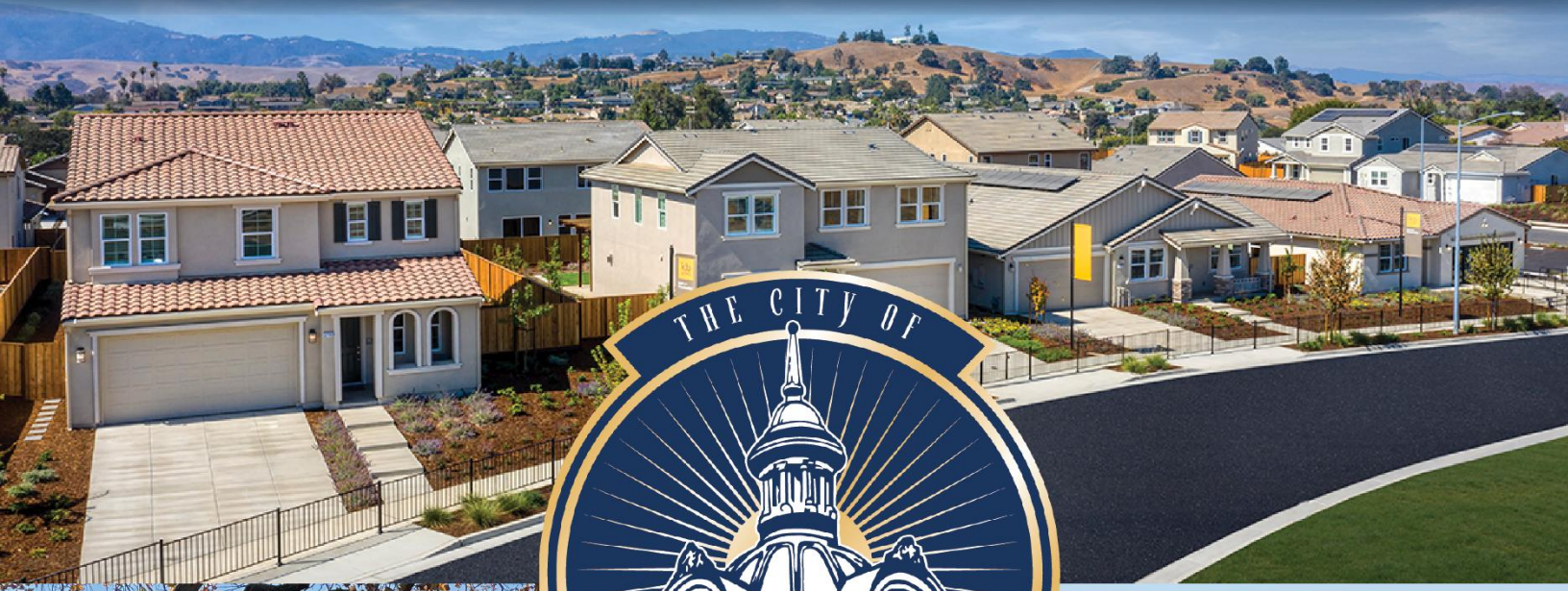


CITY OF HOLLISTER

2023-2031 Housing Element







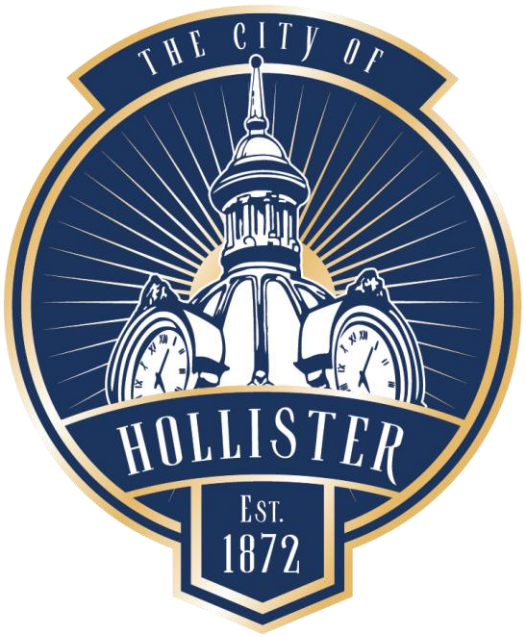

THE CITY OF
HOLLISTER
EST.
1872

Table of Contents

Chapter 1: Introduction **1-1**
A. Role of the Housing Element **1-2**
B. State Policy and Authorization **1-2**
1. State Requirements 1-2
2. Regional Housing Needs Assessment 1-4
3. Community Engagement 1-5
4. Relationship to Other General Plan Elements 1-5
5. Data Sources 1-6
6. Housing Element Organization 1-7

Chapter 2: Policy Plan **2-1**
A. Goals, Policies, & Programs **2-1**
1. Key Housing Strategies 2-1
2. Housing Goals 2-2
B. Quantified Objectives **2-36**

Appendix A: Review of Past Performance **A-1**
A. Program Evaluation for Households with Special Needs **A-1**
1. Seniors A-1
2. Persons with Disabilities A-3
3. Large Households A-4
4. Single-Parent Households A-4
5. Persons Experiencing Homelessness A-5
6. Farmworkers A-6
B. 2015-2023 Program Accomplishments **A-7**
1. Housing Element Implementation Status A-23

Appendix B: Housing Needs Assessment **B-1**
A. Population Characteristics **B-1**
1. Population Growth B-1
2. Age Characteristics B-2
3. Race/Ethnicity Characteristics B-3
B. Economic Characteristics **B-5**
1. Employment and Wage Scale B-5
C. Household Characteristics **B-8**
1. Household Types B-8
2. Household Size B-9
3. Household Income B-10
D. Housing Problems **B-12**
1. Overcrowding B-15
2. Overpayment (Cost Burden) B-16
E. Special Needs Groups **B-17**
1. Seniors B-17
2. Persons with Physical and Developmental Disabilities B-19

3. Large Households B-22
4. Female-Headed Households B-23
5. Farmworkers B-25
6. Extremely Low-Income Household and Poverty Status B-26
7. Persons Experiencing Homelessness B-28
8. Students B-30

F. Housing Stock Characteristics B-31
1. Housing Growth B-31
2. Housing Units by Types B-32
3. Housing Availability and Tenure B-32
4. Housing Age and Conditions B-34
5. Housing Costs and Affordability B-36

Appendix C: Housing Constraints C-1
A. Non-Governmental Constraints C-1
1. Land Costs and Constructions C-1
2. Availability of Financing C-3
3. Economic Constraints C-5

B. Governmental Constraints C-6
1. Land Use Controls C-6
2. Variety of Housing Permitted C-10
3. Residential Development Standards C-21
4. Application of Development Standards Demonstrating Project Feasibility C-27
5. Housing for Persons with Physical and Developmental Disabilities C-29
6. Planned Development Zones C-30
7. Local Ordinances C-31
8. Local Processing and Permit Procedures C-34
9. Development Fees C-43
10. On-/Off-Site Improvements C-46
11. Building Codes and Code Compliance C-48

C. Infrastructure Constraints C-49
1. Dry Utilities C-49
2. Water Supply C-50
3. Fire and Emergency Services C-51
4. Police Services C-51

D. Environmental Constraints C-52
1. Geological and Seismic Hazards C-52
2. Flood Hazards C-54
3. Fire Hazards C-56

Appendix D: Housing Resources D-1
A. Resources for Special Housing Needs Groups D-2
1. Seniors D-2
2. Persons with Physical and Developmental Disabilities D-3
3. Persons Experiencing Homelessness D-4

B. Financial Resources D-7
1. Section 8 Housing Choice Vouchers D-7

2. Local Early Action Planning (LEAP) Grant D-7
3. HOME Investment Partnership Program D-7
4. CalHome Program D-7
5. Permanent Local Housing Allocation (PLHA) Grant D-8
6. Community Development Block Grants (CDBG) D-8
7. SB 2 Grant D-9
8. Affordable Housing Programs D-9
9. Utility Assistance Programs D-9

C. Opportunities for Energy Conservation D-10
1. Energy Use and Providers D-10
2. Energy Conservation D-10

Appendix E: Affirmatively Furthering Fair Housing E-1
A. Fair Housing Enforcement and Outreach Capacity E-1
1. Enforcement and Outreach E-2
2. Fair Housing and Civil Rights Findings, Lawsuits, Enforcement, Settlements or Judgements E-3
3. Fair Housing Laws E-3

B. Analysis of Federal, State, and Local Data and Knowledge E-5
1. Integration and Segregation Patterns E-5
2. Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) E-17
3. Racially and Ethnically Concentrated Areas of Affluence (RCAA) E-19
4. Disparities in Access to Opportunities E-24
5. Disproportionate Housing Needs and Displacement E-43

C. Assessment of Contributing Factors to Fair Housing E-58
1. Background E-58
2. Historical Background E-59
3. Investments E-62
4. Summary of Fair Housing Analysis E-64

Appendix F: Candidate Housing Sites F-1
A. Introduction F-2
1. General Plan Consistency F-2
2. Zoning Consistency F-2
3. CEQA Streamlining F-2
4. Access to Transportation F-3
5. Infrastructure and Public Services Capacity F-3
6. Affirmatively Furthering Fair Housing (AFFH) F-3
7. Candidate Sites Analysis F-3

B. Development Analysis F-4
1. Development Trends and Demand F-4

C. Projected Development F-20
1. Accessory Dwelling Units (ADUs) F-20
2. Pipeline Projects F-22
3. Existing Residential Capacity F-24
4. Rezones for Remaining Need F-27

D. Candidate Sites Inventory F-42

Appendix G: Community Engagement..... G-1
A. Summary of Community Engagement..... G-1
1. Community Survey Summary Report G-6
2. Community Workshop #1..... G-7
3. Joint Planning Commission/City Council Study Session #1 ..... G-8
4. Joint Planning Commission/City Council Study Session #2 ..... G-9
5. Community Workshop #2..... G-10
6. Public Comments and Feedback G-12

Appendix H: Glossary of Terms..... H-1
A. Definitions..... H-1
B. Acronyms H-1

THIS PAGE INTENTIONALLY LEFT BLANK



Chapter 1: Introduction



A. Role of the Housing Element

The Housing Element is one of the seven State mandated elements included in the City of Hollister's General Plan. The purpose of the Housing Element is to identify and plan for the City's existing and projected housing needs of all economic segments of the community. The Housing Element contains a detailed outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. Consistent with the cycles established by the State Department of Housing and Community Development (HCD), the City of Hollister is required to update their Housing Element every eight years. The City's Housing Element was last updated for the 5th cycle for years 2015-2023 in April of 2016. The 6th Cycle Housing Element will be adopted for the 2023-2031 planning period.

At the beginning of every eight-year planning cycle, the Regional Housing Needs Allocation (RHNA) allocates a specific number of housing units within the City. The RHNA allocation quantifies current and anticipated housing growth within the City. Through ample research and analysis, the Housing Element establishes the City's official housing policies and objectives and identifies available candidate housing sites that will accommodate the RHNA goals as determined by the San Benito Council of Governments (SBCOG). The Housing Element is a critical tool for the City of Hollister to plan for and accommodate current and future growth within the community over the eight-year planning cycle.

The Housing Element identifies and analyzes the City's existing and projected housing needs. As a mandated element within the City's General Plan, the Housing Element must meet all requirements of current state law. This means that all goals, programs, policies, and quantified objectives developed within the Housing Element must be consistent with State Law and be implemented within the designated timeline.

B. State Policy and Authorization

1. State Requirements

State Housing Element Law (California Government Code Article 10.6) establishes the requirements for the Housing Element. California Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans not less than once every eight years.

The California Legislature has adopted an overall housing goal for the State to ensure every resident has a decent home and suitable living environment. Section 655880 of the California Government Code states:

a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.

b) The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.

c) The provisions of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.

d) Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.

e) The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

f) Designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality's housing need for all income levels is essential to achieving the State's housing goals and the purposes of this article.

Table 1-1 summarizes the Housing Element requirements mandated by the State and identifies where these requirements are addressed in this document.

Table 1-1: Housing Element Requirements

Housing Element Requirement(s)	Gov. Code Chapter	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Appendix B
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Appendix B
Analysis and documentation of the City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Appendix B
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Appendix F
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Appendix C
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Appendix C
Analysis concerning the needs of the homeless.	Section 65583.a	Appendix B
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Appendix B
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Appendix D
Identification of Publicly Assisted Housing Developments.	Section 65583.a	Appendix E
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Appendix E

Table 1-1: Housing Element Requirements		
Housing Element Requirement(s)	**Gov. Code Chapter**	**Reference in Housing Element**
Identification of the City's goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Chapter 2
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Chapter 2
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Appendix F
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Chapter 2
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix G
Description of the Regional Housing Needs Allocation (RHNA) prepared by the San Benito Council of Governments.	Section 65583.e	Chapter 1
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Appendix E
Review of the effectiveness of the past Housing Element, including the City's accomplishments during the previous planning period.	Section 65583.f	Appendix A
Source: State of California, Department of Housing and Community Development.		

2. Regional Housing Needs Assessment

The Regional Housing Needs Allocation (RHNA) is the methodology used for determining future housing need, by income category, within the State and is based on growth in population, households, and employment. The statewide determination is under the administration of State HCD. The quantified housing need is then allocated among the State's 18 Metropolitan Planning Organizations (MPOs). The Association of Monterey Bay Area Governments (AMBAG) is the MPO for the Counties of San Benito, Santa Cruz, and Monterey; however, it is the MPO for only the Counties of Santa Cruz and Monterey. Accordingly, the San Benito County Council of Governments (SBCOG) is subject to a separate RHNA determination from HCD and is responsible for development its own RHNA Plan.

In accordance with Section 65584 of the California Government Code, SBCOG is tasked with creating a methodology for distributing the "fair share" of housing need to its member jurisdictions, the City of Hollister, City of San Juan Bautista, and San Benito County. The City of Hollister's RHNA allocation is divided among four income categories, which are based on the San Benito County's median income for a family of four (HAMFI). Table 1-2 below identifies the City's 6th Cycle RHNA by income categories. The San Benito County AMI is $140,200 for a family of four, according to the 2023 HCD Income Limits.

Table 1-2: City of Hollister 6th Cycle RHNA by Income Category		
Income Category	**Percent of Area Median Income (AMI)**	**RHNA**
Very Low-Income	0-50% AMI	846 units
Low-Income	51-80% AMI	678 units
Moderate-Income	81-120% AMI	826 units
Above Moderate-Income	>120% AMI	1,183 units
TOTAL RHNA		**4,163 units**
**The San Benito County AMI is $140,200 for a family of four, according to 2023 HCD Income Limits.*		

3. Community Engagement

Community engagement is a vital component to the Housing Element update process. Public engagement creates opportunities for community members to provide their input and feedback, information which then directs the Housing Element's goals, policies and programs. Government Code Section 65583 requires local governments to make diligent and continued efforts to achieve public participation from all economic segments of the community. Meaningful community participation ensures that a variety of stakeholders and community members are offered a platform to engage in the City's planning process. Appendix G provides a detailed description of community engagement conducted and comments received.

4. Relationship to Other General Plan Elements

The Housing Element is one of the many elements in a City's General Plan. The City's Housing Element identifies programs and resources required for preservation, improvement, and development of housing to meet existing and projected needs of its population. The policies, goals, actions, and programs within the Housing element relate directly to, and must be consistent with, all other elements in Hollister's General Plan.

As required by state law, the policies and programs contained in the Housing Element must be internally consistent with other Elements of the Hollister General Plan. The Housing Element's policies and programs are most closely aligned with the Land Use Element. The Land Use Element establishes the location, type, intensity, and distribution of all land use types throughout the City and establishes standards of housing density (dwelling units per acre) and building intensity (Floor Area Ratio) for identified parcels. Land use patterns and decisions are influenced by population and economic growth (resulting in market demand), transportation access and opportunities, the availability of infrastructure, environmental constraints, and quality of life reflected through recreational opportunities, and cultural amenities.

The Circulation Element of the General Plan also impacts the implementation of the Housing Element. The Circulation Element establishes policies for balanced circulation city-wide, by making enhancements to existing facilities and establishing a comprehensive multi-modal environment that facilitates walking, biking, and transit use.

The Housing Element policy program provides consistency with policy direction contained in other Elements of the General Plan. If the General Plan is amended in the future, the Housing Element will be

reviewed and amended as necessary to ensure internal consistency is maintained. The current 6th Cycle Housing Element Update will precede a comprehensive update of the Hollister General Plan. As part of the City's 2040 General Plan Update project, the city will comprehensively evaluate various policy actions related to land use, housing, open space, circulation, economic development, public services, infrastructure, emergency preparedness, and community health, among other issues.

5. Data Sources

The data used for the completion of the Housing Element comes from an array of sources. These include but are not limited to:

- United States Census, 2010 and 2021
- American Community Survey
- San Benito Council of Governments (SBCOG)
- Association of Monterey Bay Governments (AMBAG)
- California Department of Finance
- California Employment Development Department
- California Department of Education
- California Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2013-2017
- California Department of Economic Development
- Home Mortgage Disclosure Act (HMDA)
- Real Estate websites, including Zillow and Redfin
- CalEnviroScreen 4.0
- Urban Displacement Project, University of California Berkeley
- California Department of Housing and Community Development (HCD) Affirmatively Furthering Fair Housing (AFFH) Data Viewer
- AllTransit

The data sources represent the best data available at the time the Housing Element was prepared. The original source documents contain the assumptions and methods used to compile the data.

6. Housing Element Organization

The Housing Element is organized in the following sections:

Chapter 1: Introduction – Contains a summary of the content, organization, and statutory considerations of the Housing Element.

Chapter 2: Housing Plan – Describes Hollister's Housing Plan, including needs, goals, policies, programs, and objectives.

Appendices – The Appendices provide content and analysis as required by state law, including the following:

- **Appendix A:** Review of Past Performance
- **Appendix B:** Housing Needs Assessment
- **Appendix C:** Housing Constraints
- **Appendix D:** Housing Resources
- **Appendix E:** Affirmatively Furthering Fair Housing
- **Appendix F:** Candidate Sites Analysis
- **Appendix G:** Community Engagement
- **Appendix H:** Glossary of Terms

Chapter 2: Policy Plan

6th Cycle Housing Element Policy Plan

The Housing Element's fundamental priority is to accommodate for housing that fulfills the diverse needs of the Hollister community – the Policy Plan provides the methodology to achieve this goal. The goals and policies contained in this chapter address Hollister's identified housing needs, which are implemented by a series of housing programs. Housing programs from the 5th Cycle that were ongoing were included in this document. New initiatives that address the City's unmet housing needs and updates to State housing law were also included. The Policy Plan addresses the need to plan for additional housing opportunities, remove constraints on affordable housing, improve the existing housing stock, and provide equal opportunities for all current and future residents of Hollister.

A. Goals, Policies, & Programs

The following describes the goals and policies the City intends to implement to meet its Regional Housing Needs Allocation (RHNA) and address its housing needs. Based on a review of housing needs identified in the Housing Needs Assessment and the Housing Constraints, Resources, and Affirmatively Furthering Fair Housing chapters of this 2023-2031 Housing Element, the following housing goals and policies are designed to:

1. Preserve, conserve, and improve affordable housing stock and neighborhoods;
2. Promote the production of a diversity of housing;
3. Assist in the provision of affordable housing;
4. Remove or mitigate constraints to housing investment; and
5. Promote equal housing opportunity.

1. Key Housing Strategies

Enhance Existing Housing and Neighborhoods

Hollister's neighborhoods should be preserved and strengthened so that they continue to improve over time. As new housing is developed, the City shall be proactive, so that changes continue to enhance Hollister, making it an ever-increasingly attractive place to live. Design policies will help to ensure enhancement of neighborhood identity and sense of community so that new housing will have sensitive transition or scale and compatibility with the surrounding neighborhood.

Continue to Support Affordable Housing

The City's Redevelopment Agency (RDA) provided low-interest loans for first-time homebuyers for down payment assistance and for low-income residents to rehabilitate their homes for both owners and renters of all ages, including seniors. The former redevelopment agency also provided funding for several affordable housing developments in Hollister. The State of California adopted legislation that abolished all RDAs, but the City will continue to support and encourage the development of affordable housing in the City. The City will maintain resources for effective partnerships involving the state and other agencies, especially those that work in providing affordable housing.

Create Partnerships to Facilitate Effective Implementation of Affordable Housing Programs

The City shall maintain resources for effective partnerships involving neighborhoods, businesses, civic and service organizations, and the County in addressing housing needs. Housing policies should be written so that affordable housing is targeted at a variety of economic levels, integrated into projects and dispersed throughout the community.

Address Infrastructure Needs to Meet the City's Regional Housing Needs Allocation

Housing Polices must be integrated with related issues, such as land use, design, economic development opportunities, and adequate infrastructure, to ensure a comprehensive approach.

2. Housing Goals

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be rehabilitated, conserved, or constructed. Policies and programs established the strategies to achieve these objectives. The City's quantified objectives are described under each program. Assumptions are based on past performance, infrastructure constraints, development trends, land availability, and anticipated program funding. The housing programs described contain existing programs as well as future programs needed to address identified housing needs. The section below provides a summary of each program, objectives within the program, timeframe for implementation, funding sources, and the agency responsible to implement the program.

1. Work together to build a sense of community and achieve housing goals.
2. Maintain and enhance existing neighborhoods and blend well designed new housing into neighborhoods and communities.
3. Use land efficiently to encourage a diversity of housing types and to implement "smart" and sustainability development principles.
4. Develop affordable housing opportunities.
5. Provide housing for special needs populations.

Housing Goal H1

Work together to build a sense of community and achieve housing goals.

Policy Action H1.1: Local Government Leadership

Establish affordable housing as a citywide priority, with local government taking a proactive leadership role in working with community groups and other agencies on identified housing element implementation actions in a timely manner.

Assure effective and informed public participation from all economic segments of the community in the formulation and review of housing and land use issues, policies, and programs.

Conduct an evaluation of the City's Housing Element and take appropriate action to ensure objectives are being met within the expected timeframes. The evaluation will include an evaluation of policy program effectiveness and provide potential updates and alternatives in order to meet the established policy objectives.

Actions:

- Review and evaluate the Housing Element every three years, beginning in June 2026. The City will update individual policy programs if policy outcomes are not being met within the timeframe expected.
- Prepare information and conduct a Housing Element review workshop after every Housing Element evaluation review.

Geographic Target: Citywide

Timeframe: First Housing Element evaluation review to be completed by June 2026; If the Housing Element evaluation review determines that Housing Element objectives are not being met within the expected timeframe, any proposed policy program updates will be implemented by June 2027; Housing Element review workshop to be held by December 2026 and with every Housing Element evaluation thereafter.
Responsible Agency: Planning Division
Funding Source: General Fund; CDBG

Policy Action H1.2: Managed Growth That Meets Regional Housing Needs Determinations

In 2012, the City's Measure U Growth Management Ordinance (Section 16.64 of the Municipal Code) expired. The City does not enforce Measure U as of its expiration in 2021. Measure U previously allowed up to 254 residential dwelling units per year. Throughout the 5th Planning Cycle, the City has been working on establishing steps to repeal the existing, unenforced, Growth Management Ordinance. The City will repeal Measure U from the Municipal Code.

Actions:

- Repeal Measure U from the City's Municipal Code.

Geographic Target: Citywide

Timeframe: January 2026
Responsible Agency: Planning Division
Funding Source: General Fund

Policy Action H1.3: 6th Cycle RHNA Strategy

The City has a total RHNA of 4,163. State law requires the City to identify sites to accommodate its fair share allocation for the 2023-2031 planning cycle. The City has identified housing unit capacity through projects in the pipeline, projected ADU development, and existing residential capacity. To meet the remaining RHNA need across all income categories, the City has identified the rezone actions listed below:

- **North Gateway Commercial** – Rezone of 21 acres to allow a minimum of 30 and up to 65 dwelling units per acre for a potential to accommodate 193 very low-/low-income units, 198 moderate-income units, and 578 above moderate-income units.
- **High Density Residential** – Rezone of 44 acres to allow a minimum of 30 and up to 65 dwelling units per acre for a potential to accommodate 657 very low-/low-income units, 408 moderate-income units, and 1,201 above moderate-income units.
- **Mixed-Use** – Rezone of 26 acres to allow a minimum of 30 and up to 65 dwelling units per acre for a potential to accommodate 455 very low-/low-income units, 236 moderate-income units, and 707 above moderate-income units.
- **West Gateway Mixed-Use** – Rezone of 19 acres to allow a minimum of 30 and up to 65 dwelling units per acre for a potential to accommodate 173 very low-/low-income units, 177 moderate units, and 521 above moderate units.
- **Downtown Commercial and Mixed-Use** – Rezone of 9 acres to allow a minimum of 30 and up to 125 dwelling units per acre for a potential to accommodate 154 very low-/low-income units, 151 moderate-income units, and 450 above moderate-income units.

As part of the rezoning effort, the City will establish development standards for each of the new zones. These will not be more restrictive than similar standards currently in effect. The rezonings will be adopted in conjunction with the General Plan update.

The City shall also monitor housing development city-wide on an ongoing basis to ensure that the sites identified in Appendix F are developed at densities appropriate for fulfilling its RHNA requirement for the 6th Cycle. If the City determines that minimum densities pose a constraint to development, the City will consider a discretionary process allowing lower minimum densities to address potential constraints.

Should a project be approved on sites with a lower density than that identified in the 6th Cycle Housing Element, the City will assess its continued ability to accommodate the RHNA. Should the project result in a shortfall in sites, the City will address the "No Net Loss" requirements by identifying additional sites to replenish the candidate sites inventory in accordance with State law within 180 days.

Actions:

- Adopt rezonings in conjunction with the General Plan update.
- Establish appropriate development standards that facilitate achieving maximum densities for each new rezone without density bonuses, incentives, or concessions.

- Monitor housing development as part of the Annual Progress Reports (APRs), and if needed, identify additional sites within 180 days, or consider a discretionary process allowing lower minimum densities to address potential constraints.
- The City will rezone adequate sites to address the shortfall or unaccommodated housing need with the following standards, pursuant to Government Code section 65583, subdivision (c)(1) and 65583.2, subdivisions (h) and (i):
    - Accommodate a minimum of 16 units per site;
        - Require a minimum density of 20 units per acre; and
        - At least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed-uses that accommodate all of the very low and low-income housing need, if those sites: allow 100 percent residential use, and
    - Require residential use occupy 50 percent of the total floor area of a mixed-use project.
    - Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households. By-right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval.

Geographic Target: Strategic rezone areas identified above.

Timeframe: Adopt rezones and development standards by June 2026.
Responsible Agency: Planning Division
Funding Source: General Fund

Policy Action H1.4: By-Right Requirement for 4th and 5th Cycle Sites

Pursuant to Government Code section 65583.2(c), the City will adopt amendments to the Zoning Code to allow by-right development for projects identified in the 4th and 5th Cycle Sites Inventory that propose 20 percent or more of the units as affordable to lower income households if the site is non-vacant and previously identified with the same zoning in the 5th Cycle Housing Element, or if the site is vacant and previously identified with the same zoning in the 5th and 4th Cycle Housing Elements.

Actions:

- Allow by-right development for qualifying sites pursuant to Government Code section 65583.2(c) concurrent with Housing Element adoption.

Geographic Target: Citywide

Timeframe: Upon adoption of the 6th Cycle Housing Element.
Responsible Agency: Planning Division
Funding Source: General Fund

Policy Action H1.5: Senate Bill 35 Streamlining

The City shall establish written procedures to comply with California Government Code Section 65913.4 and publish those procedures for the public, as appropriate, to comply with the requirements of Senate Bill 35 (SB 35), Chapter 366 Statues 2017. These requirements apply to any point when the City does not meet the State mandated requirements, based upon the SB 35 Statewide Determination Summary Report for Housing Element progress and reporting on Regional Housing Needs Assessment (RHNA). The City shall process development projects with at least 50 percent affordable units through a streamlined permit process set forth in State law. All projects covered by SB 35 are still subject to the objective development standards of the Hollister Municipal Code, including the Building and Fire Codes. Qualifying projects cannot be subject to discretionary review or public hearings; and in many cases, the City cannot require parking. Reduced parking requirements would be established consistent with the requirements of SB 35 for qualified streamlining projects.

Actions:

- Establish SB 35 procedures and provide information online.
- Develop and implement the program.

Geographic Target: Citywide

Timeframe: Establish and implement by June 2026.
Responsible Agency: Planning Division
Funding Source: General Fund

Policy Action H1.6: Water and Sewer Priority

Following adoption of the Housing Element, the City shall provide the water and sewer providers with a copy of the Housing Element. The copy of the Housing Element will be accompanied by a letter identifying the City's 2023-2031 RHNA allocation for lower-income units and will refer the water and sewer providers to the requirements of State law set forth at Government Code Section 65589.7 regarding the granting of a priority for provision of water and sewer services to proposed developments that include housing units affordable to lower-income households.

The City of Hollister will establish and adopt procedures to grant priority water and sewer service to developments with units affordable to lower-income households per Government Code § 65589.7.

Actions:

- Comply with requirements of State law associated with provision of Housing Element to water and sewer providers.
- The City of Hollister will establish and adopt procedures to grant priority water and sewer service to developments with units affordable to lower-income households per Government Code § 65589.7 by June2026.

Timeframe: Immediately upon adoption of the 6th Cycle Housing Element and any subsequent amendments; Establish and adopt procedures to grant priority water and sewer service to developments with units affordable to lower-income households per Government Code § 65589.7 by June 2026.
Responsible Agency: Planning Division
Funding Source: General Fund

Policy Action H1.7: Monitoring, Evaluation, and Revisions

Establish a regular monitoring and update process to access housing needs, opportunities, and achievements, and modify policies, programs, and resource allocations as needed.

This includes the development of a Sites Inventory Monitoring Program consisting of an ongoing record of the number of units and income categories of the development approved on sites listed in the Housing Element, to ensure that the City, at all times, maintains an ongoing supply of available sites with appropriate densities to meet projected housing needs for all income categories. As part of the Annual Progress Report, the City will monitor the progress of pending projects, ADU projections, and development on candidate housing sites. If residential development is not sufficiently progressing towards building permits, or if the City is not meeting the pro-rated share of the RHNA at all income levels by midway through the planning period, the City will evaluate its sites inventory and capacity to maintain adequate sites throughout the planning period and, if necessary, identify strategies to streamline and/or assist projects through entitlement (including, but not limited to, technical assistance, expedited review, and/or support of funding applications), adopt amendments to the ADU development regulations, or implement other strategies, such as General Plan and zoning changes to allow for greater residential densities.

Actions:

- Establish and maintain a Sites Inventory Monitoring Program.
- Adopt findings with each City approval for residential projects identifying the breakdown of units by income category and establish whether 'no net loss' findings to be made, if either fewer units are developed than shown in the housing element, or if the units are being developed in different income categories than projected. If 'no net loss' findings must be made, the City must either find that it is maintaining enough sites to accommodate the remaining RHNA, or if there are not enough sites to accommodate the remaining RHNA. If there are not enough sites, the City has 180 days to make adequate sites available.
- Annually monitor the progress of pending projects, ADU projections, and development on candidate housing sites through the APR.
- If residential development is not sufficiently progressing towards building permits or if the City is not meeting the pro-rated share of the RHNA at all income levels by December 2028, the City will identify strategies to maintain adequate sites throughout the planning period.

Geographic Target: Citywide with an emphasis on 6th Cycle Housing Element identified Candidate Sites.

Timeframe: Establish a Sites Inventory Monitoring Program by January 2026; Annually monitor progress through the APRs; Identify new strategies, as needed, within 180 days.
Responsible Agency: Planning Division
Funding Source: General Fund; CDBG

Housing Goal H2

Maintain and enhance existing neighborhoods and blend well designed new housing into neighborhoods and communities.

Policy Action H2.1: Objective Design Standards

Review proposed housing projects to achieve excellence in development and design through an efficient project review process. To facilitate and streamline proposed development projects, the City will establish and implement Objective Design Standards and update city-wide design review procedures. These efforts are also incorporated within other Elements of the 2040 General Plan, which should be adopted by June 2026.

Actions:

- Adopt and implement Objective Design Standards for all residential development projects through the City's large-scale zoning amendments.
- Adopt amendments to the City's existing design review procedures through the City's large-scale zoning amendments.
- Promote the new standards and procedures online, through print materials at the Planning counter, and through email noticing to the development community.

Geographic Target: Guidelines for all zones within the City, and design guidelines within identified special planning areas.

Timeframe: Adopt Objective Design Standards by March 2026; Adopt amendments to the design review procedures by March 2026; Promote new standards and procedures annually and to prospective applicants.
Responsible Agency: Planning Division
Funding Source: General Fund; CDBG; REAP 2.0

Policy Action H2.2: Resource Conservation

Promote development and construction standards that provide resource conservation by encouraging housing types and designs that use cost-effective energy conservation measures and fewer resources (water, electricity, etc.) and therefore cost less to operate over time, supporting long term housing affordability.

Actions:

- Publicize energy conservation programs and reward energy efficient projects under the allocation program.
- Apply Title 24 requirements.

Geographic Target: Citywide

Timeframe: On a project-by-project basis; Ongoing.
Responsible Agency: Building and Planning Division
Funding Source: General Fund

Policy Action H2.3: Renewable Energy Technologies

Promote the use of renewable energy technologies (such as solar and wind) in new and rehabilitated housing when possible.

Actions:

- Promote solar design for new residential development projects.
- Encourage "green" building standards and procedures.

Geographic Target: Citywide

Timeframe: On a project-by-project basis; Ongoing.
Responsible Agency: Building and Planning Division
Funding Source: General Fund

Policy Action H2.4: Maintenance and Managament of Quality Housing

Support good management practices and the long-term maintenance and improvement of existing housing through housing and building code enforcement, and rehabilitation loan assistance for low- and moderate-income homeowners and rental property owners with lower income tenants. Make the most effective use of rehabilitation loan funds by prioritizing their use to meet the greatest need.

Actions:

- Link code enforcement with public information programs.
- Assist in maximizing use of rehabilitation loan programs on an as-needed basis.
- Annually apply for grants to fund the rehabilitation loan program.Prioritize rehabiltation loans in subareas generating the highest volume of substandard housing cases.
-

Geographic Target: Target rehabilitation loan funding on areas of highest need.

Timeframe: On a project-by-project basis; Annually apply for grants to fund the rehabilitation loan program.
Responsible Agency: Building and Planning Division
Funding Source: General Fund

Housing Goal H3

Use land efficiently to encourage a diversity of housing types and to implement "smart" and sustainability development principles.

Policy Action H3.1: Variety of Housing Choices

Achieve a mix of housing types, densities and designs to provide choice in owner and renter housing, housing close to jobs and transit, mixed-use housing, varying affordability levels, mobile homes and manufactured housing, assisted living and supportive housing, and other housing types.

Actions:

- Implement mixed-use development standards through the City's large-scale zoning amendments and General Plan update.

- Implement zoning amendments for manufactured homes through the City's large-scale zoning amendments and General Plan update to allow in all zones where single-family housing is allowed.
- Implement zoning amendments for mobile home parks through the the City's large-scale zoning amendments to identify zoning and development standards that encourage and facilitate mobile home parks.

Geographic Target: Citywide with an emphasis on affordable housing development in higher resource and income areas and housing close to jobs and transit.

Timeframe: Adopt zoning amendments and General Plan updates by June 2026.
Responsible Agency: Building and Planning Division
Funding Source: General Fund

Policy Action H3.2: Maintain Adequate Housing Sites

Maintain an adequate supply of land designated for all types of residential development to accommodate RHNA growth need by income category for the 2023-2031 Housing Element planning period. Within this total, maintain a sufficient supply of land for muti-family housing and mixed-use housing to accommodate the quantitative housing need for very-low, low-, and moderate-income housing units.

Actions:

- Utilize inventoried sites for multi-family infill housing and support and encourage lot consolidation when opportunities arise.
- If housing development falls below the estimated production target for more than two consecutive years, the City will re-evaluate the City's standards and procedures and modify accordingly within 6 months.

Geographic Target: Citywide with an emphasis on 6th Cycle Housing Element identified Candidate Sites.

Timeframe: Establish monitoring program by June 2026; Monitor annually, and modify standards and procedures within six months if development falls below estimated production target for more than two consecutive years.
Responsible Agency: Planning Division
Funding Source: General Fund

Policy Action H3.3: User Fees (Building, Impact and Planning Fees)

Continue to allow lower impact fees (sewer and water connection fees and traffic impact fees) for multi-family development.

The City will annually review its permit processing fees to verify that the costs associated with the review process are consistent with the services rendered. This fee review process provides a basis for determining whether fees have become a constraint to housing production, and at the same time allow the City to appropriately recoup costs associated with the review and processing of individual developments. The City will also establish a reduction or waiver of permit processing fees for affordable and other special needs housing projects.

The City is currently analyzing its existing user fees to determine if an adjustment is required. The findings of the analysis will guide City's updated user fees.

Actions:

- Review impact and planning fees.
- Consider amending the way traffic fees are calculated. City will consider transitioning to a calculation based on a square foot basis instead of per unit basis to tighten connection to the impact.

Geographic Target: Citywide

Timeframe: Annual Assessment of Permitting Fees, Updated Fees as Appropriate; Establish a Fee Waiver Program by August 2026.
Responsible Agency: Planning, Building, and Finance Divisions and Engineering Department
Funding Source: General Fund

Policy Action H3.4: Accessory Dwelling Units (ADUs)

The City will work to facilitate the development of accessory dwelling units (ADUs) and create a plan by 2026 that incentivizes and promotes the development of ADUs to be offered at affordable rents. Although the City Municipal Code does not allow ADUs in the R4-20 zone, the City is processing ADU applications in consistency with State law. The City will implement the following actions listed below.

Actions:

- Amend the ADU ordinance to comply with State law.
- Develop permit-ready ADU plans to minimize design costs, streamline permit processing, and provide development certainty.
- Streamline and expedite the plan check review process for ADUs affordable to lower income households.
- Provide informational ADU materials online and at City offices guiding applicants through the permitting and construction process.
- Create an ADU webpage informing the community on code, processes, and incentives.
- Waive permitting fees for ADUs under certain sizes and/or deed restricted as affordable to lower income households for a period of 55 years.
- Research and pursue potential State and Regional funding sources for affordable ADUs and make information publicly available.
- Revise the City's Municipal Code to allow to permit ADUs in all zones that allow residential uses and on lots where there are two existing units on the lot.
- Goal of facilitating the development of at least 167 ADUs during the 6th Cycle Planning Period.

Geographic Target: Citywide with an emphasis of ADU development in relatively higher-income areas to provide greater affordable housing choice in the City.

Timeframe: Create and Implement ADU Plan by August 2026; Update neccesary code sections as needed by August 2026.
Responsible Agency: Planning Division
Funding Source: General Fund

Policy Action H3.5: ADU and Sites Inventory Monitoring Program

Establish an ADU and Sites Inventory Monitoring Program consisting of an ongoing record of the number of units and income categories of the development approved on sites listed in the Housing Element, to ensure that the City at all times maintains an ongoing supply of available sites with appropriate densities to meet projected housing needs for all income categories. As part of the Annual Progress Report, the City will monitor the progress of pipeline projects, ADU projections, and development on candidate housing sites identified in Appendix F. If residential development is not sufficiently progressing towards building permits or if the City is not meeting the pro-rated share of the RHNA at all income levels by midway through the planning period, the City will evaluate its sites inventory and capacity to maintain adequate sites throughout the planning period and, if necessary, identify strategies to streamline and/or assist projects through entitlement (including, but not limited to, technical assistance, expedited review, and/or support of funding applications), adopt amendments to the ADU development regulations, or implement other strategies, such as General Plan and zoning changes to allow for greater residential densities.

The City will also make findings required by 'no net loss' law (Section 65863) if projects are approved with fewer units or different income categories than shown in the Housing Element. If project approval results in fewer units in any income category to meet the City's remaining RHNA, take action, including rezoning, within 180 days to make adequate sites available.

