
Chapter Three: Housing Element

INTRODUCTION TO THE HOUSING ELEMENT

Recognizing the importance of providing adequate housing in all communities, the State of California has mandated a Housing Element within every General Plan since 1969. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements of the Housing Element and encourages the provision of affordable and decent housing in all communities to meet statewide goals. Specifically, Section 65580 states the element shall consist of “... an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing.” The element must also contain a five-year housing plan with quantified objectives for the implementation of the goals and objectives of the Housing Element. The contents of the element must be consistent with the other elements of the General Plan.

Meeting the housing needs established by the State of California is an important goal for the City of Hollister. As the population of the State continues to grow and scarce resources decline, it becomes more difficult for local agencies to create adequate housing opportunities while maintaining a high standard of living for all citizens in the community.

This Housing Element (2009-2014) was created in compliance with State General Plan law pertaining to Housing Elements

and was reviewed by the Hollister Planning Commission on April 2, and is scheduled for review by the Hollister City Council on April 20, 2009.

3.1 PURPOSE

The State of California has declared that “the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” In addition, government and the private sector should cooperate to provide a diversity of housing opportunity and accommodate regional housing needs. At the same time, housing policy must recognize economic, environmental and fiscal factors and community goals within the general plan.

Further, State Housing Element law requires “An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The law requires:

- An analysis of population and employment trends
- An analysis of the City’s fair share of the regional housing needs
- An analysis of household characteristics
- An inventory of suitable land for residential development
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing
- An analysis of special housing needs
- An analysis of opportunities for energy conservation
- An analysis of publicly-assisted housing developments that may convert to non-assisted housing developments

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules which promote preservation, improvement and development of diverse types and costs of housing throughout Hollister.

3.2 ORGANIZATION

Hollister's Housing Element is organized into four primary sections:

Review of the Previous Housing Element: This section includes an evaluation of the effectiveness and progress of the implementation of the 2003 Hollister Housing Element, as well as an examination of the appropriateness of housing goals.

Summary of Existing Conditions: This section includes current demographic information, an inventory of resources, housing cost and affordability, at-risk units, suitable land for development, and a section discussing constraints, efforts and opportunities.

Housing Needs, Issues/Trends: This section includes a discussion of State issues and policies, regional housing policies, Hollister's Regional Housing Needs Assessment (RHNA), and current housing issues.

Housing Program: This section identifies housing goals, policies and objectives. Funding sources are identified and schedules for implementation are set forth. In addition, a quantified objectives summary is provided.

3.3 RELATIONSHIP TO OTHER ELEMENTS

State Law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

This Housing Element is part of a comprehensive Hollister General Plan. The plan was adopted in 2005. All elements of the Hollister General Plan have been reviewed for consistency and the Housing Element was prepared to assure compatibility with the remaining elements. The City will annually review the housing element for consistency with the general plan as part of its general plan progress report.

3.4 CITIZEN PARTICIPATION

In the past, the City of Hollister has made diligent efforts to solicit public participation pertaining to the development of the 2003-2008 General Plan, and subsequent revisions, specific plan developments, and development ordinances. These processes included workshops, public review and citizen meetings. Meetings are held at various times to ensure that all members of the community have access to the participation process.

Public participation for the current 2009-2014 Housing Element included several types of public outreach. The City of Hollister partnered with San Benito County for outreach efforts with social service organizations and community groups. City staff and San Benito County staff attended meetings between July

and September of 2008 of organizations that serve special housing needs groups, provide jobs or represent community business interests. Commissioners and Council persons also served in a capacity as a liaison for the meetings. The City and County met with the following organizations on the following dates:

Date	Organization
July 21, 2008	Hollister Youth Alliance
July 23, 2008	Homeless Task Force
July 30, 2008	Community Action Network (CAN)
August 6, 2008	San Benito County Chamber of Commerce
August 7, 2008	One Stop Career Center Partner's Meeting
September 11, 2008	Community Action Board (CAB)
October 1, 2008	Jovenes de Antano
October 23, 2008	Planning Commission public hearing to receive input on Housing Needs (bilingual public notice)
October 25, 2008	Joint City/County Housing Element Outreach for Special Needs Housing Workshop in the morning
November 3, 2008	City Council public hearing to receive input on Housing Needs (bilingual public notice)

In addition to the above outreach efforts, the City also participated as an invited guest at the Senior Lunch program at Hollister Community Center and provided bi-lingual translation.

Further, a bi-lingual rental housing survey was prepared to determine the specialized or underserved housing needs in the community; surveys were conducted at some apartment complexes and were made available at the Building Departments, a local property rental company, the library, at the Community Food Bank distribution days and at the Health and Human Service Agencies.

The City of Hollister and San Benito County collaborated to

host a housing needs workshop on October 25, 2009; bi-lingual translation was available. Decision-makers as well as representatives from a variety of interest groups attended. The workshop included a summary of issues identified from outreach efforts with community groups and social service organization. Input received from workshop participants was recorded and the suggested solutions were identified. A complete summary of the topics, issues and recommended solutions that came out of the workshop is contained in a table included as Appendix A. The City has made an effort to incorporate all feedback from the workshop and other sources into the Draft Housing Element.

All workshops were open to the public. As noted above, the City Council held a public hearing on November 3, 2008, to receive input on the Housing Element update. The City Council and Planning Commission held a joint study session on March 16, 2009 to review the draft element. Members of the community were invited to address concerns and give input on the contents of the Housing Element. Notices were posted in the local newspaper, at the City Hall, the community center, on the City's web site, the post office, at the public schools, and in the Hollister library. A Public Review Draft, will be prepared and made available to the community for a 60-day review period by approximately April 20. Copies of the draft will be made available in public facilities such as the City Hall, the library, the community center, the Development Services Department, and the chamber of commerce. Service providers and individuals representing all economic segments of the population will be notified of the availability of a draft for review.

The City has maintained an effort to involve the public throughout the housing element process by consistently and

conscientiously reaching out to members of the public throughout the process (as indicated above). All potentially affected agencies will be contacted by direct mailing (at minimum) prior to subsequent hearings and meetings held by the City in reviewing and ultimately adopting the final housing element.

Staff continues to consider all comments received by the public from all sources; any specific concerns related to development standards or any other City policy or approval process have been and will continue to be thoroughly considered by staff in assembling the final draft of the housing element. Where appropriate, comments have been incorporated into the document. As this is a living document, the City will remain open to dialogue with all members of the public, as well as public and private agencies, after the document is adopted by the City Council and certified by the State of California.

