



City of Hollister
2025 General Plan Annual Progress Report

March 16, 2026

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Introduction

Government Code Sections 65400 and 65700 mandate that all cities and counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Land Use and Climate Innovation (LCI) and the Department of Housing and Community Development (HCD) by April 1st of each year.

The annual progress report (APR) provides local legislative bodies and the public with information regarding the implementation of the General Plan for their city or county. The APR also informs the public of the progress in meeting the community's goals.

In addition to this General Plan APR, all jurisdictions must additionally prepare and submit a Housing Element APR to both LCI and HCD. The Housing Element APR provides informational reporting on housing information including progress on meeting the jurisdiction's share of regional housing needs, rezoning activities, and actions taken toward completing housing element programs.

The General Plan APR allows LCI to identify statewide trends in land use decision-making and how local planning and development activities relate to statewide planning goals and policies. APRs may also be used to inform future modifications to LCI's *General Plan Guidelines*. Both the General Plan and Housing Element APRs are used by the State Offices to track progress of local jurisdictions' implementation of their General Plan, Housing Element, and is used as an eligibility threshold requirement for several State housing funding programs.

Date of Acceptance of the APR

The City of Hollister 2025 General Plan Annual Progress Report is anticipated to be reviewed and accepted by the City Council at the regular City Council meeting of March 16, 2026.

Date of Last Update to the City of Hollister General Plan

The City of Hollister completed a comprehensive update to the 1995-2005 General Plan when it adopted the 2005-2023 General Plan (Current General Plan) in December of 2005. The update was prepared in compliance with the Office of Planning and Research General Plan Guidelines. In accordance with State requirements, the City of Hollister General Plan Housing Element was amended in 2009 for the 2009-2014 Housing Element Cycle, and again in April of 2016 for the 2015-2023 5th Cycle. As required by Section 65302)(d)(3) and (g)(2) of the Government Code, the City of Hollister Natural Resources, Health and Safety, and Land Use and Community Design Elements were concurrently amended. The amendments provide more accurate mapping of flood hazard areas (including Flood Awareness Protection Areas) as well as liquefaction and landslide hazards. The amendments also added programs and policies related to development of a local hazard mitigation plan and avoidance of flood hazard areas for the establishment of residential and public facilities.

The City of Hollister was working on a comprehensive update to the existing 2005-2023 General Plan throughout 2025. On December 3, 2024, the City Council approved Resolution 2024-201 adopting the 2040 General Plan. On January 21, 2025 a referendum petition was filed against the adoption of Resolution 2024-201. In response, on March 3, 2025 the City Council repealed Resolution 2024-201, rescinding the adoption of the 2040 General Plan. The City Council authorized a contract to prepare a

revision to the 2040 General Plan, Climate Action Plan, and environmental analysis on June 3, 2025. This amendment is underway and the revised 2040 General Plan is anticipated to be adopted in April 2026.

General Plan Implementation Measures

Land Use and Community Design Element

Implementation Measure	Status
LU.A Develop Signage Ordinance	Sign ordinance was completed in 2008 with the adoption of Ordinance 1038. An ad hoc committee was formed to review the downtown sign ordinance in 2019. On April 6, 2020, the City Council adopted Ordinance 1188 repealing and replacing Chapter 17.20 <i>Signs</i> of the Hollister Municipal Code.
LU.B Investigate Inclusionary Housing Programs	On August 6, 2024, the City Council adopted Ordinance 1252 which adopted Chapter 17.36 Inclusionary Housing Program into the City’s Municipal Code. The Inclusionary Housing Program requires new residential development to include 15% of the units at affordable income categories (6% Very-Low Income, 5% Low Income, 4% Moderate income).
LU.C Revise Zoning Regulations	<p>A comprehensive update of the City’s Zoning Ordinance was adopted in 2008 with Ordinance 1038. Since the adoption, there have been various amendments to the Zoning Ordinance to ensure internal consistency between the code, general plan, and other State and local regulations.</p> <p>In September of 2022, the City Council authorized Staff to begin a comprehensive Zoning Ordinance Overhaul. The intent of the Zoning Ordinance Overhaul is to revise the Zoning Ordinance to provide clarity, ease of use, amend current and implement new processes and regulations as appropriate, as well as to bring the ordinance into compliance with the many new State laws that have been put into place since the most recent overhaul in 2008. The Zoning Overhaul is an ongoing, long-term project.</p> <p>On August 18, 2025, the City Council adopted Ordinance 1262 updating the Industrial Zoning District to allow specialized schools.</p>

	<p>On October 20, 2025, the City Council adopted Ordinance 1267 updating the Definitions and Land Use tables throughout the Zoning Ordinance to provide clarity for applicants and staff.</p> <p>The Planning Commission held study sessions on September 25, 2025 and November 20, 2025 to review multiple amendments to the Procedures and Administration chapters of the Zoning Ordinance. Study sessions on procedures chapters will continue into 2026, and it is anticipated to repeal and replace Chapter 17.24 with revised and clarified application procedures in 2026.</p>
<p>LU.D Update Public Service Master Plans</p>	<p>The City is currently reviewing the current Public Service Master Plans, in preparation of comprehensive updates needing to take place.</p>
<p>LU.E Initiate a Process to Amend the AMBAG Forecasts</p>	<p>The City participated in AMBAG’s Regional Growth Forecasts which were adopted in 2022, and is actively participating in the current process that is underway for the next forecast.</p>
<p>LU.F Conduct Outreach and Education</p>	<p>The City of Hollister has adopted the most current Title 24 of the California Code of Regulations, including Part 11 California Green Building Standards Code.</p> <p>Streamlining of Building Department applications for photovoltaic permits.</p> <p>Collaboration with applicants of affordable housing projects to promote available state programs for placement of photovoltaic solar panels.</p>
<p>LU.G Develop and Adopt Design Review Guidelines</p>	<p>The City of Hollister is in the process of updating the entire Zoning Ordinance. This long-term process will involve preparation and adoption of objective residential development standards, design guidelines for all zones within the City, and design guidelines within identified special planning areas.</p> <p>The City has received REAP 2.0 Planning Grant funding to develop and implement objective design standards for high density and mixed-uses within the Downtown Mixed Use Zoning District. Initial staff work kicked off on the project in Winter 2024, and work on the preparation of Objective Design Standards continued through</p>

		2025. On December 4, 2025, the City held a community workshop to receive feedback on the project, as well as hosted an online survey where over 70 responses were received. Adoption of the Objective Design Standards is anticipated in 2026.
LU.H	Develop a Street Tree Program	On October 16, 2023 the City adopted a program for citizens to request a street tree to be planted by the Public Works Department.
LU.I	Develop Streetscape Improvement Guidelines	In November 2019, the Engineering Department updated the City of Hollister Design Standards, Standard Specifications, and Standard Plans.
LU.J	Develop Guidelines for the Preparation of Lighting Plans	Section 17.16.090 of the Zoning Ordinance (ORD 1038, 2008) provides design guidelines for the preparation of lighting plans consistent with this implementation measure.
LU.K	Formulate and Implement an Economic Development Strategic Plan	<p>The City of Hollister works closely with, and provides funding for, the San Benito County Economic Development Corporation and Hollister Downtown Association. Both organizations support local economic development and business opportunity.</p> <p>On August 18, 2025 the City Council established a Business Advisory Commission to advise the Council on matters affecting businesses within Hollister. The Commission has not met to date, as a full quorum of appointees has not been made for the commission’s membership.</p>
LU.L	Inventory and Designate Historical Sites	<p>Ordinance 1063 was adopted by the City Council in November 2010, which implemented the current Chapter 15.16 <i>Historic Preservation</i> of the Hollister Municipal Code. The City currently has two historic districts, the Monterey Street Historic District and the Downtown Historic District, which are designated on the National Register of Historic Places.</p> <p>In 2021, the City Council authorized the creation of a local historic resources commission as outlined in the ordinance. At this time, though the positions have been advertised several times to the public, the commission does not have members serving and thus the commission does not meet for business.</p>
LU.M	Inventory Illegal or Dangerous Housing Units	As part of the 6 th Cycle Housing Element Update, the City has reviewed housing conditions within the City.

<p>LU.N Assemble Parcels for Development in Accordance with RDA Programs</p>	<p>The State of California adopted AB 1X26 and Clean Up Legislation AB 1484 that abolished all RDAs in the state on February 1, 2012.</p> <p>The City of Hollister issued an RFP and entered into an exclusive negotiating agreement for development of the former Hollister Redevelopment Agency properties that were assembled for the development of a catalyst project on the “400 Block” in accordance with the RDA’s five-year implementation plan.</p> <p>The 400 Block development project received entitlement approval from the Planning Commission on September 27, 2018 for a two-story philanthropic building and a three-story mixed-use building with ground floor commercial spaces and 22 condominium units – including 2 units restricted for very-low income, and two units restricted for low income families, and a density bonus.</p> <p>The philanthropic building received building permits in September of 2020, and is currently operating with temporary occupancy.</p> <p>The mixed-use building received building permits in August of 2021 and is currently under construction. Final occupancy has been granted for 20 of the units as of 2025, and the remainder of the units are expected to be completed in 2026.</p>
<p>LU.O Assess Existing Downtown Hollister Parking District</p>	<p>Parking needs were reviewed in 2009 Hollister Downtown Strategy and Plan.</p> <p>Position of Community Services Officer for parking enforcement approved in May 2009.</p> <p>Ordinance 1048 established civil penalties for parking violations.</p> <p>Downtown Parking Committee was created to review and evaluate potential parking opportunities in the downtown.</p> <p>Resolution 2020-208 was adopted by the City Council, authorizing the San Benito Street Traffic Calming and Beautification Project.</p>

		Ordinance 1199 was adopted by the City Council on December 21, 2020 which amended Chapter 10.20 of the Municipal Code to allow for “back-in” diagonal parking within the downtown.
LU.P	Evaluate Capital Improvements Program	Ongoing. The City of Hollister Engineering Department is the lead agency for CIP Projects. A five-year CIP Program is adopted by the City, and an annual schedule of CIP projects is adopted and implemented each year.
LU.Q	Encourage Intergovernmental Coordination	<p>Council representatives and staff continue to participate in the interagency intergovernmental and Governance Committee.</p> <p>Staff have participated with the Hollister School District and San Benito High School District to evaluate traffic safety near schools and coordinate improvements.</p> <p>Resolution 2017-281 was adopted by the City Council on November 6, 2017 approving a Master Agreement between the City of Hollister and the Hollister School District for the use of recreational fields by the public outside of school hours.</p> <p>Resolution 2013-159 was adopted by the City Council on May 20, 2013, which authorized the execution of an agreement with San Benito High School District for use of the San Benito High School aquatic facility.</p>
LU.R	Encourage Specific Plans	Ongoing.
LU.S	Evaluate Public Facilities Fees	See Implementation Measure LU.Z regarding Impact Fees.
LU.T	Fund RDA Housing Projects	The State of California adopted AB 1X26 and Clean Up Legislation AB 1484 that abolished all RDAs in the state on February 1, 2012.
LU.U	Implement Phasing Strategy	Map 6 <i>Phasing Strategy</i> of the City of Hollister General Plan illustrates a phasing map identifying priority areas for the potential expansion of the Sphere of Influence.
LU.V	Offer Development Incentives	The City of Hollister offers the opportunity for development to request a waiver of development standards through the Planned Development process, which encourages unique development design and higher residential densities.

LU.W	Promote Improvements During Design Review	Ongoing implementation. City’s review includes pre-application meetings with the applicant as well as Development Review Committee (DRC) with city officials.
LU.X	Rehabilitate, Replace, or Eliminate Illegal or Dangerous Housing Units	Code Enforcement review ongoing.
LU.Y	Review Development Regulations	Ongoing. The City is in the process of overhauling the Zoning Ordinance to bring it into conformance with new State laws, provide clarity, address inconsistencies, and provide for overall ease of use and understanding of the code for both the public and staff. See LU.C.
LU.Z	Review Impact Fees	Ongoing. Resolution 2016-46 was adopted by the City Council on April 4, 2016 and Resolution 2017-234 was adopted on September 18, 2017, both of which amended the City’s traffic impact fees. In 2018, the City of Hollister City Council adopted revisions to the existing impact fee list. In May of 2019, the City Council adopted Resolution 2019-113 approving an update to the public facility impact fees for jail/juvenile hall, library, park construction, storm drainage, water facilities, and new fees for city hall/city yard. The City is currently reviewing the possibility of re-evaluating the structure of current impact fees to be based on square footage for new residential development.
LU.AA	Study Infrastructure “Hook-up” Fees	See Implementation Measure LU.Z regarding Impact Fees.

Circulation Element

Implementation Measure		Status
C.A	Classify Roadways	The 2005 General Plan classifies roadways within the City of Hollister Sphere of Influence. As new roadways are proposed with development, the Engineering Department appropriately classifies them based on their anticipated traffic volumes and requires improvements to meet City Standards.
C.B	Develop Truck Routes	Truck Route established along State Route 25 Bypass, which was completed in 2009.

C.C	Encourage Intergovernmental Coordination	Ongoing.
C.D	Evaluate Public Facilities Fees	Ongoing.
C.E	Monitor LOS Levels	Ongoing.
C.F	Prioritize and Implement Roadway Improvements	C.F.1 Highway 25 Bypass was completed in 2009
C.F.1	Highway 25 Bypass	<p>C.F.2 The City of Hollister approved TM 2013-2, which constructed the North Street Extension of Buena Vista Road between San Felipe Road to the west and the existing Buena Vista Road to the east.</p> <p>C.F.3 At the October 2021 Planning Commission meeting, Tentative Map 2021-2, Conditional Use Permit 2021-8 for a Planned Unit Development, and Site & Architectural Review 2021-8 was approved to subdivide ~23 acres for residential development. As part of the development, the full right of way of Memorial Drive will be extended north from Meridian Street to Santa Ana Road. Grading for the project began in 2023. Building permits for the residences began issuance in 2025, and the construction of the Memorial Drive extension and Santa Ana Road roundabout is largely complete. Though, Memorial Drive is not yet opened fully to through traffic due to the ongoing subdivision construction.</p> <p>C.F.4 Sunnyslope Road between El Toro Drive and Fairview Road remains a 2-lane collector at this time. There continues to be spotted City and County jurisdictional lands along the right-of-way, and no annexation or full right-of-way improvement project is planned at this time.</p> <p>C.F.5 The West of Fairview Subdivision was approved in 2007 with a development agreement accompanying the tentative map. The development agreement has extended the subdivision approval and the development is currently under construction. The extension of Union Road (now Avenida César Chávez) was completed as part of the Phase 1A improvements for the subdivision.</p> <p>C.F.6 At this time, Airline Highway (SR 25) remains a two-lane road from Sunset Drive south to</p>
C.F.2	Buena Vista Road Construction	
C.F.3	Memorial Drive Construction	
C.F.4	Sunnyslope Road Construction	
C.F.5	Union Road (formerly Crestview Drive) Construction	
C.F.6	Airline Highway (State Route 25) Widening	
C.F.7	Fairview Road Widening	
C.F.8	Westside Boulevard Extension	
C.F.9	New Traffic Signals	
C.F.10	Street and Highway Maintenance	
C.F.11	Memorial Drive Construction	
C.F.12	Fairview Road/San Felipe Road East West Arterial	
C.F.13	Fairview Road/Memorial Drive East West Collector	
C.F.14	McCloskey Road to State Route 156	
C.F.15	Union Road Widening	

	<p>Fairview Road. The Highway is within CalTrans' jurisdiction, and approval of any roadway improvement projects are within their control.</p> <p>C.F.7 Where Fairview Road is within the City's jurisdiction, the road has two southbound travel lanes. The remainder of Fairview Road right-of-way falls within San Benito County jurisdiction. Additionally, the West of Fairview Subdivision has improved half of the right-of-way on Fairview Road along the project boundary.</p> <p>C.F.8 An agreement was made between the City of Hollister and the San Benito High School District to authorize the closure of Nash Road between West Street and Monterey Street during school hours in August of 2015. The road closure was implemented in 2018.</p> <p>C.F.9 The City continues to evaluate intersections and traffic congestion to and implement traffic calming measures where appropriate. New developments are reviewed to ensure that any traffic effects are mitigated, including the collection of in-lieu traffic impact fees for large-scale traffic projects.</p> <p>C.F.10 The City continues to maintain roadways and has an annual Capital Improvement Project which identifies roadway repairs and maintenance for each year.</p> <p>C.F.11 There are no planned annexations and/or development projects north of Santa Ana Road within the proposed Memorial Drive Extension area at this time.</p> <p>C.F.12 The growth area bounded by San Felipe Road, Fallon Road, Fairview Road, and Meridian Street is not at a state of development warranting planning for this east-west collector between McCloskey Road and Fallon Road.</p> <p>C.F.13 The growth area bounded by San Felipe Road, Fallon Road, Fairview Road, and Meridian Street is not at a state of development warranting</p>
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	<p>planning for this east-west collector between McCloskey Road and Santa Ana Road.</p> <p>C.F.14 The segment of Fairview Road between McCloskey Road and SR 156 is within the jurisdiction of San Benito County.</p> <p>C.F.15 The segment of Union Road between SR 25 and SR156 is within the jurisdiction of San Benito County.</p>
<p>C.G Promote Walkability Through Design Review</p>	<p>Ongoing. The City of Hollister Zoning Ordinance identifies standards for circulation and walkability.</p> <p>On February 22, 2011, the City Council approved Resolution 2011-20 adopting the 2009 San Benito County Bikeway and Pedestrian Master Plan.</p> <p>Developments are reviewed through many different city departments and review agencies to ensure compliance with all necessary standards and design requirements.</p> <p>In 2025, the City applied for the Safe Streets and Roads for All grant program. The City was awarded a grant to engage in a citywide road network planning effort to identify road improvements that can be made to promote pedestrian and multi-modal circulation. The City accepted the award in early 2026.</p>
<p>C.H Collaborate with Caltrans During Development Review</p>	<p>All environmental documents as well as any development which affects CalTrans rights-of-way are forwarded to CalTrans for review and comment during the development processes. The City also collaborates with CalTrans as appropriate for grant funding for multimodal circulation projects and other projects as appropriate.</p>

