

**Please Start Here**

General Information	
Jurisdiction Name	Hollister
Reporting Calendar Year	2022
Contact Information	
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**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. 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](#)

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Jurisdiction	Hollister
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 12/31/2015 - 12/31/2023

## 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	2										3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	312	-	-	-	-	-	-	-	-	-	-	312	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	189	-	-	-	-	-	-	-	-	-	-	189	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	258	-	-	12	91	1	-	-	-	-	104	154	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		557	68	87	219	87	168	298	392	235	-	1,554	-	
Total RHNA		1,316												
Total Units			68	99	310	88	168	298	392	235	-	1,658	655	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	6										7	
Extremely low-income Need			2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		156	-	-	-	-	-	-	143	-	-	143	13	

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.  
 Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).  
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.  
 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](mailto:apr@hcd.ca.gov).



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>	Hollister		
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
H.A Implement development impact fees and planning fees that encourage the construction of units affordable to lower income households	Encourage the construction of units affordable to lower income households	1-year	The City updates its impact fees annually. In addition, the City has adopted impact fees on a scale for multifamily development, encouraging smaller unit types which are more affordable. The City is currently considering amending the residential impact fees to be based on square footage, rather than bedroom type, to further encourage more variety in unit type and smaller, more affordable units, overall.
H.B Support Transitional and Supportive Housing	Identify locations for homeless shelters, transitional housing, and supportive housing within the city, and provide support to organizations which assist with the development and management of these facilities.	1-year	The City has established partnerships with providers who establish short-term bed facilities for segments of the homeless population. The City continues to assist with the identification of potential locations for SRO projects. The City provides financial support where feasible and with grant funding to the local homeless shelter for continued programming.
H.C Foster Infill and Re-Use of Vacant lots in the Measure Y Exemption Area	Foster Infill and Re-Use of vacant lots in the Measure Y Exemption Area and to Allow Second Units in High Density Residential and Mixed Use Zones	1-year	The City continues to encourage and process multifamily development and re-development on in-fill sites. Additionally, since new laws came into effect in 2020, the City has seen an increase in the development of Accessory Dwelling Units on both existing multifamily and existing single family residential sites.

H.D Encourage Lot Consolidation	Facilitate the creation of lots more conducive to the development of higher density affordable infill housing projects in the City of Hollister, with a focus on properties in the multifamily zoning districts	1-year	The City requires lot consolidation on projects which include multiple contiguous properties proposed for development. The City discourages subdivision of parcels within the high density and mixed-use zoning districts to ensure that higher density development are possible.
H.E Establish Community Partnerships with Neighborhood Associations	Reach neighborhood-level agreements on mutual goals and a vision for the community to direct channels with City hall and shared goals and action plans.	1-year	Ongoing.
H.F Partner with the Successor Agency to Stimulate Infill Development and Re-use of Vacant Lots	Stimulate infill development and re-use of vacant lots and upper floors of existing mixed use buildings in the Measure Y residential growth management exemption area.	1-year	The State of California eliminated all Redevelopment Agencies. Additionally, the City no longer maintains a growth management program.
H.G Provide Flexible Standards for Proposed Development in the Measure Y Exemption Area	Stimulate development in the Measure Y exemption area a variety of development types in order to ensure flexibility to approve innovative and denser development types in the Measure Y exemption area.	1-year	The City no longer maintains a growth management program. However, the City provides for the opportunity for flexible development standards through the Planned Development Process.
H.H Implement Site and Architectural Review Procedures for New Development	To provide public information and handouts regarding the process for review and approval of new development proposals, and to develop further criteria to guide the development of affordable housing projects.	2-year	Ongoing.
H.I Partner with Water Purveyors	Partner with water purveyors to ensure that there is capacity within the water system to meet housing needs.	2-year	Ongoing.

H.J Develop a Program to Incentivize Solar Technology in Affordable and Market Rate Housing	Offer incentives to developers to utilize solar technology to offer cost savings in affordable and market-rate housing. Research funding opportunities with PG&E and other sources for the development of the program.	2-year	All residential development is required to implement solar technology under the current California Building Code.
H.K Utilize the Residential Development Performance Overlay (RPZ) to Provide a Variety of Housing Types	Provide a variety of housing types and lot sizes for all income levels, all transitional densities between established neighborhoods, and to facilitate the construction of affordable housing throughout the City.	2-year	The majority of all new residential development is within the Performance Overlay Zoning District. This allows for a planned development application to allow variation in development standards to promote higher densities, smaller lot sizes, and a variety of housing types.
H.L Expedited Development Review Process for Affordable Housing	Provide an expedited review process for affordable housing development projects.	2-year	Ongoing.
H.M Provide for Farmworker Housing	Amend the Zoning Ordinance to ensure that local zoning, development standards, and permit processing procedures for farmworker housing are consistent with State law.	2-year	The City ensures that State law is followed during the review of proposed farmworker housing projects.
H.N Partner with CHISPA and the Community Services Development Corporation	Form partnerships with local affordable housing developers to assist in the development of affordable housing	2-year	Ongoing. The City maintains partnerships with CHISPA, CSDC, and other local developers to identify opportunities for affordable housing development.
H.O Study Growth Management	Initiate a study to determine the need for a growth management program.	2-year	The City no longer maintains a growth management program as they are not permitted under current State law.