3.4 HOUSING NEEDS, ISSUES, AND TRENDS

STATE ISSUES AND POLICIES

On January 1, 2007, the State Legislature amended Article 10.6, reauthorizing the Government Code regarding Housing Elements, first enacted in 1980. By reauthorizing this statute, the legislature continues to find that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Cali-

fornians of all economic levels. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community..."

A May 22, 2000 update to the statewide (1996-2000) Housing Plan indicates that California may have to accommodate 45 million people by 2020. To meet the enormous needs for housing and other services, the State will have to use all the resources at its disposal.

The five-year housing strategy is intended for the utilization of federal resources toward housing needs in the State. Three broad objectives are identified for the use of federal funds:

- Meeting low-income renters needs
- Meeting low-income homeowners needs
- Meeting the needs of homeless persons and households requiring supportive services

Within the five year strategy is a sub-list of strategies that are intended to address housing as a statewide concern:

- Development of New Housing (assisting local governments in preparing and implementing housing elements of their general plan, expedited permit processing for affordable housing, funding resources, and fostering partnerships between housing providers).
- Preservation of Existing Housing and Neighborhoods (rehabilitation of existing homes, code enforcement, preserving government-assisted housing projects, and mobile home ownership).
- Reduction of Housing Costs (development on surplus and under-utilized land, self-help construction and rehabilitation programs, tax-exempt bonds for develop-

ment and rehabilitation financing and modular homes, eliminating duplicative environmental review procedures, and revising regulations that add to the cost of housing development).

- Much higher levels of housing construction are needed to adequately house the State's population.
- High housing cost burdens are increasingly an issue for both owners and renters. The combination of upward price pressure in the housing markets and relatively tight urban housing markets has led to increasing cost burdens, particularly for low-income renter residents.
- In some portions of the State, the level of overcrowding has dramatically increased.
- A substantial portion of affordable rental housing developments statewide are at risk of conversion to market rate use.
- Significant numbers of temporary agricultural workers migrate throughout the State, facing housing challenges that impact their welfare.
- Homeless individuals and households face significant difficulties in obtaining shelter and reintegrating themselves into the broader society.

Trends

The following is a summary of housing trends which emerged or are continuing to emerge in Hollister that will affect the production of housing and other housing related opportunities, including housing rehabilitation, and the provision of services to special needs housing groups over the course of the 2009-2014 Housing Element:

Over the last Housing Element period, the Hollister Housing Program was effective in establishing a dialogue and setting goals toward meeting the Regional Housing Needs Assessment (RHNA) goals for new construction. The City desires to create a balanced community with housing

opportunities for all segments of the population. The City will continue to implement its vision for reinvestment in the downtown in order to revitalize not only the downtown but the entire City; housing is a key component of any revitalization effort. A managed growth approach taking into account the specialized need of Hollister, is of key importance to the community.

Seven key household trends impacting Hollister's housing stock and the development of new housing are:

- An increasing need for affordable units of all types in the community, including affordable single family units, and rental units.
- A continuing demand for farmworker housing.
- A continued and increasing demand for housing for homeless persons and those threatened with homelessness.
- An increased supply of affordable rental senior housing.
- The need for partnerships to facilitate high density residential growth where a range of transportation options are available as well as support services such as child care and after school care.
- Increased needs for duplexes, condominiums, and apartments to provide increased housing opportunities for all income levels.
- Shifting commuting patterns as an increasing number of Hollister residents commute to areas outside the County for employment opportunities, and the impacts on housing affordability for residents that work in San Benito County where wages are generally lower.
- According to the 2008 determination, 16.7 percent of Hollister's housing is in need of minor repairs, 2.0 percent is in need of moderate repairs, and .01 percent (5 units) is in need of substantial repairs.
- One project, with a total of 19 units, is considered "at-

risk” of converting to market rate over the next five (5) years. Another 212 units contained in four (4) projects are at a “lower risk” of converting, meaning they may convert to market rate in the next 10 years. The City will continue to monitor “at-risk” units on an annual basis.

Policy goals

The goals, objectives, and programs of the 2009-2014 City of Hollister Housing Element focus on: maintaining and increasing housing affordability; pursuing increased mixed use development opportunities, providing a mix of densities and affordability levels; to encourage and facilitate redevelopment activity, including housing, in the downtown; and continuing the efforts of the Redevelopment Agency to both work independently and through partnerships with non-profit and for-profit affordable housing developers to meet the needs of special needs populations.

The objectives in this update will be quantified to meet the RHNA for the City, as prescribed by San Benito County Council of Governments.

The City of Hollister's housing goals are as follows:

1. Work together to build a sense of community and achieve housing goals.
2. Maintain and enhance existing housing and blend well-designed new housing into neighborhoods and communities.
3. Use land efficiently to encourage a diversity of housing types and to implement "smart" and sustainable development principles.
4. Develop affordable housing opportunities.
5. Provide housing for special needs populations.

3.5. QUANTIFIED OBJECTIVES

The quantified objectives of this Housing Element for new construction, rehabilitation and conservation are included below; anticipated affordable units as a result of the City's Second Mortgage program (HSMP) are also included. The number of units rehabilitated by income category is based on the percentages of units rehabilitated in each income category during the prior housing element period. Current market conditions may limit the City's ability to realize the level of construction shown below in the Quantified Objectives.

**TABLE H-1
QUANTIFIED OBJECTIVES, 2009-2014**

Income Groups	New Construction	Rehabilitation	Conservation	First Time Homebuyer (HSBP)
Extremely Low-Income	247	31		8
Very Low Income	365	45	34	9
Low-Income	490	42	82	8
Moderate-Income	493	37		15
Above-Moderate Income	724	0		
Total	2,319	155	116	40

3.5 HOUSING PROGRAM

KEY HOUSING STRATEGIES

A. Enhance existing housing and neighborhoods.

Hollister's neighborhoods should be preserved and strengthened so that they continue to improve over time. As new housing is developed, the City shall be proactive, so that changes continue to enhance Hollister, making it an ever-increasingly attractive place to live. Design policies for multifamily housing will help to ensure enhancement of neighborhood identity and sense of community so that new housing will have a sensitive transition or scale and compatibility with the surrounding neighborhood.

B. Continue to provide for affordable housing funding.

The City's Redevelopment Agency provides low-interest loans for first-time homebuyers for down payment assistance and for low-income residents to rehabilitate their homes for both owners and renters of all ages, including seniors. The Redevelopment Agency has also provided funding for several affordable housing developments in Hollister. Redevelopment funding should continue to address the affordable housing needs of the community, especially for lower income households, including extremely low income, who are having the hardest time finding affordable housing in Hollister. Future Redevelopment Agency funding levels are subject to Redevelopment Agency Board approval.

