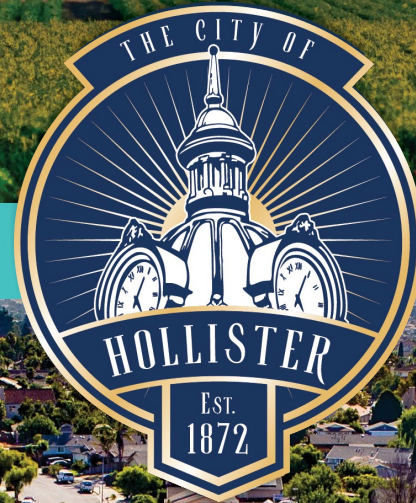


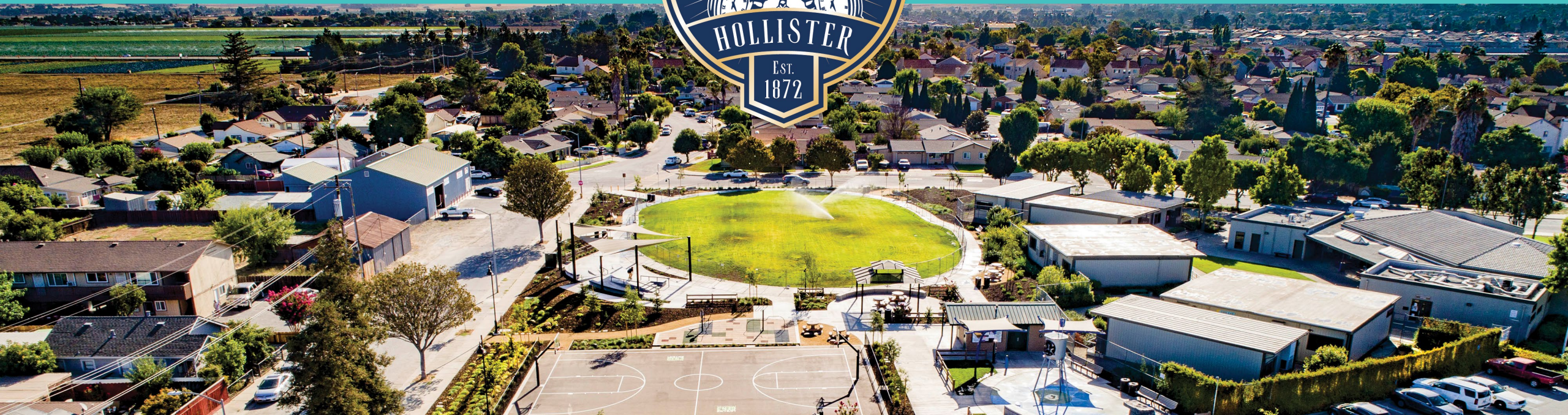
CITY OF HOLLISTER

Housing Element Update



City Council and Planning Commission Study Session

December 4, 2023 at 6:00PM





Agenda

- Overview of the Housing Element
- Regional Housing Needs Allocation (RHNA)
- Updates to State Law
- Strategies to Address RHNA
- Schedule and Next Steps
- Discussion



An aerial photograph of a modern housing development. The central courtyard is the focal point, containing a basketball court, a colorful playground, and several green spaces with trees and shrubs. A large, curved green lawn is visible in the upper left. The surrounding area includes several multi-story apartment buildings, a parking lot with several cars, and a street with a few vehicles. The text "Housing Element Overview" is overlaid in the center of the image.

Housing Element Overview



What is a Housing Element?



Required Chapter of the City's General Plan



Identifies projected housing needs by income category



Provides goals, policies, programs, and quantified objectives to address current needs and guide future housing growth for all income levels



Requires timely certification by the Department of Housing and Community Development (HCD) for compliance with State laws



Why are Housing Elements Updated?

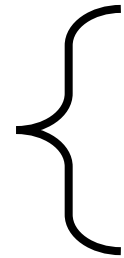
- Ensures the Housing Element is compliant with State housing laws
- Establishes a plan for meeting the housing needs of all income levels
- Demonstrates the City's ability to meet current and future housing growth needs
- Engages the community in the planning process





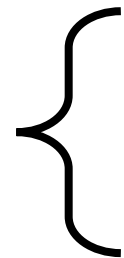
Housing Element Certification

What is a
“Certified”
Housing
Element?