Actions:

- Establish and maintain a Monitoring Program.
- Adopt findings with each City approval for residential projects identifying the breakdown of units by income category and establish whether 'no net loss' findings to be made, if either fewer units are developed than shown in the housing element, or if the units are being developed in different income categories than projected. If 'no net loss' findings must be made, the City must either find that it is maintaining enough sites to accommodate the remaining RHNA, or if there are not enough sites to accommodate the remaining RHNA. If there are not enough sites, the City has 180 days to make adequate sites available.
- Monitor the progress of pending projects, ADU projections, and development on candidate housing sites identified in Appendix F every other year and through the APR.
- If residential development is not sufficiently progressing towards building permits or if the City is not meeting the pro-rated share of the RHNA at all income levels by December 2028, the City will identify strategies to maintain adequate sites throughout the planning period.

Geographic Target: Citywide with an emphasis of ADU development in relatively higher-income areas to provide greater affordable housing choice in the City.

Timeframe: Establish a Monitoring Program by June 2026; adopt findings with each City-approval for residential projects on a Housing Element site; monitor the progress of pending projects, ADU projections, and development on candidate housing sites identified in Appendix F every other year and through the APR.
Responsible Agency: Planning Division
Funding Source: General Fund

Policy Action H3.6: Update Density Bonus Ordinance

Assembly Bill 2345 (AB 2345), Chapter 197 Statutes requires a density bonus of up to 80 percent when a qualifying percentage of Below Market Rate (BMR) units are proposed. Among other things, Government Code Section 65915 also authorizes an applicant to receive:

- Two incentives or concessions for projects that include at least 17 percent of the total units for lower-income households, at least 10 percent of the total units for very low-income households, or at least 20 percent for persons or families of moderate-income in a development in which the units are for sale.
- Three incentives or concessions for projects that include at least 24 percent of the total units for lower-income households, at least 15 percent of the total units for very low-income households, or at least 30 percent for persons or families of moderate-income in a development in which the units are for sale.
- Four incentives or concessions for projects that meet addiitonal State law requirements. The City shall update its Density Bonus Ordinance to comply with State law requirements.

Actions:

- Update the Density Bonus Ordinance in compliance with State law requirements.
- Goal of faciltating the development of at least two density bonus projects per year during the planning period.

Geographic Target: Citywide with an emphasis on affordable development in relatively higher-income areas to provide greater affordable housing choice in the City.

Timeframe: Adopted October 2025; Review annually and update as necessary.
Responsible Agency: Planning Division
Funding Source: General Fund

Policy Action H3.7: Review of Entitlement Processes

The City understands that overly restrictive development standards and burdensome entitlement processes can pose a barrier to future residential development. In order to ensure that such conditions do not pose a local barrier to future housing production, the City will continuously examine its residential development standards and entitlement processes during the 6th Cycle Planning Period to ensure their reasonableness and effectiveness in support of future residential development. The City will review findings of approval and remove subjective language in order to increase approval certainty.

The City has not experienced any project-specific challenges that indicate the City's approval findings are a constraint, and continues to receive and approve projects that meet the City's requirements. While approval findings have not been identified as a constraint, the City commits to specifically review and revise its Site and Architectural Review approval findings to remove potentially subjective language.

Actions:

- Remove subjective language from Site and Architectural Review findings of approval by June 2026.

Geographic Target: Citywide

Timeframe: By June 2026; Review annually and update as necessary.
Responsible Agency: Planning Division
Funding Source: General Fund

Policy Action H3.8: Remove Development Constraints

The City will review the Hollister Municipal Code to identify standards and requirements that may constrain the development of housing. Specifically, the City will review requirements such as, but not limited to, minimum lot size, lot coverage, setbacks, parking requirements, and height restrictions, to ensure the standards do not impede residential development. The City will analyze land use controls independently and cumulatively with other land use controls. The City will continue to provide streamlined processing for eligible affordable housing projects.

Actions:

- Review residential development standards for potential constraints to the development of new units, particularly affordable units, and amend Hollister Municipal Code as appropriate.

Geographic Target: Citywide

Timeframe: Review development standards every two years and amend Municipal Code within one year if constraints are identified.
Responsible Agency: Planning Division
Funding Source: General Fund

Housing Goal H4

Develop affordable housing opportunities.

Policy Action H4.1: Inclusionary Housing Policy

The City will develop a variety of policy prescriptions that will encourage and facilitate the construction of below market-rate housing. The City investigated inclusionary housing policy options as an additional means to provide a variety of housing types and opportunities for very low-, low-, and moderate-income households in Hollister. The City assessed and analyzed a variety of inclusionary housing policy options, standards, requirements and regulations to determine the best course of action. Based upon this initial assessment, the City determined the appropriateness and application of inclusionary policies, and adopted policies, programs and regulations that will produce housing opportunities affordable to very low-, low-, and moderate-income households. The City will hold public hearings and consider all public comments, including the home building community, as part of the development and adoption of its final inclusionary policy requirements. The City considered public comments to mitigate constraints on development through the adoption of a final inclusionary policy.

The final inclusionary policy contains additional detail and addresses development of rental and for-sale housing affordable to very low-, low-, and moderate-income households, as well as the applicability of this requirement and its alternatives.

When allocating City-controlled housing funds or providing local assistance to housing developments, the City shall prioritize projects that expand access to opportunity and promote housing mobility.

Actions:

- Explore and evaluate inclusionary options
- Adopt an inclusionary Ordinance if feasible
- Goal of facilitating the development of at least 150 inclusionary units during the planning period.

Geographic Target: Citywide

Timeframe: Adopted in August 2024.
Responsible Agency: Planning Division
Funding Source: General Fund, SB 2 Planning Grant

Policy Action H4.2: Preservation of At-Risk Units

Ensure that affordable housing provided through government subsidy programs, incentives and deed restrictions will remain affordable, and intervene when necessary to help preserve such housing.

Establish resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and/or inclusionary programs and as a condition of development approval remains affordable over time to the income group for which it is intended. Implement long-term or in perpetuity agreements and/or deed restrictions with developers to govern the affordability in such units. Provide assurance through recorded agreements and monitor their continuing affordability.

Actions:

- Protect “at-risk” units.
- Monitor units at-risk of converting to market-rate and outreach to property owners to identify resources and programs available to maintain affordability.
- Identify and pursue funding opportunities to assist the preservation of at-risk, affordable units.
- Investigate opportunities to convert existing market-rate units to affordable units through rehabilitation improvement assistance.
- Comply with noticing requirements.
- Provide tenant education and assistance through a variety of methods including, but not limited to, informational material online and in-person at City offices, annual workshops or informational webinars, and/or partnerships with local organizations and agencies that provide assistance to renters and low-income households.
- Coordinate with qualified entities in identifying solutions to maintaining affordability for units at-risk of converting to market rate

Geographic Target: Areas with units at risk of converting to market rate.

Timeframe: Develop monitoring program by December 2026; Review annually; Outreach to begin by January 2027; Annually seek funding opportunities; 2023-2031.
Responsible Agency: Planning and Housing Divisions
Funding Source: General Fund

Policy Action H4.3: State and Federal Housing Incentives

City staff will stay informed of state and federal housing programs that can provide financial assistance for the preservation and development of affordable housing and disseminate information on such programs to residents and prospective housing developers/sponsors. The City has successfully applied for CalHOME, CDBG and HOME funds through HCD that have been used to conduct housing-related studies and capitalize a local Housing Rehabilitation Program. Because of its limited financial resources, the City will continue to pursue grant funding from state and federal agencies for affordable housing projects/programs in the city, particularly those that address the needs of extremely low-income households.

The City will also continue to encourage private investments in affordable housing by continuing to leverage public funds where possible to preserve units at-risk units and facilitate the development of at least 1,524 very low- and low-income units and 826 moderate-income units.

Actions:

- The City will monitor funding opportunities on an annual basis and apply for funding as opportunities arise. Goal of applying to at least one grant/fund per year.
- Implement a plan to expand funding resources when funding is secured.

Geographic Target: Citywide with an emphasis of affordable development in relatively higher-income areas to provide greater affordable housing choice in the City.

Timeframe: The City will monitor funding opportunities on an annual basis and apply for funding as opportunities arise; Ongoing.
Responsible Agency: Planning and Housing Divisions
Funding Source: General Fund

Policy Action H4.4: Relocation Assistance

The City will provide relocation assistance to all persons displaced by publicly assisted projects, including rehabilitation and code enforcement projects, which lead to the displacement of households as funding resources permit.

Actions:

- Adopt "Right-to-Return and Temporary Relocation" standards for all City-assisted rehab/redevelopment by December 2026.
- Serve 20+ households with relocation/legal navigation during the planning period, as funding allows.

Geographic Target: Citywide

Timeframe: December 2026, Ongoing, Annual Review of Assistance to Displaced Persons.
Responsible Agency: Building and Housing Divisions
Funding Source: General Fund

Policy Action H4.5: Replacement Housing

The City may have existing non-vacant sites included within the sites inventory that may contain vacant or demolished residential units that were occupied by lower-income households or households subject to affordability requirements within the last five years. The City will adopt a formal replacement housing program to ensure any units currently occupied by lower-income households, or households subject to affordability requirements with the last five years, which are lost for housing units are replaced in compliance with Government Code Section 65915.

Actions:

- Adopt a replacement housing program for units lost that are currently occupied by lower-income households or households subject to affordability requirements of Government Code Section 65915 within the last five years.

Geographic Target: Citywide

Timeframe: Adopt program by June 2026.
Responsible Agency: Planning and Housing Divisions
Funding Source: General Fund

Policy Action H4.6: Lot Consolidation Incentives

Given the nature of parcels within the Downtown Mixed-Use area, the City will continue to promote and encourage the consolidation of small lots with adjacent lots to provide opportunities for housing. The City requires a Lot Line Adjustment, which can consolidate four or fewer lots without the need for a public hearing or any discretionary action. The existing lot consolidation process is already a ministerial processing procedure for projects which are consistent with the zoning requirements for the zone in which the property(s) is/are situated. Lot line adjustments are an administrative process. Applications are reasonable in price and have a relatively short processing time (60 days). This program will be advertised to small lot properties identified in the Housing Element and related incentives will be considered to promote the development of housing.

Actions:

- Develop a lot consolidation program to promote, incentivize, and support the consolidation of small residential lots into larger lots to accommodate higher-density development.
- The City shall conduct outreach to property owners of housing opportunity sites to identify meaningful incentives to facilitate lot consolidation and redevelopment. Based on this feedback, within two years of Housing Element adoption, the City will revise the Lot Consolidation Ordinance to update incentives, as necessary, which may include:
    - Increased density on consolidated parcels;
    - Flexible development standards such as reduced setbacks, increased lot coverage, increased heights, reduced parking;
    - Reduced fees ; and/or
    - Streamlined permit processing.
- Goal of facilitating at least 500 units citywide through lot consolidations.

Geographic Target: Areas in the City with small lots and the Downtown Mixed-Use area.

Timeframe: Conduct outreach to property owners of housing opportunity sites to identify meaningful incentives to facilitate lot consolidation and redevelopment by June 2026; Based on property owner feedback, revise the Lot Consolidation Ordinance to update incentives by December 2026.
Responsible Agency: Planning and Housing Divisions
Funding Source: General Fund

Policy Action H4.7: Anti-Displacement Toolkit

In combination with programs included in this Housing Element, the City shall adopt a multi-pronged anti-displacement strategy to work to relieve displacement pressures caused by the increasing income gap and increasing housing costs in the City and common across the state. The strategy shall include measures that encourage affordable housing production, work to preserve existing affordable housing, and protect current residents from displacement in rapidly changing portions of the City where cost burdens coincide with poverty rates, overcrowding, and a predominant population of Hispanic residents. The City will examine the feasibility of the following strategies, and commit to adopting at least two or more of the following, as funding allows:

Actions:

- Adopt "Right-to-Return & Temporary Relocation" standards for City-assisted rehab/redevelopment by December 2026.
- Annually apply for funding to subsidize/acquire/preserve all units at-risk of converting to market rate during the 6th Cycle planning period.
- Increase multi-family residential and mixed-use opportunities throughout the City beyond capacity to meet the RHNA. Allow duplexes, triplexes, and multiple ADUs in lower density, higher resource areas.
- Establish partnership with Home Match Monterey to support and promote housing sharing services. Create partnerships with the Housing Authority of the County of Santa Cruz to support acquisition of affordable units at-risk of conversion to market rate.
- Identify a code enforcement specialist on staff to provide technical assistance and information to property owners of lower income units to address code enforcement issues.
- Anually seek funding to support rehabilitation of substandard multi-family units and restrict conversion of existing units occupied by lower-income households to short term rentals.
- Partner with nonprofits that serve underserved residents within the City to share information on fair housing and tenant rights.

Geographic Target: Citywide, with focus on lower-income/high-risk areas and mobilehome parks.

Timeframe: Adopt an antidisplacement strategy by December 2026.
Responsible Agency: Planning and Housing Divisions
Funding Source: General Fund

Housing Goal H5

Provide housing for special needs populations.

Policy Action H5.1: Special Needs Groups, including Special Needs Households

Actively promote the development and rehabilitation of housing that meets the needs of special needs groups, including the needs of seniors, people with disabilities, farm workers, the unhoused, people in need of mental health care, single parent families, large families, and other persons identified as having special housing needs.

Actions:

- Monitor special needs housing.
- Maintain and develop partnerships with local organizations and agencies. Coordinate with at least two afforable housing developers annually to discuss development opportunities in the City.
- Identify and pursue development opportunities, at least every other year.
- Goal of facilitating the development of at least 100 units for special needs households during the plannng period.

Geographic Target: Citywide with an emphasis on special needs housing development in higher resource and income areas and housing close to jobs and transit.

Timeframe: Ongoing; As funding becomes available; Coordinate with at least two afforable housing developers annually to discuss development opportunities in the City; Identify and pursue development opportunities, at least every other year.
Responsible Agency: Planning and Housing Divisions
Funding Source: General Fund

Policy Action H5.2: Agricultural and Employee Housing

The City shall adopt a zoning ordinance amendment consistent with the requirements of Health and Safety Codes Section 17021.5 and 17021.6. Sections 17021.5 and 17021.6 of the State Health Safety Code are part of the Employee Housing Act, and it sets standards for the construction, maintenance, use, and occupancy of living quarters called “employee housing” as defined in Section 17008 of the Health and Safety Code.

Actions:

- Adopt a zoning ordinance amendment to permit employee housing in single-family residential zones, consistent with the requirements of Health and Safety Codes Section 17021.5 and 17021.6 as it relates to agricultural and employee housing.
- Adopt a zoning ordinance amendment to grant streamlined approvals for eligible housing developments, consistent with Health and Safety Code Section 17021.8.

Geographic Target: Citywide

Timeframe: Amend Zoning Ordinance by June 2026.
Responsible Agency: Planning and Housing Divisions
Funding Source: General Fund

Policy Action H5.3: Reasonable Accommodation

Pursuant to Government Code Section 65583, the City is obligated to analyze and demonstrate local efforts to remove potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation with regard to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain regulations or requirements to ensure equal access to housing opportunities.

In compliance with Government Code Section 65583, the City shall provide reasonable accommodations for persons with disabilities. To ensure reasonable accommodation procedures are consistent with state law, the City will review the conditions of approval for reasonable accommodation and revise them where appropriate to ensure compliance with fair housing laws. The City will also review the conditions of approval to remove any subjective decision-making criteria.

Actions:

- Maintain updated information on reasonable accommodations on the City's website.
- Biennially review and update applicable procedures and/or requirements to remove potential constraints.
- Provide information on housing resources available to persons with disabilities to local groups or organizations serving the needs of persons with disabilities.

Geographic Target: Citywide

Timeframe: Adopt amendments by June 2026.
Responsible Agency: Planning Division
Funding Source: General Fund

Policy Action H5.4: Equal Housing Opportunity

Pursuant to Assembly Bill 686 (AB 686), Chapter 958 Statues 2018, the City shall affirmatively further fair housing by taking meaningful actions that foster inclusive communities free from barriers that restrict access to opportunities based on protected characteristics, as defined by State law. The City shall collaborate with the community, stakeholders, and appropriate organizations and agencies to address potential constraints to fair housing. This may include, but is not limited to:

- Analyzing and identifying barriers to entry into homeownerships or rental opportunities.
- Reviewing restrictions that may prevent disadvantaged groups from locating in Hollister.
- Fostering a more inclusive community for all disadvantaged groups.

Ensure equal housing opportunities for individuals and families seeking housing in Hollister are not discriminatory on the basis of race, color, religion, marital status, disability, age, sex, family status (due to the presence of children), national origin, or other arbitrary factors, consistent with the Fair Housing Act.

Chapter 2 Section 3 of this Housing Element identifies the following contributing factors to fair housing in the City. Table 2-1: Fair Housing Actions establishes actions the City will implement throughout the 6th Planning Period to address each contributing factor. Each contributing factor is grouped into two

Affirmatively Furthering Fair Housing Actions to address the fair housing issues identified in the contributing factors. The actions include the following:

Housing Mobility Strategies – Consist of removing barriers to housing in areas of opportunity and strategically enhancing access.

Place-based Strategies to Encourage Community Conservation and Revitalization – Involves approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty such as targeted investment in neighborhood revitalization, preserving or rehabilitating existing affordable housing, improving infrastructure, schools, employment, parks, transportation, and other community amenities.

Contributing Factors

Locally derived factors were developed in response to community participation in outreach events and through analysis conducted in Affirmatively Furthering Fair Housing development and analysis of sites inventory and feedback and comment on the draft Housing Element's data, analysis, and policy programs. Contributing factors are prioritized in terms of needed impact on fair housing choice and connected to goals and actions.

Disparities in Access to Public Transportation
Housing Mobility, Place-based Strategies to Encourage Community Conservation and Revitalization

The City of Hollister scored a 2.7 AllTransit performance score, illustrating a low combination of trips per week and number of jobs accessible, meaning few people are able to take transit to work. Hollister also scored low on the Job Proximity Index which means residents in the City are the furthest proximity from jobs. Access to transportation, specifically public transit, provides households with affordable and environmentally friendly commuting options – it is especially vital for low-income households. It can also increase accessibility to essential retail, such as grocers and markets, and recreational activities.

Lack of Infrastructure Due to Environmental Hazards
Housing Mobility

As discussed in Appendix C: Housing Constraints, earthquakes pose the greatest potential for far-reaching loss of life or property. Hollister is located within a 5-mile radius of at least four major seismic faults and fault systems. The City also faces flood hazards along two existing creeks, Santa Ana Creek and San Benito River, which are included as flood hazard areas on existing Federal Emergency Management Agency (FEMA) maps. The hazards create environmental constraints to the development of housing in the City.

Lack of Clarity with Assistance Programs and Affordable Housing
Housing Mobility

The City's website does not readily provide a list of active housing programs that assist low- and moderate-income prospective residents. The City lacks a complete list of affordable housing units in the City and instead refers residents to the Santa Cruz Housing Authority which manages the City's Section 8 housing. Because the process and availability of assistance programs and affordable housing options are not clear, it might discourage prospective residents from attempting to navigate the process.

Lending Discrimination
Housing Mobility

As detailed earlier in this appendix, the U.S. Department of Housing and Urban Development determined that a group of California mortgage lenders discriminated against a Hispanic man in 2016 due to his national origin. The complaint was made against mortgage lenders American Financial Network, Benchmark Communities, and Brigantino Enterprise. As result of the investigation, American Financial Network agreed to pay the man $5,000 in a settlement and agreed to incorporate annual fair housing training for their employees. The City must continue to build partnerships with enforcement groups that can prevent this discrimination against residents and prospective residents.

Table 2-1: Fair Housing Actions

Contributing Factor	Commitments	Priority and Timeframe	Geographic Target	Metrics
Housing Mobility				
Disparities in Access to Public Transportation	1. Accessibility programs focused on improving access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossing, and businesses.	**Medium** Consider new programs with the goals of increasing transportation options and improving access to sustainable transportation methods by June 2027. Potential programs will be presented to Planning Commission and City Council by December 2026 with the intent of adopting one or more programs by June 2027.	City-wide with emphasis on increasing transportation options and improving access to sustainable transportation methods in lower-income and lower opportunity areas.	Report findings on potential programs for the City to consider. Adopt a minimum of one program addressing sustainable transportation over the Planning Period.
	2. Dedicate or seek funding to prioritize basic transportation improvements	**Medium** Identify funding opportunities to improve transportation access by December 2026.	City-wide and low-scoring areas.	Apply for funding annually; Align the City's Capital Improvement Plan with Housing Element priorities by June 2027.
Lack of Infrastructure Due to Environmental Hazards	1. City to revise the Safety Element, in accordance with SB 1035, to identify flood, fire, and earthquake hazards	**Medium** Adopt an updated Safety Element, which identifies natural hazards which pose as environmental constraints to	City-wide	Report findings on potential natural hazards. Adopt the Safety Element every planning period.

Table 2-1: Fair Housing Actions				
Contributing Factor	**Commitments**	**Priority and Timeframe**	**Geographic Target**	**Metrics**
	upon each revision of the Housing Element.	development of housing in the City. The City Council shall adopt amendments to the Safety Element in accordance with SB 1035 by December 2026.		
Lack of Clarity with Assistance Programs and Affordable Housing	1. The City is to create a dedicated page on its website that lists all of the active housing programs that assist low- and moderate-income prospective residents.	**Medium** The website page should be easy to navigate and provide clear information about each program, including eligibility requirements, application process, and contact information. Webpage by December 2026.	City Hall	Regularly update the website with new programs.
	2. Monitor Inclusionary Housing Ordinance progress/effectiveness and update, as necessary, to increase housing mobility in Hollister. An increase of affordable units may prevent displacement and may reduce pressures in areas at risk of displacement.	**High** City adopted the Inclusionary Housing Ordinance (IHO) in 2024. The City will continue monitoring development progress and will annually evaluate the IHO to determine if updates are necessary to increase housing mobility.	Citywide with an emphasis on affordable housing development in relatively higher-income areas.	Goal of facilitating the development of at least 150 inclusionary units during the planning period.
	3. The City will encourage development of housing for lower-income households through a variety of activities that include: • Reach out to affordable housing developers annually	**High** The City will outreach to affordable Housing Developers at least once annually to discuss potential affordable housing projects and how the City can assist or	Citywide with an emphasis on affordable housing development in relatively higher-income areas.	Goal of facilitating the development of at least 100 affordable units through direct affordable housing developer outreach during the planning period.

Table 2-1: Fair Housing Actions				
Contributing Factor	**Commitments**	**Priority and Timeframe**	**Geographic Target**	**Metrics**
	to evaluate potential development proposals. • Reduce development fees (partially using IHO in-lieu fees, if necessary and as available). • Provide priority processing. • Assist applicants with identifying grant and funding opportunities. • Provide technical assistance to the extent possible.	facilitate development. An increase of affordable units may prevent displacement and may reduce pressures in areas at risk of displacement.		
	4. The City shall seek State and Federal funding and support funding applications for housing construction and rehabilitation targeted for special needs households, as staff resources allow.	**High** The City will seek and apply for funding annually, ongoing, and on an as-needed basis.	Citywide with an emphasis on affordable housing development in relatively higher-income areas.	Goal of facilitating the development or assistance of at least 100 special needs housing units during the planning period, as staff and financial resources allow.
	5. Work with the Housing Authority of Santa Cruz to increase voucher participation by 10% during the 6th Cycle planning period. Greater voucher participation in the City may prevent displacement and may reduce pressures in areas at risk of displacement.	**Medium** Outreach to at least 5 property owners yearly to increase voucher participation by 10% during the 6th Cycle planning period.	Target voucher participation in higher income and opportunity areas; citywide.	Goal of increasing voucher participation by 10% during the 6th Cycle planning period.
	6. Consider a formal policy for expedited review and/or permitting of	**Medium** The City will evaluate a formal policy to provide expedited	Citywide with an emphasis on affordable housing	Goal of facilitating the development of at least 20% of the City's lower income

Table 2-1: Fair Housing Actions				
Contributing Factor	**Commitments**	**Priority and Timeframe**	**Geographic Target**	**Metrics**
	affordable housing developments and housing for special needs populations (i.e., seniors, people experiencing homelessness, people living with disabilities, single female-headed households, large families, and extremely low-, very low-, low-, and moderate-income households).	review and/or permitting of applicants proposing at least 30% affordable units. Staff will present their findings and recommendations to the Planning Commission and City Council by December 2026 with the intent of adopting a formal policy by June 2027, if determined feasible.	development in relatively higher-income areas.	RHNA through expedited review and/or permitting during the planning period.
	7. Generate a list of properties that contain facilities operated by faith-based organizations that can take advantage of various state law providing incentives for the development of affordable housing.	**Medium** Compile the list of faith-based organizations by December 2026 and outreach to them at least once a year to notify them of state laws they can take advantage of. The City may facilitate conversations between faith-based organizations and affordable housing developers interested in developing on their property.	Citywide with an emphasis on affordable housing development in relatively higher-income areas.	Goal of facilitating the development of at least 100 lower income units on properties that contain facilities operated by faith-based organizations during the planning period.
Lending Discrimination	1. City or designated contracted organization to collaborate with local and regional organizations to review any housing discrimination complaints, assist in dispute resolution, and, where necessary,	**Medium** Pursuant to Assembly Bill 686 (AB 686), Chapter 958 Statues 2018, the City shall affirmatively further fair housing by taking meaningful actions that foster inclusive communities free from barriers that	City-wide with targeted focus on lower-income areas and areas of the City exhibiting lower opportunity scores.	The City is to implement the fair housing actions and programs throughout the 6th Planning Period to address each contributing factors mentioned in Chapter 2 Section 3.

Table 2-1: Fair Housing Actions				
Contributing Factor	**Commitments**	**Priority and Timeframe**	**Geographic Target**	**Metrics**
	refer complainants to appropriate state or federal agencies for further investigation, action, and resolution.	restrict access to opportunities based on protected characteristics, as defined by State law. The City shall collaborate with the community, stakeholders, and appropriate organizations and agencies to address potential constraints to fair housing. This may include, but is not limited to: • Analyzing and identifying barriers to entry into homeownerships or rental opportunities; • Reviewing restrictions that may prevent disadvantaged groups from locating in Hollister; • Fostering a more inclusive community for all disadvantaged groups.		
Place-Based Strategies – Conservation and Revitalization				
Disparities in Access to Public Transportation	1. Coordinate with transit agencies on access to transportation, bus routes and schedule.	**High** Outreach to agencies to identify solutions on improving access to transportation annually.	City-wide	Host a minimum of one annual meeting with SBCOG/County Express, publish a route/stop memo identifying one

Table 2-1: Fair Housing Actions				
Contributing Factor	**Commitments**	**Priority and Timeframe**	**Geographic Target**	**Metrics**
				actionable service or stop siting change benefiting renter-overpayment clusters east of Downtown or special-needs projects, track implementation status in APR.
Community Revitalization and Displacement	1. Align the City's Capital Improvements with Housing Element priorities. The City completed a city-wide roadway improvement program in late 2024 which improved many roads within areas of relatively lower incomes and higher displacement risk. The City will align Capital Improvement Program projects towards community amenities, parks, community facilities, recreation facilities, active transportation, infrastructure, streetscape improvements, safe routes to school and other community development activities.	**Medium** Align the City's Capital Improvement Plan with Housing Element priorities by June 2027. Target Capital Improvements in strategic areas of need, with an emphasis particularly on areas of relatively lower incomes and higher displacement risk. The City will apply for funding beyond the Capital Improvement Plan to implement place based strategies in areas of relatively lower incomes and higher displacement risk.	City-wide with an emphasis on areas of relatively lower incomes and higher displacement risk.	Target at least one Capital Improvement project in an area of relatively lower incomes or higher displacement risk a year. Target at least one community revitalization project in an area of relatively lower incomes or higher displacement risk a year.
	2. The City will prioritize rehabilitation loan funding to the existing housing stock with the most need for rehabilitation and	**Medium** The City will seek and apply for funding annually to increase the amount of	City-wide with an emphasis on areas of relatively lower incomes and	Goal of awarding 12 rehabilitation loans to lower-income households or households in areas of relatively lower

Table 2-1: Fair Housing Actions				
Contributing Factor	**Commitments**	**Priority and Timeframe**	**Geographic Target**	**Metrics**
	sanitary conditions as well as in areas of relatively lower incomes and higher displacement risk.	rehabilitation loans the City can offer.	higher displacement risk.	incomes and higher displacement risk.

Timeframe: Ongoing
Responsible Agency: Planning and Housing Divisions
Funding Source: General Fund, CDBG Funds

Policy Action H5.5: Section 8 Tenant Based Rental Assistance

The City will continue to provide residents with information regarding the availability of the Section 8 Housing Choice Voucher Program that is administered by the Housing Authority of the County of Santa Cruz. This program can directly benefit overpaying households in the City by providing rental assistance payments.

To expand housing choice and mobility, the City will partner with a qualified nonprofit housing counseling agency with experience in landlord engagement strategies that encourage participation in rental assistance programs and reduce perceived barriers to leasing to lower-income households.

Actions:

- Work with the Housing Authority of Santa Cruz to increase voucher participation by 10% during the 6th Cycle planning period.
- Outreach to at least 5 property owners yearly to increase voucher participation by 10% during the 6th Cycle planning period.
- Target voucher participation in higher income and opportunity areas.
- Outreach to at least 5 owners per year prioritized in census tracts with more than 50 percent low- and moderate-income households and higher-resource areas to increase voucher participation by 10 percent citywide with at least 40 percent in these tracts.
- Develop educational materials for landlords describing tenant-based rental assistance programs, fair housing requirements, and best practices for screening and leasing.

Explore non-financial incentives such as expedited inspections, or priority City assistance for participating landlords. **Geographic Target:** Citywide with an emphasis of voucher participation in higher income and opportunity areas.

Timeframe: Ongoing; Establish partnership with a qualified nonprofit housing counseling agency with experience in landlord engagement strategies by December 2026; Outreach to at least 5 property owners yearly, begining in June 2027; Annual Review and Coordination with Housing Authority of the County of Santa Cruz.
Responsible Agency: Housing Division
Funding Source: General Fund, CDBG

Policy Action H5.6: Low-Barrier Navigation Centers

Assembly Bill 101 (AB 101), Chapter 159 2019 requires 'by right' approval of low-barrier navigation centers in areas zoned for mixed-uses and nonresidential zones permitting multifamily uses that meet specified requirements. Low-barrier navigation centers are housing first, low-barrier, service-enriched shelters focused primarily on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

The City shall adopt regulations and procedures for this type of use and establish a ministerial approval process for low-barrier navigation centers. In the interim, any submitted application(s) for this use type shall be processed in accordance with State law.

Actions:

- Adopt and implement procedures and regulations to process low-barrier navigation centers. Procedures shall include establishing a ministerial approval process pursuant to State law.

Geographic Target: Citywide

Timeframe: Review annually; Adopt and Implement by June 2026.
Responsible Agency: Planning Division
Funding Source: General Fund

Policy Action H5.7: Emergency, Transitional and Supportive Housing

To comply with State law, the City will amend applicable sections of its Municipal Code to address the following requirements:

- Supportive Housing Streamlined Approvals (AB 2162) – To comply with AB 2162 (Chapter 753, Statues 2018), the City will amend its Municipal Code to permit supportive housing as a use permitted by-right in all zones where multiple family and mixed-use development is permitted.
- Emergency and Transitional Housing Act of 2019 (AB 139) – The City will update its Municipal Code to comply with the requirements of Gov. Code 65583 to address permit requirements, objective standards, analysis of annual and season needs, and parking and other applicable standards and provisions.
- Amend the Municipal Code to allow emergency shelters by-right in at least one zone that allows residential uses and revise the definition of emergency shelters pursuant to AB 2339 (2023) and update parking requirements in compliance with AB 139. Amend the City Municipal Code to comply with the definitions for "Supportive Housing", Supportive Services", and "Target Population" consistent with applicable sections of the California Government Code.
- Amend the Municipal Code to allow transitional and supportive housing by-rightin all zones that allow residential uses and only subject to requirements of other residential uses of the same type in the same zone consistent with State law.
- Amend the Municipal Code to ensure Emergency Shelters, Transitional and Supportive Housing are permitted in appropriate zones, consistent with State law.
- Chapter 654, Statues of 2022 (AB 2339), now includes new requirements on how cities must plan for emergency shelters and ensure sufficient capacity for low-income housing. AB 2339 requires that zoning designations identified to allow emergency shelters as a permitted use without a conditional

use or other discretionary permit must allow other residential uses. This could include zones that allow mixed-uses that permit residential. AB 2339 allows jurisdictions to adopt proximity standards, provided that emergency shelters are not required to be more than 300 feet apart. The City will ensure the identified zone to permit emergency shelters has sufficient capacity to accommodate the need for emergency shelters. The identified zone to permit emergency shelters will be in proximity to transportation and services. The City will amend the Municipal Code to ensure compliance with all provisions of AB 139 and 2339, including definitions, zoning and all development standards, including spacing requirements.

Geographic Target: Citywide

Timeframe: Adopt amendment by June 2026.
Responsible Agency: Planning Division
Funding Source: General Fund

Policy Action H5.8: Housing for Persons with Developmental Disabilities

The City shall encourage construction and rehabilitation of housing with supportive services targeted for persons with developmental disabilities, including collaborating with developers of supportive housing to identify opportunities, resources, and potential constraints. The City shall establish regulatory incentives, such as expedited permit processing and fee deferrals, to projects targeted for persons with developmental disabilities. The City shall seek State and Federal funding and support funding applications for housing construction and rehabilitation targeted for persons with developmental disabilities, as staff resources allow. The City shall maintain information online on housing and services available for persons with developmental disabilities.

Actions:

- Collaborate with housing developers and local organizations to identify the needs of local persons with developmental disabilities. At least once yearly.
- Seek State and Federal funding and support funding applications. Apply annually.
- Establish regulatory incentives for projects proposing housing for persons with physical and developmental disabilities with the goal of developing at least 50 units for persons with physical and developmental disabilities.
- Amend the Municipal Code to remove regulations that isolate and regulate various types of housing for persons with disabilities based on the number of people and other factors that may pose a constraint on housing choice for persons with disabilities.
- Amend the Municipal Code to allow uses meant to serve persons with disabilities without a conditional use permit in any residential zone, and only subject to requirements similar to other residential uses of the same type in the same zone. The City will establish permit procedures to facilitate approval of uses meant to serve persons with disabilities without a conditional use permit. In lieu of requiring a conditional use permit, requests for exceptions to permitting processes will be resolved through reasonable accommodation procedures instead of conditional use procedures.
- Goal of facilitating the development of at least 100 units for households with persons with developmental disabilities and other disabilities.

Geographic Target: Citywide with an emphasis on special needs housing development in higher resource and income areas and housing close to jobs and transit.

Timeframe: Amend the Municipal Code to implement revisions by June 2026; Annually and establish incentives by January 2026.
Responsible Agency: Planning Division
Funding Source: General Fund

Policy Action H5.9: Single-Room Occupancy (SRO) Units

Single-Room Occupancy (SRO) units may provide a valuable source of affordable housing for individuals and may serve as an entry point into the housing market for persons who previously experienced homelessness. SROs are currently permitted in the DMU Zoning District and are subject to the approval of a Conditional Use Permit. The City will establish objective SRO development standards and procedures to remove discretionary approval and facilitate development of SROs. The City will revise parking requirements to facilitate SRO development.

Actions:

- Collaborate with local organizations and agencies to discuss the needs of persons who previously experienced homelessness annually, beginning in June 2026.
- Support and, when possible, fund local and regional efforts to address the housing needs of persons who previously experienced homelessness.
- The City will establish objective SRO development standards and procedures to remove discretionary approval and facilitate development of SROs.
- The City will revise parking requirements to facilitate SRO development.

Geographic Target: Citywide with an emphasis on SRO development in higher resource and income areas and housing close to jobs and transit.

Timeframe: Amend the Municipal Code to establish objective SRO development standards and procedures to remove discretionary approval and facilitate development of SROs by June 2026; Revise parking requirements to facilitate SRO development by June 2026; Annually and support funding opportunities when possible.
Responsible Agency: Planning Division
Funding Source: General Fund

Policy Action H5.10: Residential Care Homes

The City will continue to enforce State requirements to include accessibility in housing and public facilities for persons with disabilities. Currently, Residential Care Homes serving six or fewer persons are permitted in all residential zones. Residential Care Homes serving seven or more persons are permitted in all residential zones via a conditional use permit. The City will review and make appropriate amendments to the Hollister Municipal Code for the following:

Actions:

- Amend the Municipal Code to allow Residential Care Homes serving seven or more persons without a conditional use permit in any residential zone, and only subject to requirements similar to other residential uses of the same type in the same zone. The City will establish permit procedures to facilitate approval of Residential Care Homes without a conditional use permit. In lieu of requiring a

conditional use permit, requests for exceptions to permitting processes will be resolved through reasonable accommodation procedures instead of conditional use procedures.

- Amend the Municipal Code to remove regulations that isolate and regulate various types of housing for persons with disabilities based on the number of people and other factors that may pose a constraint on housing choice for persons with disabilities.

Geographic Target: Citywide

Timeframe: Amend the Municipal Code to remove regulations that isolate and regulate various types of housing for persons with disabilities based on the number of people and other factors that may pose a constraint on housing choice for persons with disabilities by June 2026.
Responsible Agency: Planning Division
Funding Source: General Fund

Policy Action H5.11: Farmworker Housing and Outreach

The agriculture industry plays a key role in the City's local economy and employs both permanent and seasonal farmworkers. Almost all farmworkers in the City earn lower incomes and experience similar difficulties to accessing affordable housing as extremely low-income households. While the City has established Housing Element programs to address the unique housing needs of extremely low-income households, the City understands that farmworker households experience unique housing needs that differ from other extremely low-income households.

To understand and address farmworker housing needs, the City will:

- Continue to seek partnerships and meet annually with farmworker groups, organizations serving or representing farmworker groups, community stakeholders, affordable housing developers, and agricultural employers to discuss and identify housing opportunities, including identifying potential sites suitable for new housing for farmworkers.
- Annually meet with farmworkers groups, organizations serving or representing farmworker groups, community stakeholders, affordable housing developers, and agricultural employers to discuss and identify housing opportunities to rehabilitate or preserve existing farmworker housing in the City. Funding sources may include, but are not limited to HCD Joe Serna Jr. Farmworker Housing Program, USDA 514/516, HOME Funds.
- The City will prioritize rehabilitation loan funding to the existing housing stock with the most need for rehabilitation and sanitary conditions.
- Ongoing outreach to farmworkers to notify them of the availability of future, new, and existing affordable housing opportunities.
- Develop a resource guide that consolidates all of the housing services and resources available in the region that are specifically available to farmworkers. City to complete resource guide by December 2026. The resource guide will be posted at City Hall, City offices, heavily trafficked public areas, at City Pop-Up events, and any housing-related events. The resource guide will be available in English and Spanish.
- Explore incentives such as expedited permit processing, plan checks, and inspections to encourage and facilitate the development of farmworker housing in the City. Present incentive options to Planning Commission and City Council by December 2026.

- Goal of facilitating the development of 10 farmworker housing units in higher income and opportunity areas and 20 units total throughout the City within the 6th Cycle planning period.
- Annually research and pursue potential Federal, State and Regional funding sources for farmworker housing and make information publicly available on the City's website and during farmworker outreach.
- The City will coordinate with San Benito County quarterly to identify potential opportunities to assist in the development of farmworker housing within the City's sphere of influence.

Geographic Target: Citywide with an emphasis on SRO and farmworker housing development in higher resource and income areas and housing close to jobs and transit.

Timeframe: Timeframe included in each action item above.
Responsible Agency: Planning and Housing Divisions
Funding Source: General Fund, HCD Joe Serna Jr. Farmworker Housing Program, USDA 514/516, HOME Funds

Policy Action H5.12: Housing for Extremely Low-, Very Low-, and Low-Income Residents

Assist developers in accessing City, County CDBG and HOME Funds, Federal, and State housing development programs and funds to undertake development, conservation, and improvement of housing for extremely low-, very low-, and low-income households.

Objectives:

- Meet with housing developers at least once annually to discuss available programs and funding sources to develop lower-income housing units.
- Provide technical assistance to affordable housing developers in the form of one-on-one meetings to review applications and potential projects with housing staff, share financing and funding resources, connect potential applications to other agencies or organizations with additional resources and assistance. Ongoing.
- Provide written support letters for funding applications from affordable housing developers.
- Goal of developing at least 50 lower income units beyond the City's RHNA.
- Target development of lower income units in higher income and opportunity areas.