- C. Foster land for multi-family housing and for housing mixed with non-residential land uses.

Abundant land is available for development in and around Hollister, but most of the existing stock is single family residential. About 75% of the existing housing units are single family detached residential, about 5% is attached and the remaining 20% is multi-family housing. Forty seven percent of the sites approved or allocated for residential development are single family residential. The 2005-2023 General Plan prioritizes infill development and a more compact development pattern than the previous General Plan. The City of Hollister recently adopted a new zoning map that reduced the acres of land zoned for single family residential use from 88% to 71%, and at the same time increased the percentage of lands zoned for higher density residential, including mixed use zoning districts. Programs proposed in this Housing Element will foster the development of all types of housing, including multi-family housing, and carry out the General Plan goals of more dense development patterns. Mixed use housing and adaptive reuse of underutilized sites will be encouraged and facilitated to increase housing opportunities for lower income households. Mixed-use areas, especially in and around the downtown area, will support multiple City objectives for economic development as well.

- D. Create Partnerships to facilitate effective implementation of affordable housing programs.

Maintain resources for effective partnerships involving neighborhoods, businesses, civic and service organizations, and the County in addressing housing needs. Housing pol-

icies should be written so that affordable housing is targeted to a variety of economic levels, integrated into projects and dispersed throughout the community.

- E. Generate affordable housing with a variety of strategies, which may include utilizing the Performance Overlay Zoning District and Mixed Use Districts to allow flexible densities and flexible standards to provide a mix of housing types and prices for all income levels.
- F. Address growth and infrastructure needs to be able to meet the City's Regional Housing Needs Allocation.

Housing policies must be integrated with related issues, such as land use, design, traffic capacity, economic development, and adequate infrastructure, to ensure a comprehensive approach.

- G. Encourage appropriately designed second units.

Second units shall be encouraged as a means of developing small, affordable units throughout the community. Second units can provide a significant source of affordable housing. Often smaller than typical homes, second units can provide housing for younger persons, seniors, single parents, and lower-income households. They can also provide a source of income for the owner of the main home, making housing more affordable for the primary homeowner as well.

3.6 HOUSING ELEMENT GOALS AND POLICIES

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be rehabilitated, conserved, or constructed. Policies and programs establish the strategies to achieve these objectives. The City's quantified objectives are described under each program. Assumptions are based on past program performance, infrastructure constraints, construction trends, land availability, and anticipated future program funding. A timeline and description of the City's housing policies and implementing measures are included in the matrix and organized according to the following goals:

- Goal H1 Work together to build a sense of community and achieve housing goals.
- Goal H2 Maintain and enhance existing housing and blend well designed new housing into neighborhoods and communities.
- Goal H3 Use land efficiently to encourage a diversity of housing types and to implement "smart" and sustainable development principles.
- Goal H4 Develop affordable housing opportunities.
- Goal H5 Provide housing for special needs populations.

Policies	Lead Responsibility	Time Frame	Implementation Measures
H1.4: Timing of Housing and Infrastructure: Continue to support the timing of new housing with needed infrastructure improvements.	Public Works	2011	Expand sewer and water system capacity to meet housing needs [H.K]
H1.5: Equal Housing Opportunity: Ensure equal housing opportunities for individuals and families seeking housing in Hollister are not discriminated against on the basis of race, color, religion, marital status, disability, age, sex, family status (due to the presence of children), national origin, or other arbitrary factors, consistent with the Fair Housing Act.	Redevelopment Agency Planning Division and Redevelopment Agency Redevelopment Agency	On-going Ongoing	Respond to fair housing complaints Disseminate fair housing information [H.II]
H1.6: Monitoring, Evaluation and Revisions: Establish a regular monitoring and update process to assess housing needs, opportunities, and achievements, and modify policies, programs and resource allocations as needed.	Redevelopment Agency City Council Planning	On-going	Implement monitoring systems [H.BB] Update the Housing Element regularly [H.Y] Conduct an annual Housing Element review [H.Y]
H1.7: Legislative efforts: Work with other jurisdictions in San Benito County and the surrounding areas to support key legislation that assists cities in providing affordable housing consistent with the General Plan.	Redevelopment Agency	On-going	Prepare information and conduct outreach on housing issues [H.G]
Goal H2	Maintain and enhance existing housing and blend well designed new housing into neighborhoods and communities.		
H2.1: Housing design process: Review proposed new housing to achieve excellence in development and design through an efficient project review process.	Planning Commission	2011	Administer Design review and refine the design review process [H.J]
H2.2: Design that fits into the Neighborhood Context: Enhance neighborhood identity and sense of community by designing new housing with a sensitive transition of scale and compatibility with the surrounding neighborhood.	Planning Commission	2011	Adopt Criteria for use in design review and refine the design review process [H.J]

Policies	Lead Responsibility	Time Frame	Implementation Measures
<p>H2.3: Housing Design Principles: Provide stable, safe, and attractive neighborhoods through high quality architecture, site planning, and amenities that address the following principles:</p> <ul style="list-style-type: none"> a. Building Bulk Requirements b. Street Patterns c. “Sense of Place” d. Visual Impact of Parking and Garages e. Quality Building Materials 	Planning Commission	2011	Adopt criteria for use in design review and refine the design review process [H.J]
<p>H2.4: Resource Conservation: Promote development and construction standards that provide resource conservation by encouraging housing types and designs that use cost-effective energy conservation measures and fewer resources (water, electricity, etc.) and therefore cost less to operate over time, supporting long term housing affordability.</p>	Planning Division and Building	Ongoing	Publicize energy conservation programs and reward energy efficient projects under the allocation program [H.N] [H.X] Apply Title 24 requirements [H.I]
<p>H2.5: Renewable Energy Technologies: Promote the use of renewable energy technologies (such as solar and wind) in new and rehabilitated housing when possible.</p>	Building Division and Planning	2011	Promote solar design [H.L] Encourage “green” building standards and processes
<p>H2.6: Maintenance and Management of Quality Housing: Support good management practices and the long-term maintenance and improvement of existing housing through housing and building code enforcement, and rehabilitation loan assistance for low and moderate income homeowners and rental property owners with lower income tenants. Make the most effective use of rehabilitation loan funds by prioritizing their use to meet the greatest need.</p>	Building Redevelopment Agency	On-Going On-going	Link code enforcement with public information programs [H.EE] Assist in maximizing use of rehabilitation loan programs [H.Y]