Community Services and Facilities Element

Implementation Measure		Status
CSF.A	Adopt an Information Technology Plan	Ongoing.
CSF.B	Evaluate Fire Service Consolidation Opportunities	Fire Task Force reviewed during 2005-2007. Consolidation of Fire Services between the City of Hollister and San Benito County occurred in 2013. Once per month, City and County officials meet to discuss the City/County joint powers agreement consolidation of fire department services, including maintenance, operation, and facilities costs.
CSF.C	Implement Joint Use Agreements with School Districts	<p>Ongoing joint-use programs at Calaveras, Cerra Vista, Maze, and Rancho San Justo schools' parks.</p> <p>Resolution 2017-281 was approved by the City Council on November 6, 2017, which approved a Master Agreement between the City of Hollister and Hollister School District for the use of recreational fields.</p> <p>Resolution 2013-59 was approved by the City Council on May 20, 2013 authorizing execution of a community recreation agreement with San Benito High School District for the use of the San Benito High School aquatics facility.</p>
CSF.D	Adopt a Performance Standards Ordinance	Chapter 17.16 <i>Performance Standards</i> was adopted in 2008 with Ordinance 1038.
CSF.E	Consider the Formation of a Planning Area-Wide Fire District	See CSF.B.
CSF.F	Coordinate with the San Benito County Water District, San Benito County and the Sunnyslope County Water District in Water and Wastewater System Expansion Needs	<p>Continued coordination for water reclamation and supply with the Governance Committee.</p> <p>City and San Benito County Water District (SBCWD) in partnership for the reclaimed water master plan.</p> <p>Coordination for use of the Lessalt Water Treatment Facility for water supply for the region.</p> <p>Adoption of the Hollister Urban Area Water and Wastewater Master Plan in November 2012. Collaborating agencies included the City of Hollister, County of San Benito, Sunnyslope County Water District, and San Benito County Water District.</p>

		<p>On October 20, 2025, the City Council adopted Resolution 2025-143 approving an amendment to the San Benito Urban Area Water Supply and Treatment Agreement with the San Benito County Water District, which included laying out funding mechanisms for the Accelerated Drought Response Project (ADRoP) which will provide climate resiliency in drought for existing water users in the region.</p>
CSF.G	Coordinate with the Sunnyslope County Water District in Water System Expansion Needs	See CSF.F.
CSF.H	Establish Procedures and Requirements for Well and Ditch Tail Water Tests	Ongoing compliance with State Department of Public Health and Department of Water Resources for well testing. This follows the written plan for testing the drinking water system.
CSF.I	Establish Requirements for Water Conservation in New Development	<p>On June 20, 2011, the City Council approved Resolution 2011-81 approving the Hollister Urban Area Water Management Plan.</p> <p>Ordinance 1046 established fees and provisions for collection of liquid water at the Hollister Water Reclamation Facility.</p> <p>Ordinance 1055 was adopted to establish compliance with state law for water efficient landscapes.</p> <p>Commercial, industrial, and multi-family projects are required to include a separable with a meter for use of recycled water.</p> <p>Coordination to use the 50-acre water reclamation facility (Brigantino Park) to establish an agricultural trial field.</p> <p>On June 6, 2011 the City Council approved Resolution 2011-70 adopting the water system emergency/disaster response plan.</p>
CSF.J	Identify Opportunities for Library Service Expansion	In 2017 the City Council adopted a library impact fee that would be paid by new development.
CSF.K	Identify Recycling Program Opportunities	The City of Hollister – as well as San Benito County as a whole – partners with Recology for water, organics, and recycling programs and collection. San Benito County Integrated Waste also champions recycling programs county-wide.

CSF.L	Implement Actions for Pesticide and Fertilizer Management	The City employees or contactors are trained or qualified to comply with regulations for pesticide and fertilizer management.
CSF.M	Provide Information on Water Conserving Landscape	<p>Ongoing. Ordinance 1055 Water Efficient Landscape Ordinance was adopted in December 2009 and its implementation is ongoing. The City contracts with the Water Resources Association of San Benito County (WRASBC) to review all landscape applications submitted and to verify that they are in accordance to Ordinance 1055. Staff works with WRASBC to make information available to the public about water conservation methods.</p> <p>The Water Resources Association provides literature on water conservation landscaping and has a demonstration garden to showcase such conservation strategies. It also does water education in schools.</p>
CSF.O	Adopt a Storm Water Master Plan	The City has a Storm Drain Master Plan prepared by Wallace Group, Inc. for current and future general plan buildout.
CSF.P	Identify Drainage System Improvements	Ongoing maintenance for storm drains.
CSF.Q	Identify Opportunities for Water Recycling	See CSF.I.
CSF.R	Update the City's Water System Master Plan	See CSF.F.
CSF.R(2)	Coordinate with San Benito County on Landfill Capacity Needs	<p>Approved non-exclusive franchise agreements for roll-off refuse and commercial recycling.</p> <p>Approved Ordinance 1040 which requires waste diversion plans for new construction and demolitions.</p> <p>Approved a new franchise agreement that includes recycling as part of the rates.</p> <p>Approved an environmental purchasing policy.</p> <p>Approved use of recycled materials at city parks.</p> <p>On June 3, 2013 the City Council adopted Ordinance 1093, which amended Chapter 15.24 <i>Grading and Best Management Practices Control</i> relating to solid waste diversion plans.</p>

	<p>On February 21, 2017 the City Council approved Resolution 2017-42 adopting a sanitary sewer management plan.</p>
<p>CSF.S Prepare Guidelines for Water Quality Source Control Program</p>	<p>The City of Hollister has adopted a storm water management program as well as a grading ordinance for low impact development. It is city polity to condition bio retentions, vegetative swales, permeable paving or other sources of storm water management for developments. The City has adopted storm water management best management practices (BMPs) CASQA manuals for construction, municipal government, and industrial uses which address spill prevention and clean up.</p>
<p>CSF.T Conduct Water Quality Education Programs</p>	<p>The City of Hollister helps fund the San Benito County Water Resources Association in partnership with Sunnyslope County Water District and San Benito County Water District. The agency provides training to homeowners on water use and discharge from homes.</p> <p>The City Council has discussed the topic of greywater and the potential reuse of graywater as a component of sustainable water practices.</p> <p>Ongoing implementation with monthly hazardous collection.</p>
<p>CSF.U Continue to Require Proper Disposal of Pollutants</p>	<p>See CSF.T.</p>
<p>CSF.V Coordinate with the Water Resources Association of San Benito County</p>	<p>Agency provided training for certification of irrigation auditors for water efficient landscaping, and coordinate for implementation of water efficient landscape ordinance 1055. Staff collaborates with the Water Resources Association of San Benito County (WRASBC) to implement Ordinance 1055. The WRASBC reviews applications for consistency with Ordinance 1055 for all developments including the front yards of new residential dwelling units.</p>

CSF.W	Enforce Strict Requirements for Development in High Fire Hazard Areas	<p>In March 2025 the Office of the State Fire Marshall (OSFM) released updated Fire Hazard Severity Zone (FHSZ) maps. During this update, one parcel located off of Cowden Road south of the City was identified as being located within a High Fire Hazard Zone. This parcel is located within the City, as it is a City-owned public facility parcel.</p> <p>The City Council authorized an amendment to the City’s Safety Element, including the preparation of an evacuation study, to ensure that CalFIRE standards are met. This update is underway and anticipated to be adopted with the 2040 General Plan Update in 2026. The updates to the Safety Element will include policies ensuring the development within the High Fire Hazard Zone are enforced.</p>
CSF.X	Enhance Facilities for Fire and Police Services	<p>The remodel of Fire Station 1 was completed in 2012. The City utilizes Community Facilities District #5 to fund police and fire services to new residential development, which collects funds that can be used both for personnel and also upgrading equipment and facilities for the provision of emergency services.</p> <p>In 2025, the Fire Prevention Division relocated to a new City-owned building located at 450 Hill Street. The office is collocated with the Parks and Recreation Department.</p> <p>In 2025, the City of Hollister Police Department began the blueprints for the Dispatch and Realtime Crime Center and for the parking lot expansion and metal long-term evidence building at the police department.</p>
CSF.Y	Evaluate Coordinate Funding Strategies for Infrastructure and Services	<p>Ongoing coordinate billing for sewer and water for residents located in the Sunnyslope County Water District. Coordinated water efficient landscape applications process with Water Resources Association in 2010. Ongoing.</p>
CSF.Z	Implement Plans for a Regional Wastewater Treatment Facility	<p>Completed in 2008.</p>
CSF.AA	Implement the City’s Solid Waste Management Plan	<p>See CSF.R(2).</p>

CSF.BB	Implement the Parks and Recreation Master Plan	Ongoing. The City’s Parks Facility Master Plan was adopted on May 20, 2019.
CSF.CC	Maintain an Up-to-Date CIP	Ongoing.
CSF.DD	Maintain Data on Sewer and Water System Capacity	See CSF.F.
CSF.EE	Monitor Water Quality at the Wastewater Treatment Plant	Ongoing monitoring to comply with requirements of waste discharge permits.
CSF.FF	Provide for New Elementary and Middle Schools	Staff participated in the Hollister School District Facility Master Plan data collection and interagency meetings.
CSF.GG	Publicize the City’s Waste Management Program	Coordinate with waste haul contractor for education about designated drop-off days for household hazardous waste and recycling programs.
CSF.HH	Inspect Drainage Channels and Culverts	Ongoing inspection and general maintenance as needed.
CSF.II	Require Fire Agency Review	Ongoing.
CSF.JJ	Require Fire Protection Mitigation in New Development	Ongoing.
CSF.KK	Require Law Enforcement Review	Ongoing.
CSF.LL	Require Storm Water Runoff Measures	Ordinance 1053 adopted in December 2009 for grading and best management practices. Ongoing communication with Regional Water Quality Control Board District V.
CSF.MM	Require Utility Providers Review	Ongoing.
CSF.NN	Support Construction of a Second High School	Ongoing.

Open Space and Agriculture Element

Implementation Measure		Status
OS.A	Create an Agricultural Community Disclosure Ordinance	This type of ordinance is applicable to unincorporated areas where the noise, odor, and dust/debris from agricultural uses can be a perceived nuisance to rural residential land uses. Most agricultural uses in the city limits are in the industrial zoning districts where disclosure would be unnecessary. Other agricultural areas are unincorporated lands near the edge of the city limits.
OS.B	Develop Open Space Management Plan(s)	Ongoing, where applicable.

OS.C	Investigate Voluntary “Subscription Farming” or Community Supported Agriculture (CSA) Programs	Implementation program is more applicable to projects that abut agricultural areas. The City has supported the Hollister Farmers’ Market, which is a source for local and regional agricultural vendors.
OS.D	Enact a Farmland Trust	There is an existing non-profit San Benito Agricultural Land Trust. The City is in the process of developing an Agricultural Land Preservation Program.
OS.E	Coordinate With Other Jurisdictions in Open Space Planning	Ongoing.
OS.F	Manage Private Open Space	Ongoing.
OS.G	Provide Open Space Access Points	Ongoing.
OS.H	Create Open Space Preservation Opportunities	Opportunities for flexible development with areas, such as flood zones, to preserve open space areas within developments.
OS.I	Restrict Utilities in Open Space	Ordinance 1056 added prohibitions to the establishment of utilities in the Flood Plain overlay zoning district.

Natural Resources and Conservation Element

Implementation Measure		Status
NRC.A	Conduct Air Quality Education Programs	Limited staff resources.
NRC.B	Explore Regional Planning Opportunities to Preserve Habitats	Ongoing. San Benito County is currently preparing a Habitat Conservation Plan.
NRC.C	Identify Opportunities for PG&E Assistance	Continued cooperation with the Association of Monterey Bay Area Governments and PG&E for energy conservation programs.
NRC.D	Provide for Backup Energy Provision	Backup power has been installed at the City corporation yard, City Hall, the Police Station, and Fire Station 2.
NRC.E	Encourage “Green” Building Standards and Processes	Ongoing. The City adopts all updates to the California Building Code, including Green Building Codes.
NRC.F	Establish and Update the List of Species	The City follows all local, state, and federal special status species protection and mitigation requirements.
NRC.G	Establish Mitigation for the Burrowing Owl Colony in the Fairview Road/Santa Ana Road Area	Standard mitigation measures for protection of the burrowing owl are in place on all applicable development projects which may affect the species’ habitat areas.

NRC.H	Apply Air Quality Standards in Development Review	As part of the 2040 General Plan Update, the City is also preparing a Climate Action Plan to establish air quality improvement and greenhouse gas emissions reduction targets.
NRC.I	Apply Standards to Sensitive Air Quality Receptors	Ongoing.
NRC.J	Apply Title 24 Requirements	All projects involving electric permits or other energy improvements are subject to Title 24. In 2025, the City processed 250 building permits which were subject to Title 24 requirements.
NRC.K	Conduct Surveys for Burrowing Owls	Ongoing. Biological Assessments are a standard mitigation requirement for any development proposed within a sensitive habitat area.
NRC.L	Coordinate with Other Agencies in Air Quality Planning	Ongoing.
NRC.M	Establish Buffers to Protect Air Quality	Ongoing.
NRC.N	Identify Opportunities for Transit-Oriented Development	Ongoing. San Benito County Council of Governments is included in the development review process to ensure coordination with regional transit projects.
NRC.O	Implement the LEED Program	Ongoing.
NRC.P	Promote Solar Design	All new development is subject to solar energy requirements. In 2025, the City processed 302 solar permits.
NRC.Q	Publicize Energy Conservation Programs	Ongoing.
NRC.R	Require Appropriate Landscaping to Mitigate Air Quality impacts	Ongoing.
NRC.S	Require Building and Site Design Review for Energy Conservation	Ongoing.
NRC.T	Require Construction Techniques that Minimize Wind Erosion	Ongoing.
NRC.U	Require Pre-construction Surveys for Nesting Raptors	Ongoing. Biological Assessments are a standard mitigation requirement for any development proposed within a sensitive habitat area.
NRC.V	Require Project Mitigation for Habitat	Ongoing. Biological Assessments are a standard mitigation requirement for any development proposed within a sensitive habitat area.
NRC.W	Require Project Review for Energy Conservation Measures	Ongoing.
NRC.X	Require Wetlands Delineation	No identified wetlands within the City of Hollister.
NRC.Y	Require Wetlands Replacement Plans	No identified wetlands within the City of Hollister.

Health and Safety Element

Implementation Measure		Status
HS.A	Designate Travel Routes for Hazardous Materials	California Truck Route established along State Route 25 Bypass, which opened in 2009.
HS.B	Designate Truck Routes	See HS.A.
HS.C	Implement the Airport Land Use Plan	Development Applications which are located within the Airport Influence Area are forwarded to the Airport Land Use Commission for land use consistency determinations.
HS.D	Provide for Public Awareness and Education About Noise Issues	Provided on an as-needed basis.
HS.E	Provide Public Information on Safety and Emergency Preparedness Issues	The City of Hollister adopted a Local Hazard Mitigation Plan as part of the larger San Benito County Multijurisdictional Hazard Mitigation Plan.
HS.F	Compile Complaint Information and Periodically Evaluate Enforcement Needs for Noise Impacts	Monitored by the Code Enforcement Division.
HS.G	Update Geologic, Flooding and Other Hazard Maps	The City utilizes the most up-to-date hazard maps available.
HS.H	Apply Flood Control Requirements in New Development	Ongoing.
HS.I	Coordinate with San Benito County on Hazardous Waste Management Planning	Hazmat communication is integrated between the City and the County. The County Environmental Health Department has a county-wide hazardous management plan. City and County participation includes disaster preparedness planning and exercises. The county has a hazardous waste collection program that serves the City of Hollister.
HS.J	Conduct Periodic Emergency Exercises	Staff attend trainings coordinated by the Office of Emergency Services.
HS.K	Conduct Periodic Noise Monitoring	Ongoing.
HS.L	Continue to Implement Actions Related to Unreinforced Masonry Buildings	Ongoing.
HS.M	Designate Emergency Evacuation Routes	See HS.A.
HS.N	Identify Traffic Noise Mitigation Needs	Noise study and conditions for noise reduction are implemented in development for project where the environmental analysis pursuant to CEQA determines a need.
HS.O	Periodically Evaluate the City's Noise Ordinance	The City of Hollister approved Ordinance 1137 on April 3, 2017 adopting an updated Noise Ordinance addressing days and hours of operation for construction activities.
HS.P	Provide Staff Training on Noise Enforcement	Ongoing training in conjunction with code enforcement training.

HS.Q	Regularly Update the Building Code	Ongoing.
HS.R	Require Cleaning on Sites with Hazardous Soils	Two previous clean-up sites were the “Leatherback” property which was purchased by the former RDA on the southeast corner of Hillcrest Road and McCray Street, and on the southwest corner of McCray Street and 4 th Street. Ongoing implementation on an as-needed basis.
HS.S	Review and Update the City’s Emergency Plan	See HS.I.
HS.T	Review New Development for Potential Noise Impacts	See HS.N.
HS.U	Review New Development for Compatibility with the Hollister Municipal Airport Comprehensive Land Use Plan	See HS.U.