- Reviewed and certified by the Department of Housing and Community Development (HCD)
- Demonstrates compliance with State law

Benefits of
Certification



- Provides access to State grants and alternative funding sources
- Protects City from penalties



Housing Element Key Features

- Housing needs assessment
- Evaluation of constraints and resources for housing development
- Affirmatively Furthering Fair Housing (AFFH) analysis
- Identification of sites to accommodate the City's RHNA
- Evaluation of 5th Cycle Housing Element programs and policies
- Policies, programs, and quantified objectives to achieve the City's identified housing goals

An aerial photograph of a modern residential development. The central courtyard features a large green lawn, a playground with colorful equipment, a basketball court, and a covered picnic area. Several multi-story apartment buildings surround the courtyard. A parking lot with several cars is visible on the right side. The overall scene is bright and clear, with shadows cast by the buildings and trees.

Regional Housing Needs Allocation (RHNA)



What is RHNA?



Statewide determination of units split into regional allocations



Housing Element Update process initiated



Housing needs within each California jurisdiction quantified by income category



Based on future population, employment and household growth



How is RHNA Determined?

**Department of
Housing and
Community
Development**

*HCD determines and
distributes the State's
housing need to all
the regional councils
of government*



**San Benito Council
of Governments
(SBCOG)**

*SBCOG develops
methodology to
determine
"fair share"
distribution of the
region's housing
need to local
jurisdictions*



**City of Hollister
RHNA**

2023-2031

4,163 units



RHNA Income Categories

Income Category	% of Area Median Income (AMI)	Income Range*		RHNA (Housing Units)
		Minimum	Maximum	
Extremely Low Income	0 – 30%	--	\$33,400	423
Very Low Income	31 – 50%	\$33,401	\$55,650	423
Low Income	51 – 80%	\$55,651	\$89,050	678
Moderate Income	81 – 120%	\$89,051	\$168,250	826
Above Moderate Income	>120%	\$168,251	--	1,813
TOTAL:				4,163 units

*Income range is based on the 2023 HUD Area Median Income (AMI) for San Benito County of \$140,200 for a family of 4.



5th Cycle vs. 6th Cycle RHNA

Income Category	5 th Cycle RHNA (Housing Units)	6 th Cycle RHNA (Housing Units)	Unit Difference	Percent Change
Extremely Low/Very Low Income	312	846	+534	171%
Low Income	189	678	+439	259%
Moderate Income	258	826	+568	189%
Above Moderate Income	557	1,813	+1,256	225%
Total:	1,316 units	4,163 units	+2,847 units	216%

Note: All jurisdictions within California has had changes in their RHNA since the 5th Cycle. For example, the City of Santa Cruz had a 400% RHNA increase since the 5th Cycle.

An aerial architectural rendering of a park or community center. The scene includes a large green field in the upper left, a paved sports court in the center, a colorful playground with slides and climbing structures in the lower right, and several modern buildings with flat roofs. A parking lot with several cars is visible on the right side. The entire image is overlaid with a semi-transparent dark blue filter. The text "Sites Selection" is centered in white, bold font.

Sites Selection



Candidate Sites Analysis

- Must identify sites to accommodate the 6th Cycle RHNA
- Sites should be near community resources and services, public transportation, and have access to utilities
- Affirmatively Further Fair Housing
 - Sites accommodating lower income units must be equitably spread out throughout the community
 - The Housing Element reviews the City's existing zoning ability to accommodate housing development for special housing needs groups
- Affordability Assumptions
 - Zoning must accommodate 20 dwelling units per acre to be considered for lower income units



Candidate Sites Strategies

- **Step 1: Projects in the Pipeline and Projected ADUs**
 - Projects approved and in-review
 - Annual Accessory Dwelling Unit (ADU) projections based on 2018-2021 average (17)

Strategies	Very Low and Low	Moderate	Above Moderate	Total
Pipeline Projects	152	18	1,659	1,829
ADUs	82	41	13	136
Total	234	59	1,672	1,965

