



**STAFF REPORT
CITY COUNCIL REGULAR MEETING AGENDA
MEETING DATE: DECEMBER 4, 2023**

SUBMITTED: November 21, 2023
DEPARTMENT: Development Services
DEPARTMENT HEAD: Eva Kelly, Interim Planning
Manager

**TITLE OF ITEM: JOINT PLANNING COMMISSION AND CITY COUNCIL STUDY
SESSION 2023-2031 HOUSING ELEMENT UPDATE**

BRIEF DESCRIPTION: The City Council will hold a joint Planning Commission and City Council study session to review the draft 2023-2031 Housing Element policies, residential candidate site analysis, and corresponding maps.

RECOMMENDATION: Hold a joint Planning Commission and City Council study session to review the 2023-2031 Housing Element candidate site analysis and corresponding maps and provide direction to staff and consultant (Kimley-Horn).

DEPARTMENT SUMMARY: The State of California requires that the City Council adopt a comprehensive, long-term General Plan for the physical development of the City. The Housing Element is one of seven mandated elements of the General Plan and must be updated every eight years to address existing and projected housing needs across all segments of the community. The housing need is determined by the Regional Housing Needs Allocation (RHNA), which is mandated by State Housing Law, as a periodic process of updating local Housing Elements. The State of California Department of Housing and Community Development (HCD) projects population growth by geographic region and designates the regional Council of Governments (COGs) as the agencies responsible for determining how the potential growth is allocated among the jurisdictions within the regions. The City of Hollister is located within the Association of Monterey Bay Area Governments (AMBAG) region. AMBAG adopted the Final 6th Cycle RHNA on October 12, 2022. AMBAG's 6th Cycle runs from December 31, 2023 to December 31, 2031. On November 4, 2022, the Council of San Benito Government's (SBCOG) was informed by the HCD that it had reviewed and approved SBCOG's adopted RHNA Plan.

For the 6th Cycle, the City of Hollister has been allocated 4,163 housing units at specific affordability levels to accommodate the City's projected housing needs. This allocation is the City's RHNA. The RHNA is a specified number of housing units in four different affordability levels that is provided as a target for each jurisdiction across the State.

A primary requirement is that the Housing Element demonstrates to the State that the jurisdiction has sufficient, appropriately-zoned land to meet the RHNA for the next cycle in each income category. The City of Hollister is conducting a joint Planning Commission and City Council study session to provide members the opportunity to gain information on candidate site analysis and corresponding maps. This Study Session will also serve as additional public engagement opportunity where community members can provide input during the study session. The City of Hollister along with our consultant, Kimley-Horn, have completed one of two community workshops. The first community workshop was held virtually on May 31, 2023 and the

consultant plans to complete the second community workshop during the release of the Draft Housing Element.

ATTACHMENTS:

1. Hollister_Joint CC PC Study Session Presentation

THIS REPORT WAS REVIEWED BY THE CITY MANAGER WHO CONCURS WITH THE STAFF RECOMMENDATION

A handwritten signature in black ink, appearing to read "D. Mirrione", written over a horizontal line.

David Mirrione, City Manager