Geographic Target: Citywide with an emphasis on lower income housing development in higher resource and income areas and housing close to jobs and transit.

Timeframe: Annually meet with developers; On a case by case basis provide technical assistance and support funding applications.
Responsible Agency: Planning and Housing Divisions
Funding Source: General Fund

Policy Action H5.13: Housing Mobility Information Hub, Counseling, and Navigation

The City will expand housing mobility by supporting housing counseling and navigation services that assist lower-income households, voucher holders, and other housing-constrained residents in identifying and accessing housing opportunities in a broader range of neighborhoods, including higher-resource and higher-opportunity areas.

To reduce informational barriers to housing choice and improve access to opportunity, the City will create and maintain a centralized "Housing Mobility Information Hub" that clearly outlines available housing options, assistance programs, and fair housing resources.

Actions:

- Partner with a qualified nonprofit housing counseling agency to provide housing mobility counseling, including assistance with housing search, application preparation, understanding tenant screening criteria, and navigating landlord requirements.
- Develop and distribute housing mobility materials that explain neighborhood amenities, schools, transportation access, and fair housing rights.
- Provide referrals to legal aid and tenant counseling organizations when households encounter barriers related to screening, credit history, or discrimination.
- Develop a dedicated webpage on the City's website that consolidates information on affordable housing developments, rental assistance programs, housing counseling resources, fair housing protections, and reasonable accommodation procedures.
- Include plain-language guidance on how residents can search for housing citywide, including in higher-resource neighborhoods, and how to apply for available housing assistance programs.
- Ensure information is accessible, easy to navigate, and available in multiple languages commonly spoken in the City.
- Review and update the webpage at least annually to ensure information remains current.

Geographic Target: Citywide, with emphasis on facilitating access to housing opportunities in higher resource and higher-income areas.

Timeframe: Establish partnerships and launch services by December 2026, ongoing thereafter; Launch webpage by December 2026 and review and update annually.
Responsible Agency: Housing Division; Planning Division
Funding Source: General Fund, CDBG, potential State housing counseling grants

Policy Action H5.14: Integration of Housing Mobility Objectives into Existing Housing Programs

The City will explicitly incorporate housing mobility objectives into the implementation of existing Housing Element Policy Action programs to expand access to higher-resource and higher-opportunity neighborhoods without creating new standalone programs.

To expand housing mobility and access to opportunity, the City will incorporate opportunity-based considerations into its review, support, and recommendation of housing proposals, encouraging the

development of affordable and special-needs housing in a broader range of neighborhoods, including higher-resource and higher-opportunity areas.

Actions:

- Incorporate housing mobility considerations into the administration or implementation of existing Housing Element Policy Action programs such as ADU promotion, inclusionary housing implementation, density bonus utilization, and affordable housing developer outreach.
- Encourage the geographic dispersion of affordable housing opportunities by supporting development in a variety of neighborhoods, including areas with greater access to schools, employment, transportation, and amenities.
- Document how existing housing programs contribute to housing mobility outcomes as part of Annual Progress Reports and other Housing Element monitoring activities.
- Adjust program implementation approaches, as feasible, to reduce barriers and enhance access to opportunity for lower-income households.
- Encourage the geographic dispersion of affordable housing by supporting housing proposals in a variety of neighborhoods and avoiding undue concentration of assisted housing in any single area.
- When providing City support, assistance, or coordination for housing development, such as technical assistance, letters of support, funding applications, or expedited processing where available, the City may give preference to projects that are located near schools, employment centers, transit, parks, and other community amenities.

Geographic Target: Citywide, with emphasis on facilitating access to housing opportunities in higher resource and higher-income areas.

Timeframe: Begin integration upon adoption of the Housing Element; Ongoing.
Responsible Agency: Housing Division; Planning Division
Funding Source: General Fund, CDBG, potential State housing counseling grants

C. Quantified Objectives

Table 2-2: 6th Cycle Quantified Objectives				
Objectives	**Units by Income Category**			**Total Units**
	Very Low-/Low-*	**Moderate-**	**Above Moderate-**	
RHNA	1,524	826	1,183	4,163
Total Rezones Potential	1,413	1,172	3,458	6,043
Projected ADU Construction	100	50	17	167
Pipeline Projects	175	5	1,555	1,735
Existing Residential Zones	67	52	87	206
Existing Mixed-Use Zones	47	29	137	213
Conservation and Preservation				
Home Repair/Rehabilitation	12	0	0	**12**
At-Risk Housing Units	30	0	0	**30**
** The Very Low-Income (VLI) category includes Extremely Low-Income (ELI) households (<30% AMI) and accounts for half of the total VLI RHNA. The total ELI RHNA is 423 units.*				



Appendix A: Review of Past Performance



Review of Past Performance

This Appendix provides a Review of Past Performance for the City of Hollister in the 2015-2023 Planning Period. It is an evaluation of the 5th Cycle's Policy Program and considers all current and existing programs and projects, as well as the most current effectiveness and appropriateness for the 2023-2031 6th Cycle.

A. Program Evaluation for Households with Special Needs

As part of analyzing prior programs, this Appendix provides an outline of the effectiveness of goals, policies, programs, and objectives in meeting the housing needs of Hollister's special housing needs populations.

1. Seniors

A total of 9.6 percent (3,832 residents) of Hollister's population are over the age of 65 (see Appendix C). Senior housing is permitted in the form of two housing types as stated in Chapter 17.04.070 of the Hollister Municipal Code. Senior Housing Type 1 is defined as a senior citizen housing development of 35 dwelling units or more pursuant to California Civil Code Section 51.3, or a mobile home park that limits residency based on age requirements for older persons pursuant to California Civil Code Section 798.76 or 977.5. This definition pertains to the density bonus allowed for senior housing dwelling units allowed in accordance with the State Density Bonus provisions. Senior Housing Type 2 is defined as a residential development of five dwelling units or more designed for residency by qualifying residents in accordance with California Civil Code Section 51.3 and in which a minimum of 35 percent of the dwelling units are provided at an affordable housing cost. This definition applies to the density bonus allowed for senior housing units in accordance with the City of Hollister Density Bonus provisions.

The Housing Choice Voucher (HCV) program provides subsidies to low-income, senior, and disabled households based on household income. The Housing Authority of the County of Santa Cruz (Housing Authority) operates the HCV program for the City of Hollister. Through the Housing Authority, Hollister residents may receive tenant-based rental assistance voucher assistance. The Housing Authority tracks these vouchers by zip code, which include areas outside of the City's limit.

The Aging and Disability Resource Connection of San Benito County (ADRC) is part of the California Department on Aging (CDA) statewide network. The program provides older individuals, individuals with disabilities, and caregivers with information and access to available long-term services and supports (LTSS) at the local level. ADRCs empower individuals to consider all options, make informed decisions, and access community LTSS to meet their personal goals for independence. ADRC of San Benito County connects individuals to organization to contact for help, receive knowledge, eligibility-based program access, and community-based service enrollments.

The County extends public services that benefit the senior population. Hotel vouchers are offered to those in need to access temporary shelters on an emergency basis, prioritizing families, seniors, and individuals

with disabilities and illnesses. CDBG funds provided transportation assistance, supportive supplies, and outreach, including hotel vouchers.

In addition, the Community Food Bank serves senior citizen households monthly and is anticipated to increase the number of senior citizen households served. Another County-led program which assists seniors is the Low-Income Heating and Energy assistance program which subsidizes maintenance costs so they are more affordable for senior homeowners. In 2020, the County received $409,069 which assists approximately 500 households, many of which are senior households with fixed incomes.

There are also additional community resources in the City and San Benito County for seniors in the community**. Table A-1** lists the organization name and services provided.

Table A-1: Community Resources for Seniors

Organization Name	Service Provided
Senior Citizens Legal Services (SCLS)	SCLS provides free legal assistance to low-income seniors on a variety of issues, including housing, elder abuse, and estate planning.
Senior Center of San Benito County	The Senior Center offers a variety of programs and services for seniors, including day care, transportation, meals, and social activities.
Seniors Council	The Seniors Council is a community-based non-profit organization providing services in Santa Cruz, San Benito, Monterey, and Santa Clara Counties. It is the mission of the Seniors Council to enable older persons to function with independence in their homes and in the community to their fullest capacity.
United Way of San Benito County	United Way offers a variety of programs and services to help seniors in need, including financial assistance, food assistance, and case management.
Alliance on Aging	Alliance on Aging is a nonprofit organization that provides advocacy and support services to seniors in San Benito County.
Jovenes de Antaño	Jovenes de Antaño is a nonprofit organization that provides social and cultural programs and services to Spanish-speaking seniors in San Benito County.

Elderly homeowners generally tend to prefer to stay in their own homes as long as possible. If family members are nearby, they can also assist with basic care needs, enabling seniors to remain in their homes longer. However, this is not always possible. In the City of Hollister, seniors 65 years and older make up 77.1 percent of owner-occupied housing units and 22.9 percent renter-occupied housing units (1,756 units and 522 units, respectively). The Senior Council is a community-based non-profit organization providing services in Santa Cruz, San Benito, Monterey, and Santa Clara Counties. The council network helps match seniors in shared housing arrangements.

2. Persons with Disabilities

A disability is a physical or mental condition that substantially limits one or more major life activities. Disabilities can potentially hinder access to traditionally designed housing units. Furthermore, persons with disabilities may require a range of accessibility improvements and/or have a limited ability to earn adequate income. Approximately 17.3 percent of Hollister's population has at least one disability. The most common disabilities in Hollister include independent living difficulty, ambulatory difficulty, and cognitive difficulty (21.3 percent, 20.9 percent, and 19.6 percent, respectively). The U.S. Census Bureau defines the following disabilities:

- **Independent Living Difficulty:** Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping.
- **Ambulatory Difficulty:** Having serious difficulty walking or climbing stairs.
- **Cognitive Difficulty:** Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions.

There are a variety of organizations within and around Hollister that serve individuals with disabilities. Social Vocational Services, a statewide organization offering a wide range of individualized programs for adults with developmental/intellectual disabilities, has two locations in the City. Services available at these locations include community inclusion, career exploration, supported employment, supported/independent living, and transportation services. Social Vocational Service offices are staffed with a Program Director, Case Manager, and Job Coaches to assist members of the community.

The County continues to provide reasonable accommodation for persons with disabilities using flexible approaches to retrofitting existing buildings. The County adopted a reasonable accommodation ordinance in 2022 (§ 25.02.010) to streamline the review for accommodations such as ramp access and pathway widenings, and further complies with federal ADA regulations.

Hope Services, based in the Silicon Valley, offers services to people with developmental disabilities and mental health needs in eight counties: Santa Clara, San Benito, Santa Cruz, San Mateo, Monterey, Alameda, San Francisco, and Marin. Hope Services has a range of programs including, but not limited to, day services (paid work, classes, personal enrichment activities); job development, placement, and on-the-job coaching; independent living services and supported living services. Programs are designed to meet the needs of all age groups, from children's support services to seniors.

There are also additional community resources in the City and San Benito County for persons with disabilities in the community**. Table A-2** lists the organization name and services provided.

Table A-2 Community Resources for Persons with Disabilities	
Organization Name	**Service Provided**
Community Action Board	Provides a program called the Disability Resource Center, which provides information and referrals to people with disabilities and their families.
Social Vocational Services (SVS)	Provides community supported employment services to people with developmental disabilities. They help find jobs in the community and provide ongoing support services.
San Benito County Library	The library has a variety of resources for people with disabilities, including books in accessible formats, computers with assistive technology, and a quiet room.
San Benito County Independent Living Center	Provides advocacy and support services to people with disabilities. They can help people with finding housing, benefits, and accessing community resources.

3. Large Households

A large family is defined as a household consisting of five or more persons. In some cases, especially in the multifamily housing market, the needs of larger families are not targeted. Approximately 23.9 percent or 2,803 of the households in the City of Hollister are considered to be large family households (see Appendix C).

Larger, lower income families may qualify for Housing Choice Vouchers (Section 8). As noted above, the Housing Authority of the County of Santa Cruz administers the Housing Choice Vouchers program. The program provides rental assistance to low-income individuals or families through a voucher and the tenant would rent with a landlord who agrees to participate in the Section 8 program. The Housing Authority pays a portion of the rent directly to the landlord. The participant pays the difference between the negotiated rent and the amount paid by the Housing Authority to the landlord. This amount can (and in many cases does) exceed 30% of the household's adjusted income. This program helps large households attain more affordable housing by reducing the cost burden.

4. Single-Parent Households

Single-parent households have special housing needs such as affordable day care, health care, and affordable housing. Female-headed households with children often have lower incomes, limiting their access to available housing. Many housing experts believe these households are especially at risk of housing cost burden or homelessness. There are 5,003 family households with children 18 years old and under in the City of Hollister. Of these households, 15.3 percent or 1,795, are headed by single females.

The City offers a variety community resources for single parent households in the community**. Table A-3** lists the organization name and services provided.

Table A-3: Community Resources for Single Parents	
Organization Name	**Service Provided**
First 5 San Benito	First 5 provides resources and programs for families and young children, including programs related to education and reading, kits for new parents, and information on medical and mental health resources that are available to the community.
Pauline Valdivia Memorial Community Center	Operated by the City of Hollister Parks and Recreation Department, this center offers a variety of programs and activities for children and adults, including after-school programs, sports leagues, fitness classes, summer camps, and nature walks.
San Benito County Free Library	The library offers a variety of resources for single parents, including books, DVDs, and computers.
Santa Cruz Housing Authority	The housing authority provides affordable housing for low-income families, including single parents.
Community Food Bank of San Benito County	The food bank provides food to families in need, including single parents.
Hollister Catholic Charities	Catholic Charities provides a variety of services to families in need, including single parents. Services include assistance to healthcare enrollment, CalFresh Healthy living, Legal Immigration & Citizenship, and financial stability.

5. Persons Experiencing Homelessness

Homelessness is the result of expensive housing or an insufficient income to pay for housing. Other possible contributing factors include mental disabilities, domestic violence, and alcohol and drug addiction. Homelessness continues to be an important issue in the region and throughout California. There are a number of organizations within the City and County that aim to provide services to the unhoused population.

The County also funds programs for individuals who are housing insecure and may be one life-event away from experiencing homelessness. In 2022, the County was awarded $35,047 towards the Emergency Food and Shelter Program. The funds were immediately disbursed to the Emmaus House for homeless prevention service programs such as meals served at food banks, rental & utility assistance, shelter operations, and resource center operations. The Emmaus House is an emergency shelter for individuals experiencing domestic violence and can serve over 100 clients at any given time. In addition, the County received $500,000 in HOME Tenant Based Rental Assistance to provide rental assistance for a 12-month period to eligible households. In 2022, 20 households received renters' assistance with a total of 41 household members. The efforts are part of the County's Community Services and Workforce Development (CSWD) Renter's Assistance program to provide low-income families with renters' assistance and prevent eviction. In 2021, the County received $306,000 in Federal Emergency Shelter Grants for Rapid Rehousing services and emergency shelter operations. The Health & Human Services Department will continue to apply for funding as available from HCD and acquire land to further develop shelters for the homeless.

The H.O.M.E. Resource Center is the first year-round shelter operating in San Benito County. The shelter began operations in 2017 and serves up to 50 adults each night. The shelter provides beds, food, and supportive services for those who are experiencing homelessness. The shelter has two large dorm rooms to separately house men and women. There are two bathrooms with multiple showers available for shelter guests. In 2018, 15,468 bed nights were provided. Over 40 percent of household individuals in Hollister received shelter at H.O.M.E. Resource Center, 39 percent found employment, 51 percent found housing, and 84 percent were linked to supported services in 2018.

There are also additional community resources in the City and San Benito County for persons experiencing homelessness in the community. **Table A-4** lists the organization name and services provided.

Table A-4: Community Resources for Persons Experiencing Homelessness

Organization Name	Service Provided
Emmaus House	Emmaus House provides a safe harbor for women and their children seeking immediate relief from a threatening situation. Trained and nurturing staff support and assist a woman with her immediate concerns for safety, shelter, food and clothing.
Hollister Community Outreach	Provides a variety of services to homeless and low-income individuals and families, including food assistance, clothing, case management, and job training.
Hollister Migrant Housing Center	Provides temporary housing and supportive services to migrant farmworkers and their families.
Community Action Board (CAB)	Provides a variety of services to low-income individuals and families, including rental assistance, utility assistance, and job training.
San Benito County Health and Human Services Agency	Provides a variety of services to homeless and low-income individuals and families, including mental health services, substance abuse treatment, and medical care.
Shelter Listings	Online platform dedicated to serving the homeless and low-income population. Consists of over 3,000 listings and includes emergency shelters, supportive housing, and rehabilitation programs.
My Father's House	A faith-based organization that provides a variety of amenities and resources including showers, clothing, hot meals, phone and fax service to unhoused individuals.

6. Farmworkers

Appendix B describes farmworkers and special housing considerations for permanent or seasonal agricultural laborers. In 2021, the ACS recorded 891 people employed in agriculture, forestry, fishing and hunting, and mining in Hollister. Due to the nature of agricultural work, affordable and available housing in proximity to farms can help meet the unique housing needs of farmworkers.

The State has enacted several Assembly Bills aimed at expediting the approval process for farmworker housing projects and making them eligible for various funding sources. Recent Assembly Bills include, but are not limited to, AB 1783 and AB 1439. Farmworker households may also benefit from many of the services and resources described above in the section analyzing persons experiencing homelessness.

B. 2015-2023 Program Accomplishments

As required by Government Code 65588, local governments are to review its housing element frequently to evaluate the appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. **Table A-5** provides detailed, program-specific accomplishments for 2015-2023. The City's successful programs have been identified as ongoing for the 6th planning cycle. Various programs have been modified in the 6th Cycle Policy Plan to account for new requirements, changes in State Law, and to better accomplish the City's goals.

Table A-5: 5th Cycle Program Accomplishments

Goals and Programs	Objective	Program Accomplishments for 2022	Evaluation and Status for Sixth Cycle
Goal H1: Work together to build a sense of community and achieve housing goals.			
H1.1: Local Government Leadership: Establish affordable housing as a citywide priority, with local government taking a proactive leadership role in working with community groups and other agencies on identified housing element implementation actions in a timely manner.	Update the Housing Element Regularly [H.FF] [H.Z] Prepare information and conduct outreach on housing issues [H.Y]	The City of Hollister has updated and obtained certification of all Housing Element Cycles, including the 2015-2023 5th Cycle Housing Element, from the Department of Housing and Community Development. The City prepares updates to the housing element at each cycle. The City works to include the public in housing-related issues, including providing public workshops as appropriate for city-wide initiatives, holding public hearings on housing issues and projects, and any other types of outreach possible.	**Ongoing.** The update of the Housing Element is mandated on a regular 8-year cycle. The City works to maintain a Certified Housing Element, as well as implement the policies and action items identified in the Housing Element. This policy has been incorporated into the 6th Cycle Housing Element as policy action H1.1 to continue to review and update as necessary the housing element every 3 years, and to provide public workshops during the review process.
H1.2: Community Participation in Housing and Land Use Plans: Assure effective and informed public participation from all economic segments of the community in the formulation and review of housing	Establish partnerships with the community to establish neighborhood associations [H.G][H.GG].	The City continues to invite the public to meetings and hearings on housing issues, including development applications, land use policy amendments, and other housing programs. The City partners, where appropriate, with other agencies, housing	**Ongoing.** The City maintains partnerships with CHISPA, CSDC, and other local developers to identify opportunities for affordable housing development.

Table A-5: 5th Cycle Program Accomplishments			
Goals and Programs	**Objective**	**Program Accomplishments for 2022**	**Evaluation and Status for Sixth Cycle**
and land use issues, policies, and programs.		developers, community organizations, and members of the public to address small- and large-scale housing issues in the community.	This policy has been combined with 5th Cycle policy Action H1.1 into the 6th Cycle Policy Action H1.1, which encourages public participation in the housing element update process and engagement with the community on housing issues. The City will continue to build relationships with local partners to develop housing – especially affordable housing – for the community.
H1.3: Managed Growth that meets Regional Housing Needs Determinations: Manage new growth and assure orderly development of vacant land while expanding public services and infrastructure to meet housing need. Assure that a growth management program does not preclude the City's ability to meet affordable housing goals for lower and moderate-income households.	Modify the growth Control ordinance after the expiration of Measure U [H.S].	Recent State Legislature has eliminated the enforcement of the City's previous growth management ordinance. The City did not enforce the growth management ordinance during the year of 2022, nor for several years previously. The City is working toward implementing sustainable growth policies which support higher-density infill projects and affordable housing, in-line with state goals, while preserving the agricultural landscape in the surrounding county through measures other than the prior growth management practices in place at the beginning of the 5th Cycle.	**Ongoing.** The City no longer maintains a growth management program. However, the City provides opportunity for flexible development standards through the Planned Development Process. The City is working on steps to repeal the existing, unenforced, growth management ordinance. This is reflected in Policy Action H1.2.
H1.4: Timing of Housing and Infrastructure: Continue to support the timing of new housing with needed infrastructure improvements.	Expand sewer and water system capacity to meet housing needs [H.K].	The City of Hollister collects and expends water and sewer impact fees from new development to implement necessary infrastructure maintenance and expansion throughout the City. The Public Works and Engineering Departments review and implement Capital	**Ongoing.** While the City is not eliminating this policy from active or planned work in future Capital Improvement Programs, infrastructure improvements are not directly and specifically

Table A-5: 5th Cycle Program Accomplishments			
Goals and Programs	**Objective**	**Program Accomplishments for 2022**	**Evaluation and Status for Sixth Cycle**
		Improvement Programs annually to expand and improve necessary infrastructure. On February 21, 2017 the City Council approved Resolution 2017-42 adopting a sanitary sewer management plan.	related to the production and preservation of housing. The City has in its current 2005 General Plan, as well as within the draft 2040 General Plan currently available for public review, policies which support the expansion and improvement of the City's water and sewer infrastructure. The current and draft general plans also maintain policies to update master plans and implement annual capital improvement programs for City-wide infrastructure improvements. Because infrastructure improvements support all types of development, residential and commercial as well as proposed and existing, this policy is best suited in another element of the general plan, and is not proposed to be directly included with the 6th Cycle Housing Element Update.
H1.5: Equal Housing Opportunity: Ensure equal housing opportunities for individuals and families seeking housing in Hollister are not discriminated against on the basis of race, color, religion, marital status, disability, age, sex, family status (due to the presence of children), national origin, or other arbitrary	Respond to fair housing complaints. Disseminate fair housing information [H.II]	When fair housing complaints are received by the City of Hollister, staff works to direct complainants to the Housing and Urban Development resources and filing system to ensure that they are responded to in a timely fashion. Staff provides fair housing information on all application and informational materials, and provides direction to appropriate resources	**Ongoing.** This policy lives on within the 6th Cycle Housing Element through policy action H5.4, which hopes to review and analyze existing barriers to housing resources for disadvantaged groups in our community, and to implement strategies to eliminate barriers

Table A-5: 5th Cycle Program Accomplishments			
Goals and Programs	**Objective**	**Program Accomplishments for 2022**	**Evaluation and Status for Sixth Cycle**
factors, consistent with the Fair Housing Act.		and agencies to individuals and families in need of them. The City has continued to publish information on their websites, City hall, and outreach to the community.	where they are found. This can include ensuring that resources for fair housing information are readily available to the public, and ensuring that housing opportunities are non-discriminatory within the City.
H1.6: Monitoring, Evaluation and Revisions: Establish a regular monitoring and update process to access housing needs, opportunities, and achievements, and modify policies, programs, and resource allocations as needed.	Implement monitoring systems [H.BB] Update the Housing Element regularly [H.Y] Conduct an annual Housing Element review [H.Y]	The City prepares and submits an Annual Progress Report to the Department of Housing and Community Development annually to report on the implementation of the policies and programs within the Housing Element.	**Ongoing.** The 6th Cycle Policy Action H1.1 continues the City's obligation to review the Housing Element on a regular basis. In addition, the City will continue to provide an Annual Progress Report to the Department of Housing and Community Development and the Office of Planning and Research. The City will continue to monitor the progress of the programs and policies of the Housing Element and General Plan to ensure that our housing goals are achieved during the 6th Cycle. This is reflected in Policy Action H1.3.
H1.7: Legislative efforts: Work with other jurisdictions in San Benito County and the surrounding areas to support key legislation that assists cities in providing affordable housing consistent with the General Plan.	Prepare information and conduct outreach on housing issues [H.G]	The City continues to encourage and provide for opportunities for the public and other local agencies to engage on housing issues particularly the provision of affordable housing.	This policy, along with other similar 5th Cycle policies, is incorporated into 6th Cycle Policy Action H1.1 as well as H5.1. These policies consolidate and generalize the continued efforts of the City to engage the public

Table A-5: 5th Cycle Program Accomplishments			
Goals and Programs	**Objective**	**Program Accomplishments for 2022**	**Evaluation and Status for Sixth Cycle**
			as well as other local partners (agencies, housing developers, and community organizations) on housing issues, and to develop partnerships to continue to create housing opportunities in the city.
Goal H2: Maintain and enhance existing housing and blend well designed new housing into neighborhoods and communities.			
H2.1: Housing design process: Review proposed new housing to achieve excellence in development and design through an efficient project review process.	Administer Design review and refine the design review process [H.J]	The City is actively engaged in a complete zoning ordinance overhaul, which is planned to ultimately repeal and replace the existing zoning ordinance with updated policies, procedures, and standard to clarify, streamline, and expedite project review.	**Ongoing.** This policy is reflected in Policy Action H2.2 and will be implemented though the City's large-scale zoning amendment efforts are expected to be ongoing throughout the 6th Cycle. The City proposes specific amendments to policies and procedures through policies such as H3.4, H3.5, H3.6, H4.1, H4.2, and H4.7 to provide specific housing (or housing-type) regulation and procedure amendments. Additionally, the City proposes to implement city-wide updates to design review procedures and implement objective design standards, which are policies incorporated into other elements of the existing general plan or are proposed to be implemented as part of the ongoing 2040 General Plan Update.

Table A-5: 5th Cycle Program Accomplishments			
Goals and Programs	**Objective**	**Program Accomplishments for 2022**	**Evaluation and Status for Sixth Cycle**
H2.2: Design that fits into Neighborhood Context: Enhance neighborhood identify and sense of community by designing new housing with a sensitive transition of scale and compatibility with the surrounding neighborhood.	Adopt Criteria for use in design review and refine the design review process [H.J]	This policy is generally the same as 5th Cycle Policy H2.1, and the status is the same.	**Ongoing.** The City of Hollister is in the process of preparing a comprehensive General Plan Update through the year 2040. This update will include identified special planning areas and the design review. Please refer to 5th Cycle Policy Action H2.1 as it relates to refining the design review process.
H2.3: Housing Design Principles: Provide stable, safe, and attractive neighborhoods through high quality architecture, site planning, and amenities that address the following principles: a) Building Bulk Requirements b) Street Patterns c) "Sense of Place" d) Visual Impact of Parking and Garages e) Quality Building Materials	Adopt criteria for use in design review and refine the design review process [H.J]	The policy is generally the same as 5th Cycle Policy H2.1, and the status is the same.	**Modified.** The City of Hollister is in the process of preparing a comprehensive General Plan Update through the year 2040. This update will include identified special planning areas and the design review. Please refer to 5th Cycle Policy Action H2.1 as it relates to refining the design review process.
H2.4: Resource Conservation: Promote development and construction standards that provide resource conservation by encouraging housing types and designs that use cost-effective	Publicize energy conservation programs and reward energy efficient projects under the allocation program [H.N] [H.X]	The City of Hollister adopts the most current California Building code, including Title 24 requirements for energy conservation and "green" building standards.	**Ongoing.** The City has continued cooperation with the Association of Monterey Bay Area Governments (AMBAG) and

Table A-5: 5th Cycle Program Accomplishments			
Goals and Programs	**Objective**	**Program Accomplishments for 2022**	**Evaluation and Status for Sixth Cycle**
energy conservation measures and fewer resources (water, electricity, etc.) and therefore cost less to operate over time, supporting long term housing affordability.	Apply Title 24 requirements [H.I]	As discussed in 5th Cycle Policy H1.3, growth management programs are no longer supported by State legislature, and the City no longer enforces the previous growth management program.	PG&E for energy conservation programs. The City continues to require that all new development comply with energy conservation requirements of Title 24. Policy Action H2.2 of the 6th Cycle Housing Element continues to support and incentivize energy-efficient housing development within the City.
H2.5: Renewable Energy Technologies: Promote the use of renewable energy technologies (such as solar and wind) in new and rehabilitated housing when possible.	Promote solar design [H.L] Encourage "green" building standards and processes	The City of Hollister adopts the most current California Building code, including Title 24 requirements for energy conservation and green building standards, as well as implementing solar requirements for new housing development.	**Ongoing.** All residential development is required to implement solar technology under the current California Building Code. Policy Action H2.3 of the 6th Cycle Housing Element continues to support and incentivize energy-efficient housing development within the City, including housing which utilizes renewable energy. In addition, the City falls within the service boundary of Central Coast Community Energy (CCCE), which is our local electric service provider. CCCE, through PG&E, offers homeowners and renters the ability to select from several energy plans, including a 100%

Table A-5: 5th Cycle Program Accomplishments			
Goals and Programs	**Objective**	**Program Accomplishments for 2022**	**Evaluation and Status for Sixth Cycle**
			renewable energy program, and plans to provide 100% renewable electricity to the local grid by 2030.
H2.6: Maintenance and Management of Quality Housing: Support good management practices and the long-term maintenance and improvement of existing housing through housing and building code enforcement, and rehabilitation loan assistance for low- and moderate-income homeowners and rental property owners with lower income tenants. Make the most effective use of rehabilitation loan funds by prioritizing their use to meet the greatest need.	Link code enforcement with public information programs [H.EE] Assist in maximizing use of rehabilitation loan programs [H.Y]	The Planning and Housing Divisions of the City work closely with Code Enforcement to ensure that accurate information about housing programs and policies are available to the public. 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.	**Ongoing.** The City continues 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. This policy is reflected in Policy Action H2.4 of the 6th Cycle Housing Element. The City will continue to work to provide information to code enforcement officers and the public regarding housing programs and policies, as well as information about rehabilitation loan programs available.
Goal H3. Use land efficiently to encourage a diversity of housing types and to implement "smart" and sustainable development principles.			
H3.1: Variety of Housing Choices: Achieve a mix of housing types, densities and designs to provide choice in owner and renter housing, housing close to jobs and transit, mixed-use housing, varying affordability levels, mobile homes and manufactured housing, assisted	Implement mixed-use development standards [H.E, H.F and H.L] Implement zoning amendments for manufactured homes [H.K]	The City's General Plan Land Use designations, Zoning Designations and regulations, as well as the 5th Cycle Housing Element programs and policies, ensure that a variety of housing types, densities, and affordability levels are available and permitted within the City.	**Ongoing.** The City is in the process of amending the zoning ordinance and general plan to strengthen policies that support a variety of housing types within the City, encourage affordable housing

Table A-5: 5th Cycle Program Accomplishments			
Goals and Programs	**Objective**	**Program Accomplishments for 2022**	**Evaluation and Status for Sixth Cycle**
living and supportive housing, and other housing types.			production, and clarify procedures and requirements. This is reflected in Policy Action H3.1.
H3.2: General Plan and Zoning for Housing: Maintain an adequate supply of land designated for all types of residential development to meet with the regional housing need. Within this total, maintain a sufficient supply of land for multi-family housing and mixed-use housing to meet the quantitative housing need for very low, low, and moderate income housing units.	Utilize inventoried sties for multi-family infill housing and support and encourage lot consolidation when opportunities arise [H.N][H.BB][H.CC][H.MM]	The City continues to support infill development projects on inventoried sites and encourage lot consolidation.	**Ongoing.** This policy is reflected in Policy Action H3.2 of the 6th Cycle Housing Element and is expected to continue to be supported by the City. The City will continue to implement policies which support and encourage infill housing development, use of inventoried sites for housing, and encourage lot consolidation where appropriate to provide high-density housing development opportunities.
H3.3: Efficient Use of Housing Sites and Establishment of Minimum Densities: Approve well-designed projects at the mid to high range of general plan densities; do not approve development below minimum designated General Plan densities unless physical or environmental constraints preclude its achievement. If development on a site is to occur over time require applicants to show that proposed developments do not prevent subsequent development of the site to its minimum density.	Update land use plans to facilitate multi-family infill housing [H.N][H.T][H.BB]	In October 2022, the City of Hollister amended the General Plan and Zoning Ordinance to allow for "gross" density calculations, rather than the previous "net" density calculations for residential development throughout the City. This change was recommended due to past development proposals generally coming into the City at the lowest end of the permitted density in any given zoning district. In order to encourage diverse housing types, affordability levels, and higher density in general, the City implemented a change to "gross" density calculations to better align with local and state housing goals, as well as to meet minimum site	**Completed.** This policy is not proposed to be directly implemented within the 6th Cycle Housing Element. As described, the City has implemented, and plans to maintain, gross density calculations within the current General Plan and draft 2040 General Plan update to ensure minimum densities are consistent with planned housing development. This policy will be indirectly implemented through the establishment and

Table A-5: 5th Cycle Program Accomplishments			
Goals and Programs	**Objective**	**Program Accomplishments for 2022**	**Evaluation and Status for Sixth Cycle**
		density requirements as proposed by the general plan, zoning, and housing elements.	enforcement of minimum densities on future development as provided for in the Land Use Element and Zoning Ordinance.
H3.4: Impact and Planning Fees: Continue to allow lower sewer and water connection fees and lower traffic impact fees for multi-family development.	Review impact and planning fees [H.C]	2016-2017 Resolution 2016-46 was adopted by the City Council on April 4, 2016, and Resolution 2017-234 was adopted on September 18, 2017, both of which amended the City's traffic impact fees. 2018 In 2018, the City of Hollister City Council adopted revisions to the existing impact fee list. 2019 May of 2019 the City Council adopted Resolution 2019-113 approving an update to the public facility impact fees for jail/juvenile hall, library, park construction, storm drainage, water facilities, and new fees for city hall/city yard. The City currently has lower development impact fees for multifamily residential, based on the number of bedrooms proposed in each unit, as compared to single-family residential. The City is in the process of reviewing impact fees, and is considering fees based on square footage to encourage development of smaller units and higher density housing.	**Ongoing.** 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. This policy is implemented in the 6th Cycle Housing Element through Policy Action H3.3, which continues to require review and updates to city impact fees on a regular basis.
H3.5: Employee Housing: Encourage employers developing large projects (100+ employees) to	Utilize land use plans to facilitate multi-family infill housing [H.F][H.Q][H.T]	The City continues to encourage employee housing as appropriate, though no projects have been directly implemented during 2022.	**Ongoing.** This policy has been updated to address new agricultural and employee housing state laws.

Table A-5: 5th Cycle Program Accomplishments			
Goals and Programs	**Objective**	**Program Accomplishments for 2022**	**Evaluation and Status for Sixth Cycle**
provide housing opportunities for their employee's onsite or offsite.			Additionally, other policies and programs in the Housing Element and other elements of the General Plan encourage employee housing, affordable housing, and multifamily housing in many different ways. The City continues to zone additional areas that are available for housing production for employees of new commercial development. Additionally, the City is working on implementing an SB 743 Vehicle Miles Traveled (VMT) Implementation Program, which offers a "toolkit" for VMT reduction strategies, and one strategy that can be selected is to provide employee housing, employee childcare, and employee transit to encourage local housing and employment opportunities in the community.
H3.8: Second Units: Encourage additional well-designed second units as a desired use in all residential neighborhoods throughout the City by simplifying permit review and encouraging that in new subdivisions over 10 units a portion of the lot construct a second dwelling unit by creating appropriate incentives. Consistent with State housing law, exempt	Provide information on second units for homeowners [H.E] Amend Zoning Ordinance to allow second units in R3, R4, and Mixed-Use zones where lot consolidation is not possible a lot is less than 8,000 square feet [H.E]	The City has implemented a successful Accessory Dwelling Unit (ADU) program under new State legislature adopted in 2020. In 2023, the City adopted a new ADU Ordinance in compliance with existing State law to provide clarity of the program and ease of use for local homeowners. The City maintains an ADU Guidelines document on the website, as well as a straightforward application for ADUs and Junior ADUs for homeowners to use.	**Completed.** While this specific program is not proposed to be renewed within the 6th Cycle Housing Element, additional policy actions have been added to expand on the City's existing ADU program which was implemented during 5th Cycle and continue to provide additional opportunities and programs to develop additional

Table A-5: 5th Cycle Program Accomplishments			
Goals and Programs	**Objective**	**Program Accomplishments for 2022**	**Evaluation and Status for Sixth Cycle**
second dwelling units from area density calculations.			ADUs and affordable ADUs throughout the community.
H3.9: Encourage Site Planning Conducive to Physical Activity: Encourage design and site planning of residential developments that have features and amenities that support physical activities.	Utilize land use plans to facilitate multi-family infill housing [H.H][H.BB]	The City is in the process of amending its General Plan through the year 2040, as well as update the Zoning Ordinance to provide clearer and simpler policies, procedures, and design requirements throughout the City. Included within the draft General Plan are a significant number of policies and programs which will encourage active lifestyles, healthy communities, walkability, and accessibility to new and existing development in the city.	**Completed.** This policy is not proposed to be renewed within the 6th Cycle Housing Element because other policies within the existing and draft General Plan repeat and expand upon this goal. Promoting walkability; healthy communities; complete streets; active lifestyles; and access to green space, healthy foods, and medical care are all goals of the existing and draft 2040 General Plan for the City of Hollister. These goals, programs, and policies are incorporated throughout other, more relevant Elements of the General Plan, as they can apply to all city activities and development, not just housing.
Goal H4. Develop affordable housing opportunities.			
H4.1: Fair Share: Promote a "fair share" of well-designed affordable and varied housing in all neighborhoods throughout the City.	Implement Condominium Conversion Ordinance and accompanying inclusionary regulations. [H.U and H.AA]	The City of Hollister has an existing Condominium Conversion Ordinance in place. The City is in the process of adopting an Inclusionary Housing Ordinance which would require a certain percentage of income-restricted affordable units to be included within new residential development.	**Ongoing.** 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.

Table A-5: 5th Cycle Program Accomplishments			
Goals and Programs	**Objective**	**Program Accomplishments for 2022**	**Evaluation and Status for Sixth Cycle**
			The City of Hollister was awarded SB 2 Planning Grant funding, part of which was allocated to the creation of an Inclusionary Housing Program. The City of Hollister is currently in the process of adopting an Inclusionary Housing Ordinance. This is reflected in Policy Action H4.1.
H4.2: Protection of Existing Affordable Housing: Ensure that affordable housing provided through government subsidy programs, incentives and deed restrictions will remain affordable, and intervene when necessary to help preserve such housing.	Protect "at-risk" units [H.V]	The City's Housing Division manages and monitors the City's existing inventory of housing units. The City engages with homeowners and rentals in affordable units to ensure that the units remain affordable through the duration of their program limitations. The City records deed restrictions on new affordable units to ensure they remain affordable and intervenes when necessary to protect affordable units from being lost.	**Ongoing.** Pursuant of State and Federal funds to keep units affordable, as well as continually engage property owners to take advantage of deferred loan programs for rehabilitation, mortgage refinancing, and acquisition. Policy Action H4.2 includes actions to protect existing affordable housing units with financing contracts set to expire by 2033.
H4.4: Establish options for Meeting future Inclusionary Requirements: The City will establish its primary intent and strategy for adopting an inclusionary requirement. The City will determine the standards by which additional density will be	The City will allocate for affordable units while Measure U is in affect and assess the need to adopt an Inclusionary Housing Ordinance [H.Q][H.U]	The City is in the process of adopting an Inclusionary Housing Ordinance which would require a certain percentage of income-restricted affordable units to be included within new residential development.	**Ongoing.** The City of Hollister is currently in the process of adopting an Inclusionary Housing Ordinance. However, this is incorporated in the 6th Cycle Housing Element under Policy Action H3.6.