Housing Element Reporting Requirements

Regional Housing Needs Allocation Progress

Income Level	RHNA Allocation by Income Level	Projection Period 06/30/2023-12/14/2023	2										3 Total Units to Date (all years)	4 Total Remaining RHNA by Income Level	
			2023	2024	2025	2026	2027	2028	2029	2030	2031				
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	846	-	-	-	-	-	-	-	-	-	-	-	-	846
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	678	-	4	1	-	-	-	-	-	-	-	-	5	673
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	826	-	17	-	-	-	-	-	-	-	-	-	17	809
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	-
Above Moderate		1,813	49	101	165	-	-	-	-	-	-	-	-	315	1,498
Total RHNA		4,163													
Total Units			49	122	166	-	-	-	-	-	-	-	337	3,826	

Residential Projects Entitled

Project	Number of Units	Unit Type	Affordability
141 Westside Blvd	1	JADU	Market Rate
660 Gabriele Ct	1	JADU	Very Low
180 Rustic Ct	1	JADU	Acutely Low
1640 Petaluma Ct	1	ADU	Market Rate
21 Rossi Ct	1	ADU	Market Rate
820 Talbot Dr	1	ADU	Extremely Low
921 Cannery Row	1	JADU	Market Rate
683 6 th St	1	ADU	Moderate
1491 Jenner Ct	1	ADU	Market Rate
2781 Glenview Dr	1	JADU	Market Rate
1146 Prune St	1	ADU	Market Rate

Entitled Residential Units By Project/Unit Type 2025			
Project	Number of Units	Unit Type	Affordability
1371 El Cerro Dr	1	ADU	Extremely Low
2350 Calistoga Dr	1	JADU	Market Rate
1701 Panorama Dr	1	ADU	Extremely Low
4 th Street Apartments	17	5+	Very Low/ Low/ Moderate
Everglen 2	6	SFD	Moderate/ Market Rate
1100 Christopher Ct	1	ADU	Market Rate

Entitled Residential Units 2025						
Acutely Low-Income	Extremely Low-Income	Very Low-Income	Low-Income	Moderate Income	Above-Moderate Income	Total
1	3	2	13	5	14	38

Residential Building Permits Issued (Counted toward RHNA)

Residential Building Permit Issued By Project/Unit Type			
Project	Number of Units	Unit Type	Affordability
Twin Oaks	8	SFD (Age-Restricted)	Market Rate
West of Fairview Phase 2	38	SFD	Market Rate
840 Laguna Ct	1	ADU	Market Rate
1151 Sally St	1	ADU	Market Rate
1920 Nora Dr	1	ADU	Market Rate
1049 West St	1	ADU	Low
Everglen	40	SFD	Market Rate
Everglen ADUs	6	ADU	Market Rate
Willow Landing	33	SFD	Market Rate
Willow Landing Duets	14	SFA	Market Rate
141 Westside Blvd	1	JADU	Market Rate
1640 Petaluma Ct	1	ADU	Market Rate
21 Rossi Ct	1	ADU	Market Rate
921 Cannery Row	1	JADU	Market Rate
Annotti Landing	4	2 to 4	Market Rate
Annotti Landing	4	ADU	Market Rate
Aspen Park	9	SFD	Market Rate
Farmstead	2	SFD	Market Rate

Residential Building Permits Issued 2025						
Acutely Low-Income	Extremely Low-Income	Very Low-Income	Low-Income	Moderate Income	Above-Moderate Income	Total
0	0	0	1	0	165	166

Residential Final Occupancies

Residential Final Occupancy Issued By Project/Unit Type			
Project	Number of Units	Unit Type	Affordability
2003 Bridlewood St	1	ADU	Market Rate
Twin Oaks	22	SFD (Age-Restricted)	Market Rate
West of Fairview Phase 2	66	SFD	Moderate/ Market Rate
1247 Sally St	1	JADU	Market Rate
1900 Parkview Cir	1	ADU	Market Rate
900 Apricot Ln	1	ADU	Market Rate
1920 Nora Dr	1	ADU	Market Rate
1251 Westward Dr	1	JADU	Market Rate
1270 Amador Cir	1	ADU	Market Rate
204 Hawkins St	4	2 to 4	Low
Everglen	23	SFD	Market Rate
Everglen ADUs	2	ADU	Market Rate
Willow Landing	13	SFD	Market Rate
Willow Landing Duets	11	SFA	Market Rate
400 Block Condominiums	9	5+	Market Rate
141 Westside Blvd	1	JADU	Market Rate
231 Bundeson Dr	2	SFD/ADU	Market Rate
885 Brennan Way	1	JADU	Market Rate
1161 Christopher Ct	1	ADU	Market Rate

Residential Final Occupancy Issued 2025						
Acutely Low-Income	Extremely Low-Income	Very Low-Income	Low-Income	Moderate Income	Above-Moderate Income	Total
0	0	0	4	6	152	162

Housing Element Implementation Status

The City of Hollister received comments on the draft 6th Cycle Housing Element from HCD in January 2025. Due to the repeal of the 2040 General Plan in March 2025 following a referendum petition that was filed in January 2025, direction was needed on the General Plan in order for the City to subsequently proceed with addressing the comments on the Housing Element from HCD. The 6th Cycle Housing Element that was reviewed by HCD had been prepared to be consistent with the 2040 General Plan and the Environmental Impact Report that was certified for the General Plan.

In June 2025, the City Council authorized a contract and direction for the revision of the 2040 General Plan. Based upon the General Plan direction, a revision for the contract and necessary revisions to the 6th Cycle Housing Element Update was made and executed. A revised draft Housing Element was resubmitted to HCD in December 2025 for further review.

The 6th Cycle Housing Element is not yet certified by HCD. Adoption and certification are anticipated in 2026. The table below outlines the Draft 6th Cycle Housing Element policies and address progress toward those draft programs.

Name of Program	Objective	Program Implementation Details	2025 Outcomes
<p>H1.1 Local Government Leadership</p>	<p>Review and Evaluate the Housing Element every three years.</p>	<ul style="list-style-type: none"> - Review and evaluate the Housing Element every three years, beginning in June 2026. The City will update individual policy programs if policy outcomes are not being met within the timeframe expected. - Prepare information and conduct a Housing Element review workshop after every Housing Element evaluation review. <p>Timeframe: First Housing Element evaluation review to be completed by June 2026; If the Housing Element evaluation review determines that Housing Element objectives are not being met within the expected timeframe, any proposed policy program updates will be implemented by June 2027; Housing Element review workshop to be held by December 2026 and with every Housing Element evaluation thereafter.</p>	<p>The 6th Cycle Housing Element has been revised and resubmitted to HCD to address outstanding comments and achieve certification in 2026.</p>
<p>H1.2 Managed Growth That Meets Regional Housing Needs Determinations</p>	<p>Repeal Measure U from the City's Municipal Code.</p>	<p>Repeal Measure U from the City's Municipal Code.</p>	<p>The City Council adopted Ordinance 1270 on January 5, 2026, repealing the Growth Management Ordinance in its entirety.</p>
<p>H1.3 6th Cycle RHNA Strategy</p>	<p>Adopt Rezones and establish appropriate development standards to accommodate the 6th Cycle RHNA.</p>	<ul style="list-style-type: none"> - Adopt rezonings in conjunction with the General Plan Update. - Establish appropriate development standards that facilitate achieving maximum densities for each new rezone without density bonuses, incentives, or concessions. - Monitor housing development as part of the Annual Progress Reports (APRs), and if needed, identify additional sites within 180 days, or consider a discretionary process allowing lower minimum 	<p>Rezones are being prepared and are anticipated to be adopted alongside or immediately following the adoption of the General Plan and Housing Element in 2026.</p> <p>Finalization of the rezoning details are pending HCD review and acceptance of the</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
		<p>densities to address potential constraints.</p> <ul style="list-style-type: none"> - The City will rezone adequate sites to address the shortfall or unaccommodated housing need with the following standards, pursuant to Government Code section 65583, subdivision (c)(1) and 65583.2, subdivisions (h) and (i). - Accommodate a minimum of 16 units per site; - Require a minimum density of 20 units per acre; and - At least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed-uses that accommodate all of the very low and low-income housing need, if those sites allow 100 percent residential use, and - Require residential use occupy 50 percent of the total floor area of a mixed-use project. - Permit owner-occupied and rental multifamily uses by-right for development in which 20 percent or more of the units are affordable to lower income households. By-right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval. 	<p>Draft 6th Cycle Housing Element.</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
H1.4 By-Right Requirement for 4th and 5th Cycle Sites	Adopt amendments to the Zoning Code to allow by-right development for projects identified in the 4th and 5th Cycle Sites Inventory that propose 20 percent or more of the units as affordable to lower income households.	<ul style="list-style-type: none"> - Allow by-right development for qualifying sites pursuant to Government Code section 65583.2(c) concurrent with Housing Element adoption. <p>Timeframe: Upon adoption of the 6th Cycle Housing Element.</p>	<p>Rezoning are being prepared and are anticipated to be adopted alongside or immediately following the adoption of the General Plan and Housing Element in 2026.</p> <p>Finalization of the rezoning details are pending HCD review and acceptance of the Draft 6th Cycle Housing Element.</p>
H1.5 Senate Bill 35 Streamlining	Establish written procedures for SB 35 streamlining.	<ul style="list-style-type: none"> - Establish SB 35 procedures and provide information online. - Develop and implement the program. 	<p>SB 35 procedures are in progress and are anticipated to be adopted into code in 2026 along with other procedural Zoning Amendments.</p> <p>The Planning Commission held multiple study sessions in 2025 to review and comment upon revisions to the procedures sections of the Zoning Ordinance (Chapter 17.24), in anticipation of the ordinance being repealed and replaced once all draft sections are reviewed.</p>
H1.6 Water and Sewer Priority	Establish and adopt procedures to grant priority water and sewer service to developments with units affordable to lower-income households per Government Code §65589.7.	<ul style="list-style-type: none"> - Comply with requirements of State law associated with provision of Housing Element to water and sewer providers. - The City of Hollister will establish and adopt procedures to grant priority water and sewer service to developments with units affordable to lower-income households per Government Code §65589.7 by June 2026. <p>Timeframe: Immediately upon</p>	<p>The City will include necessary language in the adoption of the Housing Element. Anticipated in 2026.</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
		adoption of the 6th Cycle Housing Element and any subsequent amendments; Establish and adopt procedures to grant priority water and sewer service to development with units affordable to lower-income households per Government Code §65589.7 by June 2026.	
H1.7 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.	<ul style="list-style-type: none"> - Establish and maintain a Sites Inventory Monitoring Program. - Adopt findings with each City approval for residential projects identifying the breakdown of units by income category and establish whether 'no net loss' findings to be made, if either fewer units are developed than shown in the housing element, or if the units are being developed in different income categories than projected. If 'no net loss' findings must be made, the City must either find that it is maintaining enough sites to accommodate the remaining RHNA, or if there are not enough sites to accommodate the remaining RHNA. If there are not enough sites, the City has 180 days to make adequate sites available. - Annually monitor the progress of pending projects, ADU projections, and development on candidate housing sites through the APR. - If residential development is not sufficiently progressing towards building permits or if the City is not meeting the pro-rated share of the RHNA at all income levels by December 2028, the City will identify strategies to maintain adequate sites throughout the planning period. <p>Timeframe: Establish a Sites Inventory Program by January 2026; Annually monitor progress through the APRs; Identify new strategies, as needed, within 180 days.</p>	<p>The 6th Cycle Housing Element is not adopted or certified. Annual monitoring, reporting, and adjustment is limited until the document is adopted.</p> <p>Sites inventory monitoring program and findings related to 'no net loss' are in progress and expected in 2026.</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
H2.1 Objective Design Standards	Establish and implement Objective Design Standards and update city-wide design review procedures.	<ul style="list-style-type: none"> - Adopt and implement Objective Design Standards for all residential development projects through the City's large-scale zoning amendments. - Adopt amendments to the City's existing design review procedures through the City's large-scale zoning amendments. - Promote the new standards and procedures online, through print materials at the Planning counter, and through email noticing to the development community. <p>Timeframe: Adopt Objective Design Standards by March 2026; Adopt amendments to the design review procedures by March 2026; Promote new standards and procedures annually to prospective applicants.</p>	<p>Work to prepare Objective Design Standards for Downtown Mixed-Use and Multifamily Residential projects continued in 2025. A public workshop was held on December 4, 2025, and an online survey regarding the project was hosted to receive feedback from the community. Adoption of the objective design standards is anticipated in 2026.</p>
H2.2 Resource Conservation	Promote development and construction standards that provide resource conservation.	<ul style="list-style-type: none"> - Publicize energy conservation programs and reward energy efficient projects under the allocation program. - Apply Title 24 requirements. 	<p>The City of Hollister adopted the 2025 California Building Codes, including Title 24 amendments, on September 15, 2025 (Ordinance 1263).</p> <p>In 2025, the City issued 250 building permits subject to Title 24 requirements.</p>
H2.3 Renewable Energy Technologies	Promote the use of renewable energy technologies (such as solar and wind) in new and rehabilitated housing when possible.	<ul style="list-style-type: none"> - Promote solar design for new residential development projects. - Encourage 'green' building standards and procedures. 	<p>All projects requiring building permits are subject to green building code requirements.</p> <p>In 2025, the City issued 302 solar permits.</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
<p>H2.4 Maintenance and Management of Quality Housing</p>	<p>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.</p>	<ul style="list-style-type: none"> - Link code enforcement with public information programs. - Assist in maximizing use of rehabilitation loan programs on an as-needed basis. - Annually apply for grants to fund the rehabilitation loan program. - Prioritize rehabilitation loans in subareas generating the highest volume of substandard housing cases. <p>Timeframe: On a project-by-project basis; Annually apply for grants to fund the rehabilitation loan program.</p>	<p>No updates regarding the rehabilitation loan program for 2025.</p>
<p>H3.1 Variety of Housing Choices</p>	<p>Achieve a mix of housing types, densities, and designs to provide choice in owner and renter housing.</p>	<ul style="list-style-type: none"> - Implement mixed-use development standards through the City's large-scale zoning amendments and General Plan update. - Implement zoning amendments for manufactured homes through the City's large-scale zoning amendments and General Plan update to allow in all zones where single-family housing is allowed. - Implement zoning amendments for mobile home parks through the City's large-scale zoning amendments to identify zoning and development standards that encourage and facilitate mobile home parks. 	<p>Work to prepare Objective Design Standards for Downtown Mixed-Use and Multifamily Residential projects continued in 2025. A public workshop was held on December 4, 2025, and an online survey regarding the project was hosted to receive feedback from the community. Adoption of the objective design standards is anticipated in 2026.</p> <p>The City Council adopted Ordinance 1267 on October 20, 2025 which amended Chapter 17.04.020 of the Zoning Ordinance to permit mobile home parks in single family residential zones, and to permit manufactured and mobile homes in all residential zoning districts where single family residential</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
H3.2 Maintain Adequate Housing Sites	Maintain an adequate supply of land designated for all types of residential development to accommodate RHNA.	<ul style="list-style-type: none"> - Utilize inventoried sites for multi-family infill housing and support and encourage lot consolidation when opportunities arise. - If housing development falls below the estimated production target for more than two consecutive years, the City will reevaluate the City's standards and procedures and modify accordingly within 6 months. <p>Timeframe: Establish monitoring program by June 2026; Monitor annually, and modify standards and procedures within six months if development falls below estimated production target for more than two consecutive years.</p>	<p>development is permitted.</p> <p>The 6th Cycle Housing Element is not yet adopted and certified, which includes the sites inventory supporting the RHNA. Adoption and Certification is anticipated in 2026.</p>
H3.3 User Fees (Building, Impact and Planning Fees)	Review permit processing and impact fees and amend appropriately to ensure they are not a constraint on housing development.	<ul style="list-style-type: none"> -Review impact and planning fees. - Consider amending the way traffic fees are calculated. City will consider transitioning to a calculation based on a square foot basis instead of per unit basis to tighten connection to the impact. <p>Timeframe: Annual Assessment of Permitting Fees, Updated Fees as appropriate; Establish a Fee Waiver Program by August 2026.</p>	No updates regarding permit processing and impact fees for 2025.
H3.4 Accessory Dwelling Units (ADUs)	Facilitate the development of accessory dwelling units (ADUs) and create a plan by 2026 that incentivizes and promotes the development of ADUs to be offered at affordable rents.	<ul style="list-style-type: none"> - Amend the ADU ordinance to comply with State Law. - Develop permit-ready ADU plans to minimize design costs, streamline permit processing, and provide development clarity. - Streamline and expedite the plan check review process for ADUs affordable to lower income households. - Provide informational ADU materials online and at City offices guiding applicants through the permitting and construction process. - Create an ADU webpage informing the community on code, process, and incentives. 	<p>The City permitted 18 new ADUs in 2025, bringing the 6th Cycle total of permitted ADUs to 46 units.</p> <p>In March 2024, the City implemented an optional survey of ADU applicants to collect anticipate rent ranges for ADUs. The application was further amended in October 2025 to try to further increase participation in the survey. Since implementation the</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
		<ul style="list-style-type: none"> - Waive permitting fees for ADUs under certain sizes and/or deed restricted as affordable to lower income households for a period of 55 years. - Research and pursue potential State and Regional funding sources for affordable ADUs and make information publicly available. - Revise the City's Municipal Code to allow to permit ADUs in all zones that allow residential uses and on lots where there are two existing units on the lot. - Goal of facilitating the development of at least 167 ADUs during the 6th Cycle Planning Period. <p>Timeframe: Create and Implement ADU Plan by August 2026; Update necessary code sections as needed by August 2026.</p>	<p>City has found that of all applicants who have shared rental information for prospective ADUs, 100% of the responses have reflected rental ranges have fallen into affordable income ranges. The City will continue to collect data regarding affordability of ADUs to support housing goals.</p> <p>The City is actively considering an ADU amnesty program, updating the pre-approved ADU program, and working toward further expedited processing of ADUs to encourage additional ADU development in the City.</p> <p>In 2025 the City received 1 application for a pre-approved ADU design, which was reviewed and approved.</p>
<p>H3.5 ADU and Sites Inventory Monitoring Program</p>	<p>Establish and ADU and Sites Inventory Monitoring Program</p>	<ul style="list-style-type: none"> - Establish and maintain a Monitoring Program. - Adopt findings with each City approval for residential projects identifying the breakdown of units by income category and establish whether 'no net loss' findings to be made, if either fewer units are developed than shown in the housing element, or if the units are being developed in different income categories than projected. if 'no net loss' findings must be made, the City must either find that it is maintaining enough sites to accommodate the remaining RHNA, or if there are not enough 	<p>The City permitted 18 new ADUs in 2025, bringing the 6th Cycle total of permitted ADUs to 46 units.</p> <p>In March 2024, the City implemented an optional survey of ADU applicants to collect anticipate rent ranges for ADUs. The application was further amended in October 2025 to try to further increase participation in the survey. Since</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
		<p>sites to accommodate the remaining RHNA. If there are not enough sites, the City has 180 days to make adequate sites available.</p> <ul style="list-style-type: none"> - Monitor the progress of pending projects, ADU projections, and development on candidate housing sites identified in Appendix F every other year and through the APR. - If residential development is not sufficiently progressing towards building permits or if the City is not meeting the pro-rated share of the RHNA at all income levels by December 2028, the City will identify strategies to maintain adequate sites throughout the planning period. <p>Timeframe: Establish a Monitoring Program by June 2026; adopt findings with each City approval for residential projects on a Housing Element site; monitor the progress of pending projects, ADU projections, and development on candidate sites identified in Appendix F every other year and through the APR.</p>	<p>implementation the City has found that of all applicants who have shared rental information for prospective ADUs, 100% of the responses have reflected rental ranges have fallen into affordable income ranges. The City will continue to collect data regarding affordability of ADUs to support housing goals.</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
<p>H3.6 Update Density Bonus Ordinance</p>	<p>Update the Density Bonus Ordinance to comply with AB 2345</p>	<p>- Update the Density Bonus Ordinance in compliance with State law requirements. - Goal of facilitating the development of at least two density bonus projects per year during the planning period.</p>	<p>The City Council adopted Ordinance 1267 on October 20, 2025 which amended Chapter 17.34 Density Bonus to bring the ordinance into compliance with current state laws.</p> <p>The City has entitled the following density bonus projects in the 6th Cycle: (2023) 1550 San Juan Road (2023) 375 4th Street (2025) 4th Street Apartments</p> <p>The City has issued Building Permits for the following density bonus projects in 6th Cycle: (2024) 204 Hawkins Street (2024) 400 Block Condos</p> <p>The City has issued Final Occupancy permits for the following density bonus projects in 6th Cycle: (2025) 204 Hawkins Street (2025) 400 Block Condos</p>
<p>H3.7 Review of Entitlement Processes</p>	<p>Review findings of approval for residential development to remove subjectivity</p>	<p>- Remove subjective language from Site and Architectural Review findings of approval by June 2026.</p>	<p>Amendments to Site and Architectural Review are anticipated to be adopted in 2026.</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
H3.8 Remove Development Constraints	Review the Municipal Code to identify standards and requirements that may constrain the development of housing	<ul style="list-style-type: none"> - Review residential development standards for potential constraints to the development of new units, particularly affordable units, and amend Hollister Municipal Code as appropriate. Timeframe: Review development standards every two years and amend Municipal Code within one year if constraints are identified. 	The Planning Commission has held study sessions in September and November 2025 which are continuing into 2026 to complete a comprehensive Zoning Ordinance Overhaul. The Zoning Ordinance overhaul will include updates to procedures and development standards to clarify and eliminate constraints for housing projects as appropriate. The current phase of the overhaul surrounds updates to procedural chapters of the Zoning Ordinance to update, amend, and clarify application processes and requirements.
H4.1 Inclusionary Housing Policy	Develop an inclusionary housing ordinance to encourage and facilitate the construction of below market-rate housing	<ul style="list-style-type: none"> Explore and evaluate inclusionary options - Adopt an inclusionary ordinance if feasible - Goal of facilitating the development of at least 150 inclusionary units during the planning period. 	The City Council adopted an Inclusionary Housing Ordinance in August 2024. The City has received only one project which has been subject to the ordinance to date, which was a 100% affordable project (4 th Street Apartments, entitled 2025, 17 units).
H4.2 Preservation of At-Risk Units	Ensure that affordable housing provided through government subsidy programs, incentives and deed restrictions will remain affordable	<ul style="list-style-type: none"> - Protect 'at-risk' units - Monitor units at-risk of converting to market-rate and outreach to property owners to identify resources and programs available to maintain affordability - Identify and pursue funding opportunities to assist the preservation of at-risk, affordable units - Investigate opportunities to convert existing market-rate units 	No measurable reporting information regarding at-risk units in 2025.