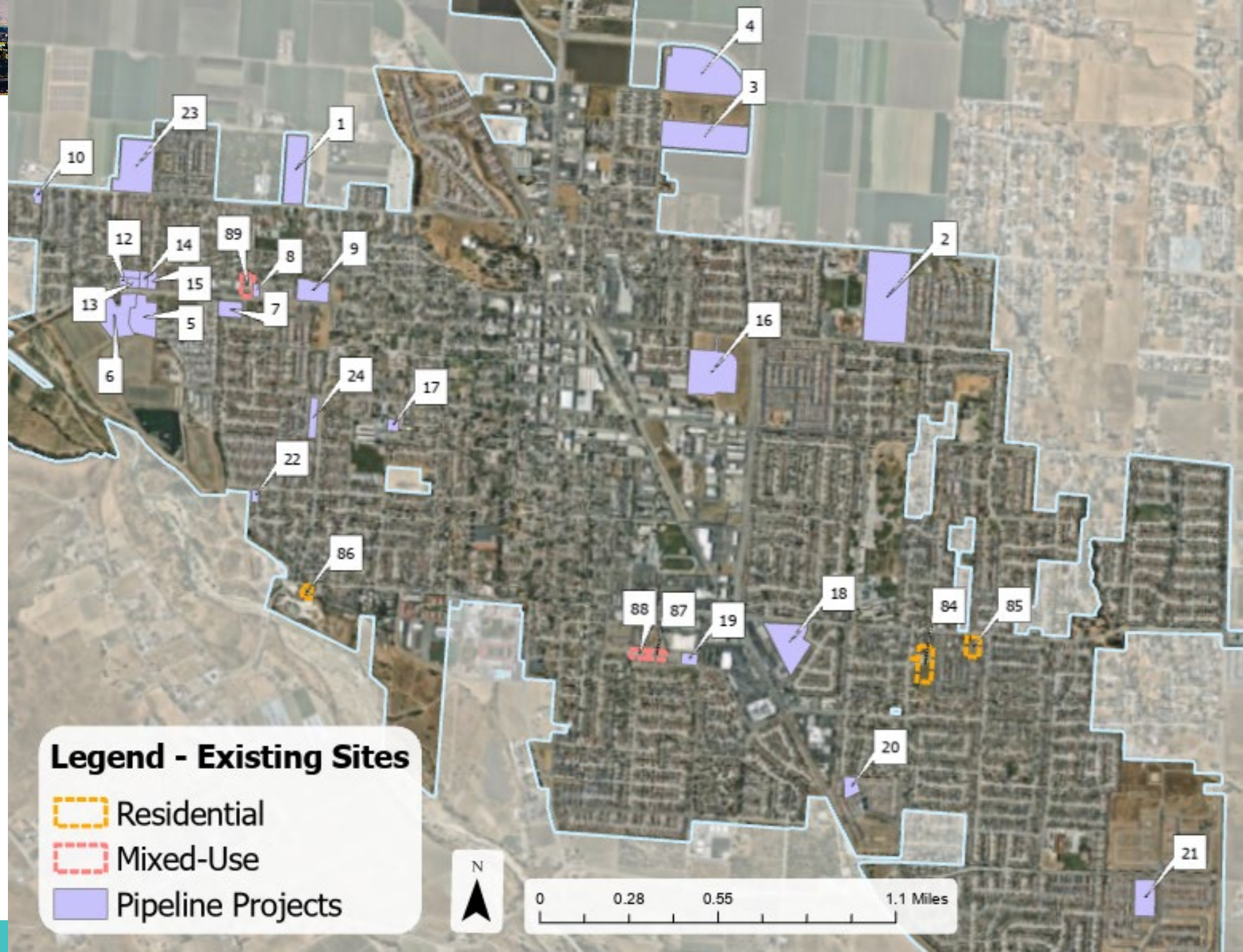


Candidate Sites Analysis

6th Cycle RHNA Sites Inventory Analysis					
	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
<i>RHNA (2022-2030)</i>	846	678	826	1,813	4,163
Existing Capacity					
Projected ADU Construction	82		41	13	136
Pipeline Projects	152		18	1,560	1,730
Residential Zones	37		22	87	146
Mixed-Use Zones	22		14	51	87
Total Capacity	293		95	1,711	2,099
<i>Remaining Need</i>	1,231		731	102	2,064
Rezone Strategies					
North Gateway Vacant	159		95	382	636
High Density Residential Rezones	595		355	1,410	2,360
Mixed-Use Rezones	361		216	851	1,428
Downtown Mixed-Use Rezones	309		186	724	1,219
Total Rezone	1,424		852	3,367	5,643
TOTAL	1,717		947	5,078	7,742