Table A-5: 5th Cycle Program Accomplishments			
Goals and Programs	**Objective**	**Program Accomplishments for 2022**	**Evaluation and Status for Sixth Cycle**
allowed when projects provide a defined percentage of units affordable to low and moderate income households.		In addition, the City has adopted a Density Bonus Ordinance which allows for additional density and incentives for development which provides certain percentages of affordable units. This ordinance was updated in 2023.	In addition, Policy Action H3.6 requires that the City continue to update the Density Bonus Ordinance as new laws are implemented at state level.
H4.5: Leveraging of Public Funds: The City shall encourage private investments in affordable housing by continuing to leverage public funds where possible.	Implement plan to expend funding resources [H.DD]	The City's Housing Division continues to apply for grant funding programs and to implement existing programs, such as a first-time home buyer program, to encourage investment in affordable housing projects and to connect applicants with affordable housing projects.	**Ongoing.** The program was effective in securing public funds. The City was awarded the SB 2 Planning Grant fund and the City has funded for 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. Policy Action H5.5 requires the City to continue to apply for and leverage existing funding and State and Federal funding opportunities for affordable housing production and investments for the community.
H4.6: Long-Term Housing Affordability: Establish resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and/or inclusionary programs and as a	Protect "at-risk" units [H.V][H.NN]	The City's Housing Division manages and monitors the City's existing inventory of housing units. The City engages with homeowners and rentals in affordable units to ensure that the units remain affordable through the duration of their program limitations. The City records deed restrictions	**Ongoing.** Pursuant of State and Federal funds to keep units affordable, as well as continually engage property owners to take advantage of deferred loan programs for rehabilitation,

Table A-5: 5th Cycle Program Accomplishments			
Goals and Programs	**Objective**	**Program Accomplishments for 2022**	**Evaluation and Status for Sixth Cycle**
condition of development approval remains affordable over time to the income group for which it is intended. Implement long-term or in perpetuity agreements and/or deed restrictions with developers to govern the affordability in such units. Provide assurance through recorded agreements and monitor their continuing affordability.		on new affordable units to ensure they remain affordable and intervenes when necessary to protect affordable units from being lost.	mortgage refinancing, and acquisition. This is reflected in Policy Action H4.2, to protect and preserve "at-risk" units.
H4.9: City Actions to Achieve Affordable Housing Goals: Utilize the unique powers of the City's Successor Agency and other means to assist in achieving the City's housing goals, especially housing for lower income households including Extremely Low Income.	Facilitate development at key housing sites [H.AA]	The City utilizes funding opportunities where available through the Successor Agency to encourage housing development. A former Redevelopment Agency site is currently in the final stages of construction, and the project will provide 22 for-sale condominium housing units, including 2 units affordable to very-low income households, and 2 units affordable to low-income households in the City's downtown.	**Completed.** With the dissolution of the former Redevelopment Agency, and the majority of the programming of the Successor Agency reallocated to the City's Housing and Planning Divisions, this program is not proposed to be directly translated to the 6th Cycle Housing Element. However, the City's Housing and Planning Divisions will continue to support the development of housing a key sites through the other policies and programs of the 6th Cycle Housing Element.
Goal H5. Provide housing for special needs populations.			
H5.1: Special Needs Groups, including Special Needs Households, and Density Bonus units for Special Needs: Actively promote the development and rehabilitation of housing t meet the needs of special needs groups,	Monitor special needs housing [H.FF] Maintain and develop partnerships with local organizations and agencies [H.FF][H.PP][H.QQ][H.RR]	The City of Hollister partners with many local organizations and other agencies to provide services and housing for special needs groups in the community. This includes San Benito County, the County of Santa Cruz Housing Authority, and community organizations	**Ongoing.** This policy is continued through a number of new 6th Cycle Policies which each encourage amending policies and programs for special needs groups; encourage creation and maintenance of

Table A-5: 5th Cycle Program Accomplishments			
Goals and Programs	**Objective**	**Program Accomplishments for 2022**	**Evaluation and Status for Sixth Cycle**
including the needs of seniors, people with disabilities, farm workers, the homeless, people with HIV/AIDS and other illnesses, people in need of mental health care, single parent families, large families, and other persons identified as having special housing needs.		providing services and special needs housing opportunities to the community.	community partnerships in support of special needs housing; and require the implementation or update of programs related to special needs housing development.
H5.2: Farmworker Housing: Continue to work with the County to find solutions to farmworkers housing needs and support efforts and provide assistance to develop appropriate solutions to providing temporary or permanent affordable farmworker housing.	Establish zoning for farmworker housing [H.R]	The City of Hollister's current zoning regulations permit farmworker housing with existing residential and mixed-use zoning districts.	**Ongoing.** This policy is proposed to continue into the 6th Cycle Housing Element to address updates to state law. The City will continue to permit farmworker housing and will continue to review current policies and regulations to ensure that barriers to farmworker housing production are eliminated.

1. Housing Element Implementation Status

Table A-7 provides the housing program report and its implementation status. Per Government Code Section 65583, the table below identifies the community's housing needs and goals, and outlines a plan to meet those needs. The programs included below looks to remove potential and actual government constraints upon the maintenance, improvement, or development of housing for all income levels.

Table A-7: Program Implementation Status

Program Description	Housing Program Progress Report	
	Objective	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.	The City updates its impact fees annually. In addition, the City has adopted impact fees on a scale for multi-family 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.	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	The City continues to encourage and process multi-family 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	The City requires lot consolidation on projects which include multiple contiguous properties proposed for development. The City discourages subdivision of

Table A-7: Program Implementation Status		
	Housing Program Progress Report	
Program Description	**Objective**	**Status of Program Implementation**
	housing projects in the City of Hollister, with a focus on properties in the multifamily zoning districts.	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.	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.	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.	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.	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.	Ongoing.

Table A-7: Program Implementation Status		
	Housing Program Progress Report	
Program Description	Objective	Status of Program Implementation
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.	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.	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.	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.	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.	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.	The City no longer maintains a growth management program as they are not permitted under current State law.

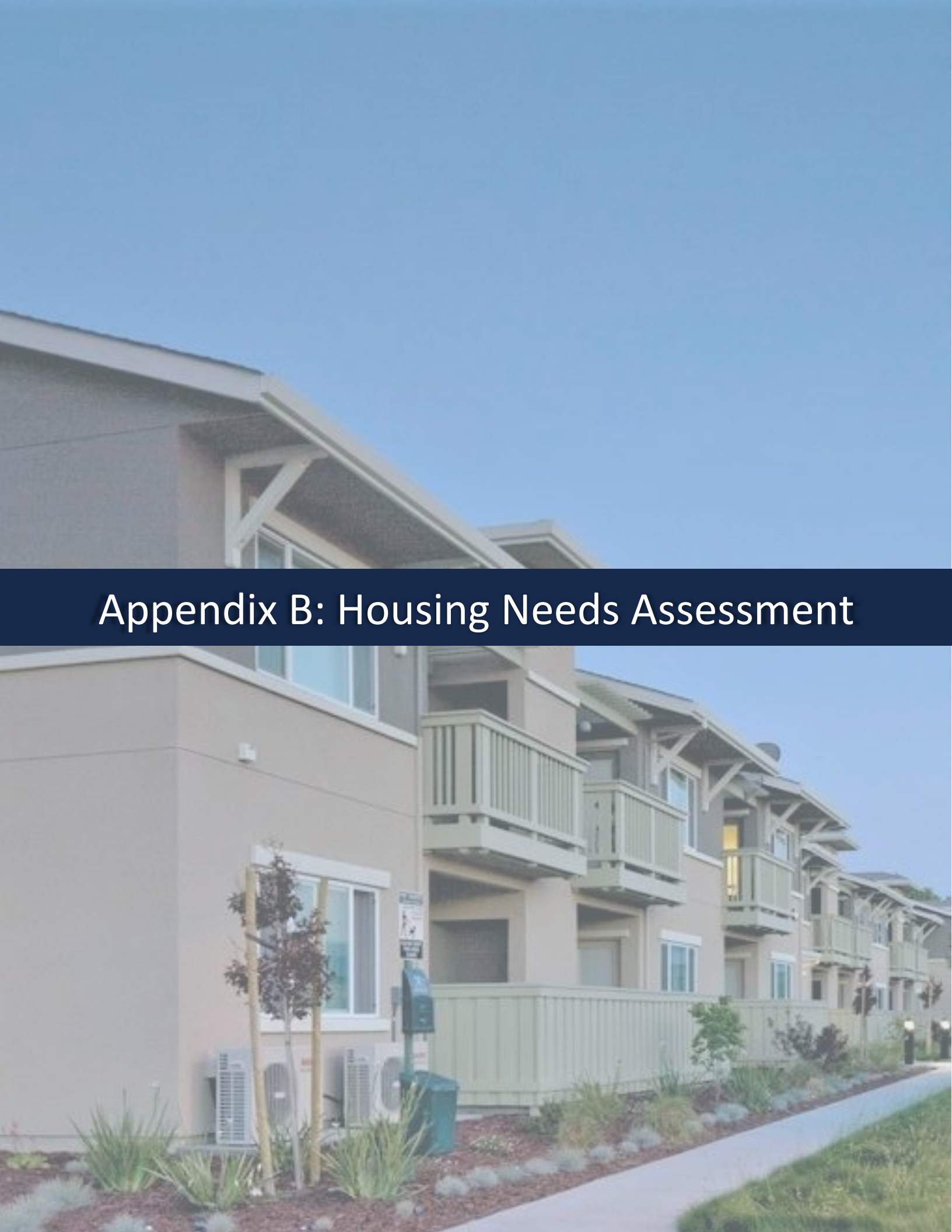
Table A-7: Program Implementation Status		
	Housing Program Progress Report	
Program Description	**Objective**	**Status of Program Implementation**
H.P: Inclusionary Housing Ordinance	The City of Hollister will assess the need to adopt an Inclusionary Housing Ordinance.	As part of the 2040 City of Hollister 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 still pending.
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.	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.	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.
H.T: Rehabilitation Loan Program	Publicize the availability of and maximize the use of rehabilitation loan programs.	Ongoing. The Housing Division manages the implementation of any city rehabilitation loan programs and funding.

Table A-7: Program Implementation Status		
	Housing Program Progress Report	
Program Description	**Objective**	**Status of Program Implementation**
H.U: Conduct Annual Housing Element Program Review	To conduct an annual housing element review in accordance with State law.	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. 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.
H.X: Maintain Monitoring Systems	Monitor and update housing development accomplishments, including housing type and affordability level of approved and constructed units.	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.	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

Table A-7: Program Implementation Status		
	Housing Program Progress Report	
Program Description	Objective	Status of Program Implementation
H.AA: Monitor Special Needs Housing	Monitor special housing needs to capture additional opportunities for housing for special needs groups.	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.
H.CC: Density Bonus Requirements	Ensure that density bonus policies for the provision of affordable housing opportunities are in compliance with current State law.	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.
H.EE: Title 24 Energy Conservation	Continue to require that all new development complies with energy conservation requirements of Title 24.	Ongoing.

Table A-7: Program Implementation Status		
	Housing Program Progress Report	
Program Description	Objective	Status of Program Implementation
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.	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.	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.	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.	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	All development proposals must be consistent with general plan and zoning regulations, including density

Table A-7: Program Implementation Status		
	Housing Program Progress Report	
Program Description	Objective	Status of Program Implementation
	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.	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.	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.	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.



Appendix B: Housing Needs Assessment

Housing Needs Assessment

The Housing Needs Assessment provides an overview of the City's housing and population conditions. To create a comprehensive evaluation of Hollister's housing needs, the Housing Needs Assessment discusses population, household, economic and housing stock characteristics, and presents each of these components in a regional context. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2023-2031 Housing Element Cycle.

The Housing Needs Assessment uses the most current data available from the San Benito Council of Governments (SBCOG), the Association of Monterey Bay Governments (AMBAG), U.S. Census, American Community Survey (ACS), the California Department of Finance, the California Employment Development Department, the California Department of Education, and other currently available real estate market data. It is important to note that data is used from AMBAG if the data is not readily available by SBCOG or if SBCOG defers to AMBAG.[1]

Population Characteristics

Understanding the characteristics of a population is critical to plan for the needs of a community. Population growth, age composition, race and ethnicity, and employment trends influence the type and extent of housing needs and the ability of the local population to afford housing costs. The following section describes and analyzes the various population characteristics and trends that affect housing need.

1. Population Growth

Table B-1 below displays the forecasted population growth for the City in comparison to San Benito County and surrounding communities. According to the U.S. Census and AMBAG Projections, the San Benito County population is forecasted to increase by 29.6 percent through 2040. From 2015 to 2020, the County experienced a 7.3 percent increase in population. In comparison, the City's population increased by 8.9 percent from 2015 to 2020 and is forecasted to continue increasing by 11.6 percent between 2020 to 2040.

[1] The AMBAG is the Metropolitan Planning Organization for the County of San Benito; however, SBCOG is subject to a separate RHNA determination from HCD and is responsible for development its own RHNA Plan.

Table B-1: Population Growth (2015-2040)								
Jurisdictions	Population						Percent Change	
	2015 Actual	2020 Actual	2025 Projected	2030 Projected	2035 Projected	2040 Projected	2015-2020	2020-2040
San Benito County	58,138	62,353	69,324	73,778	77,638	80,788	7.3%	29.6%
Hollister	37,314	40,646	42,604	43,327	44,421	45,345	**8.9%**	**11.6%**
San Juan Bautista	1,945	2,112	2,269	2,315	2,374	2,410	8.6%	14.1%
Watsonville	52,410	51,515	52,918	54,270	55,138	55,786	-1.7%	8.3%
Gilroy*	51,649	55,227	--	--	--	--	6.9%	--

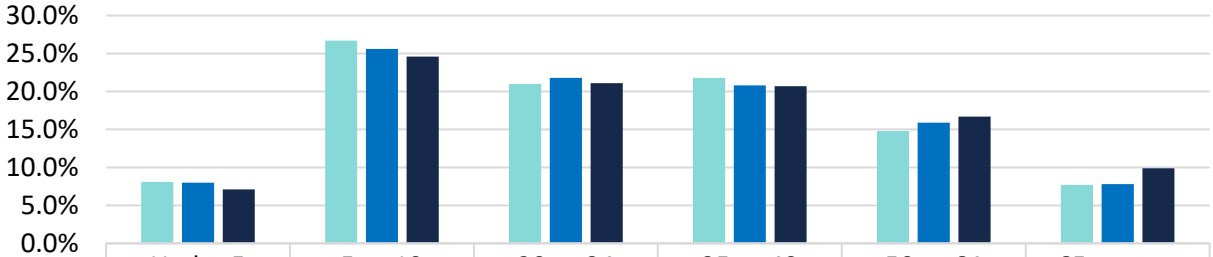
**: Population growth forecast data was not made available by SBCOG, AMBAG, or Cities Association of Santa Clara County.*
Source: 2020 American Community Survey 5-year Estimates; 2022 Regional Growth Forecast AMBAG, Table 8

2. Age Characteristics

Housing choices may differ based on the age of residents. Age distribution within a population helps evaluate different housing needs as housing choices may differ based on the age of the individual or prospective homeowner or housing tenant. For example, young adults (ages 18 to 30 years old) and seniors (ages 65 years or older) typically favor apartments, low- to moderate-cost condominiums, and smaller or more affordable single-family residences as they tend to have limited incomes or smaller families. As a community's population ages, housing must also accommodate new or adjusted needs. A variety of housing options is needed to accommodate all stages of life to produce a well-balanced and healthy community.

Figure B-1 below displays the ACS data for age distribution in Hollister. Adults ages 65 years or older saw the most amount of growth with a 2.2 percent increase from 2010 to 2021. The most significant drop in age distribution was youth between 5 to 19 years of age with a decrease of 2.1 percent. This group also makes up the largest age group in the City at 24.6 percent in 2021. Overall, population for age groups Under 5, 5 to 19, 20 to 34, and 35 to 49 see slight decreases in population from 2010 to 2021 while the older adult population 50 to 64 years of age and 65 years or older continues to grow.

Figure B-1: Age Distribution (2010-2020)



	Under 5	5 to 19	20 to 34	35 to 49	50 to 64	65 years +
2010	8.1%	26.7%	21.0%	21.8%	14.8%	7.7%
2015	8.0%	25.6%	21.8%	20.8%	15.9%	7.8%
2021	7.1%	24.6%	21.1%	20.7%	16.7%	9.9%

Source: American Community Survey, Table S0101, 5-Year Estimates, 2010, 2015, and 2021.

Table B-2 shows the age distribution of Hollister residents in comparison to surrounding communities. The City's adult population groups ages 20 to 34 and ages 35 to 49 represent the largest percentages in comparison to neighboring communities.

Table B-2: Comparative Age Distribution

Jurisdiction	Under 5	5 to 19	20 to 34	35 to 49	50 to 64	65 years +
San Benito County	6.5%	22.2%	20.1%	20.0%	18.6%	12.7%
Hollister	**7.1%**	**24.6%**	**21.1%**	**20.7%**	**16.7%**	**9.9%**
San Juan Bautista	10.3%	16.2%	18.5%	15.5%	22.3%	17.0%
Watsonville	7.5%	25.8%	21.2%	19.0%	15.2%	11.3%
Gilroy	6.7%	24.7%	18.6%	20.5%	17.7%	11.7%

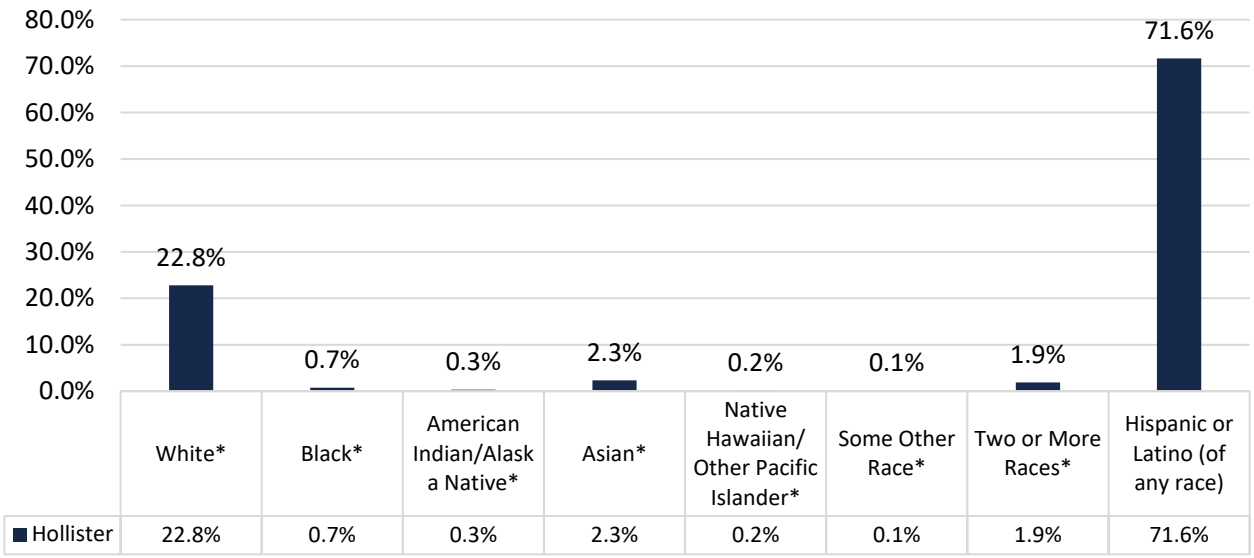
Source: American Community Survey, Table S0101, 5-Year Estimates, 2020.

3. Race/Ethnicity Characteristics

Creating both equal opportunity and fair housing needs are essential elements in the provision of housing units within cities and counties. Analyzing and understanding the racial and ethnic composition of a community is important as different racial and ethnic groups may have varying household characteristics, income levels, and cultural backgrounds that may affect their housing needs, housing choice, and housing type. Cultural influences may reflect preference for a specific type of housing or other characteristics, such as location and mobility. It is important to note that while race and ethnicity are used to identify different sections of a community's population, they are not the same and are not mutually exclusive. The data identified in the section below shows the racial and ethnic composition of Hollister, its neighboring jurisdictions, and San Benito County using ACS data, which allows Census respondents to identify their race and ethnicity; therefore, overlap may occur.

As shown in **Figure B-2** and **Table B-3,** the Hispanic or Latino Population makes up the largest population group in Hollister at 71.6 percent. In comparison to the County and neighboring jurisdictions, Hollister has the largest Hispanic or Latino Population. Persons who identify as White make up the second largest population group in the City at 22.8 percent, which is smaller than that of the County (32.3 percent) and neighboring jurisdictions. The next largest population group in Hollister is Asian at 2.3 percent of the population.

Figure B-2: Racial/Ethnic Composition



Source: American Community Survey, Table B03002, 5-Year Estimates, 2021.

Table B-3: Racial/Ethnic Composition

Jurisdiction	White*	Black*	American Indian/ Alaska Native*	Asian*	Native Hawaiian/ Other Pacific Islander*	Some Other Race*	Two or More Races*	Hispanic or Latino (of any race)
San Benito County	32.3%	0.9%	0.3%	2.8%	0.2%	0.1%	2.6%	60.9%
Hollister	**22.8%**	**0.7%**	**0.3%**	**2.3%**	**0.2%**	**0.1%**	**1.9%**	**71.6%**
San Juan Bautista	37.1%	0.4%	0.5%	3.3%	0.0%	0.0%	8.3%	50.4%
Watsonville	11.9%	0.5%	0.0%	2.5%	0.0%	0.3%	0.5%	84.3%
Gilroy	26.7%	1.4%	0.1%	9.7%	0.1%	0.3%	3.6%	58.3%

**Non-Hispanic or Latino*
Source: American Community Survey, Table B03002, 5-Year Estimates, 2021.

Table B-4 shows changes in racial and ethnic demographics between 2010 and 2021 with the exception of Native Hawaiian/Other Pacific Islander, which grew significantly. There were no persons identifying as Native Hawaiian/Other Pacific Islander group in 2010, while in 2015 and 2021 there was an increase in persons identifying within this group. Persons identified as Hispanic or Latino saw the largest increase at 36.6 percent, while persons identifying as Some Other Race saw the largest decrease at 82 percent.

Table B-4: Racial/Ethnic Composition of Hollister (2010-2021)				
Race/Ethnicity	2010	2015	2021	Change from 2010 to 2021
White*	10,733	9,462	9,364	-12.8%
Black or African American*	339	327	304	-10.3%
American Indian and Alaska Native*	156	108	133	-14.7%
Asian*	943	927	962	2.0%
Native Hawaiian/Other Pacific Islander*	-	27	71	7,100%
Some other Race*	172	68	31	-82.0%
Two or more races*	648	634	782	20.7%
Hispanic or Latino Origin	21,548	24,976	29,430	36.6%
White alone	11,926	20,671	14,669	23.0%
Black or African American alone	158	29	30	81.0%
American Indian and Alaska Native alone	345	213	408	17.2%
Asian alone	36	86	182	405.6%
Native Hawaiian and Other Pacific Islander alone	-	18	9	900%
Some other race alone	7,820	2,943	5,575	28.7%
Two or more races	1,263	1,016	8,557	577.5%

**Non-Hispanic or Latino*
Source: American Community Survey, Table B03002, 5-Year Estimates, 2010, 2015, and 2021.

Economic Characteristics

In addition to demographics and culture, economic characteristics may also indicate different housing needs. Employment and income trends may indicate a need for more affordable housing units and assistance programs. Reporting and analyzing economic characteristics of a community is an important component of the Housing Element. The data in this section provides insight into the Hollister community's ability to access the housing market and to afford housing. Specifically, incomes associated with different employment sectors and the number of workers in a household may affect housing affordability and choice. Local employment growth is also linked to local housing demand, and vice versa. Therefore, to consider a healthy balance between jobs and housing, it is important to consider the employment characteristics of a community.

1. Employment and Wage Scale

Employment and income directly affect housing needs as they provide the ability to purchase and rent housing, as well as influence the types of housing residents can afford. Job growth refers to the number of jobs created in the jurisdiction whereas employment growth refers to the number of residents in a jurisdiction that are employed. **Table B-5** outlines job growth from 2015 to 2045 for Hollister, the County, and neighboring jurisdictions. By 2045, the City is forecasted to experience a 22 percent job growth from 2015 to 2045 (approximately 3,185 new jobs). The figures in **Table B-5** provides a deeper understanding of economic growth as compared to the forecasted population growth, shown in **Table B-1**.

Table B-5: Total Jobs Growth (2015-2045)					
Jurisdiction	**2015**	**2025**	**2035**	**2045**	**Change 2015-2045**
San Benito County	21,631	23,572	16,655	17,613	21%
Hollister	**14,428**	**15,728**	**16,655**	**17,613**	**22%**
San Juan Bautista	515	569	588	612	19%
Watsonville	26,403	28,765	29,505	30,303	15%
Gilroy*	--	--	--	--	--

** Subregional employment growth forecast data was not made available by SBCOG, AMBAG, or Cities Association of Santa Clara County.*
Source: Association of Monterey Bay Area Governments, 2022 Regional Growth Forecast.

Table B-6 shows employment growth in Hollister from 2010 to 2021 by industry. Based on the 2021 ACS data, 64 percent of Hollister's population age 16 and older were employed. Employment in the City increased by 30.5 percent from 2010 to 2019. Education services, health care, and social assistance represents the largest percentage of the City's employment in both 2010 and 2021. Between 2010 and 2021, nearly half of the occupations in the City experienced a decrease in City employment, while the other half experienced a slight increase. For example, manufacturing experienced the largest decrease at 5.2 percent, whereas construction experienced the largest percent increase at 4.5 percent.

Table B-6: Employment by Sector (2010-2021)					
Industry Sector	**2010**		**2021**		**Change 2010-2020**
	People Employed	**City Employment Percent**	**People Employed**	**City Employment Percent**	
Agriculture, forestry, fishing and hunting, and mining	786	5.2%	891	4.5%	-0.7%
Construction	1,289	8.5%	2,570	13.0%	4.5%
Manufacturing	2,474	16.4%	2,211	11.2%	-5.2%
Wholesale trade	666	4.4%	670	3.4%	-1.0%
Retail trade	1,892	12.5%	2,430	12.3%	-0.2%
Transportation and warehousing, and utilities	578	3.8%	1,005	5.1%	1.3%
Information	126	0.8%	211	1.1%	0.2%
Finance and insurance, real estate, and rental leasing	961	6.4%	658	3.3%	-3.0%
Professional, scientific, management, and administrative services	1,173	7.8%	2,128	10.8%	3.0%
Education services, health care, and social assistance	2,873	19.0%	3,383	17.2%	-1.9%
Arts, entertainment, recreation, accommodation, and food services	1,015	6.7%	1,953	9.9%	3.2%
Other services (except public administration)	523	3.5%	710	3.6%	0.1%
Public Administration	739	4.9%	881	4.5%	-0.4%
Total	**15,095**	**100%**	**19,701**	**100%**	**30.5%**

Source: American Community Survey, Table DP03, 5- Year Estimates, 2010 and 2021.

Economists identify a 3.5 to 4.5 percent unemployment rate as natural, as it reflects the real voluntary economic forces within a city.[2] **Table B-7** shows the City had an unemployment rate of 12 percent in 2010 and 8 percent in 2021. The rate of unemployment decreased by 4 percent at a natural rate consistent with the County and nearby jurisdictions. The City's current unemployment rate is consistent with the County, which has a 7.1 percent unemployment rate. Overall, the City, County, and surrounding jurisdictions saw an overall decrease in unemployment from 2010 to 2021.

Table B-7: Unemployment Rate (2010, 2021)

Jurisdiction	Unemployment Rate*		Percent Change
	2010	2021	
San Benito County	10.3%	7.1%	-3.2%
Hollister	**12.0%**	**8.0%**	**-4.0%**
San Juan Bautista	9.5%	2.6%	-6.9%
Watsonville	11.0%	8.1%	-2.9%
Gilroy	8.9%	5.6%	-3.3%

**Population 16 years and over*
Source: American Community Survey, Table DP03, 5-Year Estimates, 2010 and 2021.

According to the 2023 State of California Income Limits for San Benito County, the County's median income for a household of four is $140,200. Occupations that fall under $55,650 would have an average income in the very low-income category. As **Table B-8** shows, nearly half of the occupational salaries in San Benito County fall below 50 percent of the Housing and Urban Development (HUD) Area Median Family Income (HAMFI). HAMFI is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. Based on these salaries, housing stock in the City would need to be affordable to accommodate lower income households.

[2] Natural Rate of Unemployment, Its Components, and Recent Trends, Kimberly Amadeo, ed. Eric Estevez, August 30, 2020.

Table B-8: San Benito County Median Earnings by Occupation in 2021	
Occupation	**Salary**
Architecture and Engineering	$105,014
Computer and Mathematical	$102,078
Management	$84,583
Educational Instruction and Library	$77,165
Legal	$76,350
Business and Financial Operations	$73,852
Transportation	$71,817
Protective Services	$71,644
Healthcare Practitioners and Technical	$62,372
Installation, Maintenance and Repair	$59,009
Production	$54,512
Construction and Extraction	$54,461
Community and Social Service	$52,430
Sales	$48,249
Healthcare Support	$37,659
Office and Administration Support	$32,586
Life, Physical and Social Sciences	$32,115
Building, Grounds Cleaning, and Maintenance	$29,906
Arts, Design, Entertainment, Sports and Media	$24,688
Food Preparation and Serving Related	$22,309
Farming, Fishing and Forestry	$19,678
Personal Care and Service	$8,919
Source: American Community Survey, Table S2411, 5-Year Estimates, 2021.	

Household Characteristics

Households include all individuals that occupy a single housing unit in a shared state whether they are single occupants, families, or unrelated people sharing a housing unit. Household trends provide useful information that can be used to help predict future housing needs. Household characteristics are also important in analyzing and understanding growth and determining the housing needs of a community. Income and affordability are best measured at the household level, as well as the special needs of certain groups, such as large families, single-parent households, or lower-income households.

1. Household Types

Table B-9 shows different household characteristics in the City. Hollister has 11,736 total households. This represents about 61.3 percent of total San Benito County households. Around 57 percent of total households in Hollister are married-couple households. Married-couple households tend to seek occupancy in single-family homes with multiple bedrooms. In contrast, non-family households make up 18.8 percent of total households in the City. This may include unrelated persons living together or persons living alone. Non-family households tend to occupy multi-family units or seek out more affordable housing options.

Table B-9: Household Characteristics (2021)							
Jurisdiction	Married-Couple Family HH	Total HH Percent	Female HH, No Spouse Present	Total HH Percent	Non-Family HH	Total HH Percent	Total HH
San Benito County	11,473	59.9%	2,217	11.6%	3,928	20.5%	19,144
Hollister	**6,693**	**57.0%**	**1,795**	**15.3%**	**2,203**	**18.8%**	**11,736**
San Juan Bautista	360	51.5%	58	8.3%	239	34.2%	699
Watsonville	7,615	52.2%	2,753	18.9%	3,231	22.1%	14,587
Gilroy	9,718	57.1%	2,923	17.2%	3,376	19.8%	17,023
Note: HH = Households							
Source: American Community Survey, Table B11001, 5-Year Estimates, 2021.							

Table B-10 illustrates the changes in household types from 2010 to 2021. The City experienced a growth of approximately 1,150 new households from 2010 to 2021. During this time, householders ages 65 or above grew by 5.4 percent, while female households with no spouse present experienced a decline by 1.8 percent.

Table B-10: Changes in Household Types (2010-2021)						
Household Types	2010	Percent	2015	Percent	2021	Percent
Married-Couple Family Households	6,099	57.6%	5,908	58.7%	6,693	57.0%
Female Households, No Spouse	1,811	17.1%	1,648	16.4%	1,795	15.3%
Male Households, No Spouse	671	6.3%	698	6.9%	1,045	8.9%
Non-Family Households	2,005	18.9%	1,809	18.0%	2,203	18.8%
Householder Ages 65 or Above	1,485	14.0%	1,489	14.8%	2,278	19.4%
Total Households	**10,586**	**100.0%**	**10,063**	**100.0%**	**11,736**	**100.0%**
Source: American Community Survey, Table B11001, 5-Year Estimates, 2010, 2015, 2021.						

2. Household Size

Understanding household size helps identify the basic unit of demand for housing as it identifies the type and size of housing needed by the community. It can provide information on population growth and household character, as well as be both a result and indicator of housing affordability and other economic conditions. Household size is important in understanding housing need by type of housing.

Table B-11 below identifies the household size for the City, the County, and nearby jurisdictions. The City has approximately 3.49 persons per household, which is higher than that of the County and nearby jurisdictions. Larger households may require additional bedrooms and may experience overcrowding.

Table B-11: Average Household Size (2021)	
Jurisdiction	Average Persons per Household
San Benito County	3.29
Hollister	**3.49**
San Juan Bautista	2.68
Watsonville	3.60
Gilroy	3.43
Source: American Community Survey, Table B25010, 5-Year Estimates, 2021.	

3. Household Income

Household income is an important indicator of housing needs in a community, as it is directly connected to affordability. As household income increases, households are more likely to afford market-rate units, larger units, and/or pursue ownership opportunities. On the contrary, as household income decreases, households tend to pay a disproportionate amount of their income for housing. This could lead to increased incidences of overcrowding and substandard living conditions.

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the HAMFI of San Benito County:

- **Extremely Low-Income:** Households earning up to 30 percent of the HAMFI
- **Very Low-Income:** Households earning between 31 and 50 percent of the HAMFI
- **Low-Income:** Households earning between 51 and 80 percent of the HAMFI
- **Moderate-Income:** Households earning between 81 and 120 percent of the HAMFI
- **Above Moderate-Income:** Households earning over 120 percent of the HAMFI

Combined, the extremely low-, very low-, and low-income groups are referred to as lower-income.[3] Comprehensive Housing Affordability Strategy (CHAS) estimates the number of households by income based on 2016-2020 ACS 5-year average data. The CHAS, developed by the Census Bureau for HUD, provides detailed information on housing needs by income level for different types of households in Hollister. The most recent set of data was published in September 2023.

Table B-12 displays households by income categories. The majority of owners, renters, and households are in the moderate- or above-moderate income category. Homeowners had the highest percentage of households in the moderate- or above-moderate income category at 73.4 percent, compared to 57.9 percent for renters. Approximately 22.4 percent of households in Hollister are estimated to be of lower income – with 11.2 percent (2,560 households) estimated in the Extremely Low-Income category.

Table B-12: Households by Income Category

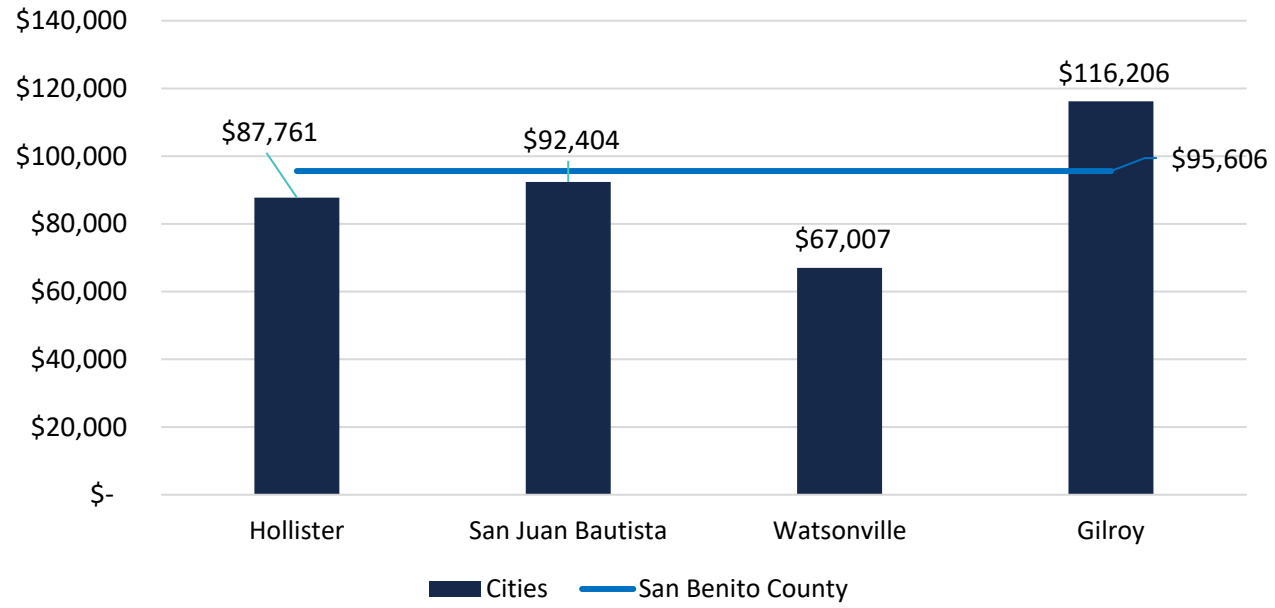
Income Category (% of County HAMFI)	Owner		Renter		Households	
	Total	Percent	Total	Percent	Total	Percent
Extremely Low (30% HAMFI or less)	440	6.2%	840	19.6%	1,280	11.2%
Very Low (31 to 50% HAMFI)	350	4.9%	930	21.7%	1,280	11.2%
Low (51 to 80% HAMFI)	1,110	15.5%	1,145	26.7%	2,255	19.7%
Moderate or Above (over 80% to 100% HAMFI)	5,250	73.4%	1,375	32.1%	6,625	57.9%
Total	**7,150**	**100.0%**	**4,290**	**100%**	**11,440**	**100.0%**

Source: HUD Comprehensive Housing Affordability Strategy, 2016-2020.

[3] Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMI as moderate-income (compared to low-income based on State definition).

The ACS 2021 data shown in **Figure B-3** below depicts median household income for the City, nearby jurisdictions, and San Benito County. In 2021, the median household income in Hollister was $87,761, which is $7,845 lower than that of the County. Higher household incomes allow for greater flexibility and opportunity of housing choice. Households with lower median incomes are more susceptible to housing cost burdens and may have fewer choices available; a large, low-income household may face challenges finding adequately sized rental housing. As a result, cost burden, displacement, and overcrowding may occur.

Figure B-3: Median Household Income by City (2021)



Source: American Community Survey, Table S1903, 5-Year Estimates, 2021.

Table B-13 shows the median household income of nearby jurisdictions and compares the percentage difference with the San Benito County median income. The City's median household income is approximately 8.21 percent below that of the County. Given the median income of other jurisdictions, the City has the lowest median household income when compared to the surrounding jurisdictions.

Table B-13: Median Household Income (2021)

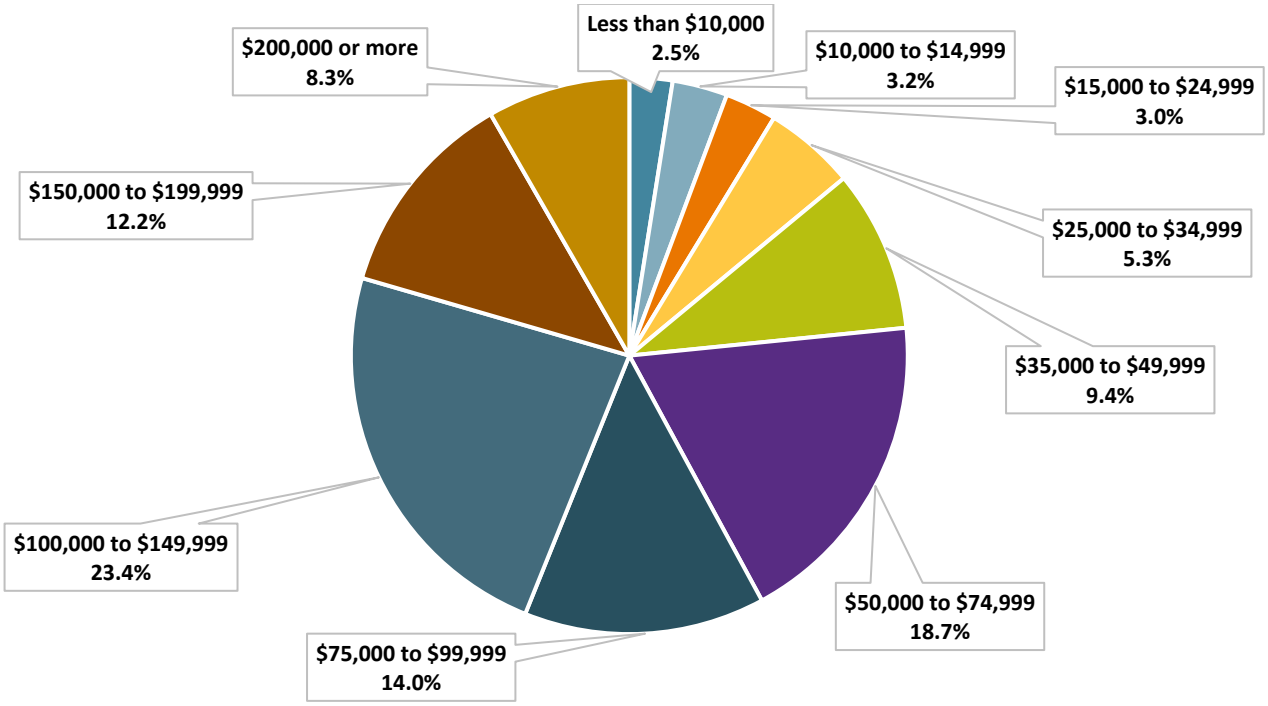
Jurisdiction	Median Income	Difference with County Median
San Benito County	$95,606	0.00%
Hollister	**$87,761**	**-8.21%**
San Juan Bautista	$92,404	-3.35%
Watsonville	$67,007	-35.17%
Gilroy	$116,206	21.55%

Source: American Community Survey, Table S1901, 5-Year Estimates, 2021.