Name of Program	Objective	Program Implementation Details	2025 Outcomes
		<p>to affordable units through rehabilitation improvement assistance</p> <ul style="list-style-type: none"> - Comply with noticing requirements - Provide tenant education and assistance through a variety of methods, including, but not limited to, informational material online and in-person at City offices, annual workshops or informational webinars, and/or partnerships with local organizations and agencies that provide assistance to renters and low-income households - Coordinate with qualified entities in identifying solutions to maintaining affordability for units at-risk of converting to market rate. <p>Timeframe: Develop monitoring program by December 2026; Review annually; Outreach to begin by January 2027; Annually seek funding opportunities; 2023-2031</p>	
<p>H4.3 State and Federal Housing Incentives</p>	<p>Monitor funding opportunities and disseminate information on programs to residents and prospective housing developers/sponsors</p>	<ul style="list-style-type: none"> - The City will monitor funding opportunities on an annual basis and apply for funding as opportunities arise. Goal of applying to at least one grant/fund per year. - Implement a plan to expand funding resources when funding is secured. <p>Timeframe: The City will monitor funding opportunities on an annual basis and apply for funding as opportunities arise; Ongoing.</p>	<p>The City of Hollister has assisted and supported the Hollister West of Fairview (Eden Housing) project, a 100% affordable multifamily residential development, in their submission of the following grant applications:</p> <ul style="list-style-type: none"> - 2024 HCD Infill Infrastructure Grant (IIG) Program (Awarded April 5, 2024) - HCD HOME April 2024 - HCD SuperNOFA 2025 Farmworker

Name of Program	Objective	Program Implementation Details	2025 Outcomes
			Housing Grant Program - HCD MHP Disaster Relief Program (October 2025, pending)
H4.4 Relocation Assistance	Provide relocation assistance to all persons displaced by publicly assisted projects, including rehabilitation and code enforcement projects, which lead to the displacement of households as funding resources permit	<ul style="list-style-type: none"> - Adopt 'Right-to-Return and Temporary Relocation' standards for all City-assisted rehab/redevelopment by December 2026. - Serve 20+ households with relocation/legal navigation during the planning period, as funding allows. 	No relocation assistance was provided by the City in 2025.
H4.5 Replacement Housing	Adopt a formal replacement housing program in compliance with Government Code Section 65915	<ul style="list-style-type: none"> - Adopt a replacement housing program for units lost that are currently occupied by lower-income households or households subject to affordability requirements of Government Code Section 65915 within the last five years. 	No reportable progress on this program in 2025.
H4.6 Lot Consolidation Ordinance	Develop a lot consolidation program to promote, incentivize, and support the consolidation of small residential lots into larger lots to accommodate higher density development	<ul style="list-style-type: none"> - Develop a lot consolidation program to promote, incentivize, and support the consolidation of small residential lots into larger lots to accommodate higher-density development. - The City shall conduct outreach to property owners of housing opportunity sites to identify meaningful incentives to facilitate lot consolidation and redevelopment. Based on this feedback, within two years of Housing Element adoption, the City will revise the Lot Consolidation Ordinance to update incentives, as necessary, which may include: <ul style="list-style-type: none"> - Increased density on consolidated parcels; - Flexible development standards such as reduced setbacks, increased lot coverage, increased heights, reduced parking; - Reduced fees; and/or - Streamlined permit processing 	The City has facilitated the following development projects which included lot consolidation to support higher density during the 6 th Cycle: Entitled: (2023) 375 4 th Street Building Permits Issued: (2024) 400 Block Condos Final Occupancy Granted: (2025) 400 Block Condos

Name of Program	Objective	Program Implementation Details	2025 Outcomes
		<p>- Goal of facilitating at least 500 units citywide through lot consolidation.</p> <p>Timeframe: Conduct outreach to property owners of housing opportunity sites to identify meaningful incentives to facilitate lot consolidation and redevelopment by June 2026; Based on property owner feedback, revise the Lot Consolidation Ordinance to update incentives by December 2026.</p>	
<p>H4.7 Anti-Displacement Toolkit</p>	<p>Adopt a multi-pronged anti-displacement strategy to work to relieve displacement pressures caused by the increasing income gap and increasing housing costs in the City</p>	<ul style="list-style-type: none"> - Adopt 'Right-to-Return & Temporary Relocation' standards for City-assisted rehab/redevelopment by December 2026. - Annually apply for funding to subsidize/acquire/preserve all units at-risk of converting to market rate during the 6th Cycle planning period. - Increase multi-family residential and mixed-use opportunities throughout the City beyond capacity to meet the RHNA. Allow duplexes, triplexes, and multiple ADUs in lower density, higher-resource areas. - Establish partnership with Home Match Monterey to support and promote housing sharing services. Create partnerships with the Housing Authority of the County of Santa Cruz to support acquisition of affordable units at-risk of conversion to market rate. - Identify a code enforcement specialist on staff to provide technical assistance and information to property owners of lower income units to address code enforcement issues. - Annually seek funding to support rehabilitation of substandard multi-family units and restrict conversion of existing units occupied by lower-income 	<p>No reportable progress toward this program in 2025.</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
		households to short term rentals. - Partner with nonprofits that serve underserved residents within the City to share information on fair housing and tenant rights.	
H5.1 Special Needs Groups, including Special Needs Households	Actively promote the development and rehabilitation of housing that meets the needs of special needs groups	- Monitor Special Needs Housing. - Maintain and develop partnerships with local organizations and agencies. Coordinate with at least two affordable housing developers annually to discuss development opportunities in the City. - Identify and pursue development opportunities, at least every other year. - Goal of facilitating the development of at least 100 units for special needs households during the planning period. Timeframe: Ongoing; As funding becomes available; Coordinate with at least two affordable housing developers annually to discuss development opportunities in the City; Identify and pursue development opportunities, at least every other year.	No reportable progress toward this program in 2025.
H5.2 Agricultural and Employee Housing	Adopt a zoning ordinance amendment consistent with the requirements of Health and Safety Codes Section 17021.5, 17021.6, and 17021.8	- Adopt a zoning ordinance amendment to permit employee housing in single-family residential zones, consistent with the requirements of Health and Safety Codes Section 17021.5 and 17021.6 as it relates to agricultural employee housing. - Adopt a zoning ordinance amendment to grant streamlined approvals for eligible housing developments, consistent with Health and Safety Code Section 17021.8.	No reportable progress toward this program in 2025.

Name of Program	Objective	Program Implementation Details	2025 Outcomes
<p>H5.3 Reasonable Accommodations</p>	<p>Provide reasonable accommodations for persons with disabilities in compliance with Government Code Section 65583</p>	<ul style="list-style-type: none"> - Maintain updated information on reasonable accommodations on the City's website. - Biennially review and update applicable procedures and/or requirements to remove potential constraints. - Provide information on housing resources available to persons with disabilities to local groups or organizations serving the needs of persons with disabilities. 	<p>The Planning Commission has held study sessions in September and November 2025 which are continuing into 2026 to complete a comprehensive Zoning Ordinance Overhaul. The Zoning Ordinance overhaul will include updates to procedures and development standards to clarify and eliminate constraints for housing projects as appropriate. The current phase of the overhaul surrounds updates to procedural chapters of the Zoning Ordinance to update, amend, and clarify application processes and requirements. This will include a new Reasonable Accommodations chapter that outlines procedures for such requests.</p>
<p>H5.4 Equal Housing Opportunity: Disparities in Access to Public Transportation</p>	<p>1. Accessibility programs focused on improving access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossing, and businesses.</p>	<p>Consider new programs with the goals of increasing transportation options and improving access to sustainable transportation methods by June 2027. Potential programs will be presented to Planning Commission and City Council by December 2026 with the intent of adopting one or more programs by June 2027.</p> <p>Report findings on potential programs for the City to consider. Adopt a minimum of one program addressing sustainable transportation over the Planning Period.</p>	<p>No reportable progress on this program in 2025.</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
H5.4 Equal Housing Opportunity: Disparities in Access to Public Transportation	2. Dedicate or seek funding to prioritize basic transportation improvements.	Identify funding opportunities to improve transportation access by December 2026. Apply for funding annually; Align the City's Capital Improvement Plan with Housing Element priorities by June 2027.	No reportable progress on this program in 2025.
H5.4 Equal Housing Opportunity: Lack of Infrastructure Due to Environmental Hazards	1. City to revise the Safety Element, in accordance with SB 1035, to identify flood, fire, and earthquake hazards upon each revision of the Housing Element.	Adopt an updated Safety Element, which identifies natural hazards which pose as environmental constraints to development of housing in the City. The City Council shall adopt amendments to the Safety Element in accordance with SB 1035 by December 2026. Report findings on the potential natural hazards. Adopt the Safety Element every planning period.	The City is in the process of updating the General Plan through the year 2040. The 2040 General Plan is anticipated to be adopted in 2026, and includes updates to the Safety Element in accordance with SB 1035.
H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing	1. The City is to create a dedicated page on its website that lists all of the active housing programs that assist low- and moderate-income prospective residents.	The website page should be easy to navigate and provide clear information about each program, including eligibility requirements, application process, and contact information. Webpage by December 2026. Regularly update with new programs.	The City currently maintains a webpage dedicated to the First-Time Homebuyer Program under the Housing Division webpages. Other updates to the City's website are ongoing.
H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing	2. Monitor Inclusionary Housing Ordinance progress/effectiveness and update, as necessary, to increase housing mobility in Hollister. An increase of affordable units may prevent displacement and may reduce pressures in areas at risk of displacement.	City adopted the Inclusionary Housing Ordinance (IHO) in 2024. The City will continue monitoring development progress and will annually evaluate the IHO to determine if updates are necessary to increase housing mobility. Goal of facilitating the development of at least 150 inclusionary units during the planning period.	The City has received one residential development application that was subject to the IHO. The project was for a 100% affordable housing project (4 th Street Apartments) and was approved by the Planning Commission in September 2025 for 17 affordable units.

