

Please Start Here

General Information	
Jurisdiction Name	Hollister
Reporting Calendar Year	2024
Contact Information	
First Name	Eva
Last Name	Kelly
Title	Planning Manager
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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.

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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

Please save your file as Jurisdictionname2024 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2024

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:

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. *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.*

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	2024	(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
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	4
	Non-Deed Restricted	0
Moderate	Deed Restricted	17
	Non-Deed Restricted	0
Above Moderate		101
Total Units		122

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	2	13
Single-family Detached	1	97	172
2 to 4 units per structure	6	4	16
5+ units per structure	132	0	11
Accessory Dwelling Unit	27	19	21
Mobile/Manufactured Home	0	0	0
Total	166	122	233

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	24	122
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	29
Number of Proposed Units in All Applications Received:	163
Total Housing Units Approved:	163
Total Housing Units Disapproved:	0

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
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	27	27
Discretionary	2	136

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	4
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	4

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	39
Sites Rezoned to Accommodate the RHNA	0

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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
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)	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 DISAPPROVE D Units by Project	Please select state streamlining provision/s 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*
Summary Row: Start Data Entry Below								0	1	4	2	0	1	155	163	163	0						
056-230-022	056-230-022	1247 Sally St	Canela	ADU 2024-2	ADU	R	1/31/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
056-230-022	056-230-022	1247 Sally St	Canela	JADU 2024-3	ADU	R	1/31/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
060-170-053	060-170-053	1900 Parkview Cir	Duran	ADU 2024-5	ADU	R	3/14/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
060-085-009	060-085-009	1040 Trinity Dr	Gonzalez	ADU 2024-7	ADU	R	4/29/2024						1		1	1		NONE	No	N/A	Approved	Ministerial	Applicant Self-Survey on Application for tentative rental range
056-400-035	056-400-035	840 Laguna Ct	Dorado	ADU 2024-8	ADU	R	5/6/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
057-111-013	057-111-013	1340 Mesa Dr	Quiroz	JADU 2024-9	ADU	R	5/9/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
057-102-002	057-102-002	1830/1832 Memorial Dr	Mendes	ADU 2024-10	ADU	R	5/14/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
052-152-001	052-152-001	11 Gonzales Dr	Abel	JADU 2024-11	ADU	R	5/23/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
056-170-005	056-170-005	1151 Sally St	Mendes	ADU 2024-12	ADU	R	5/30/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
057-121-035	057-121-035	1251 Westward Dr	Pineda/Garcia	ADU 2024-13	ADU	R	6/17/2024		1						1	1		NONE	No	N/A	Approved	Ministerial	Extremely Low Income - Applicant Self-Survey on Application for tentative rental range
058-050-015	058-050-015	900 Apricot Ln	Caballero	ADU 2024-14	ADU	R	6/27/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
005-503-025	005-503-025	812 Powell St	Bossi	ADU 2024-15	ADU	R	7/10/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
057-460-048	057-460-048	1920 Nora Dr	Raudez	ADU 2024-16	ADU	R	7/11/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
053-010-150	053-010-150	748 Monterey St	Macias	JADU 2024-17	ADU	R	7/11/2024				1				1	1		NONE	No	N/A	Approved	Ministerial	Applicant Self-Survey on Application for tentative rental range
060-190-056	060-190-056	980 Alder St	Gonzales	ADU 2024-19	ADU	R	8/15/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
055-100-010	055-100-010	1049 West St	Vizcarra	ADU 2024-20	ADU	R	8/15/2024				1				1	1		NONE	No	N/A	Approved	Ministerial	Applicant Self-Survey on Application for tentative rental range
058-021-015	058-021-015	1100 Christopher Ct	Torres	ADU 2024-28	ADU	R	12/22/2024							1	1	1		NONE	No	N/A	Pending	Ministerial	Approved as of 1/17/2025, will be reported in 2025 APR
052-020-005	052-020-005	540 Line St	Coria	ADU 2023-9	ADU	R	9/5/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
057-121-035	057-121-035	1251 Westward Dr	Alvarenga	JADU 2023-14	ADU	R	2/22/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
060-021-012	060-021-012	1220 Meadow Way Cir	Chavez	JADU 2023-23	ADU	R	2/26/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
052-153-005	052-153-005	1270 Amador Cir	Garcia	ADU 2023-26	ADU	R	3/5/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
057-600-003	057-600-003	2131 Glenview Dr	Garcia	JADU 2023-33	ADU	R	1/18/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
057-590-029	057-590-029	1980 Carousel Dr	Cortes	ADU 2023-34	ADU	R	1/3/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
057-062-011	057-062-011	2341 Calistoga Dr	Baltazar	JADU 2023-35	ADU	R	2/5/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
056-162-012	056-162-012	1113 Victoria St	Arreola	ADU 2023-36	ADU	R	2/28/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
052-361-001, through 052-360-005	052-361-001, through 052-360-005	4th St & Graf Rd	San Juan Crossings	TM 2023-2, S&A 2023-04	5+	R	2/20/2024							132	132	132		NONE	No	N/A	Approved	Discretionary	Mixed-Use, including 5,259 SF of commercial space.
052-153-005	052-153-005	1270 Amador Cir	Garcia	SB 9 2023-1	SFD	R	2/26/2024							1	1	1		SB 9 (2021) - Duplex in SF Zone	No	No	Approved	Ministerial	
056-020-017	056-020-017	204 Hawkins St	204 Hawkins St	APR 2024-4	2 to 4	R	3/26/2024			4					4	4		NONE	Yes	Yes	Approved	Discretionary	Three existing, non-deed restricted units in previous mixed-use building. Added one new unit in what was commercial space, converted all four units to low-income deed restricted so that off-site parking spaces could be used, instead of on-site.
052-151-001	052-151-001	10 Gonzalez Dr	Sanchez	ADU 2023-32	ADU	R	4/25/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	