Policies	Lead Responsibility	Time Frame	Implementation Measures
Goal H3	Use Land efficiently to encourage a diversity of housing types and to implement “smart” and sustainable development principles.		
H3.1: Variety of Housing Choices: Achieve a mix of housing types, densities and designs to provide choice in owner and renter housing, housing close to jobs and transit, mixed use housing, varying affordability levels, mobile homes and manufactured housing, assisted living and supportive housing, and other housing types.	Planning	On-going	Implement mixed-use development standards [H.E., H.F and H.L]
	Planning	2010	Implement zoning amendments for manufactured homes [H.K]
H3.2: General Plan and Zoning for Housing: Maintain an adequate supply of land designated for all types of residential development to meet the regional housing need. Within this total, maintain a sufficient supply of land for multi-family housing and mixed use housing to meet the quantitative housing need for very low, low, and moderate income housing units.	Planning	On-going	Utilize inventoried sites for multi-family infill housing and support and encourage lot consolidation when opportunities arise [H.N][H.BB][H.CC] [H.MM]
	Planning		
H3.3: Efficient Use of Housing Sites and Establishment of Minimum Densities: Approve well-designed projects at the mid to high range of general plan densities; do not approve development below minimum designated General Plan densities unless physical or environmental constraints preclude its achievement. If development on a site is to occur over time require applicants to show that proposed developments do not prevent subsequent development of the site to its minimum density.	Planning	On-going	Update land use plans to facilitate multi-family infill housing [H.N][H.T][H.BB]
H3.4: Impact and Planning Fees: Continue to allow lower sewer and water connection fees and lower traffic impact fees for multi-family development.	Planning	2010	Review impact and planning fees [H.C]
H3.5: Employee Housing: Encourage employers developing large projects (100+ employees) to provide housing opportunities for their employee’s onsite or offsite.	Planning	2010	Utilize land use plans to facilitate multi-family infill housing [H.F] [H.Q] [H.T]

Policies	Lead Responsibility	Time Frame	Implementation Measures
<p>H3.8: Second Units: Encourage additional well-designed second units as a desired use in all residential neighborhoods throughout the City by simplifying permit review and encouraging that in new subdivisions over 10 units a portion of the lots construct a second dwelling unit by creating appropriate incentives. Consistent with State housing law, exempt second dwelling units from area density calculations.</p>	Planning	2010	<p>Provide information on second units for homeowners [H.E]</p> <p>Amend Zoning Ordinance to allow second units in R3, R4 and Mixed Use zones where lot consolidation is not possible a lot is less than 8,000 square feet[H.E]</p>
<p>H3.9: Encourage Site Planning Conducive to Physical Activity: Encourage design and site planning of residential developments that have features and amenities that support physical activities.</p>	Planning	On-going	Utilize land use plans to facilitate multi-family infill housing [H.H][H.BB]
Goal H4	Develop affordable housing opportunities		
<p>H4.1: Fair Share: Promote a “fair share” of well-designed affordable and varied housing in all neighborhoods throughout the City.</p>	City Council	2012	Implement Condominium Conversion Ordinance and accompanying inclusionary regulations. [H.U and H.AA]
<p>H4.2: Protection of Existing Affordable Housing: Ensure that affordable housing provided through government subsidy programs, incentives and deed restrictions will remain affordable, and intervene when necessary to help preserve such housing.</p>	Redevelopment Agency	Ongoing	Protect “at-risk” units [H.V]
<p>H4.4: Establish options for Meeting future Inclusionary Requirements: The City will establish its primary intent and strategy for adopting an inclusionary requirement. Coinciding with the sunset of Measure U, the City will determine the standards by which additional density will be allowed when projects provide a defined percentage of units affordable to low and moderate income households.</p>	Planning Division and Redevelopment Agency	2012	The City will allocate for affordable units while Measure U is in affect and assess the need to adopt an Inclusionary Housing Ordinance [H.Q][H.U]
<p>H4.5: Leveraging of Public Funds: The City shall encourage private investments in affordable housing by continuing to leverage public funds were possible.</p>	Finance, Redevelopment, and Planning Division	On-going	Implement plan to expend funding resources [H.DD]

Policies	Lead Responsibility	Time Frame	Implementation Measures
<p>H4.6: Long-Term Housing Affordability: Establish resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and/or inclusionary programs and as a condition of development approval remains affordable over time to the income group for which it is intended. Implement long-term or in perpetuity agreements and/or deed restrictions with developers to govern the affordability in such units. Provide assurance through recorded agreements and monitor their continuing affordability.</p>	<p>Redevelopment Agency</p> <p>Planning Division</p>	<p>Ongoing</p>	<p>Protect “at-risk” units [H.V][H.NN]</p>
<p>H4.9: City Actions to Achieve Affordable Housing Goals: Utilize the unique powers of the City’s Redevelopment Agency and other means to assist in achieving the City’s housing goals, especially housing for lower income households.</p>	<p>Planning Division</p>	<p>On-going</p>	<p>Facilitate development at key housing sites [H.AA]</p>
<p>Goal H5</p>	<p>Provide housing for special needs population</p>		
<p>H5.1: Special Needs Groups, including Special Needs Households, and Density Bonus units for Special Needs: Actively promote the development and rehabilitation of housing to meet the needs of special needs groups, including the needs of seniors, people with disabilities, farm workers, the homeless, people with HIV/AIDS and other illnesses, people in need of mental health care, single parent families, large families, and other persons identified as having special housing needs.</p>	<p>Planning Division</p>	<p>On-going</p>	<p>Monitor special needs housing [H.FF]</p> <p>Maintain and develop partnerships with local organizations and agencies [H.FF]</p> <p>Host an annual community forum for Housing issues in Hollister Program [H.G][H.Z][H.GG]</p>
<p>H5.2: Farmworker Housing: Continue to work with the County to find solutions to farmworker housing needs and support efforts and provide assistance to develop appropriate solutions to providing temporary or permanent affordable farmworker housing.</p>	<p>Redevelopment agency</p>	<p>On-going</p>	<p>Establish zoning for farmworker housing [H.R]</p>

3.7 IMPLEMENTATION MEASURES

1-Year Time Frame

H.A Develop program guidelines to establish a Foreclosed Home Reactivation Program.

The City will continue and implement a program to provide financial assistance to return foreclosed homes to the active market. Redevelopment Agency (RDA) funds will be used to purchase and rehabilitate homes, either to be done by the Agency or in partnership with a non-profit home builder/developer. Homes will be offered to very-low, low, and moderate income purchasers; such sales may be packaged with Hollister Second Mortgage Program (HSMP).

H.B Develop program guidelines to establish a Tenant Based Rental Assistance (TBRA) Program.