H.P Inclusionary Housing Ordinance	The City of Hollister will assess the need to adopt an Inclusionary Housing Ordinance	2-year	As part of the 2040 City of Hollister General Plan Update, the City Council provided direction to include the creation of an Inclusionary Housing Ordinance as a policy of the new general plan. The City of Hollister was awarded SB 2 Planning Grant funding, part of which was allocated to the creation of an Inclusionary Housing Program. In November 2021, the City Council authorized Staff to execute a contract with Placeworks Inc. to develop an Inclusionary Housing Program. The Ordinance is anticipated to be adopted in Spring of 2023.
H.Q Protect "At-Risk" Units	Pursue State and Federal funding sources to keep units affordable, as well as continually engage property owners to take advantage of deferred loan programs for rehabilitation, mortgage refinancing, and acquisition.	5-year	Ongoing.
H.R Annex Land in the Sphere of Influence for Residential Development	The City will seek to annex unincorporated county islands within the sphere of influence as well as other lands within the Sphere of Influence for residential development.	5-year	The City supports the annexation of lands proposed for residential development that are located within the sphere of influence and contiguous to existing city limits.
H.S Publicize Energy Conservation Programs	Provide Public Information on alternative energy technologies and energy conservation programs.	Ongoing	Ongoing.
H.T Rehabilitation Loan Program	Publicize the availability of, and maximize the use of rehabilitation loan programs.	Ongoing	Ongoing. The Housing Division manages the implementation of any city rehabilitation loan programs and funding.
H.U Conduct Annual Housing Element Program Review	To conduct an annual housing element review in accordance with State law.	Ongoing	The City provides the Housing Element Annual Progress Report to the Office of Planning and Research (OPR) and Department of Housing and Community Development (HCD) by April 1 <sup>st</sup> of each year.

H.V Leverage Agency Funding for Affordable Housing Projects	Facilitate affordable housing at key housing sites by leveraging Agency funding. Partner with San Benito County, local non-profit housing providers, the Successor Agency, and other organizations to identify key sites and construct affordable housing units.	Ongoing	Ongoing. The City provides funding where feasible to supplement the development of affordable housing sites. The City assists in joining affordable housing developers with market-rate housing developers to assist in constructing mixed development projects where feasible.
H.W Maintain Multifamily Housing Sites List	Maintain a list of properties available for multifamily affordable housing opportunities.	Ongoing	Ongoing.
H.X Maintain Monitoring Systems	Monitor and update housing development accomplishments, including housing type and affordability level of approved and constructed units.	Ongoing	Ongoing. The City prepares this information as part of the Annual Housing Element Progress Report.
H.Y Pursue and Expend all Obtained Funding Resources	Establish specific uses of housing funds and/or land donations generated, and assign the Successor Agency Housing Coordinator to manage them.	Ongoing	The City of Hollister Housing Division manages applications for grants and operates funding programs to assist in the development, maintenance, and rehabilitation of affordable housing in the City.
H.Z Link Code Enforcement with Public Information	Continue to ensure compliance with health and safety building standards and provide information on rehabilitation loan programs for use by qualifying property owners with health and safety violations.	Ongoing	Ongoing.
H.AA Monitor Special Needs Housing	Monitor special housing needs to capture additional opportunities for housing for special needs groups.	Ongoing	Ongoing.
H.BB Foster Partnerships and Support of Affordable and Special Needs Housing	Foster and maintain partnerships with local businesses, housing advocacy groups, and neighborhood groups in building public understanding and support for affordable and special needs housing.	Ongoing	Ongoing.

H.CC Density Bonus Requirements	Ensure that density bonus policies for the provision of affordable housing opportunities are in compliance with current State law.	Ongoing	The City of Hollister is currently amending the Zoning Ordinance to clarify inconsistencies, ensure ease of use and understanding of the code, and ensure consistency with State law. The City recently amended the Density Bonus Chapter of the Zoning Ordinance to update it in accordance with new State laws. The Ordinance was adopted by the City Council on March 6, 2023 (Ordinance 1230).
H.DD Provide Fair Housing Information to the Community and Respond to Fair Housing Complaints	Ensure that written materials regarding fair housing law are provided at various public locations in the City, and that information regarding fair housing agencies and phone numbers is posted on the City's website and City Hall.	Ongoing.	Ongoing.
H.EE Title 24 Energy Conservation	Continue to require that all new development complies with energy conservation requirements of Title 24.	Ongoing.	Ongoing.
H.FF Downtown Vacancies	Make sites available to meet new construction needs for a variety of income levels with growth management allocations and fostering infill development in the Measure Y Downtown Area of Hollister that is exempt from growth management allocations.	Ongoing.	The City of Hollister no longer maintains a growth management program. The City is supportive of high density development and redevelopment within the Downtown.
H.GG Affordable Resale Regulations	Continue to implement the City of Hollister Successor Agency-sponsored resale regulations for very-low, low, and moderate income units to ensure that these units remain at an affordable price level.	Ongoing.	The City of Hollister Housing Division manages the affordable housing loan and monitoring programs to ensure that affordability levels are maintained and resale restrictions are followed where applicable.

