

**Please Start Here**

General Information	
Jurisdiction Name	Hollister
Reporting Calendar Year	2023
Contact Information	
First Name	Eva
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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](#)

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.

Data is auto-populated based on data entered in Tables A, A2, C, and D

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

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	11
	Non-Deed Restricted	0
Above Moderate		216
<b>Total Units</b>		<b>227</b>

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	84	13	0
Single-family Detached	0	202	145
2 to 4 units per structure	0	0	0
5+ units per structure	358	0	0
Accessory Dwelling Unit	37	12	11
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>479</b>	<b>227</b>	<b>156</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	11	227
Not Indicated as Infill	0	0

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	35
Number of Proposed Units in All Applications Received:	711
Total Housing Units Approved:	478
Total Housing Units Disapproved:	22

<b>Use of SB 35 Streamlining Provisions - Applications</b>	
Number of SB 35 Streamlining Applications	1
Number of SB 35 Streamlining Applications Approved	1

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

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 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	27	92
Discretionary	8	619

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	5
Number of Units in Applications Submitted Requesting a Density Bonus	330
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	39
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

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

**ANNUAL ELEMEN 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	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20						
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4, ADU, MH)	Temure R=Renter O=Owner	Date Application Submitted (see instructions)	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	Please select streamlining provisions if the application was submitted pursuant to.	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*		
<b>Summary Row: Start Data Entry Below</b>																									
054-460-011	054-460-011	1041 Peach Ct	Taylor	ADU 2023-01	ADU	R	8/1/2023	51	0	116	0	0	0	544	711	478	22								
058-021-030	058-021-030	1161 Christopher Ct	Juarez	ADU 2023-02	ADU	R	5/3/2023							1	1	1		NONE	NO	NO	Approved	Ministerial			
054-423-002	054-423-002	450 Clearview Dr	Gutierrez	JADU 2023-03	ADU	R	2/8/2023							1	1	1		NONE	NO	NO	Withdrawn	Ministerial			
055-100-004	055-100-004	459 Haydon St	Rodriguez	ADU 2023-04	ADU	R	10/12/2023							1	1	1		NONE	NO	NO	Approved	Ministerial			
057-041-015	057-041-015	72 Henry St	Stevens	ADU 2023-05	ADU	R	5/4/2023							1	1	1		NONE	NO	NO	Approved	Ministerial			
058-100-022	058-100-022	885 Brennan Way	Garcia	JADU 2023-06	ADU	R	3/6/2023							1	1	1		NONE	NO	NO	Withdrawn	Ministerial			
057-103-013	057-103-013	1940 Hermosa Way	Dassal	ADU 2023-07	ADU	R	6/16/2023							1	1	1		NONE	NO	NO	Approved	Ministerial			
057-250-001	057-250-001	1531 Valley View Rd	Coria	ADU 2023-10	ADU	R	7/28/2023							1	1	1		NONE	NO	NO	Approved	Ministerial			
054-440-006	054-440-006	1349 Meridian St	Soto	ADU 2023-11	ADU	R	10/11/2023							1	1	1		NONE	NO	NO	Approved	Ministerial			
058-100-022	058-100-022	885 Brennan Way	Garcia	ADU 2023-12	ADU	R	6/30/2023							1	1	1		NONE	NO	NO	Approved	Ministerial			
054-172-003	054-172-003	371 Hill St	Garcia	ADU 2023-13	ADU	R	7/14/2023							1	1	1		NONE	NO	NO	Approved	Ministerial			
056-150-011	056-150-011	1030 Prune St	Noriega	ADU 2023-15	ADU	R	5/23/2023							1	1	1		NONE	NO	NO	Withdrawn	Ministerial			
054-423-002	054-423-002	450 Clearview Dr	Gutierrez	ADU 2023-16	ADU	R	7/12/2023							1	1	1		NONE	NO	NO	Approved	Ministerial			
052-152-001	052-152-001	11 Gonzales Dr	Jacquez	ADU 2023-17	ADU	R	9/18/2023							1	1	1		NONE	NO	NO	Approved	Ministerial			
057-670-040	057-670-040	621 Homeysuckle Way	Melgar	ADU 2023-18	ADU	R	11/1/2023							1	1	1		NONE	NO	NO	Approved	Ministerial			
060-030-028	060-030-028	1580 Summyslope Rd	Williams	JADU 2023-19	ADU	R	10/8/2023							1	1	1		NONE	NO	NO	Approved	Ministerial			
056-150-011	056-150-011	1030 Prune St	Noriega	ADU 2023-20	ADU	R	10/23/2023							1	1	1		NONE	NO	NO	Approved	Ministerial			
054-010-005	054-010-005	343 7th St	Sander	ADU 2023-22	ADU	R	9/29/2023							1	1	1		NONE	NO	NO	Approved	Ministerial			
052-130-012	052-130-012	1181 Cosco Ct	Nunes	ADU 2023-24	ADU	R	10/30/2023							1	1	1		NONE	NO	NO	Approved	Ministerial			
051-230-005	051-230-005	Chapell Rd	Evergreen ADUs	ADU 2023-25	ADU	R	12/8/2023							16	16	16		NONE	NO	NO	Approved	Ministerial			
055-060-026	055-060-026	860 Sutter St	Palms	ADU 2023-27	ADU	R	9/6/2023							1	1	1		NONE	NO	NO	Withdrawn	Ministerial			
055-060-014	055-060-014	906 West St	Tinajero	ADU 2023-30	ADU	R	10/30/2023							1	1	1		NONE	NO	NO	Pending	Ministerial			
057-700-035	057-700-035	2003 Bridlewood St	Herrera	ADU 2023-31	ADU	R	10/17/2023							1	1	1		NONE	NO	NO	Approved	Ministerial			
054-172-004	054-172-004	353 Hill St	Mann	ADU 2022-12	ADU	R	2/6/2023							1	1	1		NONE	NO	NO	Approved	Ministerial			
060-140-016	060-140-016	1295 Poppy Lane Dr	Yans	ADU 2022-24	ADU	R	1/6/2023							1	1	1		NONE	NO	NO	Approved	Ministerial			
053-010-017	053-010-017	482 South St	Wilson	ADU 2022-25	ADU	R	1/12/2023							1	1	1		NONE	NO	NO	Approved	Ministerial			
052-090-045	052-090-045	4th St & Rajkovich Way	San Juan Hollister Multifamily	S&A 2022-9, CUP 2022-3	5+	R	1/20/2023							50	50	50		NONE	NO	NO	Approved	Discretionary	15 live/work units; 35 market-rate rentals		
054-600-005	054-600-005	Meridian St	Meridian Village	TM 2022-2, S&A 2022-15	5+	O	4/20/2023							134	134			NONE	NO	NO	Pending	Discretionary			
054-600-005	054-600-005	Meridian St	Meridian Village	TM 2022-2, S&A 2022-15	5+	R	4/20/2023							72	72			NONE	NO	NO	Pending	Discretionary			
057-710-006, 057-710-007	057-860-046	Brighton Dr	Eden Housing	S&A 2022-16	5+	R	2/27/2023	50		50				100	100			NONE	Yes	Yes	Approved	Discretionary			
020-170-041	057-740-001	Cienega Rd	NATMAR	TM 2022-1, DB 2023-3	SFD	O	7/8/2023							21	21		21	NONE	Yes	NO	Disapproved	Discretionary	Denied because project did not meet fire code		
020-170-041	057-740-001	Cienega Rd	NATMAR	TM 2022-1, DB 2023-3	SFD	R	7/8/2023	1						1			1	NONE	Yes	NO	Disapproved	Discretionary	Denied because project did not meet fire code		
052-090-008	052-090-008	1550 San Juan Rd	San Juan Apartments	S&A 2021-11, DB 2023-1	5+	R	8/22/2023			16				141	157	157		NONE	Yes	Yes	Approved	Discretionary	Density Bonus for Fee Waivers		
051-110-001, 051-110-002	051-110-001, 054-110-002	375 Fourth St	375 Fourth Street	SB 36 2023-1, DB 2023-2, TM 2023-3, S&A 2023-7	5+	R	6/27/2023			50				1	51	51		NONE	NO	NO	Approved	Ministerial			
052-180-005	052-180-005	4th St & Westside Blvd	4th & Westside	S&A 2023-7	SFA	O	10/16/2023							84	84	84		NONE	NO	NO	Approved	Discretionary			