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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
Very Low	Deed Restricted	846	-	-	-	-	-	-	-	-	-	-	-	846
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	678	-	-	4	-	-	-	-	-	-	-	4	674
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	826	-	-	17	-	-	-	-	-	-	-	17	809
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		1,813	49	-	101	-	-	-	-	-	-	-	150	1,663
Total RHNA		4,163												
Total Units			49	-	122	-	-	-	-	-	-	-	171	3,992
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low-Income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		423		-	-	-	-	-	-	-	-	-	-	423

*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.

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.

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.

- VLI Deed Restricted
- VLI Non Deed Restricted
- LI Deed Restricted
- LI Non Deed Restricted
- MI Deed Restricted
- MI Non Deed Restricted
- Above Mod Income

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Housing Element Implementation

Jurisdiction	Hollister		
Reporting Year	2024	(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 is 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	On August 21, 2023, the City adopted Ordinance 1237 which amended the City's Planned Development section of the Zoning Ordinance. Chapter 17.66 now regulates Planned Developments, which replace the previous Performance Overlay Zoning Districts, and clarifies the process for allowing varied development regulations to facilitate construction of affordable housing and various 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	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).

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 is currently in the process of amending the Zoning Ordinance to provide clarity and correct inconsistencies in standards and processes.
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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Planning	6th Cycle	12/15/2023 - 12/15/2031

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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 ⁺	Local Jurisdiction Tracking ID ⁺	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	2024	31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

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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 ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov 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 ⁺ . For detailed reporting requirements, see the ckcklist here:	
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Hollister	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Period	6th Cycle	12/15/2023 - 12/15/2031

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

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
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	2024 (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						

Jurisdiction	Hollister	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

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)

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Note: "+" indicates an optional field
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
1				2	3	4								5
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	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														

Jurisdiction	Hollister	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/15/2023 - 12/15/2031

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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.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Hollister
Reporting Year	2024 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount		\$150,000.00 Total award amount is auto-populated based on amounts entered in rows 15-26.			
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
6th Cycle Housing Element Update	\$150,000.00	\$150,000.00	Other (Please Specify in Notes)	REAP	The City has expended and requested reimbursement for the entirety of the LEAP grant amount. However, HCD has returned comments on the latest housing element submittal which we are in the process of addressing. The City has not certified or adopted the 6th Cycle Housing Element.