<p>H.HH Monitor Site and Architectural Review Process</p>	<p>Monitor the Site and Architectural Review process to ensure that it does not result in time or costs that might unduly constrain residential development. Provide a review as part of the annual housing element progress report.</p>	<p>Ongoing.</p>	<p>The City of Hollister is currently in the process of amending the General Plan and Zoning Ordinance. The purpose of the Zoning Ordinance Overhaul is to provide clarification and remove inconsistencies, reevaluate all processes and development regulations, and ensure compliance with State law. This process will also ensure that, upon adoption of the General Plan Update, the Zoning Ordinance will reflect new policies and processes identified in the General Plan.</p>
<p>H.II Monitor Growth Management Allocation Process</p>	<p>Monitor the Growth Management Allocation process to ensure that it does not result in time or costs that might unduly constrain residential development. Provide a review as part of the annual housing element progress report.</p>	<p>Ongoing.</p>	<p>The City no longer maintains a growth management program.</p>
<p>H.JJ Multifamily Development in Medium and High Density Residential Zoning Districts</p>	<p>Assess the need to implement an ordinance that will establish a requirement for the improvement of multifamily development in all subdivisions within the Medium and High Density Residential Zoning Districts that proposes to create ten or more residential lots.</p>	<p>Ongoing.</p>	<p>All development proposals must be consistent with general plan and zoning regulations, including density and permitted types of housing development within the zoning district.</p>
<p>H.KK Developmental Disabilities Program</p>	<p>Work with the California Department of Developmental Services (DDS) and San Benito County to implement an outreach program that informs families on housing and services available for persons with developmental disabilities.</p>	<p>Ongoing.</p>	<p>The City is supportive of programs that provide housing and services for persons with developmental disabilities.</p>
<p>H.LL Developmental Disabilities Rental Assistance Program</p>	<p>Develop a program to provide rental assistance to fill the gap between income levels and the cost of housing for persons with Developmental Disabilities.</p>	<p>Ongoing.</p>	<p>The City has no program at this time. The City is supportive of programs that provide rental assistance for persons with developmental disabilities.</p>

H.MM Housing Construction for Persons with Disabilities	Explore models to encourage the creation of housing for persons with developmental disabilities.	Ongoing.	Ongoing.

<b>Jurisdiction</b>	Hollister	
<b>Reporting Period</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	12/31/2015 - 12/31/2023

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

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

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

Jurisdiction	Hollister	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

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**Table F**

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

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here: <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									



<b>Jurisdiction</b>	Hollister	
<b>Reporting Period</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	12/31/2015 - 12/31/2023

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

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

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

<b>Table G</b>						
<b>Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of</b>						
<b>Project Identifier</b>						
<b>1</b>				<b>2</b>	<b>3</b>	<b>4</b>
<b>APN</b>	<b>Street Address</b>	<b>Project Name<sup>+</sup></b>	<b>Local Jurisdiction Tracking ID<sup>+</sup></b>	<b>Realistic Capacity Identified in the Housing Element</b>	<b>Entity to whom the site transferred</b>	<b>Intended Use for Site</b>
Summary Row: Start Data Entry Below						

**Table H**

**Locally Owned Surplus Sites**

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Hollister	
Reporting Period	2022	(Jan. 1 - Dec. 31)
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**NOTE: SB 9 PROJECTS ONLY.** This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21.  
**Units entitled/permited/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.**

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

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

Table I										
Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)										
Project Identifier				Project Type	Date	Unit Constructed				Notes
1				2	3	4				
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes
Summary Row: Start Data Entry Below										

Jurisdiction	Hollister	
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NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

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Cells in grey contain auto-calculation formulas

**Table J**

**Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915**

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted Density Bonus	Notes
1				2	3	4							5	6
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SH - Student Housing)	Date	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 Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		235
Total Units		<b>235</b>

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	16	0	13
SFD	329	220	194
2 to 4	0	2	37
5+	0	0	0
ADU	36	13	10
MH	0	0	0
<b>Total</b>	<b>381</b>	<b>235</b>	<b>254</b>

Housing Applications Summary	
Total Housing Applications Submitted:	26
Number of Proposed Units in All Applications Received:	100
Total Housing Units Approved:	97
Total Housing Units Disapproved:	3

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