The Redevelopment Agency (RDA) will establish and implement a program to provide financial assistance to help tenants with rent payments. The program will be structured to assist those in the lower income categories, including extremely low income, so no rental payments exceed 30% of a tenants' income. The RDA is proposing to fund the TBRA program in the amount of \$100K annually. The Program will be established and operational by July 2010.

H.C Implement development impact fees and planning fees that encourage the construction of units affordable to lower income households.

The City has adopted fees on a sliding scale for multi-family projects. Lower fees are charged to encourage development, while maintaining adequate funding levels for infrastructure

and public services. The City will approve projects based on lower fees to lower the overall costs of multi-family housing. The City will evaluate additional measures that can be taken to further reduce costs and continue to allow lower sewer and water connection fees and lower traffic impact fees for multi-family development, in an ongoing effort to reduce the cost of development.

H.D A new Zoning Ordinance was adopted by the City in December, 2008. As per Section 17.22.120, Homeless Shelters and Transitional Housing, identified as Small or Large Temporary Residential Shelter (LTRS or STRS), are permitted in the North Gateway (NG) zoning district provided that each establishment meets specified objective location and operational standards. In order to comply with SB2, the words “by right” shall be added to the code section, clearly indicating homeless shelters are allowed by right without any discretionary approval. The City shall also identify sufficient capacity to develop one homeless shelter within a year.

For clarification, additional language shall be added describing Supportive and Transitional Housing such that they shall be treated as residential uses and subject to only those restrictions that apply to other residential uses in the same zone. The City shall establish a partnership with providers who establish short-term bed facilities for segments of the homeless population, including specialized groups such as the mentally ill and chronically disabled, to further demonstrate the City’s support of the development of Transitional and Supportive Housing. The City shall also continue to assist with the identification of potential locations for SRO projects and will offer providers City assistance with grant writing and other technical assistance.

Zoning Ordinance revisions shall be completed by August, 2010.

H.E The City shall amend the Zoning Ordinance to foster infill and re-use of vacant lots in the Measure Y exemption area and to allow Second Units in select instances in higher density residential and mixed use zones.

- The Zoning Ordinance amendment shall specify that second units are allowed with a building permit in the R3, R4, and Mixed use zones if there is an existing residence on a lot not less than 8,000 square feet, where there is no potential for lot consolidation, and development standards for the second unit can be met. The Zoning Ordinance revision shall be completed by August, 2010.
- To encourage infill development on small lots, re-use of property and lot consolidation, the zoning ordinance shall be amended to allow review of multi-family or mixed use development in the Measure Y exemption area on a case-by-case basis with flexible standards.

H.F The City shall encourage lot consolidation to facilitate the creation of lots more conducive to the development of higher density affordable infill housing projects in the City of Hollister, with a focus on properties located within the Measure Y Exemption area and multi-family zoning districts.

- In order to stimulate the development of affordable projects in the multi-family and mixed use districts, in keeping with the goals of the General Plan and the Growth Management Program, the City of Hollister will provide assistance to developers to expedite project plan review for proposed infill projects.

- The City will incorporate into the 2011-2012 Growth Management Rating System a lot consolidation category that will reserve up to 50 allocations for lot consolidation projects in a multi-family or mixed use zoning district, which includes the Old Town zoning districts.
- The City will adopt a resolution or amend the 2008-2011 Growth Management Rating System to prioritize re-distribution of unused housing allocations to lot consolidation projects in multi-family and mixed use zoning districts.
- The City will maintain the inventory of potential lot consolidation sites included in Appendix G and facilitate lot consolidation efforts by hosting annual informational meetings or targeted mailings to property owners.
- Subject to Redevelopment Agency Board approval, by June of 2010, the Redevelopment Agency will offer below market rate funding for projects in the Measure Y exemption area that consolidate lots or re-use the upper floors of existing commercial buildings, and provide a minimum percentage of affordable units.

H.G Establish partnerships with the community in the form of neighborhood associations to reach neighborhood level agreements on mutual goals and a vision of the community.

Work with community members and developers to establish neighborhood associations that will have direct communication channels with City Hall, and shared goals and action plans; the City will publicize joint efforts through the City's newsletter and website. The City will also assist the process by making public meeting facilities available free of charge. The City will formal-

ize partnering agreements with neighborhood groups by August of 2011.

Conduct annual Housing forums and seek partnerships to facilitate bridge housing for young adults (foster youth) and the establishment of multi-use facilities for childcare, afterschool youth programs, and adult education.

Review legislation at the City of Hollister/San Benito County Intergovernmental Committee meetings to support legislation that assist in providing affordable housing and special needs housing.

H.H The City of Hollister Redevelopment Agency contributed to the funding of the 2008 City of Hollister Downtown Strategic Plan. Additionally the Agency has contributed funding to one of the recommended programs in the strategic plan – a Property Business Improvement District. The City and the Agency shall partner to take the following steps to stimulate infill development and re-use of vacant lots and the upper floors in the Measure Y residential growth management exemption area by January of 2010.

- Encourage use the parking reduction measures in 17.18 .090 of the Zoning Ordinance.
- The City Council shall adopt a resolution establishing the “In Lieu Certificate” fee for off-street parking in the Measure Y exemption area.
- The City Council shall amend section 17.24.90 Reduction of Off-street Parking Requirements to waive the in-lieu fees for the first 50 units in the Measure Y exemption area that meet one of the following criteria: 1) the project is re-use

of the upper floor of an existing commercial building that lacks off-street parking; 2) a lot consolidation project with multi-family residences at a density of at least 20 units per acre; 3) the project provides affordable housing for extremely low, very low or low income households. The City Council may consider waiving in-lieu fees for an additional 25 multi-family units that meet the criteria above where a parking study demonstrates that the average off-street parking ratio within two blocks of the proposal is 60% or less.

- Amend the zoning ordinance to eliminate the guest space off-street parking requirements for infill projects with two to four units.
- Amend the zoning ordinance to allow zero-lot line development in the Downtown Mixed Use District; eliminating the requirement for common open space and reduce the minimum parcel size requirements.
- After the construction of 100 multi-family residential units in the Measure Y Exemption area, the City of Hollister shall review the need for a parking district, review the effectiveness of the recently established parking enforcement procedures, review the In-Lieu Certificate fee program and encourage continued city/business partnerships such as the possible Property Business Improvement District.
- The City will maintain the inventory of potential reuse and new construction sites in the Measure Y exemption area and provide informational meetings and targeted mailings to educate property owners about opportunities for multi-family residential development.