Name of Program	Objective	Program Implementation Details	2025 Outcomes
<p>H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing</p>	<p>3. The City will encourage development of housing for lower-income households through a variety of activities that include:</p> <ul style="list-style-type: none"> - Reach out to affordable housing developers annually to evaluate potential development proposals. - Reduce development fees (partially using IHO in-lieu fees, if necessary and as available). - Provide priority processing. - Assist applicants with identifying grant and funding opportunities. - Provide technical assistance to the extent possible. 	<p>The City will outreach to affordable housing developers at least once annually to discuss potential affordable housing projects and how the City can assist or facilitate development.</p> <p>Goal of facilitating the development of at least 100 affordable units through direct affordable housing developer outreach through the planning period.</p>	<p>The City of Hollister has assisted and supported the Hollister West of Fairview (Eden Housing) project, a 100% affordable multifamily residential development, in their submission of the following grant applications:</p> <ul style="list-style-type: none"> - 2024 HCD Infill Infrastructure Grant (IIG) Program (Awarded April 5, 2024) - HCD HOME April 2024 - HCD 2025 SuperNOFA Farmworker Housing Grant Program - HCD MHP Disaster Relief Program (October 2025, pending)
<p>H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing</p>	<p>4. The City shall seek State and Federal funding and support funding applications for housing construction and rehabilitation targeted for special needs households, as staff resources allow.</p>	<p>The City will seek and apply for funding annually, ongoing, and on an as-needed basis.</p> <p>Goal of facilitating the development or assistance of at least 100 special needs housing units during the planning period, as staff and financial resources allow.</p>	<p>No reportable progress on this program in 2025.</p>
<p>H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing</p>	<p>5. Work with the Housing Authority of Santa Cruz to increase voucher participation by 10% during the 6th Cycle planning period. Greater voucher participation in the City may prevent displacement and may reduce pressures in areas at risk of displacement.</p>	<p>Outreach to at least 5 property owners yearly to increase voucher participation by 10% during the 6th Cycle planning period.</p> <p>Goal of increasing voucher participation by 10% during the 6th Cycle planning period.</p>	<p>Communicated with 3 property owners in 2025 regarding including their homes in the voucher program.</p> <p>In 2025 there were a total of 344 households receiving Housing Choice Vouchers in the City of Hollister.</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
<p>H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing</p>	<p>6. Consider a formal policy for expedited review and/or permitting of affordable housing developments and housing for special needs populations (i.e., seniors, people experiencing homelessness, people living with disabilities, single female-headed households, large families, and extremely low-, very low-, low-, and moderate-income households).</p>	<p>The City will evaluate a formal policy to provide expedited review and/or permitting of applicants proposing at least 30% affordable units. Staff will present their findings and recommendations to the Planning Commission and City Council by December 2026 with the intent of adopting a formal policy by June 2027, if determined feasible.</p> <p>Goal of facilitating the development of at least 20% of the City's lower income RHNA through expedited review and/or permitting during the planning period.</p>	<p>No reportable progress on this program in 2025.</p>
<p>H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing</p>	<p>7. Generate a list of properties that contain facilities operated by faith-based organizations that can take advantage of various state laws providing incentives for the development of affordable housing.</p>	<p>Compile the list of faith-based organizations by December 2026 and outreach to them at least once a year to notify them of state laws they can take advantage of. The City may facilitate conversations between faith-based organizations and affordable housing developers interested in developing their property.</p> <p>Goal of facilitating the development of at least 100 lower income units on properties that contain facilities operated by faith-based organizations during the planning period.</p>	<p>No reportable progress on this program in 2025.</p>
<p>H5.4 Equal Housing Opportunity: Lending Discrimination</p>	<p>1. City or designated contracted organization to collaborate with local and regional organizations to review any housing discrimination complaints, assist in dispute resolution, and, where necessary, refer complainants to appropriate state or federal agencies for further investigation, action, and resolution.</p>	<p>Pursuant to Assembly Bill 686 (AB 686), Chapter 958 Statutes 2018, the City shall affirmatively further fair housing by taking meaningful actions that foster inclusive communities free from barriers that restrict access to opportunities based on protected characteristics, as defined by State law. The City shall collaborate with the community, stakeholders, and appropriate organizations and agencies to address potential constraints to fair housing. This may include, but is not limited to:</p>	<p>When fair housing complaints are received by the City of Hollister, staff work to direct complaints to the Housing and Urban Development resources and filing system.</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
		<p>- Analyzing and identifying barriers to entry into homeownerships or rental opportunities;</p> <p>- Reviewing restrictions that may prevent disadvantaged groups from locating in Hollister;</p> <p>- Fostering a more inclusive community for all disadvantaged groups.</p> <p>The City is to implement the fair housing actions and programs throughout the 6th Planning Period to address each contributing factors mentioned in Chapter 2 Section 3.</p>	
<p>H5.4 Equal Housing Opportunity: Disparities in Access to Public Transportation</p>	<p>1. Coordinate with transit agencies on access to transportation, bus routes and schedule.</p>	<p>Outreach to agencies to identify solutions on improving access to transportation annually.</p> <p>Host a minimum of one annual meeting with SBCOG/County Express, publish a route/stop memo identifying one actionable service or stop siting change benefiting renter-overpayment cluster east of Downtown or special-needs projects, track implementation status in APR.</p>	<p>The City includes San Benito County Council of Governments (SBCOG) in the review of development applications. SBCOG provides input on where new bus routes should be incorporated to increase access and ridership within the City.</p>
<p>H5.4 Equal Housing Opportunity: Community Revitalization and Displacement</p>	<p>1. Align the City's Capital Improvements with Housing Element priorities. The City completed a city-wide roadway improvement program in late 2024 which improved many roads within areas of relatively lower incomes and higher displacement risk. The City will align Capital Improvement Program projects towards community amenities, parks, community facilities, recreation facilities, active transportation, infrastructure, streetscape improvements, safe routes to school and other community development activities.</p>	<p>Align the City's Capital Improvement Plan with Housing Element priorities by June 2027. Target Capital Improvements in strategic areas of need, with an emphasis particularly on areas of relatively lower incomes and higher displacement risk. The City will apply for funding beyond the Capital Improvement Plan to implement place-based strategies in areas of relatively lower incomes and higher displacement risk.</p> <p>Target at least one Capital Improvement project in an area of relatively lower incomes or higher displacement risk a year. Target at least one community revitalization project in an area of relatively</p>	<p>During 2025, construction of the West Gateway Roundabout project, installation of a roundabout at the 4th Street and Graf Road intersection and affiliated right of way improvements in the area, advances equal housing opportunity goals by supporting community revitalization while helping to reduce displacement pressures in a historically disadvantaged area. Located within a community identified as underserved, the</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
		<p>lower incomes or higher displacement risk a year.</p>	<p>project delivers critical roadway improvements to enhance safety, accessibility, and overall neighborhood connectivity.</p> <p>By constructing a roundabout, installing safe and clearly marked crosswalks and improving pedestrian pathways, the project creates a safer environment for residents, including families, seniors, and individuals who rely on walking or transit. In addition, the improvements to the intersection of 4th Street and Graf Road address long-standing traffic and safety concerns, reducing collision risks and improving circulation.</p>
<p>H5.4 Equal Housing Opportunity: Community Revitalization and Displacement</p>	<p>2. The City will prioritize rehabilitation loan funding to the existing housing stock with the most need for rehabilitation and sanitary conditions as well as in areas or relatively lower incomes and higher displacement risk.</p>	<p>The City will seek and apply for funding annually to increase the amount of rehabilitation loans the City can offer.</p> <p>Goal of awarding 12 rehabilitation loans to lower-income households or households in areas of relatively lower incomes and higher displacement risk.</p>	<p>No reportable progress on this program in 2025.</p>
<p>H5.5 Section 8 Tenant Based Rental Assistance</p>	<p>Continue to provide residents with information regarding the availability of the Section 8 Housing Choice Voucher Program that is administered by the Housing Authority of the County of Santa Cruz</p>	<ul style="list-style-type: none"> - Work with the Housing Authority of Santa Cruz to increase voucher participation by 10% during the 6th Cycle planning period. - Outreach to at least 5 property owners yearly to increase voucher participation by 10% during the 6th Cycle planning period. - Target voucher participation in higher income and opportunity areas. - Outreach to at least 5 owners per 	<p>Communicated with 3 property owners in 2025 regarding including their homes in the voucher program.</p> <p>In 2024 there were a total of 344 households receiving Housing Choice Vouchers in the City of Hollister.</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
		<p>year prioritized in census tracts with more than 50 percent low- and moderate-income households and higher-resource areas to increase voucher participation by 10 percent citywide with at least 40% in these tracts.</p> <ul style="list-style-type: none"> - Develop educational materials for landlords describing tenant-based rental assistance programs, fair housing requirements, and best practices for screening and leasing. - Explore non-financial incentives such as expedited inspections, or priority City assistance for participating landlords. <p>Timeframe: Ongoing; Establish partnership with a qualified nonprofit housing counseling agency with experience in landlord engagement strategies by December 2026; Outreach to at least 5 property owners yearly, beginning in June 2027; Annual Review and Coordination with Housing Authority of the County of Santa Cruz.</p>	
<p>H5.6 Low-Barrier Navigation Centers</p>	<p>Adopt regulations and procedures for Low-Barrier Navigation Centers.</p>	<p>Adopt and implement procedures and regulations to process low-barrier navigation centers. Procedures shall include establishing a ministerial approval process pursuant to State law.</p> <p>Timeframe: Review annually; Adopt and Implement by June 2026.</p>	<p>Updates to the City's Zoning Ordinance are ongoing.</p>
<p>H5.7 Emergency, Transitional, and Supportive Housing</p>	<p>Amend the Municipal Code to reflect State law requirements related to Emergency, Transitional, and Supportive Housing</p>	<p>Amend applicable sections of the Municipal Code to address the following requirements:</p> <ul style="list-style-type: none"> - Supportive Housing Streamlined Approvals (AB 2162) - To comply with AB 2162 (Chapter 753, Statutes 2018), the City will amend its Municipal Code to permit supportive housing as a use permitted by-right in all zones where multiple family and mixed-use development is permitted. 	<p>Amendments to add the definitions of transitional and supportive housing were adopted by the City Council on October 20, 2025 as part of Ordinance 1027. Amendments to the residential use table in Section 17.04.020 were also made. However,</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
		<ul style="list-style-type: none"> - Emergency and Transitional Housing Act of 2019 (AB 139) - The City will update its Municipal Code to comply with the requirements of Gov. Code 65583 to address permit requirements, objective standards, analysis of annual and season needs, and parking and other applicable standards and provisions. - Amend the Municipal Code to allow emergency shelters by-right in at least one zone that allows residential uses and revise the definition of emergency shelters pursuant to AB 2339 (2023) and update parking requirements in compliance with AB 139. Amend the City Municipal Code to comply with the definitions for 'Supportive Housing', 'Supportive Services', and 'Target Population' consistent with applicable sections of the California Government Code. - Amend the Municipal Code to allow transitional and supportive housing by-right in all zones that allow residential uses and only subject to requirements of other residential uses of the same type in the same zone consistent with State law. - Amend the Municipal Code to ensure Emergency Shelters, Transitional and Supportive Housing are permitted in appropriate zones, consistent with State law. - Chapter 654, Statues of 2022 (AB 2339), now includes new requirements on how cities must plan for emergency shelters and ensure sufficient capacity for low-income housing. AB 2339 requires that zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must allow other residential uses. This could include zones that allow mixed- 	<p>further amendments to fully address this program are still ongoing.</p> <p>Section 17.68.2040</p> <p>Section 17.68.2110</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
		<p>uses that permit residential. AB 2339 allows jurisdictions to adopt proximity standards, provided that emergency shelters are not required to be more than 200 feet apart. The City will ensure the identified zone to permit emergency shelters has sufficient capacity to accommodate the need for emergency shelters. The identified zone to permit emergency shelters will be in proximity to transportation and services. The City will amend the Municipal Code to ensure compliance with all provisions of AB 139 and 2339, including definitions, zoning and all development standards, including spacing requirements.</p>	
<p>H5.8 Housing for Persons with Disabilities</p>	<p>Encourage construction and rehabilitation of housing with supportive services targeted for persons with developmental disabilities</p>	<ul style="list-style-type: none"> - Collaborate with housing developers and local organizations to identify the needs of local persons with developmental disabilities. At least once yearly. - Seek State and Federal funding and support funding applications. Apply annually. - Establish regulatory incentives for projects proposing housing for persons with physical and developmental disabilities with the goal of developing at least 50 units for persons with physical and developmental disabilities. - Amend the Municipal Code to remove regulations that isolate and regulate various types of housing for persons with disabilities based on the number of people and other factors that may pose a constraint on housing choice for persons with disabilities. - Amend the Municipal Code to allow uses meant to serve persons with disabilities without a conditional use permit in any residential zone, and only subject to requirements similar to other residential uses of the same type 	<p>The Planning Commission has held study sessions in September and November 2025 which are continuing into 2026 to complete a comprehensive Zoning Ordinance Overhaul. The Zoning Ordinance overhaul will include updates to procedures and development standards to clarify and eliminate constraints for housing projects as appropriate. The current phase of the overhaul surrounds updates to procedural chapters of the Zoning Ordinance to update, amend, and clarify application processes and requirements. This will include a new Reasonable Accommodations chapter that will remove barriers for persons with</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
		<p>in the same zone. The City will establish permit procedures to facilitate approval of uses meant to serve persons with disabilities without a conditional use permit. in lieu of requiring a conditional sue permit, requests for exceptions to permitting processes will be resolved through reasonable accommodation procedures instead of conditional use procedures.</p> <ul style="list-style-type: none"> - Goal of facilitating the development of at least 100 units for households with persons with developmental disabilities and other disabilities. <p>Timeframe: Amend the Municipal Code to implement revisions by June 2026; Annually and establish incentives by January 2026.</p>	<p>disabilities and/or for the development of housing for persons with disabilities.</p>
<p>H5.9 Single-Room Occupancy (SRO) Units</p>	<p>Establish SRO Standards and Procedures to facilitate the development of SROs</p>	<ul style="list-style-type: none"> -Collaborate with local organizations and agencies to discuss the needs of persons who previously experienced homelessness annually, beginning in June 2026. - Support and, when possible, fund local and regional efforts to address the housing needs of persons who previously experienced homelessness. - The City will establish objective SRO development standards and procedures to remove discretionary approval and facilitate development of SROs. - The City will revise parking requirements to facilitate SRO development. <p>Timeframe: Amend the Municipal Code to establish objective SRO development standards and procedures to remove discretionary approval and facilitate development of SROs by June 2026; Revise parking requirements to facilitate SRO development by June 2026;</p>	<p>The Planning Commission has held study sessions in September and November 2025 which are continuing into 2026 to complete a comprehensive Zoning Ordinance Overhaul. The Zoning Ordinance overhaul will include updates to procedures and development standards to clarify and eliminate constraints for housing projects as appropriate. The current phase of the overhaul surrounds updates to procedural chapters of the Zoning Ordinance to update, amend, and clarify application processes and requirements. This includes amending definitions and regulations related to SROs.</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
H5.10 Residential Care Homes	Amend the Municipal Code to allow Residential Care Homes serving seven or more persons without a conditional use permit.	<p>Annually and support funding opportunities when possible.</p> <ul style="list-style-type: none"> - Amend the Municipal Code to allow Residential Care Homes serving seven or more persons without a conditional use permit in any residential zone, and only subject to requirements similar to other residential uses of the same type in the same zone. The City will establish permit procedures to facilitate approval of Residential Care Homes without a conditional use permit. In lieu of requiring a conditional use permit, requests for exceptions to permitting processes will be resolved through reasonable accommodation procedures instead of conditional use procedures. - Amend the Municipal Code to remove regulations that isolate and regulate various types of housing for persons with disabilities based on the number of people and other factors that may pose a constraint on housing choice for persons with disabilities. 	<p>The Planning Commission has held study sessions in September and November 2025 which are continuing into 2026 to complete a comprehensive Zoning Ordinance Overhaul. The Zoning Ordinance overhaul will include updates to procedures and development standards to clarify and eliminate constraints for housing projects as appropriate. The current phase of the overhaul surrounds updates to procedural chapters of the Zoning Ordinance to update, amend, and clarify application processes and requirements. This will include a new Reasonable Accommodations chapter that will remove barriers for persons with disabilities. The amendments will also include revisions to address residential care homes.</p>
H5.11 Farmworker Housing and Outreach	Understand and address farmworker housing needs	<ul style="list-style-type: none"> - Continue to seek partnerships and meet annually with farmworker groups, organizations serving or representing farmworker groups, community stakeholders, affordable housing developers, and agricultural employers to discuss and identify housing opportunities, including identifying potential sites suitable for new housing for farmworkers. - Annually meet with farmworkers groups, organizations serving or 	No reportable progress on this program in 2025.

Name of Program	Objective	Program Implementation Details	2025 Outcomes
		<p>representing farmworker groups, community stakeholders, affordable housing developers, and agricultural employers to discuss and identify housing opportunities to rehabilitate or preserve existing farmworker housing in the City. Funding sources may include, but are not limited to HCD Joe Serna Jr. Farmworker Housing Program, USDA 514/516, HOME Funds.</p> <ul style="list-style-type: none"> - The City will prioritize rehabilitation loan funding to the existing housing stock with the most need for rehabilitation and sanitary conditions. - Ongoing outreach to farmworkers to notify them of the availability of future, new, and existing affordable housing opportunities. - Develop a resource guide that consolidates all of the housing services and resources available in the region that are specifically available to farmworkers. City to complete resource guide by December 2026. The resource guide will be posted at City Hall, City offices, heavily trafficked public areas, at City Pop-Up events, and any housing-related events. The resource guide will be available in English and Spanish. - Explore incentives such as expedited permit processing, plan checks, and inspections to encourage and facilitate the development of farmworker housing in the City. Present incentive options to Planning Commission and City Council by December 2026. - Goal of Facilitating the development of 10 farmworker housing units in higher income and opportunity areas and 20 units total throughout the City within the 6th Cycle planning period. - Annually research and pursue 	

Name of Program	Objective	Program Implementation Details	2025 Outcomes
		<p>potential Federal, State, and Regional funding sources for farmworker housing and make information publicly available on the City's website and during farmworker outreach.</p> <ul style="list-style-type: none"> - The City will coordinate with San Benito County quarterly to identify potential opportunities to assist in the development of farmworker housing within the City's Sphere of Influence. 	
<p>H5.12 Housing for Extremely Low-, Very Low-, and Low-Income Residents</p>	<p>Assist developers in accessing City, County CDBG and HOME Funds, Federal, and State housing development programs and funds to undertake development, conservation, and improvement of housing for extremely low-, very low-, and low-income households.</p>	<ul style="list-style-type: none"> - Meet with housing developers at least once annually to discuss available programs and funding sources to develop lower-income housing units. - Provide technical assistance to affordable housing developers in the form of one-on-one meetings to review applications and potential projects with housing staff, share financing and funding resources, connect potential applications to other agencies or organizations with additional resources and assistance. Ongoing. - Provide written support letters for funding applications from affordable housing developers. - Goal of developing at least 50 lower income units beyond the City's RHNA. - Target development of lower income units in higher income and opportunity areas. 	<p>See H4.3.</p>
<p>H5.13 Housing Mobility Information Hub, Counseling, and Navigation</p>	<p>Expand housing mobility by supporting housing counseling and navigation services</p>	<ul style="list-style-type: none"> - Partner with a qualified nonprofit housing counseling agency to provide housing mobility counseling, including assistance with housing search, application preparation, understanding tenant screening criteria, and navigating landlord requirements. - Develop and distribute housing mobility materials that explain neighborhood amenities, schools, transportation access, and fair housing rights. - Provide referrals to legal aid and tenant counseling organizations 	<p>No reportable progress on this program in 2025.</p>

Name of Program	Objective	Program Implementation Details	2025 Outcomes
		<p>when households encounter barriers related to screening, credit history, or discrimination.</p> <ul style="list-style-type: none"> - Develop a dedicated webpage on the City's website that consolidates information on affordable housing developments, rental assistance programs, housing counseling resources, fair housing protections, and reasonable accommodation procedures. - Include plain-language guidance on how residents can search for housing citywide, including in higher-resource neighborhoods, and how to apply for available housing assistance programs. - Ensure information is accessible, easy to navigate, and available in multiple languages commonly spoken in the City. - Review and update the webpage at least annually to ensure information remains current. <p>Timeframe: Establish partnerships and launch services by December 2026, ongoing thereafter; Launch webpage by December 2026 and review and update annually.</p>	

Name of Program	Objective	Program Implementation Details	2025 Outcomes
<p>H5.14 Integration of Housing Mobility Objectives into Existing Housing Programs</p>	<p>Explicitly incorporate housing mobility objectives into the implementation of existing Housing Element Policy Action programs to expand access to higher-resource and higher-opportunity neighborhoods without creating new standalone programs</p>	<p>- Incorporate housing mobility considerations into the administration or implementation of existing Housing Element Policy Action programs such as ADU promotion, inclusionary housing implementation, density bonus utilization, and affordable housing developer outreach.</p> <p>- Encourage the geographic dispersion of affordable housing opportunities by supporting development in a variety of neighborhoods, including areas with greater access to schools, employment, transportation, and amenities.</p> <p>- Document how existing housing programs contribute to housing mobility outcomes as part of Annual Progress Reports and other Housing Element monitoring activities.</p> <p>Adjust program implementation approaches, as feasible, to reduce barriers and enhance access to opportunity for lower-income households.</p> <p>- Encourage the geographic dispersion of affordable housing by supporting housing proposals in a variety of neighborhoods and avoiding undue concentration of assisted housing in any single area.</p> <p>- When providing City support, assistance, or coordination for housing development, such as technical assistance, letters of support, funding applications, or expedited processing where available, the City may give preference to projects that are located near schools, employment centers, transit, parks, and other community amenities.</p> <p>Timeframe: Begin integration upon adoption of the Housing Element; ongoing.</p>	<p>Ongoing.</p>

Compliance with the Office of Land Use and Climate Innovation General Plan Guidelines

The City of Hollister’s 2005-2023 General Plan has been adopted consistent with all applicable provisions of LCI’s General Plan Guidelines, including environmental justice considerations, collaborative planning with military lands and facilities, and consultation with Native American Tribes.

The City is in the process of a comprehensive General Plan Update that is anticipated to be adopted in 2026. The updated General Plan (2040 General Plan) is being prepared consistently with all environmental justice, California Environmental Quality Act, Safety Element, consultation and public notice requirements, and other applicable guidelines. The 2040 General Plan will update the General Plan consistent with new legislation and best practices.

On May 25, 2016, the City of Hollister received a letter from the Department of Housing and Community Development indicating that the adopted 2015-2023 Housing Element (5th Cycle) was found to be in full compliance with State housing element law.

The City is in the process of updating the Housing Element for the 6th Cycle and receiving certification from the Department of Housing and Community Development. The City resubmitted a revised draft to HCD in December 2025, with revisions based on preliminary feedback resubmitted in February 2026, and received a determination of statutory compliance from HCD on February 13, 2026. The City is in the process of completing necessary rezones and adopting the Housing Element to receive 6th Cycle certification, anticipated in 2026.

City Council Priorities for Land Use Decisions

The City Council of the City of Hollister has not adopted any moratoria or emergency ordinances which otherwise provide for prioritization of land-use decision making beyond that which is established in the adopted 2005-2023 City of Hollister General Plan.

Goals, Policies, Objectives, Standards, or Other Plan Proposals that Need to be Added or were Deleted, Amended, or Otherwise Adjusted

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

Lists of Planning Activities

The following Planning Activities were initiated, are in progress, or were completed in 2025.

Planning Activities

Name	Status	Summary
6 th Cycle Housing Element Update	In Process	An update to the City of Hollister’s 6 th Cycle Housing Element.
2040 General Plan Update	In Process	A comprehensive update to the City of Hollister General Plan through the year 2040.

