&amp;A deadline.</li> <li>- DRC members have one week to review reports before DRC meeting.</li> <li>- Staff provides comments from DRC to applicants and provides the applicant with up to one week to make any necessary revisions to the plans.</li> <li>- Public notice is submitted to the newspaper and it must be published at least 10 days prior to the public hearing planning commission meeting.</li> <li>- Total S&amp;A application processing time for categorically exempt CEQA S&amp;A projects is approximately 6 weeks.</li> </ul>
<p>H.PP Annual review of growth allocation procedures</p>			<p>The City of Hollister had in place a Growth Management Ordinance known as Measure U per Section 16.64 <i>Growth Management Program</i> of the Hollister Municipal Code which allowed up to 244 residential dwelling units per year. Measure U expired in 2012. The land use priority for the 244 residential dwelling units included 190 dwelling units in the medium, high, or mixed use high density districts, 50 in the low density residential zoning districts and 4 for small projects. At least 35 of the 244 residential dwelling units needed to be for affordable housing. Second units were exempt from the growth management program per Section 16.64.030 <i>Exemptions</i> of the Hollister Municipal Code. The application for residential allocations under the growth management program was a point system and the highest number of points was given to proposed developments that provided affordable housing. Developers were encourage to provide affordable housing since as part of the application process for the growth management allocations developers had a greater chance of obtaining the residential allocations if they provided affordable housing. The growth management applications had the following questions that provided the highest points:</p>

1. In order to assist the city in meeting its RHNA requirements, does the project provide residential units affordable to extremely-low income households? 2. In order to assist the city in meeting its RHNA requirements, does the project provide residential units affordable to very low income households? 3. In order to assist the city in meeting its RHNA requirements, does the project provide residential units affordable to low income households? 4. In order to assist the city in meeting its RHNA requirements, does the project provide residential units affordable to moderate income households? 5. Is a low-income housing company, agency, or non-profit included in the project team in order to ensure the construction and occupancy of residential units identified as affordable? The City of Hollister adopted a growth management program in 2019 which limits residential allocations to 159 market rate single family homes per year and exempts affordable housing, special needs housing, rental housing amongst others. The growth management program is currently under review by the State of California Housing and Community Development Department.

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 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 Sections 65915, 65915.5 and 65917 of the California Government Code, the purpose of this Article is to provide density bonuses, incentives, or concessions for the production of housing for extremely low, very-low, lower, and moderate-income households, and senior households. In enacting this Article, it is also the intent of the City to implement the goals, objectives, and policies of the City's General Plan Housing Element and to establish a City density bonus for the provision of affordable senior housing. The Density Bonus Section of the Hollister Municipal Code is attached to this document in its entirety as Appendix K.

			<p>Additional incentives in the Hollister Municipal Code include per note number 7 of Table 17.04-2 <i>Residential Lot Size, Lot Area, Density and Open Space Requirements by District</i> of Section 17.04.030 <i>Residential General Development Standards</i> of the Hollister Municipal Code <i>the Planning Commission may waive the minimum density requirement for a development proposal with 100% multifamily affordable housing in the R4, R4-20, and OT-H Zoning Districts where it is demonstrated that the minimum density standard poses a constraint to the viability of the development. The manager's unit may be excluded from the affordability requirement. A conditional use permit shall be required for approval of the waiver.</i></p>

Jurisdiction	Hollister	
Reporting Period	2019	(Jan. 1 - Dec. 31)

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

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

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Hollister	
Reporting Period	2019	(Jan. 1 - Dec. 31)

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

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)**

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

<b>Jurisdiction</b>	Hollister
<b>Reporting Period</b>	2019 (Jan. 1 - Dec. 31)

**NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.**

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

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<b>Table G</b>						
<b>Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of</b>						
<b>Project Identifier</b>						
<b>1</b>						<b>4</b>
<b>APN</b>	<b>Street Address</b>	<b>Project Name<sup>+</sup></b>	<b>Local Jurisdiction Tracking ID<sup>+</sup></b>	<b>Realistic Capacity Identified in the Housing Element</b>	<b>Entity to whom the site transferred</b>	<b>Intended Use for Site</b>
Summary Row: Start Data Entry Below						

<b>Jurisdiction</b>	Hollister	
<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		168
<b>Total Units</b>		<b>168</b>

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

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	42
Total Housing Units Approved:	42
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	4
Number of Streamlining Applications Approved	42
Total Developments Approved with Streamlining	4
Total Units Constructed with Streamlining	403

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	168	168
<b>Total</b>	0	168	168

Cells in grey contain auto-calculation formulas