H.I The City shall amend the Zoning Ordinance, adding provisions to allow flexible standards for proposed mixed use/residential development in the Measure Y exemption area rather than the current requirement to use the R4 residential standards. The intent is to stimulate development in the Measure Y exemption area for the variety of development types, including re-use of upper floors, infill of small and medium vacant lots, and provide opportunities for lot consolidation. In order to ensure flexibility to approve innovative and denser development types in the Measure Y Exemption area, development approvals will be done on a case-by-case basis.

2-Year Time Frame (2011)

H.J The City shall continue to implement the Site and Architectural Review procedures adopted as part of Title 17. The City shall provide public handouts containing information about the review process, and the City will train planners and design review members on the design review process and criteria to be used in reviewing projects. The City will make information available to the public within the first year after the Housing Element adoption; the first staff training shall take place by December, 2009, and continue on an as needed basis.

The City will develop further criteria to guide the development of projects in the City affordable to lower income households. The City shall examine small lot housing, infill and mixed use near established neighborhoods to determine criteria for sites suitable to lower income households. Criteria to include building bulk requirements, enhancing sense of place, minimizing the impacts of garages on the streetscape, and enhancing the

sense of place. The City will meet with non-profit housing developers working in Hollister to request assistance identifying any additional development standards that will facilitate the development of housing affordable to lower income households. At least two developer meetings shall be set up by the end of 2010 with the goal of establishing criteria by December of 2011.

a. Building Bulk Requirements

In multi-unit buildings, require designs to break up the building mass and reduce bulk, including the use of upper story step backs and landscaping. Ensure a human scale in new development, and when possible create multi-family buildings that have the appearance of single-family homes. Windows, doors, and exterior treatment, for example, are an important element of building design and are an indicator of overall building quality.

b. Street Patterns

Incorporate transitions in height and setbacks from adjacent properties to respect adjacent development character and privacy. Design new housing so that it relates to the existing street pattern and creates a sense of neighborliness with surrounding buildings.

c. Enhance the "Sense of Place"

Design new housing around natural and designed focal points, through direct pedestrian, transit or automobile connections. Respect existing landforms, paying attention to boundary areas and effects on adjacent properties.

d. Minimize the Visual Impact of Parking and Garages

Encourage driveways and garages to be located to the side of buildings and recessed, or along rear alleyways or below

the building in some higher density developments. Discourage home designs in which garages dominate the public façade of the home.

e. Use Quality Building Materials

Building materials should be high quality, long lasting, durable and energy efficient.

H.K Partner with water purveyors to continue to provide for future water system capacity to meet housing needs.

Identify additional water sources in order to provide adequate water for the additional development projected under the General Plan (see programs in the Community Services and Facilities Element).

The City will create a schedule that will lay out the procedure and policy decisions necessary to set up the MOU and the approximate time frame to complete. The Schedule shall be completed by August, 2011.

H.L The City shall research funding opportunities with PG&E and other sources for the development of a program similar to the solar ‘Berkeley First’ program.

The City will continue to encourage conservation by awarding growth management allocations to projects with energy conservation measures.

The City shall establish and adopt a program including pictures of lighting standards/types, and other established approaches to solar design and construction to offer incentives to developers to utilize solar technology to offer cost savings in affordable and market rate housing. The City shall provide bi-lingual education materials and explore site review standards for solar access for new development by August, 2011.

H.M: Process Zoning Ordinance amendment for mobile homes and manufactured homes.

Comply with State Government Code by amending the Hollister Zoning Ordinance to establish manufactured homes on foundations as permitted uses in residential zones, subject to the City's applicable zoning standards. The amendment shall specifically identify manufactured housing on a permanent foundation to be an approved housing type in the R-1 Single Family, and RA Residence Agricultural districts, subject to the same standards as other types of permitted housing. Zoning amendment to be completed by July, 2011.

H.N The City of Hollister shall amend the Zoning Ordinance standards to provide incentives for the construction of affordable housing.

- Amend standards for minimum lot size in the Downtown Mixed use zoning district and Neighborhood Mixed Use District in the Measure Y exemption area and standards for residential units on the upper floors of a mixed use building to increase opportunities for infill development.
- Amend the zoning ordinance to establish a new R4-20 zoning district with a minimum density of 20 units per acre and a maximum density of 35 units per acre.

The Zoning Ordinance amendment shall be completed by July of 2011.

H.O The Residential Development Performance Overlay (PRZ) zoning district shall be used to fulfill General Plan goals to provide a variety of housing types and lot sizes for all income levels, to allow transitional densities between established neighborhoods and to facilitate the

construction of affordable housing throughout the City of Hollister. When the development density of a portion of a project in a PRZ is lower than the average development density, the City shall initiate the rezoning of a portion of the property to the R4-20 zoning district to assure that the average minimum development density of the property, based on the applicable zoning district, is met and that affordable multi-family housing will be constructed.

H.P Prepare an expedited development review process for affordable housing development by the following means. The process for affordable housing review shall be completed by the City by July 2010 and will be used on an ongoing basis thereafter.

a. Priority Processing.

Affordable housing developments shall receive the highest priority. Efforts will be made by staff and decision-makers to: (1) provide technical assistance to potential affordable housing developers in processing requirements, including community involvement; (2) consider project funding and timing needs in the processing and review of the application; and (3) provide the fastest turnaround time possible in determining application completeness.

b. CEQA Review

Use mitigated Negative Declarations, the General Plan EIR, or specific area EIR's to assess potential impacts and mitigation measures. Specific actions include: (1) conduct environmental review and, as appropriate, prepare an EIR for General Plan Amendments and Rezoning for identified key sites; and (2) specify appropriate densities, design guide-

lines and development standards to avoid known potential environmental impacts or to mitigate potential impacts.

- c. Review strategies to meet parking standards in the mixed-use districts and Downtown Hollister.

3-Year Time Frame (2012)

H.Q In June/July of 2009 the City will award 678 allocations for the years 2008, 2009, 2010 based on the Measure U growth rate of 254 units per year and prior performance agreements. One hundred twenty (120) of the allocations will be for lower income households. Fifty eight percent of the sites are targeted for the multi-family and mixed use zoning district.

In 2010, the City will award 488 allocations for the last two years of the Measure U growth initiative – 2011 and 2012. At least 50 allocations shall be for lot consolidation projects in a multi-family or mixed use zoning district with a density of 20 units per acre or higher. Pursuant to Measure U, at least 80 units shall be for affordable housing. At least 60% (293) of the allocations shall be awarded to projects with a density of at least 20 units per acre.

H.R

The City shall amend the zoning ordinance to ensure that local zoning, development standards, and permit processing procedures for farmworker housing comply with Health and Safety Code Sections 17021.5 and 17021.6, which generally require the following:

“Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a

single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.” The City shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers. The Zoning Ordinance amendment shall be adopted by July of 2012.