Name	Status	Summary
Climate Action Plan	In Process	A technical amendment to the adopted Climate Action Plan to reflect the amendments proposed to the 2040 General Plan.
ZOA 2025-3	Adopted ORD 1267	An ordinance to amend multiple sections of the Zoning Ordinance to reflect necessary legislative updates, including to the Density Bonus chapter, as well as to update the Definitions and Land Use tables for clarity.
ZOA 2025-4	In Process	An amendment to the application procedures chapters of the Zoning Ordinance to clarify and update processes for entitlement applications.
ZOA 2025-5	Adopted (2026) ORD 1270	An ordinance repealing Chapter 16.64, Growth Management Program, from the Municipal Code
PZ 2025-1	Approved ORD 1266	An application to prezone for future annexation the property located at 1285 McCray Street (APN 020-100-014)
ZOA 2023-6	Adopted ORD 1260	An ordinance to amend the City’s regulations related to out-of-jurisdiction service provision
ZOA 2025-1	Adopted ORD 1262	An ordinance to amend Chapter 17.10 to allow specialized schools in the M1 light industrial zoning district
Specific Plan Amendment	Approved CC Resolution 2025-68	Approving an amendment to the West of Fairview Specific Plan to allow the construction and expansion of a sober living facility (Bright Future Recovery) – See Major Development Applications below.

Major Development Applications

Name	Status	Summary
S&A 2022-13, CUP 2022-5 Bright Future Recovery	Approved CC Resolutions 2025-67, 2025-68, 2025-69, 2025-70	Construction of two new buildings and related site improvements for a sober living facility with up to 22 beds. APN: 057-710-012. Zoning: West Fairview Specific Plan.
CUP 2025-2 510 San Benito St	Approved PC Resolution 2025-17	Alcohol license for La Herradura Sport Bar and Billiards. APN: 054-080-010. Zoning: DMU.
MSP 2025-1 Heritage Plaza	Approved PC Resolution 2025-18	Master Sign Program for Heritage Plaza remodel, associated with approved Site & Architectural Review 2022-5. APN: 057-070-067. Zoning: GC.
S&A 2024-4 California Modulars	Approved PC Resolution 2025-15	Construction of fabrication shop/warehouse for manufacture and assembly of pre-fabricated homes. APN: 051-163-019. Zoning: M1.
S&A 2024-2 600 Ernie Dr	Approved PC Resolution 2025-6	Install illuminated monument sign. APN: 050-020-064. Zoning: AS.
CUP 2025-4 San Benito Polytechnic Academy	Approved PC Resolution 2025-22	Use permit for charter high school for 9 th to 12 th grade. APN: 054-110-035. Zoning: DMU.
MSP 2025-2 1901 Lana Way	Approved PC Resolution 2025-23	Master Sign Program for freestanding monument sign at 1901 Lana Way. APN: 051-162-002. Zoning: M1.
S&A 2025-6 Ganado Feed	Approved PC Resolution 2025-24	Upgrade existing buildings and site at 89 Third Street to serve as an agricultural feed and supply retailer. APN: 054-162-001. Zoning: NMU.

Name	Status	Summary
S&A 2025-1, DB 2025-2 4 th St Apartments	Approved PC Resolution 2025-25 PC Resolution 2025-26	Development of 17 low-income residential apartment units (1 VLI, 13 LI, 3 MI). Included a Density Bonus to waive development standards. APN: 052-131-033. Zoning: WG.
TM 2025-3, DB 2025-1 Everglen 2	Approved PC Resolution 2025-27 PC Resolution 2025-28	Subdivision of existing parcel into seven lots, with an existing single-family unit to remain. Development of six new single-family detached units, with one restricted to moderate-income affordability. APN: 057-230-005. Zoning: R1-L/PZ.
S&A 2025-2 Kapoor's Laundry	Approved (2026) PC Resolution 2026-1	Conversion of existing car wash into a laundromat. APN: 051-020-022. Zoning: NG.
TM 2025-4, S&A 2025-5, ADU 225-22 851 Sunnyslope Rd	In review	Subdivision of 8.28-acre site into 49 lots for single-family detached residential units. 13 attached ADUs affordable to low-income proposed. APN: 057-070-064. Zoning: NMU.
TM 2025-2, S&A 2025-7 The Heights	In review	Subdivision of three existing parcels into 13 lots. An existing home and JADU to remain. Proposed development of one single family detached unit, 12 duplexes, and 13 ADUs. APNs: 020-460-035, 020-460-036, 020-120-064. Zoning: R1-L/PZ.
S&A 2025-8, CUP 2025-1 Navigator Schools	In review	Conversion of former retail store to a public charter TK-8 th grade elementary school for 575 students and a public charter high school for 494 students. APN: 057-023-025. Zoning: GC.
S&A 2025-9 San Benito Stage Company	In review	Change the use of 549 San Benito Street into a performance venue and rehearsal space for community theater. APN: 054-090-009. Zoning: DMU.
S&A 2025-10 713 San Benito St	In review	Replacement of front window and door and other exterior improvements for a restaurant. APN: 054-020-002. Zoning: DMU.
CUP 2025-3 Grocery Outlet	In review	Finding of public convenience or necessity for distilled spirits license at Grocery outlet grocery store. Currently have license for beer and wine. APN: 056-260-004. Zoning: GC.
CUP 2025-5 The Pentecostal Church	In review	Conversion of auto dealership building into church use with associated tenant improvements. APN: 051-090-002. Zoning: NG.
CUP 2025-6 Birdhouse Preschool and Daycare	In review	Conversion of former feed store into preschool/daycare operation for infants and children up to 12 years old. APN: 054-212-002. Zoning: DMU.

Exhibit A. Housing Element Annual Progress Report

Please Start Here

General Information	
Jurisdiction Name	Hollister
Reporting Calendar Year	2025
Contact Information	
First Name	Eva
Last Name	Kelly
Title	Planning Manager
Email	eva.kelly@hollister.ca.gov
Phone	8316364360
Mailing Address	
Street Address	375 Fifth Street
City	Hollister
Zipcode	95023

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. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_01_07_26

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p>Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025</p> <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <ol style="list-style-type: none">1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.</i>2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Hollister	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/15/2023 - 12/15/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		165
Total Units		166

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	14	11
Single-family Detached	6	130	125
2 to 4 units per structure	0	4	4
5+ units per structure	17	0	9
Accessory Dwelling Unit	15	18	13
Mobile/Manufactured Home	0	0	0
Total	38	166	162

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	19	166
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	20
Number of Proposed Units in All Applications Received:	106
Total Housing Units Approved:	38
Total Housing Units Disapproved:	6

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	16	32
Discretionary	4	74

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	23
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	53
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Hollister	
Reporting Year	000-002-025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
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 (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non-Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	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	
Summary Row: Start Data Entry Below								0	1	0	3	1	1	26	1	3	2	68	106	38	6	
052-213-013	052-213-013	141 Westside Blvd	Campos	JADU 2024-21	ADU	R	1/31/2025												1	1	1	
052-330-007	052-330-007	660 Gabriele Ct	Zavala	JADU 2024-22	ADU	R	2/12/2025						1							1	1	
051-090-032	051-090-032	180 Rustic Ct	Amezcuca	JADU 2024-26	ADU	R	2/3/2025		1											1	1	
057-322-016	057-322-016	1640 Petaluma Ct	Mendolla	ADU 2025-1	ADU	R	4/30/2025												1	1	1	
050-221-004	050-221-004	21 Rossi Ct	Casillo	ADU 2025-2	ADU	R	3/27/2025												1	1	1	
057-590-002	057-590-002	820 Talbot Dr	Mann	ADU 2025-3	ADU	R	3/12/2025				1									1	1	
058-050-031	058-050-031	921 Cannery Row	Barraza	JADU 2025-4	ADU	R	3/20/2025													1	1	
053-092-001	053-092-001	683 6th St	Thompson	ADU 2025-7	ADU	R	3/27/2025										1			1	1	
057-350-053	057-350-053	1491 Jenner Ct	Magana	ADU 2025-8	ADU	R	9/19/2025													1	1	
057-830-028	057-830-028	2781 Glenview Dr	Calderon	JADU 2025-10	ADU	R	9/12/2025													1	1	
056-170-013	056-170-013	1146 Prune St	Oliveria	ADU 2025-11	ADU	R	8/5/2025													1	1	
060-160-009	060-160-009	1371 El Cerro Dr	Bocanegra	ADU 2025-13	ADU	R	11/14/2025				1									1	1	
057-620-028	057-620-028	2350 Calistoga Dr	Payne	JADU 2025-15	ADU	R	11/10/2025													1	1	
057-370-045	057-370-045	1701 Panorama Dr	Vargas	ADU 2025-16	ADU	R	9/11/2025				1									1	1	
055-140-011	055-140-011	1286 West St	Beisheim	ADU 2025-20	ADU	R	12/22/2025								1					1	1	
057-070-064	057-070-064	851 Sunnyslope Rd	851 Sunnyslope Rd	TM 2025-4 S&A 2025-5 ADU 2025-22	ADU	R	8/22/2025								13						13	
057-070-064	057-070-064	851 Sunnyslope Rd	851 Sunnyslope Rd	TM 2025-4 S&A 2025-5 ADU 2025-22	SFD	O	8/22/2025											49			49	
052-131-033	052-131-033	1220 4th St	4th Street Apartments	S&A 2025-1 DB 2025-2	5+	R	8/8/2025					1		13		3				17	17	
051-230-005	051-230-005	241 N Chappell Rd	Chappell Rd Subdivision/ Everglen 2	TM 2025-1 PD 2025-1	SFD	O	3/5/2025												6		6	6
057-230-005	051-230-005	241 N Chappell Rd	Chappell Rd Subdivision/ Everglen 2	TM 2025-3 DB 2025-1	SFD	O	8/25/2025										1	5		6	6	
																			0			

Jurisdiction	Hollister
Reporting Year	000-002-025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 12/15/2023 - 12/15/2031

**ANNU
H:**

Project Identifier					Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					9	10	11		12	13	14
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below											
052-213-013	052-213-013	141 Westside Blvd	Campos	JADU 2024-21	NONE	No	No	N/A	Approved	Ministerial	
052-330-007	052-330-007	660 Gabriele Ct	Zavala	JADU 2024-22	NONE	No	No	N/A	Approved	Ministerial	Applicant Self-Survey on application for tentative rental range.
051-090-032	051-090-032	180 Rustic Ct	Amezcuca	JADU 2024-26	NONE	No	No	N/A	Approved	Ministerial	Applicant Self-Survey on application for tentative rental range.
057-322-016	057-322-016	1640 Petaluma Ct	Mendolla	ADU 2025-1	NONE	No	No	N/A	Approved	Ministerial	
050-221-004	050-221-004	21 Rossi Ct	Casillo	ADU 2025-2	NONE	No	No	N/A	Approved	Ministerial	
057-590-002	057-590-002	820 Talbot Dr	Mann	ADU 2025-3	NONE	No	No	N/A	Approved	Ministerial	Applicant Self-Survey on application for tentative rental range.
058-050-031	058-050-031	921 Cannery Row	Barraza	JADU 2025-4	NONE	No	No	N/A	Approved	Ministerial	
053-092-001	053-092-001	683 6th St	Thompson	ADU 2025-7	NONE	No	No	N/A	Approved	Ministerial	Applicant Self-Survey on application for tentative rental range.
057-350-053	057-350-053	1491 Jenner Ct	Magana	ADU 2025-8	NONE	No	No	N/A	Approved	Ministerial	
057-830-028	057-830-028	2781 Glenview Dr	Calderon	JADU 2025-10	NONE	No	No	N/A	Approved	Ministerial	
056-170-013	056-170-013	1146 Prune St	Oliveria	ADU 2025-11	NONE	No	No	N/A	Approved	Ministerial	
060-160-009	060-160-009	1371 El Cerro Dr	Bocanegra	ADU 2025-13	NONE	No	No	N/A	Approved	Ministerial	Applicant Self-Survey on application for tentative rental range.
057-620-028	057-620-028	2350 Calistoga Dr	Pavne	JADU 2025-15	NONE	No	No	N/A	Approved	Ministerial	Applicant Self-Survey on application for tentative rental range.
057-370-045	057-370-045	1701 Panorama Dr	Vargas	ADU 2025-16	NONE	No	No	N/A	Approved	Ministerial	Applicant Self-Survey on application for tentative rental range.
055-140-011	055-140-011	1286 West St	Beisheim	ADU 2025-20	NONE	No	No	N/A	Pending	Ministerial	Applicant Self-Survey on application for tentative rental range. Approved as of 1/21/2026; will be reported in 26 APR
057-070-064	057-070-064	851 Sunnyslope Rd	851 Sunnyslope Rd	TM 2025-4 S&A 2025-5 ADU 2025-22	NONE	No	No	No	Pending	Discretionary	
057-070-064	057-070-064	851 Sunnyslope Rd	851 Sunnyslope Rd	TM 2025-4 S&A 2025-5 ADU 2025-22	NONE	No	No	No	Pending	Discretionary	
052-131-033	052-131-033	1220 4th St	4th Street Apartments	S&A 2025-1 DB 2025-2	NONE	No	Yes	Yes	Approved	Ministerial	
051-230-005	051-230-005	241 N Chappell Rd	Chappell Rd Subdivision/ Everglen 2	TM 2025-1 PD 2025-1	NONE	No	No	N/A	Disapproved	Discretionary	
057-230-005	051-230-005	241 N Chappell Rd	Chappell Rd Subdivision/ Everglen 2	TM 2025-3 DB 2025-1	NONE	No	Yes	Yes	Approved	Discretionary	

Jurisdiction		Hollister																					
Reporting Year		000-002-025 (Jan. 1 - Dec. 31)																					
Planning Period		6th Cycle 12/15/2023 - 12/15/2031																					
057-770-040	057-770-044 through -048	2001 Memorial Dr	Arnett Landing (formerly McDonald/Kings)	TM 2020-1 SSA 2020-9		4	2/20/2025	4										0	NONE	No	Y		
019-120-005	052-440-001 through -030, 052-430-001 through -040, 052-420-002 through -035	1070 Buena Vista Rd	Aspen Park (formerly Woodie)	TM 2021-3 CLP 2021-10 for PUD		9	8/12/2025	9										0	NONE	No	Y		
057-570-010	057-570-010	231 Bundeson Dr	Aleuya	None				0									1	3/12/2025	1	NONE	No	Y	
057-570-010	057-570-010	231 Bundeson Dr	Aleuya	ADU 2022-17				0									1	3/12/2025	1	NONE	No	Y	
058-060-010	058-060-081 through -093	South St & Westside Blvd	Farmstead	TM 2015-9 CLP 2016-3 for PUD		2	2/10/2025	2										0	NONE	No	Y		
058-100-022	058-100-022	885 Ehrenman Way	Cercia	JADU 2023-06				0									1	3/28/2025	1	NONE	No	Y	
058-021-030	058-021-030	1181 Christopher Ct	Juarez	ADU 2023-02				0									1	8/29/2025	1	NONE	No	Y	
								0										0					
								0										0					

Jurisdiction	Hollister
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 12/15/2023 - 12/15/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

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	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/14/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	846		-	-	-	-	-	-	-	-	-	-	846
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	678		-	4	-	-	-	-	-	-	-	5	673
	Non-Deed Restricted			-	-	1	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	826		-	-	17	-	-	-	-	-	-	17	809
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Above Moderate		1,813	49	-	101	165	-	-	-	-	-	-	315	1,498
Total RHNA		4,163												
Total Units			49	-	122	166	-	-	-	-	-	-	337	3,826

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.

- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Jurisdiction		Hollister						
Reporting Year		2025		(Jan. 1 - Dec. 31)				
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
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.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H1.1 Local Government Leadership	Review and Evaluate the Housing Element every three years.	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Review and evaluate the Housing Element every three years, beginning in June 2026. The City will update individual policy programs if policy outcomes are not being met within the timeframe expected. - Prepare information and conduct a Housing Element review workshop after every Housing Element evaluation review. <p>Timeframe: First Housing Element evaluation review to be completed by June 2026; If the Housing Element evaluation review determines that Housing Element objectives are not being met within the expected timeframe, any proposed policy program updates will be implemented by June 2027; Housing Element review workshop to be held by December 2026 and with every Housing Element evaluation thereafter.</p>	Meetings		None
H1.2 Managed Growth That Meets Regional Housing Needs Determinations	Repeal Measure U from the City's Municipal Code.	Jan-26	6th Cycle	Completed	Repeal Measure U from the City's Municipal Code.	Other	1	<p>Agenda Item 7.6; January 5, 2026</p> <p>https://pub-hollister.escribemeetings.com/Meeting.aspx?id=696a2a34-d4fc-4c59-811c-0561bbb3c333&Agenda=PostMinutes&lang=English</p>
H1.3 6th Cycle RHNA Strategy	Adopt Rezones and establish appropriate development standards to accommodate the 6th Cycle RHNA.	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Adopt rezonings in conjunction with the General Plan Update. - Establish appropriate development standards that facilitate achieving maximum densities for each new rezone without density bonuses, incentives, or concessions. - Monitor housing development as part of the Annual Progress Reports (APRs), and if needed, identify additional sites within 180 days, or consider a discretionary process allowing lower minimum densities to address potential constraints. - The City will rezone adequate sites to address the shortfall or unaccommodated housing need with the following standards, pursuant to Government Code section 65583, subdivision (c)(1) and 65583.2, subdivisions (h) and (i). - Accommodate a minimum of 16 units per site; - Require a minimum density of 20 units per acre; and - At least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed-uses that accommodate all of the very low and low-income housing need, if those sites allow 100 percent residential use, and - Require residential use occupy 50 percent of the total floor area of a mixed-use project. - Permit owner-occupied and rental multifamily uses by-right for development in which 20 percent or more of the units are affordable to lower income households. By-right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval. 	Other		None
H1.4 By-Right Requirement for 4th and 5th Cycle Sites	Adopt amendments to the Zoning Code to allow by-right development for projects identified in the 4th and 5th Cycle Sites Inventory that propose 20 percent or more of the units as affordable to lower income households.	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Allow by-right development for qualifying sites pursuant to Government Code section 65583.2(c) concurrent with Housing Element adoption. <p>Timeframe: Upon adoption of the 6th Cycle Housing Element.</p>	Other		None
H1.5 Senate Bill 35 Streamlining	Establish written procedures for SB 35 streamlining.	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Establish SB 35 procedures and provide information online. - Develop and implement the program. 	Other		None