Figure B-4 below displays the City's household income broken down by income level. According to HCD, the HAMFI for San Benito County is $140,200. Households earning less than $89,050 are considered to be lower income. According to ACS data, 56.1 percent of Hollister households earn less than $100,000 and

23.4 percent earn less than $50,000. Approximately 35.6 percent of households earn a household income in the range $100,000 to $199,999. The remaining 8.3 percent of households earn $200,000 or more.

B-4: Household Income Breakdown by Category



Source: American Community Survey, Table S1901, 5-Year Estimates, 2021.

Housing Problems

Some households in Hollister face housing-related problems. CHAS provides detailed information on housing problems by income level for different types of households in the City. The most recent available CHAS data was published in September 2023 and is based on 2016-2020 ACS 5-year estimates. Housing problems considered by CHAS include:

Housing Problems:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (more than one person per room); or
- Cost burdens exceeding 30 percent of gross income (including utilities).

Severe Housing Problems:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (more than 1.5 persons per room); or
- Cost burdens exceeding 50 percent of gross income (including utilities).

The types of housing problems in Hollister vary according to household income, type, and tenure, as shown in **Table B-14**. **Table B-14** shows the housing assistance needs of lower-income households. In general, there are more owner-occupied households (62.5 percent) than renter-occupied households

(37.5 percent). Approximately 40.77 percent of owner-occupied households experience at least one housing problems. For renters, 57.93 percent of households experience at least one housing problem.

Severe housing problems may also include incomplete kitchen or plumbing facilities but may also have more than 1.5 persons per room or a cost burden greater than 50 percent. An estimated 24.78 percent of Hollister households experience at least one severe housing problem. More renters (39.74 percent) than owners (15.8 percent) experience a severe housing problem. These findings may reflect the level of control over maintenance and repairs. Renters typically rely on property owners and management companies to provide repair services and maintenance, which can result in higher levels of housing problems.

Table B-14: Housing Assistance Needs of Lower Income Households

Housing Problem Overview*	Owner	Percent of Owner HH	Percent of Total HH	Renter	Percent of Renter HH	Percent of Total HH	Total	Percent of Total HH
Housing Problems Overview								
Household as at least one of four Housing Problems	2,915	40.77%	25.48%	2,485	57.93%	21.72%	5,400	47.2%
Household has no Housing Problems or cost burden not available, no other problems	4,235	59.23%	37.02%	1,805	42.07%	15.78%	6,040	52.8%
Total	**7,150**	**--**	**62.50%**	**4,290**	**--**	**37.50%**	**11,440**	**--**
Severe Housing Problem Overview**	**Owner**	**Percent of Owner HH**	**Percent of Total HH**	**Renter**	**Percent of Renter HH**	**Percent of Total HH**	**Total**	**Percent of Total HH**
Severe Housing Problems Overview								
Household has at least one of four Severe Housing Problems	1,130	15.80%	9.88%	1,705	39.74%	14.90%	2,835	24.78%
Household has no Severe Housing Problems or cost burden, no other problems	6,015	84.13%	52.58%	2,585	60.26%	22.60%	8,600	75.17%
Total	**7,145**	**--**	**62.50%**	**4,290**	**--**	**37.50%**	**11,435**	**--**

Income by Housing Problem	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available, no other problems	Total

Owner			
Household Income is < 30% HAMFI	275	165	440
Household Income is 31% to 50% HAMFI	315	40	355
Household Income is 51% to 80% HAMFI	760	350	1,110
Household Income is 81% to 100% HAMFI	395	330	725
Household Income is >100% HAMFI	1,170	3,350	4,520
Total	**2,915**	**4,235**	**7,150**
Income by Housing Problem	**Household has at least 1 of 4 Housing Problems**	**Household has none of 4 Housing Problems OR cost burden not available, no other problems**	**Total**
Renter			
Household Income is < 30% HAMFI	715	125	840
Household Income is 31% to 50% HAMFI	690	240	930
Household Income is 51% to 80% HAMFI	790	355	1,145
Household Income is 81% to 100% HAMFI	105	310	415
Household Income is >100% HAMFI	185	775	960
Total	**2,485**	**1,805**	**4,290**

Notes:
HH = household
* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2016-2020.

1. Overcrowding

HCD defines "overcrowding" as a housing unit occupied by more than one person per room in a unit (including bedrooms, living room, and dining room, but excluding hallways, kitchen, and bathrooms). An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size, especially for large families.

Overcrowded (more than one person per room) and severely overcrowded (more than 1.5 persons per room) households can lead to neighborhood deterioration due to the intensive use of individual housing units. This leads to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Furthermore, overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline can often spread geographically and impact the quality of life and the economic value of property. The combination of lower incomes and high housing costs results in many households living in overcrowded housing conditions.

Table B-15 below shows overcrowding in Hollister and shows that overcrowding affects renters at a higher rate. Overall, 9.9 percent, or 1,165 households, experience some form of overcrowding in Hollister. Approximately 6.1 percent of renter-occupied units experience overcrowding, while 3.8 percent of owner-occupied households experience overcrowding. The existence of overcrowded units can be mitigated by increased opportunities for housing of all types and appropriate sizes for different households.

Table B-15: Overcrowding by Tenure, Hollister

Tenure	Overcrowded Units (1.01 to 1.5 persons/room)		Severely Overcrowded Units (>1.51 persons/room)		Total Overcrowded Occupied Units	
	Count	Percent[1]	Count	Percent[1]	Count	Percent[1]
Owner Occupied	344	2.9%	107	0.9%	451	3.8%
Renter Occupied	464	4.0%	250	2.1%	714	6.1%
Total	**808**	**6.9%**	**357**	**3.0%**	**1,165**	**9.9%**

1. Percent of total occupied housing units.
Source: American Community Survey, Table B25014, 5-Year Estimates, 2021.

As shown in **Table B-16**, owner-occupied housing units make up 38.7 percent of overcrowded units in the City. In comparison, renter-occupied units account for 61.3 percent of overcrowded units. Homeownership is generally more accessible to higher-income households, while renting is more often sought by those who have insufficient income for home-buying. **Table B-16** shows that as compared to surrounding jurisdictions, Hollister has the highest percentage of total overcrowded units at 9.9 percent.

Table B-16: Overcrowded Housing Units by Tenure						
Jurisdiction	Owner Occupied Overcrowded Units (>1.0 persons per room)		Renter Occupied Overcrowded Units (>1.0 persons per room)		Total Overcrowded Units	
	Count	Percent[1]	Count	Percent[1]	Count	Percent[2]
San Benito County	518	35.3%	950	64.7%	1,468	7.7%
Hollister	**451**	**38.7%**	**714**	**61.3%**	**1,165**	**9.9%**
San Juan Bautista	6	15.4%	33	0.4%	39	5.6%
Watsonville	564	19.6%	2,308	80.4%	2,872	19.7%
Gilroy	423	33.5%	841	66.5%	1,264	7.4%

1. Percent of total overcrowded units.
2. Percent of total occupied units.

Source: American Community Survey, Table B25014, 5-Year Estimates, 2021.

2. Overpayment (Cost Burden)

Overpayment is an important factor in understanding housing needs and affordability. State and federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Overpayment for housing can cause an imbalance on the remainder of a household's budget.

Table B-17 summarizes the City's cost burden trends by household tenure. As shown below, more homeowners experience cost burdens over 30 percent in comparison to renters. In Hollister, 18.6 percent of renters experience cost burden over 30 percent. In comparison, 21.2 percent of owners experience cost burden over 30 percent. However, there is a larger percent of renters (8.6 percent) that experience a cost burden over 50 percent than owners (7.4 percent). Of homeowners who experience cost burden over 30 percent, those who earn a household income greater than the City's mean annual household income experience the highest rates of cost burden at 7.6 percent.

Table B-17: Summary of Housing Overpayment								
Income by Cost Burden[1]	Owner				Renter			
	Cost Burden > 30%	% of Owner HH	Cost Burden > 50%	% of Owner HH	Cost Burden > 30%	% of Renter HH	Cost Burden > 50%	% of Renter HH
Household Income is < 30% HAMFI	275	3.8%	215	3.0%	715	16.7%	665	15.5%
Household Income is 31% to 50% HAMFI	295	4.1%	225	3.1%	615	14.3%	240	5.6%
Household Income is 51% to 80% HAMFI	760	10.6%	205	2.9%	660	15.4%	85	2.0%
Household Income is 81% to 100% HAMFI	390	5.5%	105	1.5%	55	1.3%	0	0.0%
Household Income is >100% HAMFI	1,005	14.1%	25	0.3%	55	1.3%	0	0.0%
Total	**2,725**	**23.8%[2]**	**775**	**6.8%[2]**	**2,100**	**18.4%[2]**	**990**	**8.7%[2]**

Note: HAMFI equals HUD area median family income, this is the median-family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

1. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.
2. Percent of total households in Hollister.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2016-2020.

Special Needs Groups

Special needs populations as defined by HCD include seniors, persons with disabilities, female-headed households, large households, farmworkers, persons experiencing homelessness, and students. Special needs groups may have lower incomes because of their conditions. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, or other factors. Consequently, certain residents in Hollister may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems.

1. Seniors

The senior population is generally defined as those over 65 years of age. Seniors may have several special circumstances such as limited and fixed incomes, high health care costs, higher incidence of mobility and self-care limitations, or transit dependency. Specific housing needs of the senior population include

affordable housing, supportive housing (such as immediate care facilities), group homes, and other housing that includes a planned service component. **Table B-18** shows that the City has the lowest percentage (9.8 percent) of persons ages 65 and over in comparison to nearby jurisdictions.

Table B-18: Persons Aged 65 and over

Jurisdiction	Population Count	Percent
San Benito County	8,066	12.7%
Hollister	**4,040**	**9.8%**
San Juan Bautista	322	17.0%
Watsonville	5,982	11.3%
Gilroy	6,882	11.7%

Source: American Community Survey, Table S0101, 5-Year Estimates, 2021.

Table B-19 below summarizes the tenure of senior households in the City. Of all senior householders, about 77 percent are owner-occupied and 22.9 percent are renter-occupied. As shown in **Table B-20**, of all senior households, at least 21 percent earn less than 30 percent of the HAMFI and at least 39 percent are considered low-income and earn less than 80 percent of the HAMFI.

Table B-19: Senior Households by Tenure

Tenure	Senior Households	Percent of Total Senior Households
Owner-Occupied	1,756	77.09%
Renter-Occupied	522	22.91%
Total	**2,278**	**100.00%**

Source: American Community Survey, Table B25007, 5-Year Estimates, 2021.

Table B-20: Elderly Householders by Income

Income Category	Total*	Percent of Total Senior Householders
Extremely Low (<30% MHI)	480	21.1%
Very Low (31% to 50% MHI)	161	7.1%
Low (51% to 80% MHI)	259	11.4%
Moderate (81% to 100% MHI)	254	11.1%
Above Moderate (>100% MHI)	1,124	49.3%
Total	**2,278**	**100%**

Note: Median Household Income (MHI) - $87,761
*Total numbers are based on rounded income estimates listed in the census data.
Source: American Community Survey, Table B19037, 5-Year Estimates, 2021.

Key Challenges and Resources to Address Senior Housing Needs

Seniors in Hollister generally have exhibited the following unique challenges to housing;

- Higher healthcare costs, adding additional monthly living costs;
- Limited in-home support, due to living alone;
- Having limited and fixed incomes;

- Higher incidence of mobility and self-care limitations requiring customized housing features.

To address these challenges, the City must consider a variety of solutions to address the above issues. These may include:

- More affordable housing options for seniors;
- Supportive City programs to help sustain decent, safe, and affordable housing for dependent seniors;
- Housing with included supportive services;
- Group home options for persons with self-care limitations.

Resources currently available at the City for seniors are listed in Appendix D Housing Resources. Resources include various agencies that offer advocacy, counseling, and assistance services.

2. Persons with Physical and Developmental Disabilities

Physical and developmental disabilities can hinder access to traditionally designed housing units and may limit the ability to earn adequate income. Physical, mental, and/or developmental disabilities may deprive a person from earning income, restrict mobility, or make self-care difficult. Persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs. Some residents may also have disabilities that require living in a supportive or assisted-living setting.

The ACS identifies six disability types: hearing, vision, cognitive, ambulatory, self-care, and independent living. The U.S. Census and ACS provide clarifying questions to determine persons with disabilities and differentiate disabilities within the population. The ACS defines a disability as a report of one of the six disabilities identified by the following questions:

- **Hearing Disability:** Is this person deaf or do they have serious difficulty hearing?
- **Visual Disability:** Is this person blind or do they have serious difficulty seeing even when wearing glasses?
- **Cognitive Difficulty:** Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions?
- **Ambulatory Difficulty**: Does this person have serious difficulty walking or climbing stairs?
- **Independent Living Difficulty:** Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone such as visiting a doctor's office or shopping?

According to the 2021 ACS data, about 17.2 percent of the City's population has a disability (**Table B-21**). Of those reporting a disability, the most common are independent living difficulty and ambulatory difficulty at 21.3 percent and 20.9 percent, respectively. The most common disability for persons under age 18 is cognitive difficulty, whereas ambulatory difficulty is the most common for persons between the ages of 18 and 64. For persons 65 and over, the most common disability is independent living difficulty.

The San Andreas Regional Center (SARC) is a community-based, private nonprofit corporation funded by the State to serve people with developmental disabilities. San Andreas is one of 21 regional centers throughout California serving individuals and their families who reside within Monterey, San Benito, Santa Clara, and Santa Cruz Counties. According to the *SARC Purchase of Services Expenditure and Demographic Data Report* for the fiscal year 2021 to 2022, there is a total of 20,774 developmentally disabled individuals from the region who received services.

Table B-21: Disability Status

Disability Type	Population with a Disability			Total	Percent of Total Disability Cases*	Percent of Total Population
	Under 18	18 to 64	65 and Over			
Population with a Hearing Difficulty	27	259	654	**940**	13.3%	2.3%
Population with a Vision Difficulty	70	235	175	**480**	6.8%	1.2%
Population with a Cognitive Difficulty	478	747	421	**1,646**	23.2%	4.0%
Population with an Ambulatory Difficulty	27	975	780	**1,782**	25.1%	4.3%
Population with a Self-care Difficulty	131	453	288	**872**	12.3%	2.1%
Population with an Independent Living Difficulty	--	779	591	**1,370**	19.3%	3.3%
Total	**733**	**3,448**	**2,909**	**7,090***	**100.00%**	**9.6%***

*This number may be counted multiple times as some persons report having one or more disabilities.
Source: American Community Survey, Table S1810, 5-Year Estimates, 2021.

The California Department of Developmental Services (CDDS) provides estimates of persons with developmental disabilities in Hollister, as shown in **Table B-22** below. As of January 2022, CDDS identified 228 juvenile persons and 226 adults having at least one developmental disability in the ZIP code 95023. CDDS also reported zero juvenile persons and an estimate of 11 adults having at least one developmental disability in the ZIP code 95024.

Table B-22: Developmental Disability Status for the ZIP Codes 95023 and 95024		
Disability Type	**Number of Residents**	
	95023	**95024**
Living Arrangement		
Home of Parent/Guardian	395	<11
Independent/Supported Living	23	0
Community Care Facility	20	0
Immediate Care Facility	0	0
Foster/Family Home	<11	0
Other	<11	0
Total	**454**	**<11**
Age Range		
0-17 Years Old	228	0
18+ Years Old	226	<11
Source: CA DDS data by ZIP Code, January 2022.		

Many people with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities may require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult. There are resources that may be beneficial for people living with a disability, including rent subsidized homes, licensed and unlicensed single-family residences, inclusionary housing, Housing Choice vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in new multifamily residences (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Key Challenges and Resources to Address Persons with Physical and Developmental Disabilities

Persons with physical and developmental disabilities in Hollister generally exhibited the following unique challenges to housing:

- Need for specialized housing to accommodate disabilities;
- Need for supportive services;
- Higher incidence of dependent living needs;

To address these challenges, the City must consider a variety of solutions to address the above issues. These may include:

- Regional coordination and support for services;
- Permitting of housing for persons with disabilities;
- Local supportive services to supplement physical housing needs;
- Prioritization of services for disabled persons;
- Housing regulations/accommodations of unique housing needs.

Resources, policies, and programs to address the above needs are listed in Appendix D Housing Resources and Chapter 2 Policy Plan. Currently, resources available to residents with disabilities in the City include organizations offering advocacy, employment, education, and support services.

3. Large Households

Large households are defined as those consisting of five or more members. These households comprise a special needs group because many communities have a limited supply of adequately sized, affordable housing units. To save for other necessities such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller units with an inadequate number of bedrooms, which frequently results in overcrowding and can contribute to faster rates of deterioration. Securing housing large enough to accommodate all members of a household is more challenging for renters as multi-family rental units are typically physically smaller than single-family ownership units. While apartment complexes offering two and three bedrooms are common, apartments with four or more bedrooms are rare. It is more likely that large households will experience overcrowding in comparison to smaller households. Throughout the region, single-family homes with higher bedroom counts, whether rental or ownership units, are rarely affordable to lower-income households.

Table B-23 below provides a breakdown of large households by tenure in Hollister. The data identifies the household size of homeowners and renters living in a large household. Large households are units with five or more occupants. Approximately 20.8 percent of owner households are large households. In comparison, 29.4 percent of renter households are large households. However, there is a larger number of owner households that have at least five occupants with 1,578 households reported in 2021, compared to 1,225 renter households considered to be large households. Overall, about 23.9 percent of all households in the City are large households.

Table B-23: Large Households by Tenure

Household Size	Owner		Renter		Total	
	Count	Percent of Owner HH	Count	Percent of Renter HH	Count	Percent of Total HH
5-Person Household	991	13.1%	475	11.4%	1,466	12.5%
6-Person Household	297	3.9%	497	11.9%	794	6.8%
7-or-more Person Households	290	3.8%	253	6.1%	543	4.6%
Total	**1,578**	**20.8%**	**1,225**	**29.4%**	**2,803**	**23.9%**

Source: American Community Survey, Table B25009, 5-Year Estimates, 2021.

Key Challenges and Resources to Address Large Households

Large households in Hollister have exhibited the following unique challenges to housing:

- Affordable options for large family households;
- Higher monthly cost burdens;
- Lack of available housing with sufficient bedroom counts;
- Options for larger bedroom counts in rental units

To address these challenges, the City must consider a variety of solutions to address the above issues. These may include:

- Affordable housing options for large family households;
- Prioritization of family-sized units in affordable housing developments;
- Permitting of larger bedroom counts in ownership and rental units.

Resources to address the above needs include Policy Actions included in the Policy Plan that promote the development and rehabilitation of housing that meets the needs of large households.

4. Female-Headed Households

Single-parent households often require special consideration and assistance. They have a greater need for affordable and accessible day care, health care, and other supportive services. Many female-headed single-parent households with children are statistically more susceptible to having lower incomes than similar two-parent households.

Table B-24 shows the City has 1,906 single-parent households. Of all households in Hollister, 13.9 percent are single-parent females and 6.1 percent are single-parent males. The percentage of single-parent households in Hollister is similar to the percentages for San Benito County. In Hollister, about four percent of single-parent households were estimated to be living in poverty in 2021.

Table B-24: Single Parent Households

Jurisdiction	Single-Parent Male, No Spouse Present		Single-Parent Female, No Spouse Present		Single-Parent HH Living in Poverty		Single Parent HH	Percent of Total HH
	Count	Percent*	Count	Percent*	Count	Percent*		
San Benito County	1,513	9.9%	1,542	10.1%	480	3.2%	3,055	20.1%
Hollister	**578**	**6.1%**	**1,328**	**13.9%**	**385**	**4.0%**	**1,906**	**20.0%**
San Juan Bautista	15	3.3%	31	6.7%	31	6.7%	46	10.0%
Watsonville	535	4.7%	1,760	15.5%	626	5.5%	2,295	20.2%
Gilroy	958	7.0%	1,792	13.1%	375	2.7%	2,750	20.2%

Note: HH = Households
* Percent of total households
Source: American Community Survey, Table B17010, 5-Year Estimates, 2021.

As shown below, **Table B-25** demonstrates the breakdown of female-headed households in the City. Of all households in Hollister, 18.8 percent are single-female households with no spouse present. Of these households, 20.1 percent are single-female households living in poverty, which is 3.8 percent of total households in Hollister. The percentage of total female headed households in Hollister is higher than the percentage for San Benito County. Overall, the City has higher percentages of single-female households, single-female households living in poverty, single-parent female households, and single-parent female households living in poverty. In Hollister, about 3.7 percent of total households were estimated to be single-parent female households living in poverty in 2021.

Table B-25: Female-Headed Households

Jurisdiction	Single Female HH, No Spouse Present		Single Female HH Living in Poverty		Single Parent Female, No Spouse Present		Single Parent Female HH Living in Poverty		Percent of Total HH
	Count	Percent[1]	Count	Percent[1]	Count	Percent[1]	Count	Percent[1]	
San Benito County	2,217	**14.6%**	436	2.9%	1,542	10.1%	411	2.7%	**14.6%**
Hollister	**1,795**	**18.8%**	**360**	**3.8%**	**1,328**	**13.9%**	**348**	**3.7%**	**18.8%**
San Juan Bautista	58	12.6%	31	6.7%	31	6.7%	31	6.7%	12.6%
Watsonville	2,753	24.2%	676	6.0%	1,760	15.5%	645	5.7%	24.2%
Gilroy	2,923	21.4%	382	2.8%	1,792	13.1%	364	2.7%	21.4%

Note: HH = Households
1. Percent of Total Households
Source: American Community Survey, Table B17012, 5-Year Estimates, 2020.

Key Challenges and Resources to Address Single Parent Households

Single parent households in Hollister have exhibited the following unique challenges to housing:

- Affordable housing options;
- Rental and for sale housing options;
- Higher monthly cost burdens with single income families;
- Childcare needs and costs for working families.

To address these challenges, the City must consider a variety of solutions to address the above issues. These may include:

- Affordable housing options for single income families;
- Accessibility to childcare options.

Resources to address the above needs include Policy Actions included in the Policy Plan that promote the development and rehabilitation of housing that meets the needs of single parent households.

5. Farmworkers

Farmworkers are defined by HCD as people whose primary incomes are earned through permanent or seasonal agricultural labor. Generally, permanent farmworkers (working 150 days or more) work in the fields, processing plants, or support activities on a year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal farmworkers, often supplied by a labor contractor. For some crops, farms may hire migrant farmworkers, defined those whose travel prevents them from returning to their primary residence every evening. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The U.S. Department of Agriculture, National Agricultural Statistics provides data on hired farmworkers across the United States at both a state and county level. Within San Benito County, there was a total of 1,888 hired farmworkers in 2017. A total of 983 were considered permanent and 905 were considered seasonal (working less than 150 days annually). Additionally, the County reported 845 migrant farmworkers.

According to ACS, there were 891 people (4.5 percent of total population) employed in agriculture, forestry, fishing and hunting, and mining in Hollister in 2021. The City estimates that approximately 75 percent of the 891 persons employed in agriculture, forestry, fishing and hunting, and mining in Hollister in 2021, or 668 Hollister residents, are farmworkers. Additionally, the City estimates that the housing need for farmworkers in Hollister is approximately 300 units. According to the California Employment Development Department, residents in the San Jose-Sunnyvale-Santa Clara metropolitan statistical area (MSA) employed in the Farming, Fishing, and Forestry occupation earn one of the lowest salaries in comparison to other occupations, with an estimated median income of $37,992.

The Farmworker Health Study (FWHS) funded by the California Department of Public Health and conducted by researchers at the University of California, Merced (UC Merced) analyzed farmworker health in California. Farmworkers in the study were most likely to be renters (92 percent), living in single-family homes (55 percent), and very few renters relied on employers to pay any or all of their rent (2 percent). The FWHS research suggests that farmworkers generally lived in substandard housing (e.g., older homes, apartments, mobile homes, motels, garages, or other similar spaces), often requiring repairs such as new roofs, plumbing, heating and cooling systems, and termite clean-up. Poor ventilation and crowded spaces put farmworkers at increased risk for respiratory illnesses such as asthma and infectious diseases like tuberculosis and COVID-19.

FWHS respondents lived in large, overcrowded households with low incomes and several household problems; arrangements associated with decreased mental health. On average, farmworker households were larger than the State's average (3.0 person per household), with a median household size of four persons. Over 29 percent of farmworkers' households had six or more persons. More than half (55 percent) of farmworkers reported that two persons slept in their room, but more than one-fourth step in a room with three or more persons indicating overcrowding. More than two-thirds of farmworkers lived in households with one or more children under the age of 18. The median number of children per

household was two, and more than two in five households had three or more children. While less than 5 percent of the City's population is employed in agriculture, many of the farm and agricultural workers in the County spend time in the City of Hollister. Generally, the overall trend and characteristics of farmworkers in the UC Merced study mirror that of farmworkers in Hollister and the County of San Benito.

Key Challenges and Resources to Address Farmworker Housing Needs

Farmworker households in Hollister have generally exhibited the following unique challenges to housing:

- Affordable housing options;
- Rental and for sale housing options;
- Higher incidents of cost burden for housing;
- Childcare needs and costs for working families.

Similar to other special needs groups, farmworker needs may be focused on affordability of housing and access to services that support lower monthly overall costs. To address these challenges, the City must consider a variety of solutions to address the above issues. These may include:

- Affordable housing options for farmworkers;
- Accessibility to childcare options

The California Department of Education also has Federal and State programs that offer services to migrant students. The College Assistance Migrant Program (CAMP) and the High School Equivalency Program (HEP) assists students from migrant and seasonal farmworker backgrounds succeed in college. CAMP offers a pre-college transition and first year support system to assist students in developing the skills needed to stay in school and successfully graduate from college. HEP helps students who have dropped out of high school get their High School Equivalency Credential.

Resources to address the above needs include Policy Actions included in the Policy Plan that promote the development and rehabilitation of housing that meets the needs of farmworkers.

6. Extremely Low-Income Household and Poverty Status

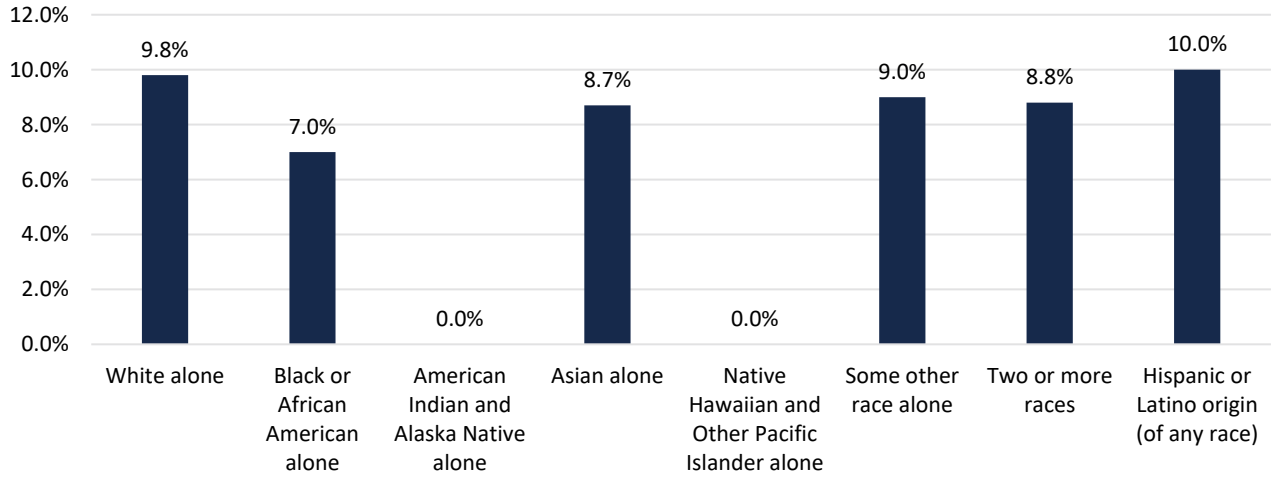
CHAS data indicates there are 2,255 low-income households and 1,280 very low-income households in Hollister. Very low-income households are households that earn 50 percent or less than the HAMFI for San Benito County. Extremely low-income households are those that earn 30 percent or less of the HAMFI for San Benito County. Extremely low-income (ELI) households are generally more likely to experience overpayment, overcrowding, or substandard housing conditions, and are more likely to include transition and supportive housing. As shown in **Table B-17**, extremely low-income renters experience higher incidents of overpayment compared to any other income groups. In Hollister, there is a large percentage of ELI renters (16.7 percent and 15.5 percent, respectively) that experience cost burden over 30 percent and 50 percent of their income towards housing.

According to CHAS, there are 1,280 extremely low-income households in Hollister (renters and owners). As shown in **Table B-12**, there are 440 owner-occupied households and 840 renter households within Hollister. As shown in **Table B-14**, more renters than homeowners are subject to at least one housing

challenge in Hollister. **Table B-14** further shows extremely low-income renters to have the highest rate of housing problems. Of the 840 renter households, 715 of them have at least one of the four housing problems (85.1 percent of extremely low-income renter households). As stated above, one of the housing problems is overcrowded conditions (more than one person per room). Lower-income households tend to have higher rates of overcrowded conditions which could lead to deteriorating housing conditions and housing issues. The extremely low-income household need is generally estimated as 50 percent of the very low-income RHNA. The City's very low-income RHNA is 846 units; therefore, the projected housing need for extremely low-income households is 423 units.

According to 2021 ACS data, 9.3 percent of the Hollister population lives in poverty. **Figure B-5** illustrates the percentage of people within each racial and ethnic group living below the poverty level. The values shown in **Figure B-5** when compared to **Figure B-2** show a disproportional ratio of certain racial groups experiencing higher levels of poverty. For example, persons identifying as Some Other Race or Two or More Races represent two percent of the population when combined; however, they represent 17.8 percent of Hollister residents living in poverty.

Figure B-5: Percent Below Poverty Level, by Race and Hispanic or Latino Origin



Source: American Community Survey, Table S1701, 5-Year Estimates, 2021.

Key Challenges and Resources to Address Extremely Low-Income Households

Extremely low-income households in Hollister have generally exhibited the following unique challenges to housing:

- Need for rental assistance;
- Need for increased affordable housing options;
- Higher incidents of cost burden for housing;
- Affordable rental and for-sale options.

Extremely low-income household needs are focused on affordability of housing and access to resources and services that support affordable costs. To address these challenges, the City must consider a variety of solutions to address the above issues. These may include:

- Affordable housing options for extremely low-income households;
- Preservation of existing subsidized or affordable housing units;
- Development of additional affordable housing units;
- Inclusionary policies;
- Transitional, supportive, and homeless housing options.

Resources to address the needs of extremely low-income households include a variety of federal, state, and regional programs such as Section 8, HUD, CalWORKS, and other public and private funding sources. The City includes policies and actions in Chapter 2 Policy Plan to address the needs of extremely low-income households. The City will continue to pursue grant funding from state and federal agencies for affordable housing projects and programs in the City.

7. Persons Experiencing Homelessness

Homelessness has become an increasingly important issue across the State and the region. General factors contributing to the rise in homelessness include increased unemployment and underemployment, a lack of housing affordable to lower- and moderate-income persons (especially extremely low-income persons), reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

State law mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. “Homelessness” as defined by HUD has been updated to include the following descriptions for homeless:

- People who are living in a place not meant for human habitation, in an emergency shelter, in transitional housing, or exiting an institution where they temporarily resided.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 days or more, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing.

These definitions do not include persons living in substandard or overcrowded housing units, persons being discharged from mental health facilities (unless the person was homeless when entering and is considered homeless at discharge), or persons who may be at risk of homelessness.

The San Benito County Point-in-Time Count (PIT) is conducted by the Coalition of Homeless Services Providers in accordance with HUD guidelines and identifies where homeless individuals are living in the County[4]. HUD requires communities to conduct the Point-in-Time Count every two years. The PIT count accounted sheltered and unsheltered (RV, tent, car or van, outdoors in streets or parks, and abandoned buildings) persons. As shown in **Table B-26**, there were approximately 103 individuals are experiencing homelessness in the City of Hollister and 357 individuals total experiencing homelessness in the County of San Benito in 2022. Of those counted, 89 were sheltered and 268 were unsheltered. This is a 26.6 percent increase from the Point-in-Time Count in 2019 (283 homeless individuals), but less than the count in 2017 (527 homeless individuals). Approximately 75 percent of all unhoused persons in the County are unsheltered.

Seventy-eight percent of the population experiencing homelessness were older than 25 years old, 10 percent were between the ages of 18 and 24, and 12 percent were under the age of 18 years old. Overall, the unhoused population in the County increased by 26 percent from 2019 to 2022. According to the survey responses, financial issues (job loss, eviction, etc.) (37 percent), divorce/separation/breakup (30 percent), legal issues (26 percent), and physical/emotional/sexual abuse (24 percent) were reported at the primary conditions that lead to homelessness.

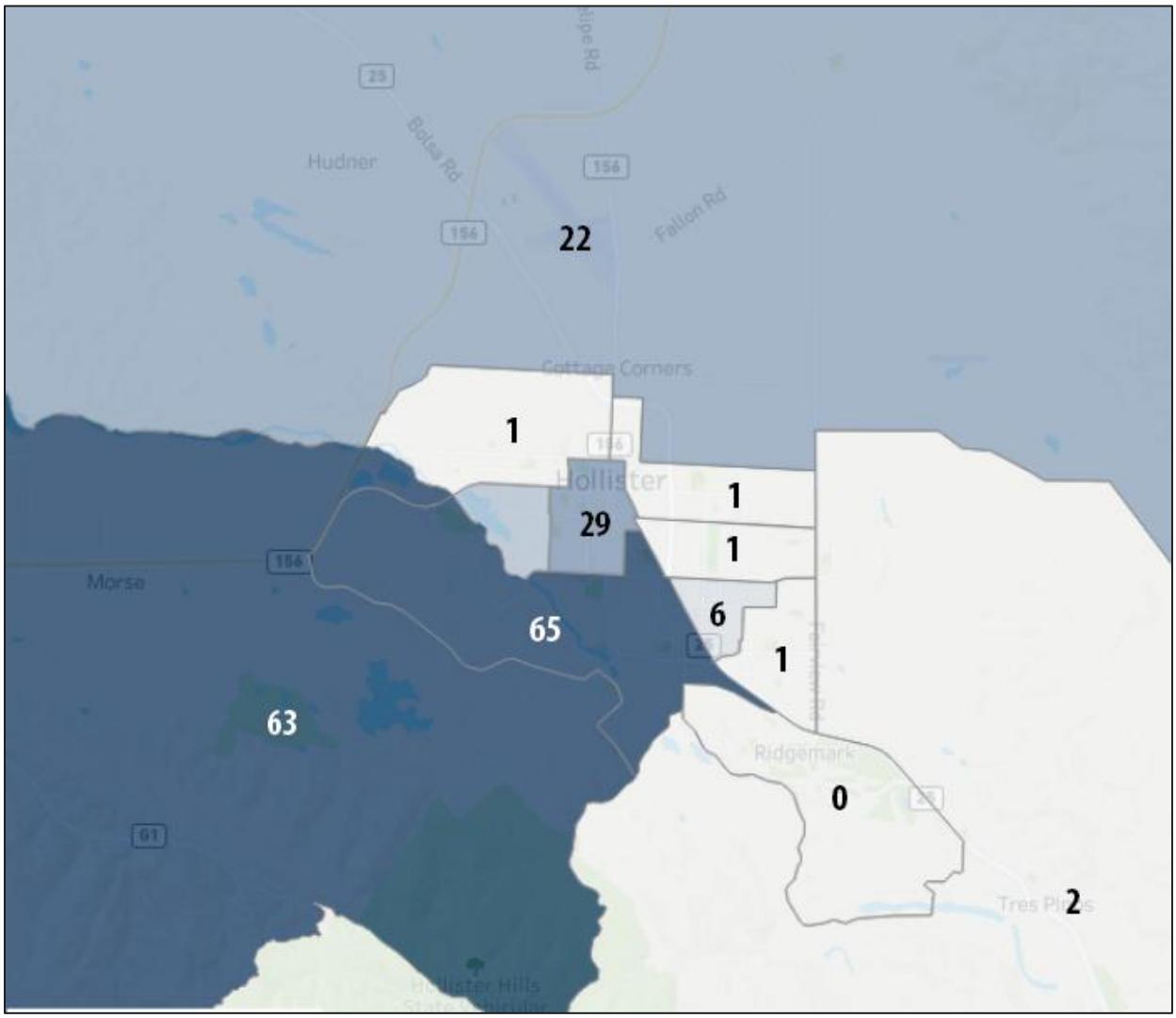
Figure B-6 shows concentrations of individuals experiencing homelessness within Hollister and surrounding region based on census tract during the PIT count. The data shows that the highest concentrations of unhoused individuals are located in the southwest region of the City while the east and southeast areas of the City have lower numbers of unhoused individuals. City staff has identified the greatest concentration of homeless individuals around the San Benito River and creeks just outside the City boundaries and along the rail lines running through the City. While some of these areas are outside the City's limits, unhoused persons sheltering in these areas spend much of their time within City boundaries in areas with more accessibility to services, resources, and public transportation. Much of the services and resources available to homeless individuals are provided by the County of San Benito in offices withing the City of Hollister. Appendix D provides a comprehensive list of resources and services available to homeless individuals within the City and throughout the County.

The City believes that the transient nature of homelessness contributes to the fluctuation in homeless population counts. While the total population of homeless individuals in all of San Benito County varies, the average homeless population from 2019 to 2022 has been approximately 320 persons per year. The City understands that homeless population fluctuates so it will continuously monitor homeless service needs in order to better serve the needs of unhoused persons.

[4] The Coalition of Homeless Services Providers does not provide city-specific data.

Table B-26: Homelessness in San Benito County (2019-2022)							
Jurisdiction	Unsheltered		Sheltered		Total		
	2019	2022	2019	2022	2019	2022	Percent Change
San Benito County	169	268	114	89	283	357	26.1%
Source: The Coalition of Homeless Services Providers Point-in-Time (PIT) Count, 2019, 2022.							

Figure B-6: Total People Living Unsheltered by Census Tract, San Benito County (2022)



Source: AFFH Data Viewer, HCD

8. Students

Students enrolled in post-secondary education may seek shared housing situations to decrease expenses which can lead to overcrowding. Student housing often only produces a temporary housing need based on the educational institution enrollment duration. Typically, lower-income students are affected by a lack of affordable housing, especially within easy commuting distance from campus. Students living independently have varied needs and may live on fixed incomes.

According to ACS data, there are approximately 2,695 persons in the City, or 22.5 percent of the total population, which are enrolled in college or graduate school. Of the Hollister residents enrolled in higher education, 88.5 percent are enrolled in public institutions and 11.5 percent are enrolled in private institutions. Gavilan College Extension is a college located within San Benito County. Higher education institutions located outside the County, but still within commuting distance from Hollister, include trade schools, community colleges, and universities located in Santa Cruz, Monterey, and Santa Clara counties.

At colleges throughout the country, there is a rapidly growing awareness of the serious challenges that students face meeting basic needs. A report by the California Community College Chancellor's Office found that 56 percent of students were food insecure, and nearly half were either experiencing housing insecurity (35 percent) or homelessness (14 percent).[5] Students often require affordable rental housing; the City recognizes that housing affordability and availability may provide a burden on students in Hollister.