Existing Capacity






North Gateway Vacant



Legend - Rezone Sites

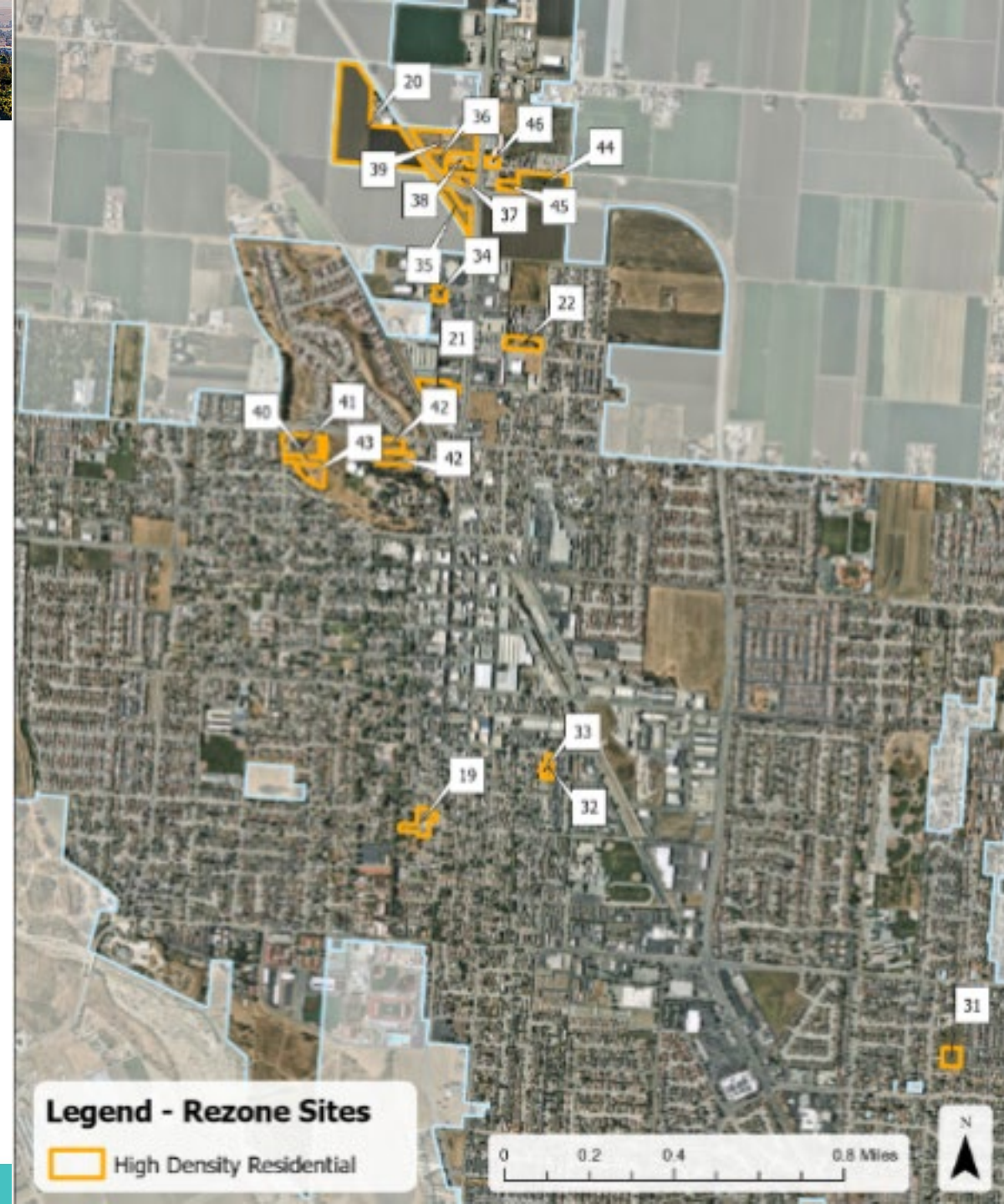
 Vacant North Gateway

0 0.1 0.2 0.4 Miles





High Density Residential Rezones





Mixed-Use Rezoning





Downtown Mixed-Use Rezones





Tentative Project Timeline

Winter
2023

- **Study Session #1 (12/4)**
- **Public Review Draft**

Winter
2024

- **Planning Commission and City Council Study Session**
- **Community Workshop #2**
- **First Draft Submittal to HCD**

Spring 2024

- **Housing Element Statutory Deadline Buffer**
- **Adoption Hearings**



Thank You! Questions?

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