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H1.6 Water and Sewer Priority	Establish and adopt procedures to grant priority water and sewer service to developments with units affordable to lower-income households per Government Code §65589.7.	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Comply with requirements of State law associated with provision of Housing Element to water and sewer providers. - The City of Hollister will establish and adopt procedures to grant priority water and sewer service to developments with units affordable to lower-income households per Government Code §65589.7 by June 2026. <p>Timeframe: Immediately upon adoption of the 6th Cycle Housing Element and any subsequent amendments; Establish and adopt procedures to grant priority water and sewer service to development with units affordable to lower-income households per Government Code §65589.7 by June 2026.</p>	Other		None
H1.7 Monitoring, Evaluation, and Revisions	Establish a regular monitoring and update process to access housing needs, opportunities, and achievements, and modify policies, programs, and resource allocations as needed.	Jan-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Establish and maintain a Sites Inventory Monitoring Program. - Adopt findings with each City approval for residential projects identifying the breakdown of units by income category and establish whether 'no net loss' findings to be made, if either fewer units are developed than shown in the housing element, or if the units are being developed in different income categories than projected. If 'no net loss' findings must be made, the City must either find that it is maintaining enough sites to accommodate the remaining RHNA, or if there are not enough sites to accommodate the remaining RHNA. If there are not enough sites, the City has 180 days to make adequate sites available. - Annually monitor the progress of pending projects, ADU projections, and development on candidate housing sites through the APR. - If residential development is not sufficiently progressing towards building permits or if the City is not meeting the pro-rated share of the RHNA at all income levels by December 2028, the City will identify strategies to maintain adequate sites throughout the planning period. <p>Timeframe: Establish a Sites Inventory Program by January 2026; Annually monitor progress through the APRs; Identify new strategies, as needed, within 180 days.</p>	Other		None
H2.1 Objective Design Standards	Establish and implement Objective Design Standards and update city-wide design review procedures.	Mar-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Adopt and implement Objective Design Standards for all residential development projects through the City's large-scale zoning amendments. - Adopt amendments to the City's existing design review procedures through the City's large-scale zoning amendments. - Promote the new standards and procedures online, through print materials at the Planning counter, and through email noticing to the development community. <p>Timeframe: Adopt Objective Design Standards by March 2026; Adopt amendments to the design review procedures by March 2026; Promote new standards and procedures annually to prospective applicants.</p>	Other		https://hollister.ca.gov/government/development_services/planning/zoning_order_inance_updates.php https://hollister.ca.gov/government/development_services/planning/objective_design_standards.php
H2.2 Resource Conservation	Promote development and construction standards that provide resource conservation.	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Publicize energy conservation programs and reward energy efficient projects under the allocation program. - Apply Title 24 requirements. 	Other	250	<p>In 2025, the City issued 250 building permits subject to Title 24.</p> https://hollister.ca.gov/government/development_services/issued_permit_reports.php#outer-961sub-1172
H2.3 Renewable Energy Technologies	Promote the use of renewable energy technologies (such as solar and wind) in new and rehabilitated housing when possible.	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Promote solar design for new residential development projects. - Encourage 'green' building standards and procedures. 	Other	302	<p>In 2025, the City issued 302 solar permits.</p> https://hollister.ca.gov/government/development_services/issued_permit_reports.php#outer-961sub-1172
H2.4 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.	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Link code enforcement with public information programs. - Assist in maximizing use of rehabilitation loan programs on an as-needed basis. - Annually apply for grants to fund the rehabilitation loan program. - Prioritize rehabilitation loans in subareas generating the highest volume of substandard housing cases. <p>Timeframe: On a project-by-project basis; Annually apply for grants to fund the rehabilitation loan program.</p>	Households		None

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H3.1 Variety of Housing Choices	Achieve a mix of housing types, densities, and designs to provide choice in owner and renter housing.	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Implement mixed-use development standards through the City's large-scale zoning amendments and General Plan update. - Implement zoning amendments for manufactured homes through the City's large-scale zoning amendments and General Plan update to allow in all zones where single-family housing is allowed. - Implement zoning amendments for mobile home parks through the City's large-scale zoning amendments to identify zoning and development standards that encourage and facilitate mobile home parks. 	Other	1	<p>Ordinance 1267 amended residential use table regarding mobile homes, manufactured homes, and mobile home parks. Adopted October 20, 2025.</p> <p>https://library.municode.com/ca/hollister/code/s/code_of_ordinances?nodeId=TIT17ZO_CH17.04REZODI_ARTIREZODI_17.04.020REZOLAUSPERE</p>
H3.2 Maintain Adequate Housing Sites	Maintain an adequate supply of land designated for all types of residential development to accommodate RHNA.	Jun-26	6th Cycle	Continuous	<ul style="list-style-type: none"> - Utilize inventoried sites for multi-family infill housing and support and encourage lot consolidation when opportunities arise. - If housing development falls below the estimated production target for more than two consecutive years, the City will reevaluate the City's standards and procedures and modify accordingly within 6 months. <p>Timeframe: Establish monitoring program by June 2026; Monitor annually, and modify standards and procedures within six months if development falls below estimated production target for more than two consecutive years.</p>	Other		None
H3.3 User Fees (Building, Impact and Planning Fees)	Review permit processing and impact fees and amend appropriately to ensure they are not a constraint on housing development.	Aug-26	6th Cycle	Not Yet Started	<ul style="list-style-type: none"> - Review impact and planning fees. - Consider amending the way traffic fees are calculated. City will consider transitioning to a calculation based on a square foot basis instead of per unit basis to tighten connection to the impact. <p>Timeframe: Annual Assessment of Permitting Fees, Updated Fees as appropriate; Establish a Fee Waiver Program by August 2026.</p>	Other		None
H3.4 Accessory Dwelling Units (ADUs)	Facilitate the development of accessory dwelling units (ADUs) and create a plan by 2026 that incentivizes and promotes the development of ADUs to be offered at affordable rents.	Aug-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Amend the ADU ordinance to comply with State Law. - Develop permit-ready ADU plans to minimize design costs, streamline permit processing, and provide development clarity. - Streamline and expedite the plan check review process for ADUs affordable to lower income households. - Provide informational ADU materials online and at City offices guiding applicants through the permitting and construction process. - Create an ADU webpage informing the community on code, process, and incentives. - Waive permitting fees for ADUs under certain sizes and/or deed restricted as affordable to lower income households for a period of 55 years. - Research and pursue potential State and Regional funding sources for affordable ADUs and make information publicly available. - Revise the City's Municipal Code to allow to permit ADUs in all zones that allow residential uses and on lots where there are two existing units on the lot. - Goal of facilitating the development of at least 167 ADUs during the 6th Cycle Planning Period. <p>Timeframe: Create and Implement ADU Plan by August 2026; Update necessary code sections as needed by August 2026.</p>	Units	46	<p>Units reported in annual APRs.</p> <p>2023 Carry Over: 9 2024: 19 2025: 18</p>
H3.5 ADU and Sites Inventory Monitoring Program	Establish and ADU and Sites Inventory Monitoring Program	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Establish and maintain a Monitoring Program. - Adopt findings with each City approval for residential projects identifying the breakdown of units by income category and establish whether 'no net loss' findings to be made, if either fewer units are developed than shown in the housing element, or if the units are being developed in different income categories than projected. if 'no net loss' findings must be made, the City must either find that it is maintaining enough sites to accommodate the remaining RHNA, or if there are not enough sites to accommodate the remaining RHNA. If there are not enough sites, the City has 180 days to make adequate sites available. - Monitor the progress of pending projects, ADU projections, and development on candidate housing sites identified in Appendix F every other year and through the APR. - If residential development is not sufficiently progressing towards building permits or if the City is not meeting the pro-rated share of the RHNA at all income levels by December 2028, the City will identify strategies to maintain adequate sites throughout the planning period. <p>Timeframe: Establish a Monitoring Program by June 2026; adopt findings with each City approval for residential projects on a Housing Element site; monitor the progress of pending projects, ADU projections, and development on candidate sites identified in Appendix F every other year and through the APR.</p>	Units	46	<p>Units reported in annual APRs.</p> <p>2023 Carry Over: 9 2024: 19 2025: 18</p>

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H3.6 Update Density Bonus Ordinance	Update the Density Bonus Ordinance to comply with AB 2345	Oct-25	6th Cycle	Completed	<ul style="list-style-type: none"> - Update the Density Bonus Ordinance in compliance with State law requirements. - Goal of facilitating the development of at least two density bonus projects per year during the planning period. 	Other	2	<p>Ordinance 1267 amended Chapter 17.34 Density Bonus to bring it into compliance with state law. Adopted. October 20, 2025</p> <p>https://library.municode.com/ca/hollister/code_s/code_of_ordinances?nodeId=TIT17ZO_CH17.34DEBO</p> <p>Projects reported in APRs. Final Occupancy counted for Table D.</p> <p>2023 (6th Cycle carry-over): 1550 San Juan Road (entitled) 375 4th St (entitled)</p> <p>2024: 204 Hawkins St (permits issued) 400 Block Condos (permits issued)</p> <p>2025: 204 Hawkins St (Final) 400 Block Condos (Final) 4th St Apartments (Entitled)</p>
H3.7 Review of Entitlement Processes	Review findings of approval for residential development to remove subjectivity	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Remove subjective language from Site and Architectural Review findings of approval by June 2026. 	Other		None
H3.8 Remove Development Constraints	Review the Municipal Code to identify standards and requirements that may constrain the development of housing	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Review residential development standards for potential constraints to the development of new units, particularly affordable units, and amend Hollister Municipal Code as appropriate. <p>Timeframe: Review development standards every two years and amend Municipal Code within one year if constraints are identified.</p>	Other		https://hollister.ca.gov/government/departments/development_services/planning/zoning_ordinance_updates.php
H4.1 Inclusionary Housing Policy	Develop an inclusionary housing ordinance to encourage and facilitate the construction of below market-rate housing	Aug-24	6th Cycle	Completed	<ul style="list-style-type: none"> Explore and evaluate inclusionary options - Adopt an inclusionary ordinance if feasible - Goal of facilitating the development of at least 150 inclusionary units during the planning period. 	Units	17	<p>Projects reported in APRs.</p> <p>2025: 4th St Apartments (Entitled)</p>
H4.2 Preservation of At-Risk Units	Ensure that affordable housing provided through government subsidy programs, incentives and deed restrictions will remain affordable	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Protect 'at-risk' units - Monitor units at-risk of converting to market-rate and outreach to property owners to identify resources and programs available to maintain affordability - Identify and pursue funding opportunities to assist the preservation of at-risk, affordable units - Investigate opportunities to convert existing market-rate units to affordable units through rehabilitation improvement assistance - Comply with noticing requirements - Provide tenant education and assistance through a variety of methods, including, but not limited to, informational material online and in-person at City offices, annual workshops or informational webinars, and/or partnerships with local organizations and agencies that provide assistance to renters and low-income households - Coordinate with qualified entities in identifying solutions to maintaining affordability for units at-risk of converting to market rate. <p>Timeframe: Develop monitoring program by December 2026; Review annually; Outreach to begin by January 2027; Annually seek funding opportunities; 2023-2031</p>	Units		None

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H4.3 State and Federal Housing Incentives	Monitor funding opportunities and disseminate information on programs to residents and prospective housing developers/sponsors	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - The City will monitor funding opportunities on an annual basis and apply for funding as opportunities arise. Goal of applying to at least one grant/fund per year. - Implement a plan to expand funding resources when funding is secured. Timeframe: The City will monitor funding opportunities on an annual basis and apply for funding as opportunities arise; Ongoing.	Other	4	Hollister West of Fairview (Eden Housing) Grant Applications: - 2024 HCD Infill Infrastructure Grant (IIG) Program (Awarded April 5, 2024) - HCD HOME April 2024 - HCD 2025 SuperNOFA Farmworker Housing Grant Program - HCD MHP Disaster Relief program October 2025 (Pending)
H4.4 Relocation Assistance	Provide relocation assistance to all persons displaced by publicly assisted projects, including rehabilitation and code enforcement projects, which lead to the displacement of households as funding resources permit	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Adopt 'Right-to-Return and Temporary Relocation' standards for all City-assisted rehab/redevelopment by December 2026. - Serve 20+ households with relocation/legal navigation during the planning period, as funding allows. 	Households		None
H4.5 Replacement Housing	Adopt a formal replacement housing program in compliance with Government Code Section 65915	Jun-26	6th Cycle	Not Yet Started	<ul style="list-style-type: none"> - Adopt a replacement housing program for units lost that are currently occupied by lower-income households or households subject to affordability requirements of Government Code Section 65915 within the last five years. 	Other		None
H4.6 Lot Consolidation Ordinance	Develop a lot consolidation program to promote, incentivize, and support the consolidation of small residential lots into larger lots to accommodate higher density development	Dec-26	6th Cycle	Not Yet Started	<ul style="list-style-type: none"> - Develop a lot consolidation program to promote, incentivize, and support the consolidation of small residential lots into larger lots to accommodate higher-density development. - The City shall conduct outreach to property owners of housing opportunity sites to identify meaningful incentives to facilitate lot consolidation and redevelopment. Based on this feedback, within two years of Housing Element adoption, the City will revise the Lot Consolidation Ordinance to update incentives, as necessary, which may include: <ul style="list-style-type: none"> - Increased density on consolidated parcels; - Flexible development standards such as reduced setbacks, increased lot coverage, increased heights, reduced parking; - Reduced fees; and/or - Streamlined permit processing - Goal of facilitating at least 500 units citywide through lot consolidation. Timeframe: Conduct outreach to property owners of housing opportunity sites to identify meaningful incentives to facilitate lot consolidation and redevelopment by June 2026; Based on property owner feedback, revise the Lot Consolidation Ordinance to update incentives by December 2026.	Units	22	Projects Reported in APRs. Final Occupancy Counted for Table D. 2023: 375 4th St (entitled) 2024: 400 Block Condos (Permits Issued) 2025: 400 Block Condos (Final)
H4.7 Anti-Displacement Toolkit	Adopt a multi-pronged anti-displacement strategy to work to relieve displacement pressures caused by the increasing income gap and increasing housing costs in the City	Dec-26	6th Cycle	Not Yet Started	<ul style="list-style-type: none"> - Adopt 'Right-to-Return & Temporary Relocation' standards for City-assisted rehab/redevelopment by December 2026. - Annually apply for funding to subsidize/acquire/preserve all units at-risk of converting to market rate during the 6th Cycle planning period. - Increase multi-family residential and mixed-use opportunities throughout the City beyond capacity to meet the RHNA. Allow duplexes, triplexes, and multiple ADUs in lower density, higher-resource areas. - Establish partnership with Home Match Monterey to support and promote housing sharing services. Create partnerships with the Housing Authority of the County of Santa Cruz to support acquisition of affordable units at-risk of conversion to market rate. - Identify a code enforcement specialist on staff to provide technical assistance and information to property owners of lower income units to address code enforcement issues. - Annually seek funding to support rehabilitation of substandard multi-family units and restrict conversion of existing units occupied by lower-income households to short term rentals. - Partner with nonprofits that serve underserved residents within the City to share information on fair housing and tenant rights. 	Other		None

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H5.1 Special Needs Groups, including Special Needs Households	Actively promote the development and rehabilitation of housing that meets the needs of special needs groups	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Monitor Special Needs Housing. - Maintain and develop partnerships with local organizations and agencies. Coordinate with at least two affordable housing developers annually to discuss development opportunities in the City. - Identify and pursue development opportunities, at least every other year. - Goal of facilitating the development of at least 100 units for special needs households during the planning period. <p>Timeframe: Ongoing; As funding becomes available; Coordinate with at least two affordable housing developers annually to discuss development opportunities in the City; Identify and pursue development opportunities, at least every other year.</p>	Units		None
H5.2 Agricultural and Employee Housing	Adopt a zoning ordinance amendment consistent with the requirements of Health and Safety Codes Section 17021.5, 17021.6, and 17021.8	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Adopt a zoning ordinance amendment to permit employee housing in single-family residential zones, consistent with the requirements of Health and Safety Codes Section 17021.5 and 17021.6 as it relates to agricultural employee housing. - Adopt a zoning ordinance amendment to grant streamlined approvals for eligible housing developments, consistent with Health and Safety Code Section 17021.8. 	Other		None
H5.3 Reasonable Accommodations	Provide reasonable accommodations for persons with disabilities in compliance with Government Code Section 65583	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Maintain updated information on reasonable accommodations on the City's website. - Biennially review and update applicable procedures and/or requirements to remove potential constraints. - Provide information on housing resources available to persons with disabilities to local groups or organizations serving the needs of persons with disabilities. 	Other		None
H5.4 Equal Housing Opportunity: Disparities in Access to Public Transportation	1. Accessibility programs focused on improving access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossing, and businesses.	Jun-27	6th Cycle	Not Yet Started	<p>Consider new programs with the goals of increasing transportation options and improving access to sustainable transportation methods by June 2027. Potential programs will be presented to Planning Commission and City Council by December 2026 with the intent of adopting one or more programs by June 2027.</p> <p>Report findings on potential programs for the City to consider. Adopt a minimum of one program addressing sustainable transportation over the Planning Period.</p>	Other		None
H5.4 Equal Housing Opportunity: Disparities in Access to Public Transportation	2. Dedicate or seek funding to prioritize basic transportation improvements.	Dec-26	6th Cycle	Continuous	<p>Identify funding opportunities to improve transportation access by December 2026.</p> <p>Apply for funding annually; Align the City's Capital Improvement Plan with Housing Element priorities by June 2027.</p>	Other		None
H5.4 Equal Housing Opportunity: Lack of Infrastructure Due to Environmental Hazards	1. City to revise the Safety Element, in accordance with SB 1035, to identify flood, fire, and earthquake hazards upon each revision of the Housing Element.	Dec-26	6th Cycle	In Progress	<p>Adopt an updated Safety Element, which identifies natural hazards which pose as environmental constraints to development of housing in the City. The City Council shall adopt amendments to the Safety Element in accordance with SB 1035 by December 2026.</p> <p>Report findings on the potential natural hazards. Adopt the Safety Element every planning period.</p>	Other		None
H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing	1. The City is to create a dedicated page on its website that lists all of the active housing programs that assist low- and moderate-income prospective residents.	Dec-26	6th Cycle	In Progress	<p>The website page should be easy to navigate and provide clear information about each program, including eligibility requirements, application process, and contact information. Webpage by December 2026.</p> <p>Regularly update with new programs.</p>	Other		https://hollister.ca.gov/government/departments/development_services/first-time_homebuyer.php
H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing	2. Monitor Inclusionary Housing Ordinance progress/effectiveness and update, as necessary, to increase housing mobility in Hollister. An increase of affordable units may prevent displacement and may reduce pressures in areas at risk of displacement.	Dec-32	6th Cycle	Continuous	<p>City adopted the Inclusionary Housing Ordinance (IHO) in 2024. The City will continue monitoring development progress and will annually evaluate the IHO to determine if updates are necessary to increase housing mobility.</p> <p>Goal of facilitating the development of at least 150 inclusionary units during the planning period.</p>	Units	17	See H4.1