Housing Stock Characteristics

Hollister's housing stock includes all housing units located within City limits. Housing stock growth, type, availability and tenure, age and condition, housing costs, and affordability are important characteristics affecting how well the housing stock meets current needs for the community. This section details the City's housing stock characteristics to identify how well the needs of current and future residents are addressed.

1. Housing Growth

Table B-27 below displays housing stock growth data for Hollister and nearby jurisdictions. According to ACS data, Hollister added 946 additional housing units between 2010 and 2021, an 8.5 percent increase. Of nearby communities, Hollister saw the highest percentage of growth from 2015 to 2021 at 15.7 percent, which is over double the percent growth change from 2010 to 2015.

Table B-27 Housing Unit Growth (Growth Trends, 2010-2021)

Jurisdiction	2010	2015	2021	Percent Change 2010 to 2015	Percent Change 2015 to 2021	Percent Change 2010 to 2021
San Benito County	17,873	18,038	19,961	0.9%	10.7%	11.7%
Hollister	**11,110**	**10,422**	**12,056**	**6.2%**	**15.7%**	**8.5%**
San Juan Bautista	586	940	733	60.4%	-22.0%	25.1%
Watsonville	14,498	14,744	15,233	13.3%	11.2%	5.1%
Gilroy	14,772	15,319	17,654	3.7%	15.2%	19.5%
Source: American Community Survey, Table DP04, 5-Year Estimates, 2010, 2015, and 2021.						

[5] California Community Colleges, Chancellor's Office, Basic Needs Survey report, 2018.

2. Housing Units by Types

Table B-28 provides a breakdown of number of housing units by type for Hollister and San Benito County. Housing in Hollister is predominantly detached single-family residences (81.5 percent). About 14.3 percent of Hollister housing units are multi-family residences. Mobile homes, boats, and other types of housing make up the smallest number of housing units by type. A wider range of housing types is important in providing for the diverse housing needs of the Hollister population.

Table B-28: Total Housing Units by Type

Jurisdiction	Single- Family Detached		Single-Family Attached		Multi-Family		Mobile Homes, Boats, and other Types of Housing	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Hollister	**9,570**	**81.5%**	**283**	**2.4%**	**1,685**	**14.3%**	**198**	**1.7%**
San Benito County	15,546	81.2%	826	4.3%	2,044	10.7%	728	3.8%

Source: American Community Survey, Table S2504, 5-Year Estimates, 2021.

3. Housing Availability and Tenure

Housing tenure and vacancy generally influence the supply and cost of housing. Housing tenure defines whether a unit is owner occupied or renter occupied. The tenure characteristics in a community can indicate several aspects of the housing market, such as affordability, household stability, and availability of unit types, among others. In many communities, tenure distribution generally correlates with household income, composition, and age of the resident.

Homeowners tend to gravitate towards single-family, detached residences as they are typically better suited for larger households and are more affordable to home buyers rather than renters. As of ACS data from 2021, 95.1 of homeowners live in single-family, detached residences, as shown below in **Table B-29**. In comparison, 56.9 percent of renters live in single-family detached homes, whereas 37.7 percent of renters live in multi-family residences. In total, 64.6 percent of all occupied housing units were made up of homeowners and 35.4 percent renters.

Table B-29: Occupied Housing Units by Type and Tenure (2021)

Tenure	Single-Family Detached	Single-Family Attached	Multi-Family	Mobile Homes, Boats, and other Types of Housing	Total Number of Occupied Units	Total Percent of Occupied Units
Owner Occupied	95.1%	1.7%	1.5%	1.7%	7,577	**64.6%**
Renter Occupied	56.9%	3.7%	37.7%	1.7%	4,159	**35.4%**

Source: American Community Survey Table B25032, 5-Year Estimates, 2021.

While multi-family residences are typically more affordable to renters, the average household size in Hollister is one of the largest when compared to nearby jurisdictions. **Table B-30** shows that both owner-occupied households and renter-occupied households in Hollister exceed the average household size in

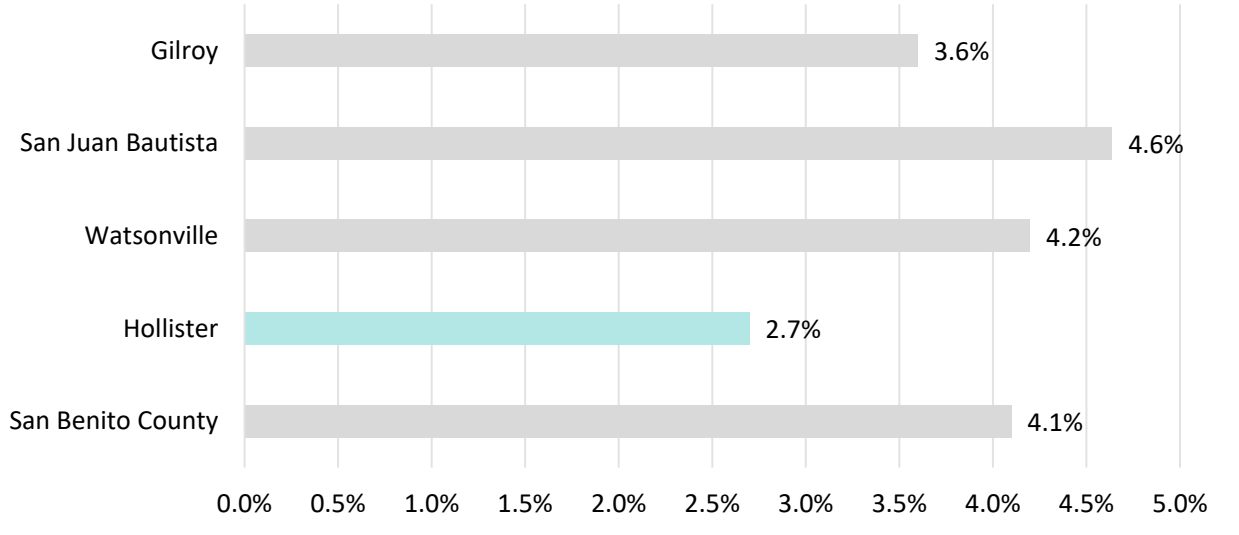
the County. Hollister has approximately 3.48 persons per owner-occupied household and 3.51 per renter-occupied household.

Table B-30: Average Household Size by Tenure (2021)				
Jurisdiction	**Owner-Occupied Households[1]**	**Average Owner Household Size**	**Renter-Occupied Households[1]**	**Average Renter Household Size**
San Benito County	12,944	3.24	6,200	3.41
Hollister	**7,577**	**3.48**	**4,159**	**3.51**
San Juan Bautista	394	2.35	305	3.11
Watsonville	860	2.28	273	2.94
Gilroy	10,999	3.44	6,024	3.42

1. Percent of total households
Source: American Community Survey, Table DP04, 5-Year Estimates, 2021.

Vacancy rates are also an important housing indicator as they can influence housing choices available. Higher vacancy rates can be indicative of low demand and/or high supply conditions in the housing market. High vacancy rates can influence an owner's ability to sell or lease housing units. Low vacancy rates can be indicative of high demand and/or low supply in the housing market. Low vacancy rates can create inflationary effects on housing costs. This may contribute to reducing a household's ability to find housing. Vacancy rates of two to three percent are generally considered healthy for single-family or ownership housing, and vacancy rates of five to six percent are generally considered healthy for multi-family or rental housing. Vacancy rates should be evaluated within the context of all local and regional market considerations. Hollister has the lowest vacancy rate (including for-sale and rental units) compared to nearby jurisdictions, as illustrated in **Figure B-7**.

Figure B-7: For Sale and Rental Unit Vacancy Rates by Jurisdiction



Source: American Community Survey, DP04, 5-Year Estimates, 2021.

Table B-31 below displays ACS data for vacancy rates in Hollister. The largest type of vacant housing is housing that remains vacant for unknown reasons at 26.6 percent of total vacant homes. This is followed by homes that are sold, but not occupied at 20 percent. Seasonal, recreational, or occasional use units may include secondary vacation homes or short-term rental homes; these homes often do not contribute to the housing needs of a community as they are not considered valuable for long-term rental or occupancy purposes.

Table B-31: Vacant Housing Units by Type in Hollister (2021)

Type of Housing	Estimated Units	Percent of Vacant
For rent	40	12.5%
Rented, not occupied	57	17.8%
For sale only	27	8.4%
Sold, not occupied	64	20.0%
For seasonal, recreational, or occasional use	47	14.7%
Other vacant	85	26.6%
Total	**320**	**100%**

Source: American Community Survey, Table B25004, 5-Year Estimates, 2021.

4. Housing Age and Conditions

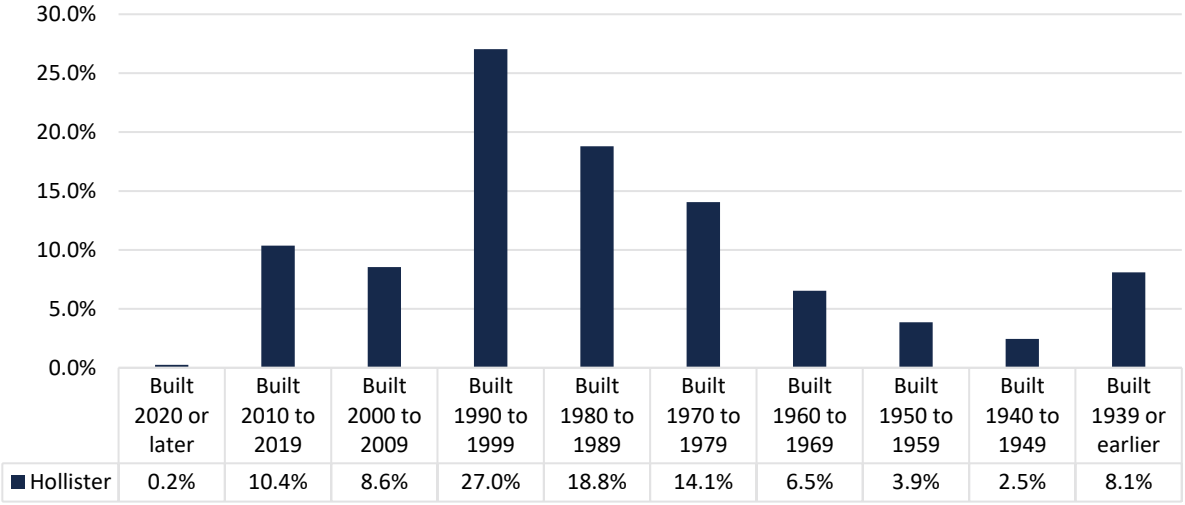
Housing age can be an important indicator of housing conditions within a community. Housing that is over 30 years old is typically in need of major rehabilitation, such as a new roof, foundation, or plumbing. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. **Figure B-8** shows the age of housing stock in the City. The majority of housing stock was built after the 1980s. Specifically, 27 percent of the City's housing stock was built between 1990 and 1999. This is followed by 1980 to 1989 at 14.1 percent. This reflects an aging housing stock that may need certain updates. The majority of the City's housing was built prior to 1990. Approximately 53.9 percent of the housing stock was built in 1989 or earlier. This indicates that at least 53.9 percent of the City's housing stock may be in need of some rehabilitation or replacement, depending on the conditions of the units.

As shown in **Table B-14,** approximately 25 percent of all households in the City experience at least one of the four severe housing problems (lacks complete kitchen, lacks complete plumbing, severely overcrowded, severely cost-burdened). Of the approximately 2,835 households experiencing at least one of the four severe housing problems, the City estimates that approximately 3 percent, or 85 housing units, are in need of moderate to significant rehabilitation. Additionally, the City estimates that approximately 3-5housing units may be in need of replacement, many of which have not been occupied in the last planning period.

While the City is not aware of areas that have a higher number of units in need of rehabilitation and replacement, it is generally assumed that housing units constructed prior to 1960 exhibit the highest incidence of housing issues. The greatest concentration of homes constructed prior to 1960 are located within the City core directly in and surrounding the downtown area where the City's first structures were

developed. There are many historic and aging homes within the City's core and some may be in need of moderate to significant rehabilitation.

Figure B-8: Housing Stock Age

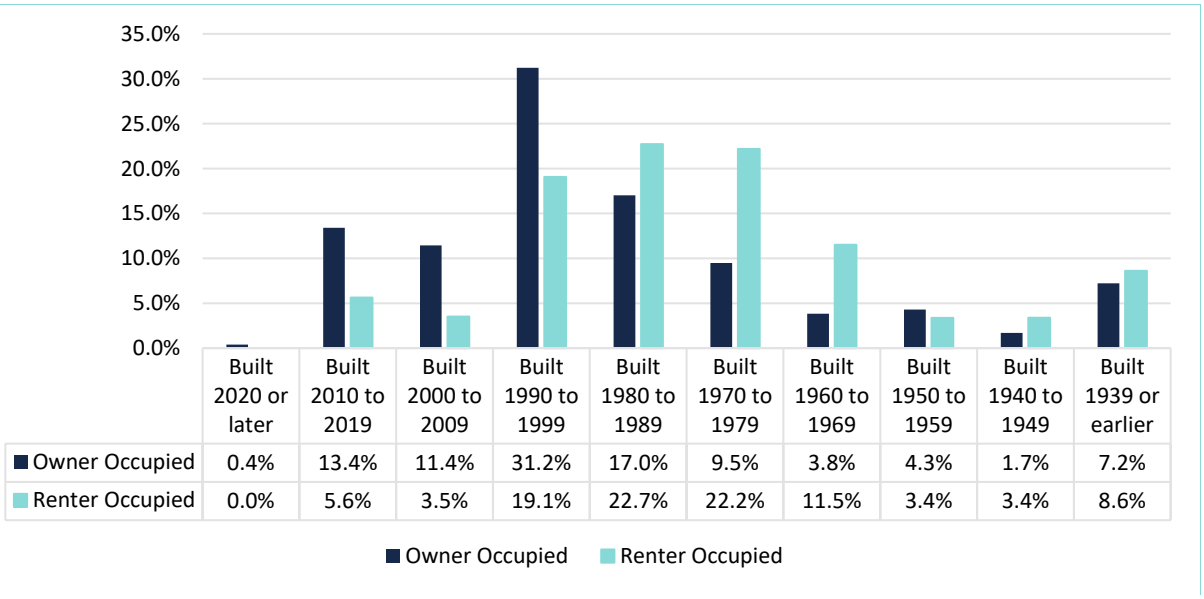


	Built 2020 or later	Built 2010 to 2019	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier
Hollister	0.2%	10.4%	8.6%	27.0%	18.8%	14.1%	6.5%	3.9%	2.5%	8.1%

Source: American Community Survey, Table B25034, 5-Year Estimates, 2021.

Figure B-9 below displays housing units by year they were built and whether they are currently occupied by homeowners or renters. Based on the data below, owners tend to live in units built after 1990, whereas renters are more likely to live in units built prior to 1990. Owners are more likely than renters to live in units built after 1990.

Figure B-9: Tenure by Year Structure Built



	Built 2020 or later	Built 2010 to 2019	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier
Owner Occupied	0.4%	13.4%	11.4%	31.2%	17.0%	9.5%	3.8%	4.3%	1.7%	7.2%
Renter Occupied	0.0%	5.6%	3.5%	19.1%	22.7%	22.2%	11.5%	3.4%	3.4%	8.6%

Source: American Community Survey, Table B25036, 5-Year Estimates, 2021.

5. Housing Costs and Affordability

Housing costs reflect the supply and demand of housing in a community. The following summarizes the cost and affordability of Hollister's housing stock.

Table B-32 below shows that the median home value in the City was $566,900 in 2021. This is below the County median home value at $623,000 and lower than the median home value of other nearby jurisdictions. **Table B-35** shows median monthly rental rates for units within the City. The monthly rental rates for all unit types increased from 2017 to 2021, with the highest increase in two-bedroom units. As of December 2023, Zillow lists the median rent for all bedroom and all property types in Hollister as $3,000.

Table B-32: Average Home Value by Community (2023)

Jurisdictions	Average Home Sale Value
San Benito County	$623,000
Hollister	**$566,900**
San Juan Bautista	$629,500
Watsonville	$637,100
Gilroy	$778,300

Source: American Community Survey, Table DP04, 5-Year Estimates, 2021.

An analysis of market value home sales in Hollister from 2020-2023 showed that true sale prices were significantly higher than ACS estimates. The City collaborated with the local Real Estate Association to analyze home sales from January 2020 to December 2023. As shown in **Table 2-33** below, true sale prices often differ from ACS estimates which may not always accurately reflect local market conditions. **Table B-34** analyzes home sales for units ranging from two to five bedrooms.

Table B-33: Average Home Sale Costs (2023)

Year	Average Home Sale Value
2020	$590,512
2021	$707,242
2022	$753,676
2023	$709,574

Source: MLS Listings, 2020-2023

Table B-34: Average Home Sale Costs by Home Size	
Year	**Average Home Sale Value**
2-Bedroom	
2020	$501,842
2021	$543,446
2022	$606,554
2023	$593,316
3-Bedroom	
2020	$559,245
2021	$679,146
2022	$718,229
2023	$675,312
4-Bedroom	
2020	$619,915
2021	$768,480
2022	$814,788
2023	$759,773
5-Bedroom	
2020	$681,047
2021	$837,895
2022	$875,133
2023	$809,895
Source: MLS Listings, 2020-2023 *Average sales values for 2-bedroom units may be skewed due to fewer product types being sold in the City.	

The City has seen significant increase in housing costs in the last decade and understands the complexity of addressing these issues. The City is dedicated to increasing housing opportunities at all income levels through the numerous commitments made in the Policy Plan.

Table B-35: Monthly Rental Rates (2017-2021)						
Unit Type	2017	2018	2019	2020	2021	% Change 2017-2021
Studio	-	$724	$789	$774	-	6.9%*
1 bedroom	$796	$839	$907	$933	$849	6.6%
2 bedrooms	$1,125	$1,194	$1,223	$1,258	$1,460	29.8%
3 bedrooms	$1,709	$1,803	$1,858	$1,794	$1,920	12.3%
4 bedrooms	$2,161	$2,243	$1,980	$1,944	$1,978	8.5%
5 or more bedrooms	-	-	-	-	$2,875	-

*Percent change was calculated using the most recent data made best available by ACS Table B25031.
Note: As of December 2023, Zillow lists the median rent for all bedrooms and all property types in Hollister as $3,000. Zillow does not specify rent by unit breakdown.
Source: American Community Survey, Table B25031, 5-Year Estimates, 2017, 2018, 2019, 2020, and 2021.

Housing affordability can be inferred by comparing the cost of renting or owning a home with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment. HUD annually conducts nationwide household income surveys to determine the HAMFI and a household's eligibility for federal housing assistance. Based on this survey, HCD developed income limits which can be used to determine the maximum price affordable to households in the upper range of their respective income category. The maximum monthly affordable price is calculated as 30 percent of the monthly gross income limit split between 12 months. The maximum affordable housing costs for homeowners and renters in San Benito County are shown in **Table B-36** and **Table B-37**, respectively.

The data show the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to median home value (**Tables B-32 and B-33**) to determine what types of housing opportunities a household can afford.

Extremely Low-Income Households

Extremely low-income households earn less than 30 percent of the County HAMFI – up to $23,400 for a one-person household and up to $36,100 for a five-person household in 2023. Extremely low-income households cannot afford market-rate rental or ownership housing in the City without assuming a substantial cost burden.

Very Low-Income Households

Very low-income households earn between 31 percent and 50 percent of the County HAMFI – up to $39,000 for a one-person household and up to $60,150 for a five-person household in 2023. The maximum affordable home price for a low-income household is $84,000 for a one-person household and up to $127,000 for a five-person household. A one-person very low-income household can afford to pay up to $975 in monthly rent and a five-person very low-income household can pay up to $1,504 in monthly rent. Given housing costs, very low-income households cannot afford market-rate rental or ownership housing in the City without assuming a substantial cost burden.

Low-Income Households

Low-income households earn between 51 percent and 90 percent of the County's HAMFI – up to $62,350 for a one-person household and up to $96,200 for a five-person household in 2023. The maximum affordable home price for a low-income household is $162,500 for a one-person household and $248,000 for a five-person household. Based on the median home value in Hollister in 2021 (**Tables B-32 and B-33**), homeownership is not affordable to low-income households. A one-person low-income household could afford to pay up to $1,559 in rent per month and a five-person low-income household could afford to pay as much as $2,405 per month.

Moderate-Income Households

Moderate-income households earn between 81 percent and 120 percent of the County's HAMFI – up to $117,750 for a one-person household and up to $181,700 for a five-person household in 2023. The maximum affordable purchase price for a moderate-income household is $349,000 for a one-person household and $535,000 for a five-person household. Based on the median home value in Hollister in 2021 (Table B-32), homeownership is not affordable to moderate-income households. The maximum affordable rent payment for moderate-income households is between $2,944 and $4,543 per month. Appropriately sized, market-rate rental housing is generally affordable to moderate-income households.

Table B-36: Estimated Affordable Housing Costs for Homeowners (2023)						
Annual Income		Mortgage	Utilities[1]	Tax and Insurance	Total Affordable Monthly Housing Cost	Affordable Purchase Price
Extremely Low-Income (30% of HAMFI)						
1-Person	$23,400	$198	$299	$88	$585	$31,500
2-Person	$26,750	$251	$318	$100	$669	$40,000
3-Person	$30,100	$273	$367	$113	$753	$43,000
4-Person	$33,400	$288	$422	$125	$835	$45,500
5-Person	$36,100	$290	$478	$135	$903	$46,000
Very Low-Income (50% of HAMFI)						
1-Person	$39,000	$530	$299	$146	$975	$84,000
2-Person	$44,550	$629	$318	$167	$1,114	$99,500
3-Person	$50,100	$698	$367	$188	$1,253	$110,000
4-Person	$55,650	$760	$422	$209	$1,391	$120,000
5-Person	$60,150	$800	$478	$226	$1,504	$127,000
Low-Income (80% HAMFI)						
1-Person	$62,350	$1,026	$299	$234	$1,559	$162,500
2-Person	$71,250	$1,196	$318	$267	$1,781	$189,500
3-Person	$80,150	$1,336	$367	$301	$2,004	$211,500
4-Person	$89,050	$1,470	$422	$334	$2,226	$232,000
5-Person	$96,200	$1,566	$478	$361	$2,405	$248,000
Moderate-Income (120% HAMFI)						
1-Person	$117,750	$2,203	$299	$442	$2,944	$349,000
2-Person	$134,600	$2,542	$318	$505	$3,365	$402,000
3-Person	$151,450	$2,851	$367	$568	$3,786	$451,000
4-Person	$168,250	$3,153	$422	$631	$4,206	$499,000
5-Person	$181,700	$3,384	$478	$681	$4,543	$535,000

Assumptions: 2023 HCD income limits for San Benito County, CA HUD Metro FMR Area; 30 percent gross household income as affordable housing cost; 15 percent of monthly affordable cost for taxes and insurance; 5 percent down payment; and 7 percent interest rate for a 30-year fixed-rate mortgage loan. Utilities based on the Santa Cruz Housing Authority Utility Allowance Schedule.

1. Utilities include garbage, sewer, water, cooking, heating, and general utilities such as lights.

Source: San Benito Housing Authority, Santa Cruz Housing Authority Utility Allowance Schedule; Cities of Hollister and San Juan Bautista Utility Allowance, California Department of Housing and Community Development, 2023 State Income Limits, and Kimley Horn and Associates.

Table B-37: Affordable Monthly Housing Cost for Renters (2023)				
Annual Income		**Rent**	**Utilities[1]**	**Total Affordable Monthly Housing Cost**
Extremely Low-Income (30% of HAMFI)				
1-Person	$23,400	$286	$299	$585
2-Person	$26,750	$351	$318	$669
3-Person	$30,100	$386	$367	$753
4-Person	$33,400	$413	$422	$835
5-Person	$36,100	$425	$478	$903
Very Low-Income (50% of HAMFI)				
1-Person	$39,000	$676	$299	$975
2-Person	$44,550	$796	$318	$1,114
3-Person	$50,100	$886	$367	$1,253
4-Person	$55,650	$969	$422	$1,391
5-Person	$60,150	$1,026	$478	$1,504
Low-Income (80% HAMFI)				
1-Person	$62,350	$1,260	$299	$1,559
2-Person	$71,250	$1,463	$318	$1,781
3-Person	$80,150	$1,637	$367	$2,004
4-Person	$89,050	$1,804	$422	$2,226
5-Person	$96,200	$1,927	$478	$2,405
Moderate-Income (120% HAMFI)				
1-Person	$117,750	$2,645	$299	$2,944
2-Person	$134,600	$3,047	$318	$3,365
3-Person	$151,450	$3,419	$367	$3,786
4-Person	$168,250	$3,784	$422	$4,206
5-Person	$181,700	$4,065	$478	$4,543

1. Utilities include garbage, sewer, water, cooking, heating, and general utilities such as lights.
Source: Santa Cruz County Housing Authority Utility Allowance Schedule; Cities of Hollister and San Juan Bautista Utility Allowance, 2023 State Income Limits, and Kimley Horn and Associates.



Appendix C: Housing Constraints



Housing Constraints

Multiple factors can influence the provision of adequate housing or access to opportunities for current and future residents in Hollister. These factors may include non-governmental, governmental, infrastructure, and environmental constraints, such as:

- Non-Governmental Constraints:
  - Land costs
  - Constructions costs
  - Availability of financing
- Governmental Constraints:
  - Land use controls
  - Development standards
  - Permitting processes and fees
  - Local ordinances
- Infrastructure Constraints:
  - Dry utilities
  - Water supply
  - Fire and emergency services
  - Police Services
- Environmental Constraints:
  - Geologic hazards
  - Flood hazards
  - Fire hazards

Combined, these factors may create barriers for current and future residents to access adequate and affordable housing options, especially for lower- and moderate-income households.

A. Non-Governmental Constraints

Non-governmental constraints can influence housing cost in Hollister and create barriers to housing production and affordability. These constraints may include real wages, the availability and cost of land for residential development, the demand for housing, financing and lending, construction costs, and availability of labor, which can make it expensive for developer to build any housing and especially affordable housing. The following sections highlight the primary market factors that influence the production of housing in Hollister.

1. Land Costs and Constructions

Construction costs can vary widely according to the type of development, with multi-unit housing generally having a lower construction cost per unit than single-family housing. However, there are cost

variations by construction type, depending on unit size and the number and quality of amenities provided. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The ICC was established in 1994 with the goal of developing a single set of national model construction codes, known as the International Codes, or I-Codes. The ICC updates the estimated cost of construction at six-month intervals and provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on "good quality" construction, providing for materials and fixtures well above the minimum required by state and local building codes.

In February 2022, the ICC estimated that the average per square-foot cost for good-quality housing was approximately $144.50 for multi-unit housing, $160.35 for single-unit homes, and $181.25 for residential care/assisted living facilities. Construction costs for custom homes and units with extra amenities, run even higher. Construction costs are also dependent upon materials used and building height, as well as regulations set by the City's adopted Building Code. For example, according to the ICC, an accessory dwelling unit (ADU) or converting a garage using a Type VB wood framed unit would cost about $150.87 per square foot. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and, especially when considering land costs, are not considered a major constraint to housing production in Hollister.

Land costs can also constrain the development of affordable and middle-income housing and represents a significant cost component in residential development. Land costs may vary depending on if a site is vacant or has existing improvements. Site constraints such as environmental considerations (e.g., steep slopes, soil stability, seismic hazards, flooding) can also influence the cost of land. Additional cost considerations may occur when redeveloping and/or converting existing improved sites.

In November 2023 ten vacant lots were sold, ranging from 0.06 acres to 35 acres. **Table C-1** shows the average cost of vacant land in Hollister compared to neighboring jurisdictions. Hollister has the second highest average lot size at six acres and the highest average cost per square-foot of $24.52. Gilroy has the second highest average cost per square foot at $13.87, while Watsonville has the highest average lot acreage at an average lot size of 23.23 acres. Given the size of lots and their cost in comparison to surrounding communities, the cost of land is considered a constraint to development of housing in Hollister.

Table C-1: Lots Sold in November 2023 by Jurisdiction

Jurisdiction	Average Lot Acreage	Average Cost Per Square Foot
Hollister	**6.0 ac**	**$24.52**
San Juan Bautista	3.9 ac	$8.86
Watsonville	23.2 ac	$7.34
Gilroy	4.4 ac	$13.87

Source: Zillow.com (Accessed November 2023)

2. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in a community, lending practices, rates, fees charged, laws and regulations governing financial institutions, and equal access to lending. Additionally, availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to all residents of a community, regardless of income, sex, race, or ethnicity. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinancing in the San Jose-Sunnyvale-Santa Clara Metropolitan Statistical Area/Metropolitan Division (MSA/MD)[1].

Table C-2 below displays the disposition of loan applications for the San Jose-Sunnyvale-Santa Clara MSA/MD per the 2021 Home Mortgage Discloser Act report. According to the data, applications in the 100-119 percent of the MSA/MD median had the highest rates of loan approval. Within that income category, those who identify as Asian had the highest approval rates (75 percent), while those who identify as Black or African American and Native Hawaiian or other Pacific Islander had the lowest rates (65.3 and 69 percent, respectively). Applicants in the less than 50 percent of the MSA/MD median-income categories were showed higher percentages of denied loans than loans originated. Due to the relative high rates of approval for home purchase, improvement, and refinance loans, home financing is generally available and not considered a significant constraint to the provision and maintenance of housing in Hollister.

[1] Due to the way the Home Mortgage Disclosure Act collects information and categorizes MSA's, Hollister is considered a part of the San Jose-Sunnyvale-Santa Clara MSA. Some data may be skewed.

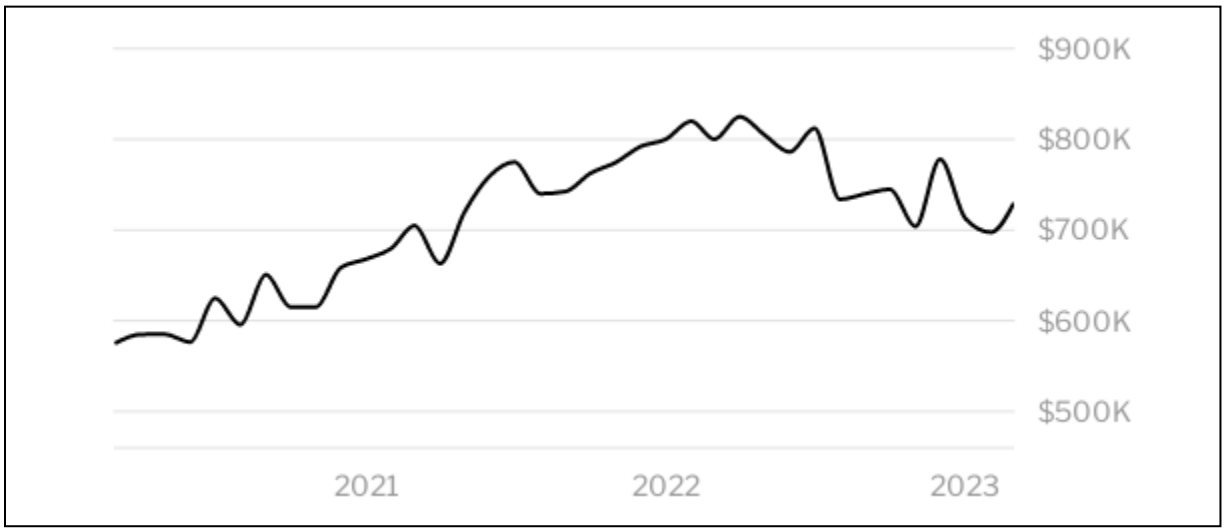
Table C-2: Disposition of Loan Applications by Race/Ethnicity – San Jose-Sunnyvale-Santa Clara MSA/MD				
Applications by Race/Ethnicity	**Percent Approved**	**Percent Denied**	**Percent Other[(1)]**	**Total (Count)**
Less Than 50% of MSA/MD Median				
American Indian and Alaska Native	37.9%	23.3%	2.9%	103
Asian	49.8%	24.3%	2.2%	3,286
Black or African American	41.1%	26.6%	2.6%	192
Native Hawaiian or other Pacific Islander	39.1%	26.1%	0.0%	46
White	53.8%	21.1%	2.7%	5,355
Hispanic or Latino	47.0%	25.2%	3.0%	2,069
50-79% of MSA/MD Median				
American Indian and Alaska Native	60.4%	17.0%	3.8%	106
Asian	66.9%	12.1%	3.5%	6,069
Black or African American	56.6%	15.3%	2.1%	242
Native Hawaiian or other Pacific Islander	52.9%	13.8%	2.3%	87
White	67.3%	11.1%	3.7%	7,784
Hispanic or Latino	63.1%	13.7%	3.0%	3,404
80-99% of MSA/MD Median				
American Indian and Alaska Native	66.7%	10.4%	2.1%	48
Asian	71.9%	9.7%	2.6%	2,956
Black or African American	60.0%	10.7%	0.0%	75
Native Hawaiian or other Pacific Islander	47.2%	22.2%	0.0%	36
White	69.8%	8.7%	2.0%	3,046
Hispanic or Latino	65.4%	11.3%	3.0%	1,152
100-119% of MSA/MD Median				
American Indian and Alaska Native	72.7%	7.1%	2.0%	99
Asian	75.0%	6.8%	3.1%	11,851
Black or African American	65.3%	8.8%	2.1%	239
Native Hawaiian or other Pacific Islander	69.0%	11.3%	0.0%	71
White	73.2%	7.5%	2.3%	7,720
Hispanic or Latino	69.3%	8.8%	2.0%	2,250
120% or More of MSA/MD Median				
American Indian and Alaska Native	67.2%	9.5%	1.5%	137
Asian	74.2%	5.5%	3.4%	44,886
Black or African American	63.9%	11.2%	1.7%	466
Native Hawaiian or other Pacific Islander	58.6%	12.5%	1.6%	128
White	71.7%	6.9%	2.9%	21,102
Hispanic or Latino	66.7%	9.8%	1.7%	2,806

Notes:
1. "Other" includes: applications withdrawn, files closed for incompleteness, and purchased loans.
Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2021.

3. Economic Constraints

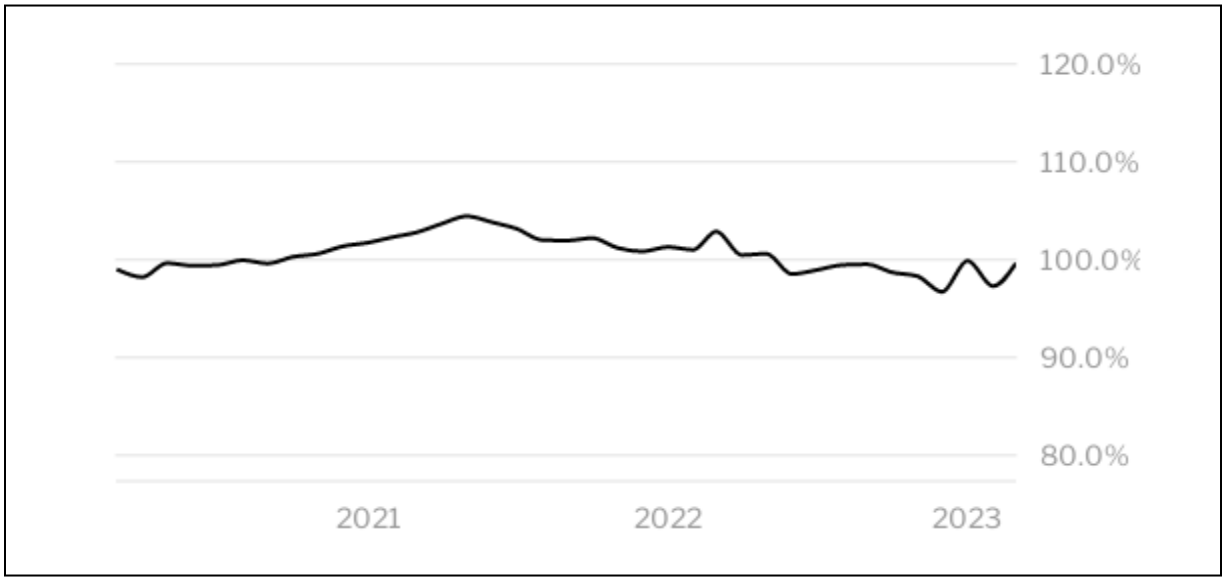
Market forces on the economy and the trickle-down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. It is estimated that housing price growth will continue in the City and the region for the foreseeable future. Moving into 2020, the economy was growing, California was seeing a 1.6 percent growth in jobs from 2019 and experiencing all-time lows for unemployment rates. The COVID-19 pandemic had stalled much of the economy in early 2020; however, as **Figure C-1** shows, the Hollister housing market has maintained overall growth. **Figure C-2** shows a declined trend in the number of homes sold in Hollister which may be attributed to lower inventory, which can also influence median sale prices.

Figure C-1: Hollister Median Sale Price and Homes Sold (2021-2023)



Source: Redfin, Hollister Housing Market Trends (Accessed April 17, 2023).

Figure C-2: Hollister Housing Market Trends – Number of Homes Sold (2021-2023)



Source: Redfin, Hollister Housing Market Trends (Accessed April 17, 2023).

An April 2023 California Association of Realtors (CAR) reported that single-family homes on the market in San Benito County had a median sales price of $768,000 and year-to-year change of negative 10.7 percent. San Benito County is categorized within the Central Valley region by CAR, which had a median sales price of $460,000 during the same period.

According to a CAR First-Time Buyer Housing Affordability Index report of 2023, the median home price for a single-family home in San Benito County was $624,750 with monthly payments of $3,940 (including taxes and insurance). This required a minimum qualifying income of $118,200. In comparison, the median cost for a single-family home in California was $642,220 with monthly payments of $4,080 and a minimum qualifying income of $122,400.

B. Governmental Constraints

In addition to market constraints, local policies and regulations also affect the price and availability of housing and the provision of affordable housing. For example, State and Federal regulations affect the availability of land for housing and the cost of housing production, making it difficult to meet the demand for affordable housing and limiting supply in a region. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability.

While the City has no control over State and Federal Laws that affect housing, local laws including land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing can create barriers to housing. All information regarding the City's zoning, development standards, and fees is available to the public on the City's website (https://hollister.ca.gov/) pursuant to Gov. Code §65940.1 (a)(1)(B).

1. Land Use Controls

Jurisdictions in California are required by law to prepare comprehensive, long-term General Plans to guide future development. The Land Use Element of the General Plan establishes permitted land uses and development density throughout the City. These land uses provide a wide variety of housing types throughout Hollister, while also ensuring compatibility between neighboring uses. **Table C-3** lists the land uses that permit residential developments and their density ranges. This information is available on the City's website, in compliance with State transparency requirements.

Table C-3: Residential Land Uses and Density Ranges		
General Plan Land Uses	**Density Range (Dwelling Units per Acre)**	**Lot Area per Dwelling Unit (Minimum)**
Residential Estate District (RE)	1 housing unit per five net acres	5 acres
Low-Density Residential District (R1)	1 to 8 units per acre but min. of 4 units per acre preferred	1 housing unit per 5,400 sq. ft. of site area
Two-Family Residential District (R2)	Min. of 8 units per acre with a max. of 12 units per acre	8,000 sq. ft. per 2 units
Medium Density Residential District (R3)	Min. of 8 units per acre with a max. of 12 units per net acre	Attached: 3,600 sq. ft. Detached: 2,500 sq. ft.
High Density Residential District (R4)	Min. of 12 units per acre with a max. of 35 units per net acre	2,900 sq. ft.
High Density Multifamily Residential District (R4-20)	Min. of 20 units per acre with a max. of 35 units per net acre	2,900 sq. ft.
Old Town – Medium Density Residential (OT-M)	Min. of 8 units per acre with a max. of 12 units per net acre	Attached: 3,600 sq. ft. Detached: 2,500 sq. ft.
Old Town High Density Residential (OT-H)	Min. of 12 units per acre with a max. of 35 units per net acre	1 bedroom/studio: 1,600 sq. ft. 2+ bedrooms: 12-16 units, 2,900 sq. ft. 16-35 units: 2,200 sq. ft.
Source: City of Hollister Municipal Code		

The City's Municipal code identifies the following residential and mixed-use categories:

- **Residential Estate District (RE):** The Residential Estate (RE) Zoning District provides for residential development at densities up to one dwelling unit per five acres; it is intended to provide sites for larger, distinctive residence. The RE Zoning District is consistent with the Residential Estate (RE) land use category of the General Plan.