Jurisdiction	Hollister	
Reporting Year	2023	(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	-	-	-	-	-	-	-	-	11	12	246	
	Non-Deed Restricted		-	-	-	1	-	-	-	-	-	-	-	
Above Moderate		557	-	-	-	87	168	298	392	235	216	1,396	-	
Total RHNA		1,316												
Total Units			-	-	-	88	168	298	392	235	227	1,408	747	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	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).



<b>Jurisdiction</b>	Hollister
<b>Reporting Year</b>	2023 (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
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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. A draft Ordinance was presented to the City Council in May 2023, and then again in December 2023 following additional public outreach. The ordinance was not adopted.
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 1st 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.
H.HH Monitor Site and Architectural Review Process	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.	Ongoing.	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.
H.II Monitor Growth Management Allocation Process	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.	Ongoing.	The City no longer maintains a growth management program.

H.JJ Multifamily Development in Medium and High Density Residential Zoning Districts	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.	Ongoing.	All development proposals must be consistent with general plan and zoning regulations, including density and permitted types of housing development within the zoning district.
H.KK Developmental Disabilities Program	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.	Ongoing.	The City is supportive of programs that provide housing and services for persons with developmental disabilities.
H.LL Developmental Disabilities Rental Assistance Program	Develop a program to provide rental assistance to fill the gap between income levels and the cost of housing for persons with Developmental Disabilities.	Ongoing.	The City has no program at this time. The City is supportive of programs that provide rental assistance for persons with developmental disabilities.
H.MM Housing Construction for Persons with Disabilities	Explore models to encourage the creation of housing for persons with developmental disabilities.	Ongoing.	Ongoing.

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<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	2023	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

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

**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 at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which 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>	2023	(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

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<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						

Jurisdiction	Hollister	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023 (Jan. 1 - Dec. 31)		

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For San Benito County jurisdictions, please format the APN's as follows:999-999-999-999

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						



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

**Table K  
Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

<b>Does the Jurisdiction have a local tenant preference policy?</b>	No
<small>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.</small>	
<b>Notes</b>	