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing	3. The City will encourage development of housing for lower-income households through a variety of activities that include: - Reach out to affordable housing developers annually to evaluate potential development proposals. - Reduce development fees (partially using IHO in-lieu fees, if necessary and as available). - Provide priority processing. - Assist applicants with identifying grant and funding opportunities. - Provide technical assistance to the extent possible.	Dec-32	6th Cycle	Continuous	The City will outreach to affordable housing developers at least once annually to discuss potential affordable housing projects and how the City can assist or facilitate development. Goal of facilitating the development of at least 100 affordable units through direct affordable housing developer outreach through the planning period.	Units		Hollister West of Fairview (Eden Housing) Grant Applications: - 2024 HCD Infill Infrastructure Grant (IIG) Program (Awarded April 5, 2024) - HCD HOME April 2024 - HCD 2025 SuperNOFA Farmworker Housing Grant Program - HCD MHP Disaster Relief program October 2025 (Pending)
H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing	4. The City shall seek State and Federal funding and support funding applications for housing construction and rehabilitation targeted for special needs households, as staff resources allow.	Dec-32	6th Cycle	Continuous	The City will seek and apply for funding annually, ongoing, and on an as-needed basis. Goal of facilitating the development or assistance of at least 100 special needs housing units during the planning period, as staff and financial resources allow.	Units		None
H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing	5. Work with the Housing Authority of Santa Cruz to increase voucher participation by 10% during the 6th Cycle planning period. Greater voucher participation in the City may prevent displacement and may reduce pressures in areas at risk of displacement.	Dec-32	6th Cycle	Continuous	Outreach to at least 5 property owners yearly to increase voucher participation by 10% during the 6th Cycle planning period. Goal of increasing voucher participation by 10% during the 6th Cycle planning period.	Other	3	Communicated with 3 property owners in 2025 regarding including their homes in the voucher program. In 2025 there were a total of 344 households receiving Housing Choice Vouchers in the City of Hollister (information received from Santa Cruz Housing Authority).
H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing	6. Consider a formal policy for expedited review and/or permitting of affordable housing developments and housing for special needs populations (i.e., seniors, people experiencing homelessness, people living with disabilities, single female-headed households, large families, and extremely low-, very low-, low-, and moderate-income households).	Jun-27	6th Cycle	Not Yet Started	The City will evaluate a formal policy to provide expedited review and/or permitting of applicants proposing at least 30% affordable units. Staff will present their findings and recommendations to the Planning Commission and City Council by December 2026 with the intent of adopting a formal policy by June 2027, if determined feasible. Goal of facilitating the development of at least 20% of the City's lower income RHNA through expedited review and/or permitting during the planning period.	Other		None
H5.4 Equal Housing Opportunity: Lack of Clarity with Assistance Programs and Affordable Housing	7. Generate a list of properties that contain facilities operated by faith-based organizations that can take advantage of various state laws providing incentives for the development of affordable housing.	Dec-26	6th Cycle	Not Yet Started	Compile the list of faith-based organizations by December 2026 and outreach to them at least once a year to notify them of state laws they can take advantage of. The City may facilitate conversations between faith-based organizations and affordable housing developers interested in developing their property. Goal of facilitating the development of at least 100 lower income units on properties that contain facilities operated by faith-based organizations during the planning period.	Units		None
H5.4 Equal Housing Opportunity: Lending Discrimination	1. City or designated contracted organization to collaborate with local and regional organizations to review any housing discrimination complaints, assist in dispute resolution, and, where necessary, refer complainants to appropriate state or federal agencies for further investigation, action, and resolution.	Dec-32	6th Cycle	Continuous	Pursuant to Assembly Bill 686 (AB 686), Chapter 958 Statutes 2018, the City shall affirmatively further fair housing by taking meaningful actions that foster inclusive communities free from barriers that restrict access to opportunities based on protected characteristics, as defined by State law. The City shall collaborate with the community, stakeholders, and appropriate organizations and agencies to address potential constraints to fair housing. This may include, but is not limited to: - Analyzing and identifying barriers to entry into homeownerships or rental opportunities; - Reviewing restrictions that may prevent disadvantaged groups from locating in Hollister; - Fostering a more inclusive community for all disadvantaged groups. The City is to implement the fair housing actions and programs throughout the 6th Planning Period to address each contributing factors mentioned in Chapter 2 Section 3.	Other		None

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H5.4 Equal Housing Opportunity: Disparities in Access to Public Transportation	1. Coordinate with transit agencies on access to transportation, bus routes and schedule.	Dec-32	6th Cycle	Continuous	Outreach to agencies to identify solutions on improving access to transportation annually. Host a minimum of one annual meeting with SBCOG/County Express, publish a route/stop memo identifying one actionable service or stop siting change benefiting renter-overpayment cluster east of Downtown or special-needs projects, track implementation status in APR.	Meetings		None
H5.4 Equal Housing Opportunity: Community Revitalization and Displacement	1. Align the City's Capital Improvements with Housing Element priorities. The City completed a city-wide roadway improvement program in late 2024 which improved many roads within areas of relatively lower incomes and higher displacement risk. The City will align Capital Improvement Program projects towards community amenities, parks, community facilities, recreation facilities, active transportation, infrastructure, streetscape improvements, safe routes to school and other community development activities.	Jun-27	6th Cycle	In Progress	Align the City's Capital Improvement Plan with Housing Element priorities by June 2027. Target Capital Improvements in strategic areas of need, with an emphasis particularly on areas of relatively lower incomes and higher displacement risk. The City will apply for funding beyond the Capital Improvement Plan to implement place based strategies in areas of relatively lower incomes and higher displacement risk. Target at least one Capital Improvement project in an area of relatively lower incomes or higher displacement risk a year. Target at least one community revitalization project in an area of relatively lower incomes or higher displacement risk a year.	Other		https://hollister.ca.gov/government/departments/engineering/2024_city_wide_roadway_improvement_project.php
H5.4 Equal Housing Opportunity: Community Revitalization and Displacement	2. The City will prioritize rehabilitation loan funding to the existing housing stock with the most need for rehabilitation and sanitary conditions as well as in areas or relatively lower incomes and higher displacement risk.	Dec-32	6th Cycle	Continuous	The City will seek and apply for funding annually to increase the amount of rehabilitation loans the City can offer. Goal of awarding 12 rehabilitation loans to lower-income households or households in areas of relatively lower incomes and higher displacement risk.	Households		None
H5.5 Section 8 Tenant Based Rental Assistance	Continue to provide residents with information regarding the availability of the Section 8 Housing Choice Voucher Program that is administered by the Housing Authority of the County of Santa Cruz	Dec-32	6th Cycle	Continuous	- Work with the Housing Authority of Santa Cruz to increase voucher participation by 10% during the 6th Cycle planning period. - Outreach to at least 5 property owners yearly to increase voucher participation by 10% during the 6th Cycle planning period. - Target voucher participation in higher income and opportunity areas. Outreach to at least 5 owners per year prioritized in census tracts with more than 50 percent low- and moderate income households and higher-resource areas to increase voucher participation by 10 percent citywide with at least 40% in these tracts. - Develop educational materials for landlords describing tenant-based rental assistance programs, fair housing requirements, and best practices for screening and leasing. - Explore non-financial incentives such as expedited inspections, or priority City assistance for participating landlords. Timeframe: Ongoing; Establish partnership with a qualified nonprofit housing counseling agency with experience in landlord engagement strategies by December 2026; Outreach to at least 5 property owners yearly, beginning in June 2027; Annual Review and Coordination with Housing Authority of the County of Santa Cruz.	Other	3	Communicated with 3 property owners in 2025 regarding including their homes in the voucher program. In 2025 there were a total of 344 households receiving Housing Choice Vouchers in the City of Hollister (information received from Santa Cruz Housing Authority).
H5.6 Low-Barrier Navigation Centers	Adopt regulations and procedures for Low-Barrier Navigation Centers.	Jun-26	6th Cycle	In Progress	Adopt and implement procedures and regulations to process low-barrier navigation centers. Procedures shall include establishing a ministerial approval process pursuant to State law. Timeframe: Review annually; Adopt and Implement by June 2026.	Other		None

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H5.7 Emergency, Transitional, and Supportive Housing	Amend the Municipal Code to reflect State law requirements related to Emergency, Transitional, and Supportive Housing	Jun-26	6th Cycle	In Progress	<p>Amend applicable sections of the Municipal Code to address the following requirements:</p> <ul style="list-style-type: none"> - Supportive Housing Streamlined Approvals (AB 2162) - To comply with AB 2162 (Chapter 753, Statutes 2018), the City will amend its Municipal Code to permit supportive housing as a use permitted by-right in all zones where multiple family and mixed-use development is permitted. - Emergency and Transitional Housing Act of 2019 (AB 139) - The City will update its Municipal Code to comply with the requirements of Gov. Code 65583 to address permit requirements, objective standards, analysis of annual and season needs, and parking and other applicable standards and provisions. - Amend the Municipal Code to allow emergency shelters by-right in at least one zone that allows residential uses and revise the definition of emergency shelters pursuant to AB 2339 (2023) and update parking requirements in compliance with AB 139. Amend the City Municipal Code to comply with the definitions for 'Supportive Housing', 'Supportive Services', and 'Target Population' consistent with applicable sections of the California Government Code. - Amend the Municipal Code to allow transitional and supportive housing by-right in all zones that allow residential uses and only subject to requirements of other residential uses of the same type in the same zone consistent with State law. - Amend the Municipal Code to ensure Emergency Shelters, Transitional and Supportive Housing are permitted in appropriate zones, consistent with State law. - Chapter 654, Statues of 2022 (AB 2339), now includes new requirements on how cities must plan for emergency shelters and ensure sufficient capacity for low-income housing. AB 2339 requires that zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must allow other residential uses. This could includes zones that allow mixed-uses that permit residential. AB 2339 allows jurisdictions to adopt proximity standards, provided that emergency shelters are not required to be more than 200 feet apart. The City will ensure the identified zone to permit emergency shelters has sufficient capacity to accommodate the need for emergency shelters. The identified zone to permit emergency shelters will be in proximity to transportation and services. The City will amend the Municipal Code to ensure compliance with all provisions of AB 139 and 2339, including definitions, zoning and all development standards, including spacing requirements. 	Other		<p>https://library.municode.com/ca/hollister/code/s/code_of_ordinances?nodeId=TIT17ZO_CH17.68DE_17.68.2040SUHO</p> <p>https://library.municode.com/ca/hollister/code/s/code_of_ordinances?nodeId=TIT17ZO_CH17.68DE_17.68.2110TRHO</p>
H5.8 Housing for Persons with Disabilities	Encourage construction and rehabilitation of housing with supportive services targeted for persons with developmental disabilities	Jun-26	6th Cycle	Not Yet Started	<ul style="list-style-type: none"> - Collaborate with housing developers and local organizations to identify the needs of local persons with developmental disabilities. At least once yearly. - Seek State and Federal funding and support funding applications. Apply annually. - Establish regulatory incentives for projects proposing housing for persons with physical and developmental disabilities with the goal of developing at least 50 units for persons with physical and developmental disabilities. - Amend the Municipal Code to remove regulations that isolate and regulate various types of housing for persons with disabilities based on the number of people and other factors that may pose a constraint on housing choice for persons with disabilities. - Amend the Municipal Code to allow uses meant to serve persons with disabilities without a conditional use permit in any residential zone, and only subject to requirements similar to other residential uses of the same type in the same zone. The City will establish permit procedures to facilitate approval of uses meant to serve persons with disabilities without a conditional use permit. In lieu of requiring a conditional use permit, requests for exceptions to permitting processes will be resolved through reasonable accommodation procedures instead of conditional use procedures. - Goal of facilitating the development of at least 100 units for households with persons with developmental disabilities and other disabilities. <p>Timeframe: Amend the Municipal Code to implement revisions by June 2026; Annually and establish incentives by January 2026.</p>	Units		None
H5.9 Single-Room Occupancy (SRO) Units	Establish SRO Standards and Procedures to facilitate the development of SROs	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Collaborate with local organizations and agencies to discuss the needs of persons who previously experienced homelessness annually, beginning in June 2026. - Support and, when possible, fund local and regional efforts to address the housing needs of persons who previously experienced homelessness. - The City will establish objective SRO development standards and procedures to remove discretionary approval and facilitate development of SROs. - The City will revise parking requirements to facilitate SRO development. <p>Timeframe: Amend the Municipal Code to establish objective SRO development standards and procedures to remove discretionary approval and facilitate development of SROs by June 2026; Revise parking requirements to facilitate SRO development by June 2026; Annually and support funding opportunities when possible.</p>	Units		None

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H5.10 Residential Care Homes	Amend the Municipal Code to allow Residential Care Homes serving seven or more persons without a conditional use permit.	Jun-26	6th Cycle	In Progress	<ul style="list-style-type: none"> - Amend the Municipal Code to allow Residential Care Homes serving seven or more persons without a conditional use permit in any residential zone, and only subject to requirements similar to other residential uses of the same type in the same zone. The City will establish permit procedures to facilitate approval of Residential Care Homes without a conditional use permit. In lieu of requiring a conditional use permit, requests for exceptions to permitting processes will be resolved through reasonable accommodation procedures instead of conditional use procedures. - Amend the Municipal Code to remove regulations that isolate and regulate various types of housing for persons with disabilities based on the number of people and other factors that may pose a constraint on housing choice for persons with disabilities. 	Other		None
H5.11 Farmworker Housing and Outreach	Understand and address farmworker housing needs	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Continue to seek partnerships and meet annually with farmworker groups, organizations serving or representing farmworker groups, community stakeholders, affordable housing developers, and agricultural employers to discuss and identify housing opportunities, including identifying potential sites suitable for new housing for farmworkers. - Annually meet with farmworkers groups, organizations serving or representing farmworker groups, community stakeholders, affordable housing developers, and agricultural employers to discuss and identify housing opportunities to rehabilitate or preserve existing farmworker housing in the City. Funding sources may include, but are not limited to HCD Joe Serma Jr. Farmworker Housing Program, USDA 514/516, HOME Funds. - The City will prioritize rehabilitation loan funding to the existing housing stock with the most need for rehabilitation and sanitary conditions. - Ongoing outreach to farmworkers to notify them of the availability of future, new, and existing affordable housing opportunities. - Develop a resource guide that consolidates all of the housing services and resources available in the region that are specifically available to farmworkers. City to complete resource guide by December 2026. The resource guide will be posted at City Hall, City offices, heavily trafficked public areas, at City Pop-Up events, and any housing-related events. The resource guide will be available in English and Spanish. - Explore incentives such as expedited permit processing, plan checks, and inspections to encourage and facilitate the development of farmworker housing in the City. Present incentive options to Planning Commission and City Council by December 2026. - Goal of Facilitating the development of 10 farmworker housing units in higher income and opportunity areas and 20 units total throughout the City within the 6th Cycle planning period. - Annually research and pursue potential Federal, State, and Regional funding sources for farmworker housing and make information publicly available on the City's website and during farmworker outreach. - The City will coordinate with San Benito County quarterly to identify potential opportunities to assist in the development of farmworker housing within the City's Sphere of Influence. 	Units		None
H5.12 Housing for Extremely Low-, Very Low-, and Low-Income Residents	Assist developers in accessing City, County CDBG and HOME Funds, Federal, and State housing development programs and funds to undertake development, conservation, and improvement of housing for extremely low-, very low-, and low-income households.	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Meet with housing developers at least once annually to discuss available programs and funding sources to develop lower-income housing units. - Provide technical assistance to affordable housing developers in the form of one-on-one meetings to review applications and potential projects with housing staff, share financing and funding resources, connect potential applications to other agencies or organizations with additional resources and assistance. Ongoing. - Provide written support letters for funding applications from affordable housing developers. - Goal of developing at least 50 lower income units beyond the City's RHNA. - Target development of lower income units in higher income and opportunity areas. 	Units		See H4.3
H5.13 Housing Mobility Information Hub, Counseling, and Navigation	Expand housing mobility by supporting housing counseling and navigation services	Dec-32	6th Cycle	Continuous	<ul style="list-style-type: none"> - Partner with a qualified nonprofit housing counseling agency to provide housing mobility counseling, including assistance with housing search, application preparation, understanding tenant screening criteria, and navigating landlord requirements. - Develop and distribute housing mobility materials that explain neighborhood amenities, schools, transportation access, and fair housing rights. - Provide referrals to legal aid and tenant counseling organizations when households encounter barriers related to screening, credit history, or discrimination. - Develop a dedicated webpage on the City's website that consolidates information on affordable housing developments, rental assistance programs, housing counseling resources, fair housing protections, and reasonable accommodation procedures. - Include plain-language guidance on how residents can search for housing citywide, including in higher-resource neighborhoods, and how to apply for available housing assistance programs. - Ensure information is accessible, easy to navigate, and available in multiple languages commonly spoken in the City. - Review and update the webpage at least annually to ensure information remains current. <p>Timeframe: Establish partnerships and launch services by December 2026, ongoing thereafter; Launch webpage by December 2026 and review and update annually.</p>	Other		None

Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
H5.14 Integration of Housing Mobility Objectives into Existing Housing Programs	Explicitly incorporate housing mobility objectives into the implementation of existing Housing Element Policy Action programs to expand access to higher-resource and higher-opportunity neighborhoods without creating new standalone programs	12/1/2032	6th Cycle	Continuous	<ul style="list-style-type: none"> - Incorporate housing mobility considerations into the administration or implementation of existing Housing Element Policy Action programs such as ADU promotion, inclusionary housing implementation, density bonus utilization, and affordable housing developer outreach. - Encourage the geographic dispersion of affordable housing opportunities by supporting development in a variety of neighborhoods, including areas with greater access to schools, employment, transportation, and amenities. - Document how existing housing programs contribute to housing mobility outcomes as part of Annual Progress Reports and other Housing Element monitoring activities. - Adjust program implementation approaches, as feasible, to reduce barriers and enhance access to opportunity for lower-income households. - Encourage the geographic dispersion of affordable housing by supporting housing proposals in a variety of neighborhoods and avoiding undue concentration of assisted housing in any single area. - When providing City support, assistance, or coordination for housing development, such as technical assistance, letters of support, funding applications, or expedited processing where available, the City may give preference to projects that are located near schools, employment centers, transit, parks, and other community amenities. <p>Timeframe: Begin integration upon adoption of the Housing Element; ongoing.</p>	Other	None	None