- **Low Density Residential District (R1):** The Low Density Residential (R1) Zoning District includes area substantially developed with existing single-family residential residence prior to 2005 with densities of four to six dwelling units per acres. The R1 Zoning District is consistent with the Low Density Residential (LDR) land use category of the General Plan which now allows one to eight units per net acre.

- **Two-Family Residential District (R2):** The Two-Family Residential (R2) Zoning District provides for duplexes or two-family dwellings. Areas designated R2 were substantially developed prior to 2005 with two single-family residential units on a lot or duplexes. The R2 Zoning District is consistent with the Medium Density Residential (MDR) land use category of the General Plan.

- **Medium Density Residential District (R3):** The Medium Density Residential (R3) Zoning District provides for medium and medium-to high-density residential development at densities from eight to 16 dwelling units per acres. Areas designated R3 were substantially developed prior to 2005 and are generally characterized by apartments and other high-density residential development and planned residential development at a density of 16 dwelling units per acre. The R3 Zoning District is consistent with the Medium Density Residential (MDR) and High Density Residential (HDR) land use categories of the General Plan.

- **High Density Residential District (R4):** The High Density Residential (R4) Zoning District provides for high-density residential development at densities from 12 to 35 dwelling units per acre. Areas designated R4 were substantially developed prior to 2005 and are generally characterized by apartments and other high density residential development and planned residential development at a density of 16 or more dwelling units per acre. The R4 Zoning District is consistent with the High Density Residential (HDR) land use category of the General Plan.

- **High Density Multifamily Residential (R4-20):** The High Density Multifamily Residential R4-20 Zoning District provides for multifamily residential development at densities from 20 to 35 dwelling units per acre. Areas designated R4-20 are intended to be developed solely for high density residential multifamily housing. The R4 Zoning District is consistent with the High Density Residential (HDR) land use category of the General Plan. The Planning Commission may waive the minimum density requirement for a development proposal with 100 percent multifamily affordable housing in the R4, R4-20, and OT-H Zoning Districts where it is demonstrated that the minimum density standard poses a constraint to the viability of the development. The manager's unit may be excluded from the affordability requirement. A conditional use permit shall be required for approval of the waiver.

  It should be noted that while the Zoning Code establishes the R4-20 zone, as of 2020, there are no parcels currently zoned R4-20.

- **Residential Performance Overlay Zone District (R1 L/PZ, R3 M/PZ and R4 H/PZ):** This overlay district applies to vacant land within the City. The intent of the overlay district is to foster development that meets the range of densities for the General Plan land use designation with the option for flexible standards to implement policies and programs in the General Plan.

- **Old Town (OT):** The Old Town (OT) Zoning District applies to the residential neighborhoods that include the original town of Hollister, as laid out by the San Justo Homestead Association, its early subdivisions, and adjacent older residential areas. Within this district are numerous lots of unusual size and shape, many of which were originally designed to accommodate stables, barns and other outbuildings. In addition, many areas of this district are occupied by a varied mix of residential types and densities. The majority of the housing stock was constructed prior to World War II. Some of the homes in this district are listed in the National Monterey Street Historic District. South of Fourth Street, the Old Town (OT-M) Zoning District is consistent with the Medium Density Residential land use category of the General Plan with residential development densities from eight to 12 dwelling units per acre. Areas within the OT-M district could have single-family homes, duplexes, fourplex, cottages and housing on small lots. This district also encompasses the General Plan Old Town Special Planning Area. North of Fourth Street, the Old Town (OT-H) district is consistent with the High-Density Residential category of the General Plan with residential development densities from 12 to 35 dwelling units per acre. The Old Town-H district provides for infill development of small lots, apartments and other high density residential development. The additional purpose of the OT-M district is to provide for the infill of detached single-family dwellings on small lots and small-scale medium-density dwellings where the minimum density is not less than eight units per acre and the maximum density is not more than 12 units per acre without density bonus. The additional purpose of the OT-H district is to provide for the infill of detached, attached, medium-density and multifamily dwellings where the minimum density is not less than 16 units per acre and the maximum density is not more 35 units per acre without density bonus.

- **Residential, West Fairview Road District (RWF):** The West Fairview Road district establishes zoning regulations for the area defined by the West Fairview Road Specific Plan. The West Fairview Road Specific Plan provides for comprehensive land use, circulation, and infrastructure plans, development and design policies, housing strategies and implementation programs for guiding and ensuring the orderly development of the Plan area.

- **Mixed-Use Districts:**

    - **Downtown Mixed-Use District (DMU):** The Downtown Mixed-Use (DMU) Zoning District provides for a vertical or horizontal combination of commercial and residential uses around the central core of the community. The designation is intended to encourage ground floor, pedestrian friendly, retail sales and service uses with upper floors of office and residential uses. The DMU District should be a unique destination with restaurants, theaters, boutique retail, neighborhood convenience stores, regionally oriented specialty stores, medical and dental offices, and residential densities of 25 to 45 units per acre. The DMU Zoning District is consistent with the Downtown Commercial and Mixed-Use (D-MU) land use category of the General Plan.

    - **Neighborhood Mixed-Use District (NMU):** The Neighborhood Mixed-Use (NUM) Zoning District provides for pedestrian-oriented commercial uses of low intensity and of a neighborhood character which serves the convenience retail and service needs of nearby residents and high-density residential at densities of 25-40 units per acre. The neighborhood shopping centers accommodated by this zoning district typically have anchor market and drug stores, with supporting neighborhood-related convenience businesses. The NMU Zoning District is consistent with the Mixed-Use Commercial and Residential (MU) land use category of the General Plan.

    - **West Gateway District (WG):** The West Gateway (WG) Mixed-Use Zoning District provides for a series of parcels with neighborhood commercial and multifamily residential uses as a retail-oriented entry boulevard at the west entrance to the City near the San Benito River. The designation is intended to provide convenience services to regional traffic on Highway 156, encourage community shopping, retail and offices with medium to high density residential uses at a density of 20 to 35 units per acre outside of downtown Hollister. The WG Zoning District is consistent with the West Gateway Mixed-Use (WG) land use category and the West Gateway Special Planning Area of the General Plan.

Requests to Develop Housing at Lesser Densities

The Municipal Code establishes zoning districts with minimum and maximum density limits to regulate the bulk of structures and density of population. **Table C-3** provides the minimum densities required per zoning district. In the 5th Housing Element planning cycle, the City received proposals for residential projects with densities at the minimum permitted in their respective zones. It is common for developers to propose developments at the minimum density permitted in their respective zones. While this is a common trend, the City is committed to increasing housing choice and housing types by increasing density ranges in strategic areas of the City. The City's proposed rezones, as analyzed in Appendix F and Chapter 2, propose to rezone at densities greater than previously allowed in an effort to pivot away from past development patterns of lesser densities and move in a direction that facilitates strategic growth.

While the City does receive requests to develop at minimum densities, it's uncommon for the City to receive requests to develop housing at densities below those identified in the sites inventory, in their respective zones. In the 5th Housing Element planning cycle, the City received one request to develop at a lesser density than allowed in the respective zone, but the request was denied. The City is committed facilitating a shift in development patterns to increase housing choice and supply in Hollister.

2. Variety of Housing Permitted

California Housing Element Law mandates jurisdictions to make sites available through zoning and development standards to facilitate the development of a variety of housing types for populations from all socioeconomic levels. Housing types include single-family homes, small lot housing, multi-family housing, mobile home parks, accessory dwelling units, agricultural work housing, supportive housing, manufacturing home, and residential care homes. **Table C-4** shows the various housing types permitted throughout the City in zoning districts which permit housing. Hollister is in compliance with all transparency requirements and all zoning information, development standards, and fees are available on the City's website and can be printed for individuals at the front counter.

Table C-4: Permitted Housing Types by Zoning District										
Land Use	RE	R1	R2	R3	R4	R4-20	PZ	OT-M	OT-H	RWF
Agricultural Employee Housing 1-4 Employees 4+ Employees	 P CUP	 NP NP	 NP NP	 NP NP	 NP NP	 NP NP	 NP NP	 NP NP	 NP NP	 NP NP
Apartments	NP	NP	NP	S&A	S&A	S&A	S&A	S&A	S&A	S&A
Condominiums	NP	NP	NP	S&A	S&A	S&A	S&A	S&A	S&A	NP
Duets	NP	NP	NP	S&A	S&A	NP	S&A	S&A	S&A	S&A
Duplex	NP	S&A	S&A	S&A	S&A	NP	S&A	S&A	S&A	P[1]
Home Occupation	P	P	P	P	P	P	P	P	P	P
Manufactured Homes	P	P	P	P	NP	NP	P	P	P	P
Mobile Home	P	P	P	P	NP	NP	P	P	P	P
Mobile Home Parks	-	-	-	-	-	NP	-	-	-	NP
Residential Accessory Uses and Structures[6] Less than 120 sq. ft. More than 120 sq. ft Higher than 15 feet	 P AP P	 P AP P	 P AP P	 P AP P	 P AP P	 P AP P	 P AP P	 P AP P	 P AP P	 P AP P
Residential Care Homes 6 or fewer 7 or more	 P CUP	 P CUP	 P CUP	 P CUP	 P CUP	 P CUP	 P CUP	 P CUP	 P CUP	 P CUP
Accessory Dwelling Units (ADUs)[2]	P	*[3]	*[3]	*[3]	*[3]	NP	P	*[3]	*[3]	P
Single-Family – Attached	NP	NP	NP	S&A	S&A	S&A	S&A	S&A	S&A	NP
Single-Family – Detached	P	P	NP	P	NP	NP	P	P	CUP	P
Small Lot Housing	NP	APR	NP	S&A	S&A	NP	S&A	S&A	S&A	P
Supportive Housing Facility 7 or fewer 8 or more	-	-	-	-	-	-	-	-	-	-
Triplex, Fourplex	NP	NP	NP	S&A	S&A	S&A	S&A	S&A	S&A	S&A[1]
Convalescent Hospitals/Nursing Homes[4]	CUP	CUP	CUP	CUP	CUP	NP	CUP	CUP	CUP	CUP
Temporary Residential Shelter[5] Small (STRS) Large (LTRS)	 CUP CUP	 CUP CUP	 CUP CUP	 CUP CUP	 CUP CUP	 CUP CUP	 CUP CUP	 CUP CUP	 CUP CUP	 CUP CUP
P – Permitted Use in zoning district.										

AP – Administrative Permit issued at Development Services Department.
APR – Administrative Permit Review and approval by the Development Review Committee (DRC) for compliance with standards without a public hearing.
mTUP – Minor Temporary Use Permit.
MTUP – Major Temporary Use Permit.
CUP – Conditional Use Permit required with Planning Commission approval.
S&A – Site and Architectural Review required with Planning Commission approval.
NP – Not Permitted.
"-" – Not specified.
Notes:
1. Provided that the overall density standards for the Specific Plan are met.
2. ADUs are permitted where performance standards in Chapter 17.32 of the Municipal Code can be met. ADUs are permitted only on lots occupied by one existing or proposed detached single-family dwelling.
3. ADUs are permitted where a single-family residence was established on a legal lot that is less than 8,000 square feet in size and the ADU complies with the standards in Chapter 12.32 of the Municipal Code and there is future multifamily development on the parcel or lot consolidation with adjoining parcels to accommodate future multifamily development.
4. Establishment of the land use is prohibited if the property is located in the Flood Hazard Overlay Zone.
5. Provided that each establishment is located at least 1,000 feet from another STRS or LTRS, 500 feet from a public park, a public or private K-12 school or an R1, R2 or OT Zoning District and within 1,000 feet of a bus route and meets the standards noted in section 17.22.120 of the Municipal Code.
6. Would not preclude an ADU/SB9 project.
Source: City of Hollister Municipal Code

Table C-5: Permitted Housing Types by Zoning District

Land Use	Commercial Zones						Industrial Zones		Open Space, Park and Public Facilities/Institutional Zones		
	CO	GC	NG	DMU	NMU	WG	M1	IBP	OS	P	PF
Live-Work Units 1-2 units 2+ units	NP	NP	NP	P CUP	P CUP	NP CUP	-	-	-	-	-
Convalescent Hospitals/Nursing Homes	CUP	CUP	NP	CUP	CUP	CUP	-	-	-	-	-
New Single-Family Residential	NP NO	NP NP	NP NP	NP NP	NP CUP	NP CUP	-	-	-	-	-
Caretaker and Employee Housing	CUP	CUP	CUP	CUP	CUP	CUP	ACUP	ACUP	CUP	CUP	CUP
1st Floor Existing Commercial 2nd Floor Reuse for Residential	NP NP	NP NP	NP NP	NP S&A	NP S&A	NP S&A	-	-	-	-	-
New Mixed-Use Building	NP	NP	NP	S&A	S&A	S&A	-	-	-	-	-
Multifamily	-	-	-	P	P	P	-	-	-	-	-
Day Care Homes, Family – Large	P	NP	NP	APR	APR	APR	-	-	-	-	-
Second Dwelling Unit	NP	NP	NP	NP	NP	NP	-	-	-	-	-

Table C-5: Permitted Housing Types by Zoning District											
Land Use	Commercial Zones						Industrial Zones		Open Space, Park and Public Facilities/Institutional Zones		
	CO	GC	NG	DMU	NMU	WG	M1	IBP	OS	P	PF
Temporary Residential Shelter[1]											
Small (STRS)	NP	CUP	P	NP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Large (LTRS)	NP	CUP	P	NP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Agricultural Employee Housing											
4 or fewer employees	-	-	-	-	-	-	-	-	CUP	CUP	CUP
4 or more employees									CUP	CUP	CUP
Organizational Houses	-	-	-	-	-	-	-	-	NP	NP	NP

P – Permitted Use in zoning district.
AP – Administrative Permit issued at Development Services Department.
APR – Administrative Permit Review and approval by the Development Review Committee (DRC) for compliance with standards without a public hearing.
mTUP – Minor Temporary Use Permit.
MTUP – Major Temporary Use Permit.
CUP – Conditional Use Permit required with Planning Commission approval.
S&A – Site and Architectural Review required with Planning Commission approval.
NP – Not Permitted. / "-" – Not specified.
Notes:

1. Provided that each establishment is located at least 1,000 feet from another STRS or LTRS, 500 feet from a public park, a public or private K-12 school or an R1, R2 or OT Zoning District and within 1,000 feet of a bus route and meets the standards noted in section 17.22.120 of the Municipal Code.

Source: City of Hollister Municipal Code

Table C-6: Permitted Housing Types in the Airport Overlay Zoning District						
Land Use	Runway Protection Zone 1	Inner Approach/ Departure Zone 1	Inner Turning Zone 3	Outer Approach/ Departure Zone 4	Side Line Zone 5	Traffic Pattern Zone 6
Hospital, Nursing Home	NP	NP	NP	NP	NP	NP
Residential	NP	NP	NP	NP	NP	P
Caretaker	NP	CUP	CUP	P	P	P

P – Permitted Use in zoning district.
CUP – Conditional Use Permit required with Planning Commission approval.
NP – Not Permitted.
"-" – Not specified.
Source: City of Hollister Municipal Code

Single-Family Dwelling

The Hollister Municipal Code separates single-family dwellings into single-family attached and single-family detached. The Code defines single-family attached dwelling units as a group of three or more individual dwelling units contained within a single residential structure which share common walls from ground to ceiling along the side property lines. Townhomes or row houses are considered to be single-family attached while duets are not considered as a single-family attached dwelling. Single-family detached dwelling units are defined as a dwelling that is set on a separate lot and shares no common walls with another house or dwelling. Lots with a single-family residence is allowed a maximum or one attached accessory dwelling unit (ADU) or one detached ADU, which may be combined with a junior ADU complying with Section 17.32.040 of the Municipal Code. Detached single-family dwellings are permitted in RE, R1, R3, PZ, OT-M, and RWF zones and are allowed in OT-H with a conditional use permit. Attached single-family dwellings are permitted in R3, R4, PZ, OT-M, and OT-H zones with site and architectural review with Planning Commission approval.

Multi-Family Dwelling

Multi-family dwellings include duplexes, triplexes, fourplexes, apartments, and residential condominiums and excludes single-family attached dwelling units and duets. A single-family residence with an ADU authorized by Chapter 17.32 of the Municipal Code are not considered to be multifamily housing.

Duplexes are permitted in the RWF zone and permitted with site and architectural review and Planning Commission approval in R1, R2, R3, R4, PZ, OT-M, and OT-H zones. Apartments, triplexes, fourplexes are permitted with site and architectural review and Planning Commission approval in R3, R4, R4-20, PZ, OT-M, OT-H, and RWF zones. Condominiums are permitted with site and architectural review and Planning Commission approval in R3, R4, R4-20, PZ, OT-M, and OT-H zones.

Accessory Dwelling Unit (ADU)

Accessory Dwelling Unit (ADU) is defined as a second permanent dwelling that is accessory to a legally constructed primary dwelling on the same site in a residential zoning district. A secondary unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. There is a maximum of one attached ADU or one detached ADU which may be combined with a junior ADU that is consistent with Section 17.32.040 of the Municipal Code. An ADU may also be located within a detached garage. Currently, ADUs and junior ADUs are not permitted for lots with a two-unit residential development if two primary dwelling units exist on site which is inconsistent with State law. The City has added Policy Action H3.4 in the Policy Plan to amend the Municipal Code to comply with State law. ADUs have a minimum unit size of 150 square feet or the size necessary to accommodate an efficiency unit as defined by the California Health and Safety Code Section 17958.1.

ADUs are permitted in all zones that allow residential units as long as there is an existing or proposed residential unit. The Policy Plan includes actions to encourage the development of ADUs that can be offered at affordable rents for very low to moderate-income households.

Manufactured Home

Manufactured homes are defined as single-family housing units, that are certified under the National Mobile Home Construction and Safety Standards Act of 1974, and which are to be placed on a foundation system, pursuant to Section 18551 of the Health and Safety Code or constructed in accordance with the appropriate Uniform Building Code, Plumbing Code, Electrical Code, etc., that has been adopted and is in effect within the City. A mobile home is a factory built home constructed before July 1976, when the NMHCSSA went into effect. Mobile homes are permitted on a permanent foundation where the development complies with the residential development standards and the minimum development density for the applicable district. Mobile homes and manufactured homes are permitted in RE, R1, R2, R3, PZ, OT-M, OT-H, and PWF zones. Policy Action H3.1 has been added to the Policy Plan to implement zoning amendments to allow manufactured housing in all zones where single-family housing is allowed.

Residential Care Homes

Residential care homes are defined as facilities providing residential, social, and personal care for children, elderly, and adults with some limitations on their ability for self-care, but where medical care is not a major element. Residential care homes include children's homes; halfway houses; orphanages; rehabilitation centers; self-help group homes. A small residential care home is one which serves six or fewer persons while a large residential care home serves seven or more persons.

Small residential care homes are permitted in RE, R1, R2, R3, R4 R4-20, PZ, OT-M, OT-H, and RWF zones. Large residential care homes are permitted in RE, R1, R2, R3, R4 R4-20, PZ, OT-M, OT-H, and RWF zones with a conditional use permit. Policy Action H3.10 has been added to the Policy Plan to implement zoning amendments to allow large residential care homes without a conditional use permit.

The City currently does not distinguish group homes separately from residential care homes. The Policy Plan includes an action to adopt a Zoning Ordinance definition for "group home" and to establish separate permitting and processing procedures.

Supportive Housing

Supportive Housing is defined as housing with no limit on length of stay, that is occupied by the target population as defined by State Housing Element Law, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing is considered a residential use and is subject only to the restrictions and standards that apply to other residential dwellings of the same type (e.g., single-family residence(s) or multifamily development) in the same zone.

To comply with AB 2162, the City includes Policy Action H5.7 in the Policy Plan to permit supportive housing as a use permitted by right in all zones where multifamily and mixed-use development is permitted.

Transitional Housing

HCD defines transitional housing as any housing configured as a rental housing development, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. A conditional use permit is required for a homeless shelter or transitional housing in the residential, public facilities, industrial, mixed-use or commercial zoning districts and may not be approved when another facility exists within one-half mile of the proposed site. Transitional Housing is considered a residential use and is subject only to the restrictions and standards that apply to other residential dwellings of the same type (e.g. single-family residence(s) or multifamily development) in the same zone.

The Policy Plan includes Policy Action H5.7 to amend the Municipal Code to permit transitional housing uses in appropriate zones and to address permit requirements, objective standards, analysis of annual and seasonal needs, parking, and other applicable standards and provisions, consistent with State law.

Emergency Shelters

The California Health and Safety Code defines "Emergency shelter" as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. This does not include temporary emergency shelters whose purpose is to intermittently house individual who have lost their housing due to a community-wide disaster as denied in Section 8680 of the California Government Code (the California Disaster Assistance Act).

The City allows for small temporary residential shelters (STRS) and large temporary residential shelters (LTRS).

Emergency shelters are currently permitted by-right in the North Gateway (NG) Zoning District provided that each establishment is located at least 1,000 feet from another STRS or LTRS, 500 feet from a public park, a public or private K-12 school or an R1, R2 or OT Zoning District and within 1,000 feet of a bus route and meets the following objective standards:

1. The shelter shall be operated by a responsible agency or organization, with experience in managing or providing social services.
2. The shelter shall provide at least one qualified on-site supervisor at all times, plus one additional supervisor for each ten occupants beyond 20.
3. An exception to the 1,000-foot separation from an R1, R2 or OT District may be made if the shelter is located on the opposite side of Highway 25 or San Felipe Road.

A conditional use permit is required for a homeless shelter or transitional housing in the residential, public facilities, industrial, mixed-use or commercial zoning districts and may not be approved when another facility exists within one-half mile of the proposed site. The Municipal Code will be amended to achieve compliance with AB 2339.

Parking Requirements

The City does not currently establish specific parking requirements for emergency shelters. The City includes an action in the Policy Plan to update parking requirements for emergency shelters in compliance with AB 139 and AB 2339, which states jurisdictions may only apply objective standards to proposed emergency shelters that provide sufficient parking to accommodate emergency shelter staff. AB 2339 now includes new requirements on how jurisdictions must plan for emergency shelters and ensure sufficient capacity for low-income housing. AB 2339 requires that zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must also allow other residential uses; including zones that allow mixed-uses that permit residential. This prohibits local governments from situating shelters in industrial zones or other areas disconnected from services. Emergency shelters are currently permitted by-right in the North Gateway (NG) Zoning District and the zone also allows caretaker and employee housing, which is in compliance with AB 2339.

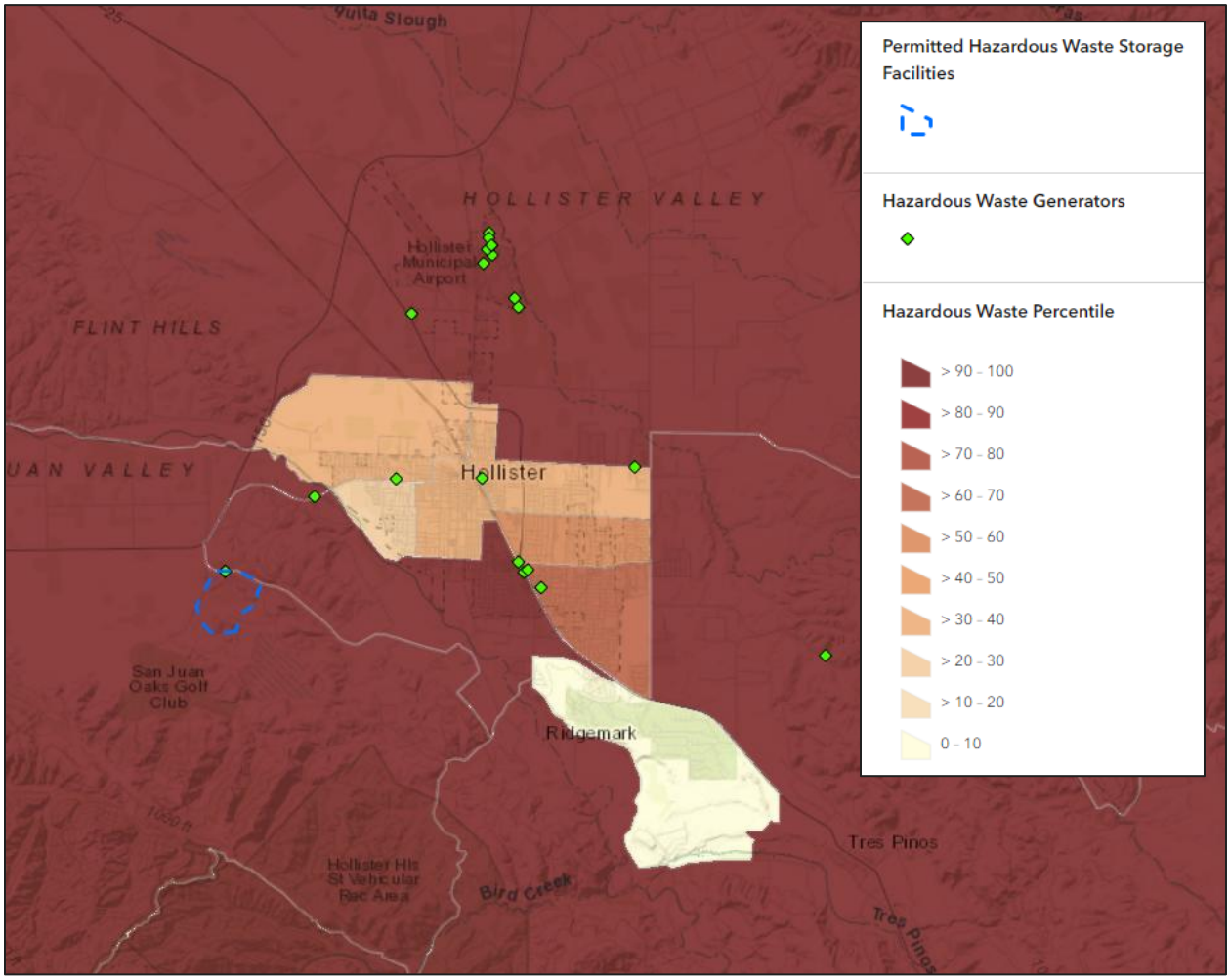
The City will also update its Municipal Code to comply with the requirements of Government Code 65583 to address permit requirements, objective standards, analysis of annual and seasonal needs, parking, and other applicable standards and provisions, consistent with State law.

Figure C-3 shows the location of hazardous waste generators in the City. The generators are light industrial uses, utilities, hospitals, research labs, and grocery stores that do not create an environment unfit for human habitation. As shown in **Figure C-4**, parcels zoned as NG are located at the northern portion of the City and south of the airport. The closest hazardous waste generator is a Save Mart/Lucky Supermarket and is among existing residential neighborhoods.

The NG zone is appropriate to accommodate emergency shelters as they are located along major arterials with access to employment centers and near stores and other services. There are currently over 120 acres of land zoned NG, including sites between 0.02 and 17.1 acres in size. It is estimated that there are approximately 49 sites zoned as NG that are between 0.5 to 10 acres. Some of these parcels are nonvacant but have characteristics that make the sites viable for the development of an emergency shelter. Many of the sites zoned NG have large areas dedicated for parking which can feasibly be subdivided to allow for the development of emergency shelters.

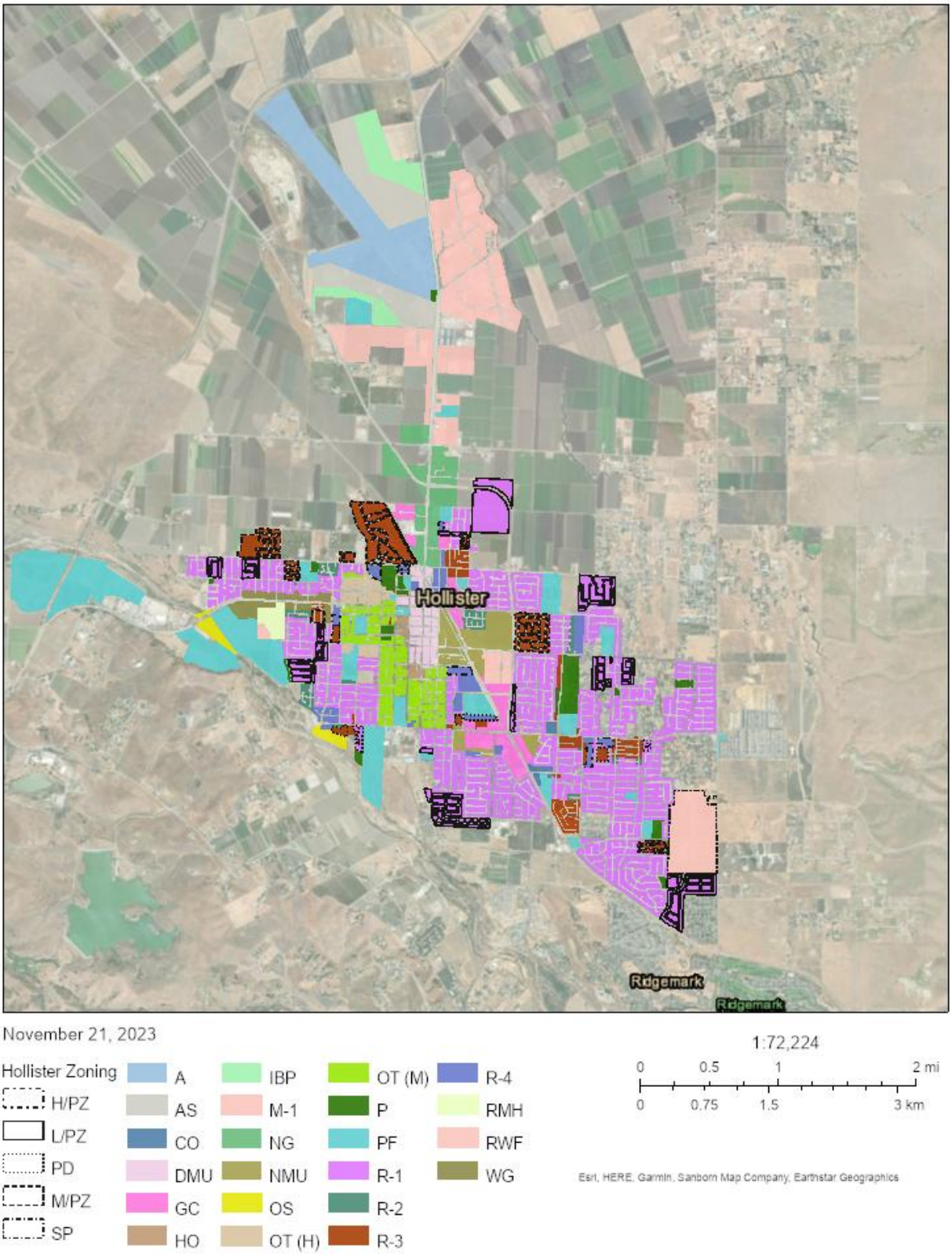
As discussed in **Appendix B: Housing Needs Assessment**, the San Benito County Point-in-Time Count (PIT) was conducted by the Coalition of Homeless Services Providers and counted 357 individuals experiencing homelessness in 2022. **Figure B-6** of **Appendix B: Housing Needs Assessment** shows concentrations of individuals experiencing homelessness within Hollister and the surrounding region based on census tracts. The data shows that the highest concentrations of unhoused individuals are located in the southwest region of the City while the east and southeast areas of the City have lower numbers of unhoused individuals. However, there is no PIT count available specific to City of Hollister. The Hollister Resource Center (HRC) is a year-round homeless shelter that serves up to 50 adults each night. To accommodate additional local need, the City has approximately 49 acres zoned for emergency shelters that are viable for the development of an emergency shelter.

Figure C-3: Hazardous Waste Generators



Source: CalEnviroScreen 4.0 (Accessed October 27, 2023)

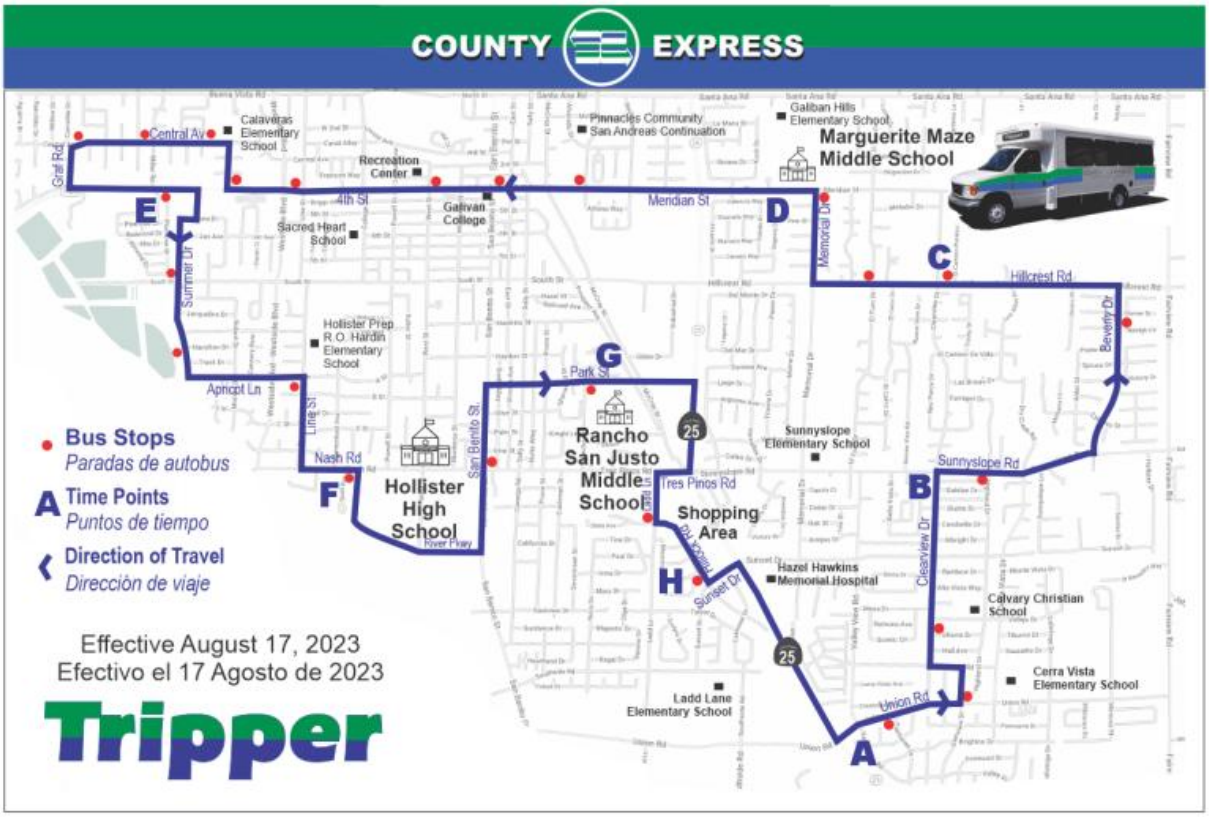
Figure C-4: Zoning Map



Source: City of Hollister, Zoning GIS Map

Additionally, the San Benito County Express has a fixed bus network, Tripper, that runs throughout the City. The bus network includes bus stops along 4th Street near parcels zoned NG. San Benito County Express also offers dial-a-ride services where people can be picked up and dropped off anywhere within the City Limits of Hollister, San Juan Bautista, and parts of Tres Pinos. This service includes emergency shelters allowing access to transportation, services, and resources in the City. Persons residing at emergency shelters in NG zones, or persons seeking to reach those emergency shelters, can find nearby transit options. The Tripper bus fare within San Benito County for one ride is $1.00 one-way for adults and $0.50 for youth, seniors ages 65 or older, and persons with disabilities.

Figure C-5: San Benito County Express Map



Source: San Benito County Express

Agricultural and Employee Housing

California Health and Safety Code Sections 17021.5 and 17021.6 requires agricultural housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. This is included in the Policy Plan to ensure the City's development standards comply with these requirements.

Single-Room Occupancy

Single Room Occupancy (SRO) units are clusters of residential units of a smaller size than normally found in multi-family development within a residential hotel, motel, or facility providing sleeping or living facilities. Kitchen or cooking facilities may be provided within the unit or shared within the housing

project. Development standards for SRO units are found in Municipal Code Section 17.22.220. The maximum occupancy for each unit is one tenant and the minimum size unit, not including the toilet compartment, is 150 square feet for one person and 195 square feet for two people. If complete bathrooms are not provided in each unit, shared showers shall be provided at a minimum ratio of one shower for every seven tenants on the same floor with interior lockable doors. The showers are required to be directly accessible from indoor common areas or indoor hallways.

SROs are only permitted in the DMU Zoning District and are subject to the approval of a Conditional Use Permit. SROs shall be located within one-quarter mile of a bus stop or transit station. Through the Conditional Use Permit process, the Planning Commission determines the residential density and maximum number of SRO units allowed per project. SRO facilities are to provide a minimum of one disabled-accessible unit for every 25 units or fraction thereof for up to 100 units and one disabled-accessible unit for every 40 units or fraction thereof for the number of units over 100.

3. Residential Development Standards

The City of Hollister Zoning Code established residential zoning districts that permit a variety of developments and land uses in accordance with the General Plan. **Table C-7** provides the standards established for each zoning district to guide appropriate development.

The City of Hollister is in compliance with all transparency requirements and all zoning information, development standards, and fees are available on the City's website and can be printed for an individual at the front counter. The City of Hollister's residential development standards can be found in the City of Hollister Municipal Code Chapter 17.04 – Residential Zoning Districts.

These standards and regulations are intended to create, preserve, and enhance residential neighborhood sites for a range of development types and lifestyles. The residential zoning guidelines and development standards are intended to:

- Provide appropriately located areas for a variety of residential neighborhoods to meet the housing needs of the Hollister community;
- Provide for a range of housing types and housing alternatives for all economic segments of the community;
- Encourage the provision of attractive and stimulating surroundings that will make Hollister's residential areas enjoyable places to live; and
- Protect residential areas from the intrusion of incompatible uses or activities which may impair the livability of a neighborhood.

The City established development standards to regulate development throughout the City through its Zoning Code. The development standards include minimum requirements for lot size and lot widths and maximum construction standards for height, lot coverage, and density. **Table C-7** below provides the standards applicable to each zoning district in Hollister that permits residential development.