H.S Participate in partnership fashion with both South County Housing and Community Services Development Corporation to facilitate the development of affordable housing opportunities.

The City will form a partnership with local developers to assist in achieving the City’s housing goals and implementing various programs proposed in this Housing Element. Guidelines for partnering activities shall be in place by July, 2012.

H.T Measure U expires in January 2012; six months thereafter (June 2012) the City will amend the Growth Management Ordinance. In 2011, the City of Hollister will initiate a study to determine the need for a growth management program based on the number of residential housing units generated during the program period as of 2011, by type and affordability level. The study shall evaluate not

only what the appropriate rate of future growth may be, but should consider the need for a on-going residential growth management program in relationship to other types of development (i.e. commercial and industrial uses). The information shall be used to assess unmet needs for housing types and prices and ensure adequate allocations are available to accommodate the City's remaining regional need by income level throughout the remainder of the planning period.

Possible exemptions shall be considered including: 1) extension of the exemption to growth limits in the Downtown Area; 2) exemption for affordable housing projects; 3) exemption for infill residential development on parcels less than two acres in size; and, 4) exemption of lot consolidation projects with a density of 20 units per acre or more; 5) exemption for minor subdivisions in the Low Density Residential General Plan land use designation. Any growth management program shall allow construction of at least 254 dwelling units annually to ensure sufficient allocations are available to accommodate the City's remaining regional need by income level throughout the remainder of the planning period. In addition, as the City is relying on growth in the Measure Y exemption area to accommodate a portion of its lower-income need, if by 2012 growth is lower than expected, additional allocations will be made available for projects at densities of 20 units per acre or more equal to the City's remaining unmet need shall be made available to assure that sufficient New Construction needs for lower-income households can be fulfilled.

H.U The City of Hollister will assess the need to adopt an Inclusionary Housing Ordinance to coordinate with the expiration of the Growth Management Measure U, in

2012. Until such time as an Inclusionary Housing Ordinance is adopted, the City will continue to utilize the inclusionary requirement that is a part of the Condominium Conversion Ordinance and allocations for 40 affordable housing units per year as required in the growth initiative Measure U.

The City will undertake this action by December 2012, but the process of evaluation will begin no later than June, 2012.

5-Year Time Frame (2014)

H.V Protect “at-risk” units.

The City has identified 19 assisted units that are at risk of converting to market rate within the next five years. The City/Redevelopment Agency will pursue State and Federal funding sources, such as the HOME program, to keep units affordable. The City/Redevelopment Agency will also continually engage property owners to take advantage of deferred loan programs for rehabilitation, mortgage refinancing, and acquisition to keep units affordable long term (typically 55 years).

H.W The City recognizes that the annexation of residential land for residential development will be necessary to meet the needs of the community going forward and also to meet the future RHNA requirement.

By 2012, the City of Hollister will seek to annex land located within the City’s 2005 Sphere of Influence, specifically, those parcels contained in eight (8) unincorporated islands comprising approximately 75 acres. In addition, the City will target other lands in the City’s SOI for annexation during the next housing element period. The first priority annexations are expected to be complete by June, 2012.

On-Going Time Frame

H.X Publicize energy conservation programs.

Provide public information on alternative energy technologies for residential developers, contractors and property owners. Publicize energy conservation programs and weatherization services that are available to provide subsidized or at cost inspection and corrective action by making information available through the City's website and City newsletters.

H.Y The City shall continue to engage in a public notification program to publicize the availability of and maximize the use of rehabilitation loan programs.

Utilize Redevelopment Agency funds to support an owner occupied rehabilitation program to assist low-income households to maintain their homes. Facilitate greater participation in the program through educational outreach, by increased advertising and by encouraging resident participation.

H.Z The City shall conduct an annual housing element review in accordance with State Law.

Assess Housing Element implementation through annual review by the Hollister Planning Commission and City Council in conjunction with State requirements for a written review by April 1 of each year (per Government Code Section (65583(3))). Provide opportunities for public input and discussion in the review and establishment of annual work priorities for staff, Planning Commission, and City Council. Submit an annual general plan progress report to the California Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) as required pursuant to Government Code Section 5400.

H.AA Facilitate affordable housing development at key housing sites by utilizing Redevelopment Agency funds, leveraging Agency funding where possible to involve private investments. The City will work with the San Benito County Housing coordinator, local non-profit housing providers, the Redevelopment Agency and other organizations to identify key sites and construct affordable rental and ownership units.

The City will continue to utilize the inclusionary requirement that is a part of the Condominium Conversion Ordinance.

The City shall continue to facilitate the construction of affordable housing at key sites to meet the City's "Fair Share" of the regional housing need for very low income, low income and moderate income households. Facilitate the development or rehabilitation of affordable housing by using redevelopment set-aside funds to assist in any on-and off-site mitigation that may be required or to provide gap financing.

H.BB Maintain a list of new sites for multi-family infill housing. City staff will maintain a list of properties; field staff will assist in identifying new sites in the course of daily inspections.

Identify additional sites for multi-family land use for the development of affordable and special needs housing where opportunities are available that will not dramatically change the neighborhood characteristics of an area. Such sites may include, but are not limited to:

- a. Land owned by other groups and governmental agencies (such as school districts).
- b. Vacant land (small, scattered infill sites).

- c. Re-use of underutilized or non-viable commercial sites and, in limited circumstances, industrial sites, to encourage adaptive re-use of vacant buildings with residential or mixed residential and commercial uses.
- d. Parking Lots.
- e. Residentially zoned sites where higher density is feasible or may be accommodated through lot consolidation.

H.CC Maintain monitoring systems.

Annually monitor and update housing development accomplishments, including housing type and affordability level of housing units approved and built during the planning period. Monitor general housing conditions and track the number of housing units rehabilitated and replaced against housing program objectives. Maintain an up-to-date inventory of vacant land for distribution to developers and non-profit organizations; mail this inventory to private and non-profit developers on an annual basis and provide this information at the planning counter and by request to all interested parties.

The City shall continue to annually monitor the ratio of residential to commercial development in mixed use areas that have been developed since 2005. If 50% of the inventory in a geographic area is developed at a rate with less than 1 dwelling unit per 5,000 sq. ft. of commercial space, then the City of Hollister is will rezone vacant land in the area to the R4 zoning district based on a standard to assure construction of a minimum of 1 dwelling unit per 5,000 square feet of commercial space. Monitoring shall be done at least annually throughout the 2009-2014 Housing Element period.

H.DD Pursue and expend all obtained funding resources.

Establish specific uses of housing funds and/or land donations generated and designate the Redevelopment Housing Coordinator position to manage them. The City/Redevelopment Agency will continue to work with non-profit and for-profit housing developers, and take actions necessary to expedite processing and approvals for such projects.

All other sources of funds shall be pursued by the City, including HOME and CDBG funds, to assist with the construction and rehabilitation of lower income housing, including extremely low income owner/renter occupied housing. The City will partner with non-profit and for profit affordable housing developers, to support their financing applications for MHP, Joe Serna Farmworker Housing Program, tax-exempt bonds, tax credits and other programs that become available. The City will pursue all funding sources when appropriate or when the Notices of Funding Availability are issued; annual funding cycles will be monitored regularly for ongoing programs.

H.EE Link code enforcement with public information.

Continue to implement housing, building and fire code enforcement to ensure compliance with basic health and safety building standards. Provide information about rehabilitation loan programs offered by the Redevelopment Agency, for use by qualifying property owners who are cited for violations. In particular, contact owners of structures that appear to be in declining or substandard condition, offer inspection services, and advertise on the City's web site and via direct utility bill mailing, promoting programs that will assist in funding needed work. The City will also continue to enforce the property maintenance ordinance that authorizes more rigorous enforcement of codes pertaining to deteriorated dwellings.

H.FF Monitor special housing needs to capture additional opportunities for housing for special needs groups.

Monitor special needs housing, including the following:

- a. Smaller, affordable residential units, especially for lower income single-person households.
- b. Affordable senior housing to meet the expected needs of an aging population, including assisted living and board and care (licensed facilities)
- c. Affordable units with three or more bedrooms for large family households.
- d. Affordable housing that can be adapted for use by people with disabilities (specific standards are established in California Title 24 Accessibility Regulation for new and rehabilitation projects).

H.GG Foster and maintain partnerships with local businesses, housing advocacy groups, and neighborhood groups in building public understanding and support for affordable and special needs housing. Programs offered by the City Redevelopment Agency, include second units, rental assistance, rehabilitation loans. Specific actions include:

- a. Provide information pamphlets on housing issues and programs at public locations and community mailings.
- b. Maintain City web site page with information on housing issues and programs.
- c. Distribute material to neighborhood groups and associations.
- d. Provide public information through articles in the

local newspapers and the City's newsletter and on the City's website.

- e. Work with unions, churches, businesses, new housing providers and other groups that might be mobilized to help support affordable and special needs housing developments.

H.HH Review the City's Zoning Ordinance to ensure density bonus policies for the provision of affordable housing opportunities are in compliance with current State law, per Government Code Section 65915-65918. If found to be out of compliance, the City will amend the Ordinance to bring it into compliance with State law. Amendments to the Ordinance shall take place in January of the following calendar year.

H.II Continue to provide fair housing information to the community and respond to fair housing complaints.

The Redevelopment Project Manager is the designated Equal Opportunity Coordinator in Hollister and will ensure that written materials regarding fair housing law are provided at various public locations in the City and that information regarding fair housing agencies and phone numbers is posted on the City's website and at City Hall, the Post Office, and local transit locations where feasible. Information shall be made available in both English and Spanish. The Redevelopment Project Manager will provide information to real estate professionals, property owners and tenants on their rights, responsibilities, and the resources available to address fair housing issues.

The Redevelopment Project Manager will investigate and deal appropriately with fair housing complaints. The City will refer discrimination complaints to the appropriate legal service,

county or state agency. If mediation fails and enforcement is necessary, the City will refer tenants to the State Department of Fair Employment and Housing or HUD, depending on the nature of the complaint.

H.JJ Continue to implement the Owner Occupied Rehabilitation Program.

The Redevelopment Agency (RDA) will continue to operate and fund a rehabilitation program for substantial home improvement and selected permanent upgrades. The RDA will fund the Rehabilitation program in the amount of \$1M annually, with the goal of assisting 33 homeowners.

H.KK Continue to implement the Hollister Second Mortgage (HSMP) Program.

The Redevelopment Agency (RDA) will continue to operate and fund a second mortgage program for first time homebuyers. The RDA will fund the HSMP program in the amount of \$1M annually, with the goal of assisting 20 homeowners.

H.LL Continue to require that, at a minimum, all new residential development complies with the energy conservation requirements of Title 24 of the California Administrative Code.

H.MM Make sites available to meet new construction needs for a variety of income levels with growth management allocations and fostering infill development in the Measure Y Downtown Area of Hollister that is exempt from growth management allocations. The Development Services Department will maintain inventory of vacant buildings/properties in the Downtown Measure Y growth management exemption area and host annual informational

property owner meetings to inform property owners about options for infill development on upper levels and under-utilized properties.

In June of 2007, the City Council approved a development schedule for all projects that have received allocations or are otherwise exempt from the City's growth ordinance. The City has approved applications for Site & Architectural Review for projects that still needed approval in 2008. Staff is now processing applications for subdivisions that have allocations and is provided expedited review for a self-help housing project.

H.NN Continue to implement the City of Hollister Redevelopment Agency sponsored resale regulations for very low, low and moderate-income units to ensure that these units remain at an affordable price level. Identify an appropriate nonprofit or government agency to manage affordable housing created through the Agency's programs.

H.OO The City shall monitor the Site and Architectural Review process to ensure that the resulting time and cost does not unduly constrain residential development, particularly multifamily housing affordable to low and moderate income households, and development within Mixed Use districts. The planning department will complete an annual review to evaluate application processing times and the impact of conditions of approval to determine whether the Site and Architectural Review process is a significant constraint on residential development. The review will be presented in an annual staff report to the Planning Commission and made publicly available.

If the Site and Architectural Review process is found to adversely constrain residential projects, particularly affordable

projects, the City will take action to amend the process or establish guidelines to reduce processing times to the extent feasible by State law or to develop alternate procedures as may be necessary to mitigate adverse impacts. The review will be conducted as part of the City's Housing Element Annual Report submitted to the state.

First monitoring and evaluation to occur by August, 2010, annually thereafter 2009-2014

H.PP The City shall monitor the Growth Management allocation process to ensure that the time and cost does not unduly constrain residential development, particularly multifamily housing affordable to low and moderate income households. The planning department will complete an annual review to evaluate allocation procedures and the impact they may have on residential development. The review will be presented in an annual staff report to the Planning Commission and made publicly available.

If the Growth Management process is found to adversely constrain residential development, the City will amend the process where possible to reduce or eliminate adverse impacts, or to increase allocations to lower income units. The review will be conducted as part of the City's Housing Element Annual Report submitted to the state.

First monitoring and evaluation to occur by August, 2010, annually thereafter 2009-2014