Table C-7: Hollister Development Standards - Dimensions						
	Min. Dimensions		Min. Yard Setbacks (Feet)			Max. Height (Feet)
Zone	Lot Size[1] (feet) and Coverage	Lot Width (feet)	Front	Side	Rear	
Residential Estate (RE)	Minimum Lot Size: 5 acres Maximum Lot Coverage: 40%	Corner: 60 Interior: 50	Residence: 18 Garage: 20	Interior: 6 Corner: 10	20% of lot depth, with a minimum of 15 feet and a maximum of 20 feet. For corner lots, the designated rear yard shall be a minimum of 15 feet, with the remaining interior side yard being 6 feet	Residence: 30 Accessory: 15
Low Density Residential District (R1)	Minimum Lot Size: Interior: 5,500 sq. ft.; Corner: 6,500 sq. ft. Maximum Lot Coverage: 50%	Corner: 55 Interior: 50				Residence: 30 Accessory: 15
Two-Family Residential District (R2)	Minimum Lot Size: 8,000 sq. ft. per 2 units Maximum Lot Coverage: 40%	Corner: 60 Interior: 50				Dwelling: 30 Accessory: 15
Medium Density Residential District (R3)	Minimum Lot Size: 1 unit: 5,000 sq. ft. 2 units: 6,800 sq. ft. 3 units: 10,000 sq. ft. Parcels of 10,000 sq. ft. or more shall be developed at a ratio of 3 dwelling units for the first 10,000 sq. ft. and 3,600 sq. ft. for each additional unit Maximum Lot Coverage: 50%	80 feet or 1/3 the lot depth (up to 200 feet maximum) whichever is greater	15	Interior: 5 or 1 foot per 3 feet of height whichever is greater Corner: 10 feet	10 feet or 15 feet to the centerline of an alley	Dwelling: 30 Accessory: 15
High Density Residential District (R4)	Minimum Lot Size: 1 unit: 4,000 sq. ft. 2 units: 6,000 sq. ft. 3 units: 8,000 sq. ft. Parcels of 8,000 sq. ft. or more shall be developed at a ratio of 3 dwelling units for the first 8,000 sq. ft. and 1,240 sq. ft. for each additional unit Maximum Lot Coverage: 60%	Corner: 65 Interior: 60	15	Interior: 5 feet or 1 foot per feet of height whichever is greater Corner: 10 feet	10 feet or 15 feet to the centerline of an alley	Dwellings: 45 Accessory: 15
High Density Multifamily Residential District (R4-20)	Minimum Lot Size: One acre Maximum Lot Coverage: 60%	Corner: 65 ft. Interior: 60 ft.				Dwellings: 45 Accessory: 15
Old Town Medium Density Residential (OT-M)	Minimum Lot Size: 1 unit: 5,000 sq. ft. 2 units: 6,800 sq. ft. 3 units: 10,000 sq. ft. Parcels of 10,000 sq. ft. or more shall be developed at a ratio of 3 dwelling	Single-Family Corner: 55 ft Interior: 50 ft Small Lot: Corner: 45 ft	15	Interior: 5 Corner: 10	10 feet or 15 feet to the centerline of an alley	Dwellings: 30 One and one-half story

Table C-7: Hollister Development Standards - Dimensions						
Zone	Min. Dimensions		Min. Yard Setbacks (Feet)			Max. Height (Feet)
	Lot Size[1] (feet) and Coverage	Lot Width (feet)	Front	Side	Rear	
	units for the first 10,000 sq. ft. and 3,600 sq. ft. for each additional unit	Interior: 40 ft Duplex				Accessory: 15
	Maximum Lot Coverage: 40%					
Old Town High Density Residential (OT-H)	Minimum Lot Size: 1 unit: 4,000 sq. ft. 2 units: 6,000 sq. ft. 3 units: 8,000 sq. ft. Parcels of 8,000 sq. ft. or more shall be developed at a ratio of 3 dwelling units for the first 8,000 sq. ft. and 1,240 sq. ft. for each additional unit	50	15	Interior: 5 feet or 1 ft per 3 ft of height, whichever is greater Corner: 10	10 feet or 15 feet to the centerline of an alley	Dwelling: 50 One and one-half story Accessory: 15
	Maximum Lot Coverage: 50%					

Notes:

1. Partially developed parcels with potential for infill development may be subdivided without a growth management allocation if the Planning Commission can make the following findings: (a) the minimum lot size of an existing residential use shall be at least 5,000 square feet and the setback requirements for the R1 district can be met; (b) the orientation of the single-family home will help support the existing residential character and scale of the area; (c) there is adequate access to the new lot; (d) the standards for the applicable zoning district can be met with the proposed lot design and location of the infill parcel.

Source: City of Hollister Municipal Code

Table C-8: Hollister Development Standards – West Fairview Road Requirements						
Development Feature	**Minimum Setbacks (feet)**			**Maximum Site Coverage**	**Max. Height (feet)[6]**	**Parking Required**
	Front	**Side**	**Rear**			
Large Single-Family[1]	25	10	25	30%	30	Min: 2 car garage Max: 3 car garage
Standard Single-Family[2]	18 ft; 20 ft to garage	6[5]	15, 20 ft avg	40%		2 car garage
Small Single-Family[3]	15 ft to structure, 20 ft to garage	5[5]	15	50% max. or 25% per unit		
Duettes[4]		6[5]				

Notes:
1. Lots with a minimum of 20,000 square feet.
2. Lots with a minimum of 6,000 square feet.
3. Lots with a minimum of 5,000 square feet.
4. Lots with a minimum of 8,000 square feet.
5. For corner lots, the side setback with roadway frontage shall be a minimum of 15 feet.
6. Multifamily dwellings have a maximum height of 40 feet.

Source: City of Hollister Municipal Code

Setback and Yard Requirements

A yard is defined as any open space on the same lot with a building unoccupied and unobstructed from the ground upward to the sky, except for the projections and/or accessory buildings permitted by the Ordinance. The yard requirements, as established in **Table C-7** above, are not considered a constraint to development of housing and are similar to those of the region. Included in these requirements are setbacks areas that are located between a setback line and the property line and must remain unobstructed. Setbacks provide the following:

- Visibility and traffic safety
- Access to and around structures
- Access to natural light and ventilation
- Separation of incompatible land uses
- Space for privacy, landscaping, and recreation
- Protection of natural resources
- Safety from fire and geologic hazard

Alone, setback requirements do not impact cost, supply, or the ability to achieve maximum densities without exceptions, but and cumulatively, setback requirements may potentially pose a constraint to development. The City has added **Policy Action H3.8** to **Chapter 2: Policy Plan** to review and potentially amend the Municipal Code if development standards, including setback requirements, are deemed a constraint. The City is committed to removing constraints that may impact cost, supply, or the ability to achieve maximum densities without exceptions. Through its Hollister 2040 General Plan update, the City is committed to preserving existing setbacks within the downtown area to maintain and activate the area.

Lot Coverage and FAR

The Hollister Municipal Code defines lot coverage as a portion of a lot or building site which is occupied by any building or structure regardless of whether such building or structure is intended for human occupancy. Lot coverage is regulated in order to avoid nuisances from inappropriate and excessive massing or density in a particular zoning district. Floor area ratio (FAR) is defined as the total floor area of all buildings on a lot, divided by the area of that lot. For example, a building with 3,000 square feet of floor area on a 10,000 square foot lot has a FAR of 0.30. On the other hand, a building with 10,000 square feet of floor area on a 3,000 square foot lot has a FAR of 3.33.

Lower maximum lot coverages such as 40 percent imposed on R-2 zones and 60 percent imposed on R-4 zones with height limitations can render small lots infeasible for housing development. Affordable housing developers may receive incentives and concessions such as a reduction in setbacks, square footage, and other development standards pursuant to Government Code § 65915 through § 65918.

The lot coverage requirements, as established in **Table C-7** above, may be considered a constraint to development of housing on smaller parcels in the City. The City has added **Policy Action H3.8** to **Chapter 2: Policy Plan** to review and potentially amend the Municipal Code if development standards, including

lot coverage requirements, are deemed a constraint. The City is committed to removing constraints that may impact cost, supply, or the ability to achieve maximum densities without exceptions.

Maximum Building Heights

The building height refers to the vertical distance above the average finished grade and is measured to the midpoint of roof planes. Setting limits to the height of buildings avoids bulking and potential nuisances on neighboring properties – relating to privacy and/or sunlight and shade. This requirement also ensures a compatibility and similar aesthetic amongst uses. Building height requirements, as established in **Table C-7** above, are not considered a constraint to development of housing and are similar to those of the region. Alone, height requirements do not impact cost, supply, or the ability to achieve maximum densities without exceptions, but and cumulatively, height requirements may potentially pose a constraint to development. The City has added **Policy Action H3.8** to **Chapter 2: Policy Plan** to review and potentially amend the Municipal Code if development standards, including height requirements, are deemed a constraint. The City is committed to removing constraints that may impact cost, supply, or the ability to achieve maximum densities without exceptions.

Open Space

The Hollister Municipal Code defines private open space as areas that are accessible only to the residents of a single unit. Private open space can include decks, balconies, porch areas, and roof gardens in addition to private rear yards at ground level. In general, private open space shall not include enclosed side yards with dimensions of less than ten feet, unenclosed side yards, or front yards. Alone and cumulatively, open space requirements do not impact cost, supply, or the ability to achieve maximum densities without exceptions.

Parking Standards

Sufficient off-street parking must be provided to avoid street overcrowding. This is maintained through the establishment on parking requirements, which fluctuate depending on the land use/housing type and the number of bedrooms. **Table C-9** provides the parking requirements specific to the City of Hollister.

Table C-9: Required Parking Spaces for Residential Uses		
Residential Uses	**Vehicle Spaces Required**	**Bicycle Spaces Required**
Mobile homes (in M.H. parks)	One covered space (may be in tandem)	None
Multifamily housing[1]	One and one-half space per one- or two-bedroom unit Two spaces for each unit with three or more bedrooms Guest parking: One space per every four units	Ten percent of vehicle spaces
Secondary residential units	One enclosed space per bedroom or studio unit, with a maximum of two enclosed spaces	None
Senior housing projects	One covered space per unit; 0.50 spaces per unit for guest parking	Five percent of vehicle spaces
Single-family housing	Two spaces	None
Single-room occupancies	One space per dwelling unit; plus one for every non-resident employee; reduction of up to 0.50 of required spaces may be granted through the Conditional Use Permit process	None

Notes:
1. A reduction to off-street parking requirements may be granted with a conditional use permit for a 100 percent affordable multifamily housing project that does not qualify for a density bonus.

Source: City of Hollister Municipal Code

The City's parking requirement varies depending on the land use. The minimum parking requirements in the High Density Multifamily Residential (R4-20) Zoning District for a for a 35-dwelling unit project on one acre is at a minimum 52 and a half parking spaces. This also varies depending on the intensity of the projects. For instance, multifamily residential projects with three or more bedrooms will require two spaces. The bicycle parking requirement is also dependent on the land use. Only multifamily housing and senior housing projects require bicycle parking spaces.

4. Application of Development Standards Demonstrating Project Feasibility

The City's existing land use and development standards contained in the Hollister Municipal Code do not demonstrate a constraint on the development of housing. A recent residential development project was selected to demonstrate the application of current development requirements results in feasible development.

The 400 Block Project is a mixed-use 3-story project that is in the final stages of construction and complies with the City's Downtown Mixed-Use (DMU) zoning development standards, as shown in Image 1. The project is located along 4th Street and San Benito Street. The first floor is used for commercial retail and the second and third floors are used for residential. The project features 18 one-bedroom units and four studio units as well as private balconies. As shown in Image 2, Villa Luna Apartments is an example of a

multifamily development in the High Density Residential R-4 zone. The 116-unit development features surface parking and units ranging from one bedroom to four bedrooms.

Image 1



Source: The 400 Block Condominiums Proposal

Image 2



Source: Villa Luna Apartments, Apartments.com

5. Housing for Persons with Physical and Developmental Disabilities

Both the Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act require local governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations to afford disabled persons an equal opportunity to housing. State law also requires cities to analyze potential and actual constraints to the development, maintenance, and improvement of housing for persons with disabilities.

The Housing Element Update must also include policies and objectives that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The analysis of constraints must touch upon each of three general categories: 1) zoning/land use; 2) permit and processing procedures; and 3) building codes and other factors, including design, location, and discrimination, which could limit the availability of housing for disabled persons.

Housing for persons with disabilities may include independent housing units with access to supportive services or facilities that provide care and services. The following lists housing types for persons with disabilities and the zones in which they are permitted:

- Residential Care Facilities (6 or fewer residents) – permitted in RE, R1, R2, R3, R4, R4-20, PZ, OT-M, OT-H, and RWF zones.
- Residential Care Facilities (7 or more residents) - permitted with a conditional use permit in RE, R1, R2, R3, R4, R4-20, PZ, OT-M, OT-H, and RWF zones.
- Supportive Housing – to comply with AB 2162, the City includes an action in the Policy Plan to permit supportive housing as a use permitted by right in all zones where multifamily and mixed-use development is permitted.
- Transitional Housing – permitted with a conditional use permit in residential, public facilities, industrial, mixed-use, or commercial zoning districts if there is not another facility within one-half mile of the proposed site.

Reasonable Accommodations

Reasonable accommodation in the context of land use and zoning means providing individuals with disabilities, or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices, and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

The Hollister Municipal Code does not establish a Reasonable Accommodations application or formal review process. A policy action is included in the Policy Plan to establish formal reasonable accommodations procedures and to make information readily available to the public.

Definition of Family

Under the right of privacy, the California Constitution prohibits a restrictive definition of "Family" which limits the number of unrelated persons and differentiates between related and unrelated individuals living together. The City's Municipal Code defines "Family" as one or more persons occupying premises and living as a single housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity or sorority house. A family shall be deemed to include necessary servants.

6. Planned Development Zones

The Planned Development Zones (PD) are intended to encourage a mixture of uses and more flexibility and variation from that of established zones.

The City recently adopted a revised ordinance to amend the procedures for Planned Developments. Prior to the recent code adoption, Planned Unit Developments were approved through a conditional use permit and provided flexibility in zoning standards. This was determined to be an inappropriate use of a conditional use permit, and now the process in the new ordinance will allow for a rezone to establish flexible standards for any particular project. The rezones will establish a PD (with project number) on the zoning map, and the goal is to phase out the existing "PZ" performance overlay zone in our zoning ordinance overhaul after the General Plan is adopted. The City plans to rezone all of the "PZ" developments on our zoning map with referential "PD" zoning that refer back to their original project numbers and standards. Planned Developments are allowed in all residential, commercial, industrial, and mixed-use zones under the new ordinance, whereas before they were restricted to residential zones with the PZ overlay only.

A PD permit shall be required under the following circumstances:

1. New structure or use listed as subject to a "Planned Development Permit" (PD) in the applicable zoning district;
2. For the change, enlargement, expansion, or exterior alteration of an existing structure or use for which a Planned Development Permit has not been issued, excluding an existing single-family dwelling used as a residence; and
3. The movement or relocation of any structure, including factory-built and manufactured housing, to any parcel within the City.

The purpose of these permits is intended to afford maximum flexibility in site planning/property development, design, and density/intensity, while protecting the integrity and character of the residential areas of the City, encourage innovation and the development of affordable housing, and ensure consistency with the General Plan.

In the past, planned developments have been used almost exclusively for newly annexed properties/projects to allow for a reduction/flexibility in zoning standards. Because this application process provides property owners and developers with additional opportunities and flexibility, it is not considered a constraint to residential development. Furthermore, the planned development is an optional

process. Under the new ordinance, the use of the Planned Development has been expanded to provide even more flexibility in its use than before.

7. Local Ordinances

An ordinance is a law passed by a municipal government that is enacted to maintain or improve public safety, health, and general welfare. Locally adopted ordinances such as inclusionary ordinances or short-term rental ordinances may directly impact the cost and supply of residential development. Impacts may create governmental constraints to the development of housing and may hinder the City from meeting its share of the regional housing need and the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters.

Inclusionary Housing Program

An Inclusionary Housing Program is a local zoning ordinance which either mandates or encourages housing developers to include a specified percentage of units affordable to lower and moderate-income households. Inclusionary Housing programs bring affordable housing to market and increase types of housing available to people of different income levels. The City currently does not have an Inclusionary Housing Program. As such, Chapter 2 Housing Policy includes an action to adopt an Inclusionary Housing Program.

Density Bonus Ordinance

In accordance with California State Government Code Section 65915, the purpose of the Density Bonus is to provide density bonuses, incentives, or concessions for the production of housing for very-low-, low-, and moderate-income households, senior households, and for the provisions of day care centers and donations of land. It is also the intent of the City to implement the goals, objectives, and policies of the City's General Plan Housing Element and to establish a City density bonus for the provisions of affordable senior housing. **Table C-10** provides an overview on State and Local density law. The City's density bonus provisions are part of the City's Municipal Code and are available to the public in Chapter 17.34 Density Bonus. The City will make the necessary amendments to the density bonus provisions as state density bonus laws are amended over time.

Basic Density Bonus in Accordance with State Law

Very Low- and Low-Income Units

In accordance with State law, a residential development is eligible for a 20 percent density bonus if it includes at least five dwelling units. Applicants that are seeking a density bonus have to agree to construct at least one of the following:

- Ten percent of the total dwelling units of the residential development as dwelling units affordable to low-income households; or
- Five percent of the total dwelling units of the residential development as dwelling units affordable to very low-income households.

Moderate-Income Ownership Units

A residential development is eligible for a five percent density bonus if it meets the following requirements:

- Includes at least five dwelling units;
- Is in accordance to the development defined in Civil Code Section 1351;
- All the dwelling units in the development are offered to the public for purchase; and
- The applicant seeks a density bonus and agrees to construct ten percent of the total dwelling units as ownership units affordable to moderate-income households.

Senior Housing Type 1

Senior Housing Type 1 developments are not required under State law to be affordable to very low-, low, or moderate-income households to be eligible for this bonus. A senior housing Type 1 development is eligible for a 20 percent density bonus if it meets the following requirements:

- Includes at least 35 dwelling units; and
- The applicant seeks a density bonus.

Additional Density Bonus in Accordance with State Law

The density bonus shall increase if the percentage of affordable housing units exceed the base percentage established in the basic density bonus in accordance with State Law for Very-Low-, Low-income, and Moderate-Income units. The established requirements are as followed:

1. Very low-Income Units: For each one percent increase above five percent in the percentage of dwelling units affordable to very low-income households, the density bonus shall be increased by two and one-half percent up to a maximum of 35 percent.
2. Low-Income Units: For each one percent increase above ten percent in the percentage of dwelling units affordable to lower-income households, the density bonus shall be increased by one- and one-half percent up to a maximum of 35 percent.
3. Moderate-Income Ownership Units: For each one percent increase above ten percent of the percentage of ownership units affordable to moderate-income households, the density bonus shall be increased by one percent up to a maximum of 35 percent.

Incentives or concessions in accordance with State Law

A residential development is eligible for incentives and concessions if it includes at least five dwelling units, and the applicant seeks a density bonus and agrees to construct affordable dwelling units as follows:

Very Low-Income Units

A residential development is entitled to one incentive or concession for a project that includes at least five percent of the dwelling units for very-low-income households; two incentives or concessions for a project that includes at least ten percent of the dwelling units for very low-income households; and three

incentives or concessions for a project that includes at least 15 percent of the dwelling units for very low-income households.

Low-Income Units

A residential development is entitled to one incentive or concession if it includes at least ten percent of the dwelling units for low-income households; two incentives or concessions if it includes at least 20 percent of the dwelling units for lower-income households; and three incentives or concessions if it includes at least 30 percent of the dwelling units for low-income households.

Moderate-Income Ownership Units

A residential development with ownership units affordable to moderate-income households is entitled to one incentive or concession for a project that includes at least ten percent of the ownership units for moderate-income households; two incentives or concessions for a project that includes at least 20 percent of the ownership units for moderate-income households; and three incentives or concessions for a project that includes at least 30 percent of the ownership units for moderate-income households.

Table C-10: Density Bonus Summary

Target Units or Category	Minimum % Target Units[1]	Bonus Granted	Additional Bonus for Each 1% Increase in Target Units	% of Target Units Required for Maximum Bonus
Pursuant to State Density Bonus Law: A State density bonus may be selected from only one category, except that bonuses for land donation may be combined with others, up to a maximum of 35%, and an additional square foot bonus may be granted for a day care center.				
Very low-income	5%	20%	2.5%	11%
Low-income	10%	20%	1.5%	20%
Moderate-income (ownership units only)	10%	5%	1%	40%
Senior housing Type 1 (35 dwelling units or more or senior mobile home park; no affordable units required)	100% senior	20%	—	—
Land donation for very low-income housing	10% of market-rate units	15%	1%	30%
Condominium conversion — moderate-income	33%	25%(b)	—	—
Condominium conversion — low-income	15%	25%(b)	—	—
Day care center	—	Sq. ft. in day care center(b)	—	—
Pursuant to City Density Bonus				
Senior housing Type 2	100% senior; 35% affordable	20% additional(c)	—	100% senior; 35% affordable(c)

1. Notes: Only the project's base density is considered when determining the percentage of target units.

Table C-10: Density Bonus Summary				
Target Units or Category	Minimum % Target Units[1]	Bonus Granted	Additional Bonus for Each 1% Increase in Target Units	% of Target Units Required for Maximum Bonus
2. Or an incentive of equal value, at the City's option. 3. Senior housing Type 2 projects with at least 35% low and very low-income units are eligible for an additional 20% bonus, for a total of 40%, upon granting of a Conditional Use Permit. *Source: City of Hollister Municipal Code*				

Short-Term Rental Ordinance

Short-term rentals are commonly defined as an accessory use of a primary residence for the purposes of providing temporary lodging for compensation for up to 30 days or less. The purpose of the Short-Term Rental (STR) Ordinance is to establish regulations, standards, and a permitting process governing the renting or leasing of privately owned, visitor-serving dwelling units on a short-term basis. STRs are often established to safeguard residents by ensuring that short-term rental activities do not threaten the character of neighborhoods and that such short-term rental activities do not become a nuisance, or threaten the public health, safety, or welfare of neighboring properties. In addition, limits on the number of short-term rentals minimizes the impacts on housing by ensuring that a large number of housing units, both rental and ownership, are not removed from the housing market.

The City prohibits short-term rentals. The rental of any dwelling unit on a lot created through an urban lot split or any unit created pursuant to Government Code Section 65852.21 shall be for a term longer than thirty consecutive days.

8. Local Processing and Permit Procedures

The development community commonly cites the permit processing time as a contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time between application to project approval may vary considerably. Factors that can affect the length of development review of a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times are substantially lengthened for projects that are not exempt for the California Environmental Quality Act (CEQA), require rezoning or general plan amendments, or encounter community opposition.

All discretionary entitlement applications are first reviewed by City staff for completeness, and discretionary applications must receive a recommendation through a staff report prior to a review by the appropriate authority. If staff determines that appropriate applications are complete and a proposal complies with development standards and approval findings, staff will provide a recommendation for review. In the 5th Cycle, staff recommended virtually all proposals, only recommending against one proposal which did not comply with established development standards. Various applications may also require public noticing and public hearing.

Applicants for all permits, variances, and land use entitlements are recommended to request a pre-application meeting with the respective department to achieve the following:

- Inform the applicant of City requirements as they apply to the proposed project.
- Review the City's review procedures.
- Explore possible alternatives and modifications.
- Identify any necessary technical studies relating to future environmental review.

Through its development processes and procedures, the City complies with the statutory requirements of the Permit Streamlining Act. The City processes all development applications within the statutory processing and timing requirements of the Permit Streamlining Act.

In the State of California, developments deemed a project are required to undergo a CEQA analysis, independent of the City's development review process. The City complies with all CEQA timing requirements, including streamlining determinations.

Site and Architectural Review Processing

Site and Architectural Review is intended to establish site and architectural regulation to ensure architectural compatibility with surrounding areas and to promote unified and distinct development within areas.

Analysis of Approval Findings for Site and Architectural Review

Site and Architectural Review is a process that ensures construction and development projects comply with site and architectural regulations. It involves the assessment and approval on-site and off-site improvements, as well as the design of buildings and other structures, including their height, width, shape, proportions, and exterior construction. The goal of the Site and Architectural Review process is to promote architectural compatibility with the surrounding areas and to encouraged unified and distinctive development within those areas.

The Site and Architectural Review primarily consists of a hearing and notice with the Planning Commission. This process may also require review at the discretion of the Development Services Director when a single-purpose facility, such as an abandoned school, is being converted to multi-tenant uses. Site and Architectural reviews are required for all zoning districts except for RE and R1 districts. The review is as follows:

- **Waiver Applicability:** Determine if review can be waived according to criteria found in Government Code Section 17.24.190.
- **Hearing and Notice:** Planning Commission hears each application according to the procedures used for Conditional Use Permit in Government Code Section 17.24.120.
- **Expiration:** Site and Architectural approvals are valid for 24 months after the date of the approval.
- **Appeal:** Applicants are given the opportunity to file an appeal as stipulated in Government Code Section 17.24.140.

The Planning Commission of the City of Hollister established findings for Site and Architectural Reviews. Planning Commission Policy 2023-1 establishes the following conditions of approval for Site and Architectural Review:

1. The proposed project is consistent with the goals and policies of the General Plan, any applicable Specific Plans and any applicable design guidelines.
2. The proposed project is consistent with the provisions of Title 17, Zoning, of the Hollister Municipal Code including the requirements of the Zoning District in which the property is located.
3. The proposed development will not be detrimental to public health, safety or welfare of persons residing in or working in the neighborhood or to the general welfare of the City.
4. Architectural considerations including the character, scale and quality of the design, site layout, screening of unsightly uses, lighting, building materials and colors result in a project that is harmonious with its surroundings, is compatible with other developments in the vicinity, and complies with any applicable design guidelines or standards adopted by the City.
5. The proposed project is consistent with all applicable requirements of the Municipal Code and applicable Specific Plan related to landscaping and screening, including the location, type, size, water efficiency and coverage of plant materials to ensure visual relief, adequate screening, and an attractive environment for the public.
6. The site has been adequately designed to ensure adequate parking to serve the project and proper circulation for bicyclists, pedestrians, and automobiles.

These findings are important because they provide the legal record for a project and can be used to clearly demonstrate why a project should be approved or denied. Approval findings also allow applicants to conduct a review of their own project to ensure compatibility with the Zoning Ordinance and increases approval certainty. While approval findings may increase approval certainty, subjective or vague approval findings may reduce approval certainty as an applicant may interpret findings differently from the approving body.

While approval findings have not been identified as a constraint to development, the Site and Architectural Review approval findings may include subjective language. For example, requiring a proposed project to be “harmonious with its surroundings,” and, “compatible with other developments in the vicinity,” may be subjective and affect approval certainty. As a result, the City has added Policy Action H3.7 to remove subjective language from the findings of approval.

Site and Architectural Review may also be required at the discretion of the Development Services Director when a single-purpose facility, such as an abandoned school, is being converted to multi-tenant uses. All zoning districts, other than RE and R1 districts, shall be subject to Site and Architectural Review. No building permit for a new commercial, industrial or multifamily building shall be subject to Site and Architectural Review.

Site and architectural approval shall be valid for a period of 24 months from and after the date of such approval and shall be null and void if a building permit has not been issued; except that in the event that the building permit expires, the site and architectural approval shall be null and void. On application, Site and Architectural Review approval may be extended for an additional period, not to exceed one additional year. Application for extension of site and architectural approval shall be filed at least 30 days before the expiration of the original approval and shall state the reasons for requesting the extension. A request for extension of the site and architectural approval may be approved, approved conditionally, or denied. In

granting an extension of site and architectural approval, new conditions may be imposed and existing conditions may be revised.

Administrative Permit Processing

Administrative Permits without Notice or Hearing

Administrative Permits that don't require notice or hearing applies to the following:

- Have little potential for affecting surrounding properties;
- Are statutorily or categorically exempt from the California Environmental Quality Act; and
- Are not subject to discretionary or other review requirements.

Administrative Permits with Notice and Right of Appeal

An Administrative Permit with Notice and Right of Appeal review is a process that streamline applications that require site specific review for compliance with supplemental standards because of the nature of the use. A complete Administrative Permit Review must be filed at least 15 days before the monthly Development Review Committee (DRC).

The City Planner shall determine in written findings whether the proposed use or structure is statutorily or categorically exempt from CEQA. If the project is not exempt, Planning Commission review shall be required. The DRC shall review the application and make a recommendation to the City Development Services Director to approve the application, approve with conditions or modifications or deny the application based on standards for the type of land use activity. The City Planner shall prepare for the DRC with written findings required for permits.

Analysis of Approval Findings for Administrative Permit

Administrative Permits without Notice or Hearing

An application for an Administrative Permit without notices or hearing shall not require a public hearing or notification of adjacent property owners. The City Planner shall approve the permit if the application complies with all of the standards specified in the Zoning Ordinance. If the application does not comply with those standards, the City Planner shall deny the application.

These permits include home occupation permits that do not require a conditional use permit; temporary use of land permits for which there are specific standards; wall sign permits; addition or removal of up to two doors or windows in a commercial or industrial zoning district where the addition or removal is consistent with standards for the zoning district and any supplemental guidelines that have been approved by the City Council or the Planning Commission as part of a master architectural guidelines; certain minor structures such as automatic teller machines for which there are specific standards; new structures that are consistent with a master plan (architecture, lighting and landscaping) approved by the Planning Commission within three years from the date of application.

These permits include, but are not limited to, home occupation permits that do not require a conditional use permit; temporary use of land permits for which there are specific standards; and wall sign permits.

An administrative permit shall expire one year after its effective date, or at an alternative time as specified in the approval, unless any one of the following occurs first:

- A building permit has been issued and construction diligently pursued;
- A certificate of occupancy has been issued;
- The use is established; or
- The City Planner determines that other substantial action has been commenced to carry out the terms and intent of the administrative permit.

Administrative Permits with Notice and Right of Appeal

Following the acceptance of a competed application and the DRC report and recommendation, the City Planner shall issue the permit with applicable conditions except that the permit shall not become effective for an appeals period of 15 days. The City Planner shall send written notice of the issuance of the permit to all owners of real property as shown on the latest equalized assessment roll, or other reliable method as approved by the City Council, within 300 feet of the subject property. Within the appeals period if any property owner files a written objection to the issuance of the permit, an appeal shall be scheduled before the Planning Commission in accordance with the provisions of Section 17.24.140 (Appeals) and the permit shall not become effective. If no written objection is filed within the appeals period, the permit shall become effective.

The City Planner shall have the discretion to refer any decision on an application for an administrative Site and Architectural Review or Conditional Use Permit to the Planning Commission if the City Planner determines that a public hearing would better serve the public's interest or if the application raises substantial land use issues.

Conditional Use Permit Processing

Conditional Use Permits are intended to allow for activities that uses that are unique and whose effect on the surrounding environment cannot be determined prior to being proposed for a particular location. At the time of application, a review of location, design, configuration, and potential impact of the proposed use shall be conducted by comparing it to established development standards.

Analysis of Approval Findings for Conditional Use Permit

Each Conditional Use Permit application shall be filed in compliance with the Application Filing (Section 17.24.070 of the Municipal Code). Each Conditional Use Permit application shall be analyzed by the Department to ensure that the application is consistent with the purpose and intent of that section. The Director shall make a recommendation to the Commission, who shall hold a public hearing in compliance with Public Hearings (Section 17.24.120 of the Municipal Code).

Upon receipt in proper form of a Conditional Use Permit application, a public hearing shall be set and notice of the hearing given in compliance with the City's Public Hearings procedure. Following a public hearing, the Commission shall issue the decision and the findings upon which the decision is based. The Commission may approve a Conditional Use Permit application with or without conditions only if all of the following findings are made:

- The proposed use is conditionally allowed within the subject zoning district and complies with all of the applicable provisions of the Zoning Ordinance;
- The proposed use is consistent with the General Plan;
- The approval of the Conditional Use Permit for the proposed use is in compliance with the CEQA;
- The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity; and
- The proposed use would not impair the architectural integrity and character of the zoning district in which it is to be located.

A Conditional Use Permit shall be recorded in the San Benito County Recorder's Office on the subject real property, and the rights and responsibilities of the Use Permit shall run with the land until the Permit is revoked or rescinded.

A Conditional Use Permit shall be exercised within one year from the date of approval or the permit shall become void, unless an extension is approved by the Planning Commission in compliance with Permit Implementation, Time Limits, Extensions (Section 17.24.170 of the Municipal Code). A Conditional Use Permit granted in compliance shall continue to be valid upon a change of ownership of the site, business, service, use or structure that was the subject of the permit application.

The Director may approve minor changes to required conditions and operating standards of an approved Conditional Use Permit upon the following circumstances:

- Revocation. The Commission may revoke or modify a Conditional Use Permit in compliance with Revocations (Section 17.24.130(H) of the Municipal Code).
- Performance Guarantee. The applicant/owner may be required to provide adequate performance security for the faithful performance of any condition of approval imposed by the Commission.
- Appeal. Any person aggrieved by a decision of the Commission may appeal the decision in writing, in compliance with the provisions of the Appeals (Section 17.24.140) of the City's Municipal Code.

Table C-11 below identifies the review authority responsible for reviewing and making decisions on each type of application required by the Hollister Municipal Code. Permit review procedures for residential developments in the City are outlined below. All applicable fees related to permits, amendments, and reviews are established by City Council and can be found in the City's fee schedule.

Table C-11: Review Authority for Permit Application				
Type of Permit or Decision	Review Authority[1]			
	Development Review Committee	Director	Planning Commission	City Council
Interpretations	R	F	A	A
Administrative Permits	--	--	--	--
Administrative Permits with Notice and Review	R	F	A	A
Site and Architectural	R	R	F	A
Minor Temporary Use Permits	N/A	F	A	A
Major Temporary Use Permits	R	F	A	A
Conditional Use Permits	R	R	F	A
Variances	R	R	F	A
Planned Development Permits (Residential) 1 to 4 dwelling units 5+ dwelling units	 R R	 F R	 A F	 A A
Lot Line Adjustments[2]	N/A	N/A	N/A	N/A
Tentative Maps/Tentative Parcel Maps	R	R	F	A
Final Maps	N/A	N/A	N/A	F
General Plan Amendments	R	R	R[1]	F
Specific Plans	R	R	R[1]	F
Zoning Map Amendments	R	R	R[1]	F
Zoning Ordinance Amendments	R	R	R[1]	F
Pre-Zoning	R	R	R	F
Development Agreements	R	R	R[1]	F
Pre-Annexation Agreements	R	R	R[1]	F
Parcel Maps[2]	R	N/A	N/A	F[3]

R – Review and recommendation body
F – Final decision-making body
A – Appeal body
N/A – Not applicable
"—" – Not specified
1. Commission recommends to Council for final determination.
2. Review of parcel maps or lot line adjustment is by City Engineer.
3. Parcel maps involving land dedication need City Council Approval.

Source: City of Hollister Municipal Code

Time Between Receiving Approval and Submitting Building Permit Application

The amount of time between when a project receives approval and the submittal of a building permit application varies, depending on a variety of factors, and is controlled by the project applicant. While the City makes effort to streamline the permitting process, this element of time is outside the control of the City. The City's Municipal Code lists time limits and extensions for permits in Chapter 17.24. Administrative permits expire one year after its effective date, unless an alternate time was specified in the approval unless a building permit or certificate of occupancy has been issued, the use is established, or the city planner determines that other substantial action has been commenced to carry out the terms and intent of the administrative permit. Site and architectural approvals are valid for 24 months from the approval

date. On application, site and architectural review approval may be extended for an additional period, not to exceed one additional year. It is not uncommon for project approvals for projects at every scale to either expire or be extended.

Once a housing development is approved, a variety of factors determine the length of time it takes to apply for building permits. The average length of time between receiving approval for a housing development and submittal of an application for building permits is out of the City's control because once a project is approved, it is up to the applicant to apply for building permits. Factors such as the cost and availability of material and labor may determine the length of time before developers apply for building permits. It is common for some developers or applicants to delay pulling building permits due to financing issues. It is difficult to estimate the average length of time between receiving approval for a housing development and submittal of an application for building permits due to the unique nature and circumstances of individual developments.

The estimate of the length of time between receiving approval for a housing development and submittal of an application for building permits is not a reliable indicator in the City because of the wide range of timelines. For example, the timeline between receiving approval for a housing development and submittal of an application for building permits for a relatively small and uncomplicated project (e.g., ADU) can be a matter of a few weeks to over a year for some applicants. Many ADU approvals have expired, and the City has received approval extension requests for relatively small and uncomplicated projects such as ADUs. The timeline between receiving approval for a housing development and submittal of an application for building permits is typically months to years for large-scale, modern construction.

The range of time between entitlements and building permits can range from days or weeks to over one year for projects developed in the City. The average time between entitlements and building permit approval for single-family developments is roughly three to 24 months. The average time between entitlements and building permit approval for multifamily developments is roughly 12 to 24 months. The City regularly receives requests for approval extensions which significantly skews and estimate of time between receiving approval for a housing development and submittal of an application for building permits. Requests for extensions are, with rare exception, approved by either Staff or the Planning Commission provided that efforts toward implementing the project have been made, such as civil review or grading taking place, or submittal of building permit applications, but the applicant needs additional time to have those plans reviewed and approved prior to issuance of a building permit.

The City views the longer time period as common and necessary for larger, more complicated projects and does not see this in any way as hindering the construction of housing or introducing unnecessary delays. In most all cases, the timeline from receiving approval to submitting for building permits is solely dictated by the project applicant and not constrained by any requirements placed upon the applicant by the City. The City is committed to a working with developers to increase the speed and efficiency of the permitting process in order to increase housing production and opportunity in the City.

Table C-12 shows the timelines for permit procedures established by the City. The typical timeline for permit review processing and approval for single-family and multi-family developments is typically two to

three months from the date an application is deemed compete. The process can take one year or longer, depending on the complexity of the project, the need for environmental review, and the responsiveness of the applicant to requests for information. The City views longer time periods as typically common and necessary for larger, more complicated projects and does not see this as hindering the construction of housing or introducing unnecessary delays.

Table C-12: Estimated Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time
Ministerial Review	3 months
Site and Architectural Review	6 months
Conditional Use Permit	5 months
Zone Change	Varies
Planned Development Permits	6 months
Site Plan Review	This is not a permit
Tract Maps	6 months
Parcel Maps	4 months
Initial Environmental Study	Completed within 1 month of initial completeness review
Environmental Impact Report	Varies
Variances	3 months
General Plan Amendments	Varies
Specific Plans	One year plus
Zoning Map Amendments	3 months
Zoning Ordinance Amendments	3 months
Pre-Zoning	Varies
Development Agreements	Varies
Pre-Annexation Agreements	6 months

Source: City of Hollister

Conditional Use Permits in Residential Zoning

According to the City's Municipal Code Section 17.24.200, conditional use permits are intended to allow for activities and uses that are unique and whose effect on the surrounding environment cannot be determined prior to being proposed for a particular location. **Table C-4** lists which residential uses require CUPs in certain zoning districts. According to Section 17.24.200 of the Municipal Code, CUPs are intended to find if the proposed use is conditionally allowed within the subject zoning district and complies with all of the applicable standards, if the proposed use is consistent with the General Plan, if the approval of the CUP is compliant with CEQA, if the proposed use is compatible with existing and future land uses in the vicinity, and if the proposed use would not impair the architectural integrity and character of the zoning district in which it is to be located.

An application for a conditional use permit, meeting all the requirements outlined in Section 17.24.200 of the Municipal Code, is reviewed by the Development Services Department to ensure the application is consistent with all applicable requirements. During project review, the Director makes a recommendation to the Commission, who shall hold a public hearing. Following the public hearing, the Commission shall

issue the decision and findings upon which the decision is based. The review authority identified in **Table C-11** above is designated to approve, conditionally approve, or deny applications for conditional use permits in residential zoning districts. Prior to filing a conditional use permit, the City encourages applicants to request a pre-application meeting with the respective department to provide upfront feedback and to expedite processing. Pre-application meetings are informal meetings with City staff for the applicant to receive detailed feedback on their proposal so they can address issues earlier to provide a more complete submission, thereby avoiding unnecessary delays.

While not explicitly required by State law, the conditional use permit requirement for residential care homes for 7 or more persons and temporary residential shelters could be considered a fair housing issue and a potential constraint due to the discretionary nature of the process. Policy actions have been included in the Policy Plan to review requirements for residential care facilities of 7 or more persons, temporary residential shelters, and reasonable accommodations for persons with disabilities.

9. Development Fees

Residential developers are subject to a variety of permitting, development, and impact fees in order to access services and facilities as allowed by State law. The additional cost to develop, maintain, and improve housing due to development fees result in increased housing unit cost, and therefore is generally considered a constraint to housing development. However, fees are necessary to provide planning and public services, including necessary infrastructure, in Hollister. All information regarding the City's development fees is available to the public on the City of Hollister website as pursuant to Government Code §65940.1 (a)(1)(B).

The location of projects and housing types results in varying levels of development fees. The presumed total cost of development is also contingent on the project meeting City policies and regulations and the circumstances involved in a particular development project application. Some of the City planning fees, mainly for larger or more complex projects, operate on a deposit account basis where time and materials are charged against the established account as the project is processed. **Table C-13** provides the planning fees and **Table C-14** provides the Residential Impact Fees and Water Meter Fees. The Residential Impact Fees and Water Meter Fees associated with each project are dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the City's policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The City of Hollister generally has fees consistent with regional and state averages for most application types. Planning processing fees in the City are comparable to the County of San Benito and the City of Gilroy – some application fees are higher while some are lower in cost, but due to the differences in the size of the cities and the County, capacity, and development activity, these differences do not indicate a constraint for residential development in Hollister.

Table C-13: Planning Processing Fees	
Application Type	**Fee**
Use Permit	
Conditional Use Permit (CUP)[CP]	
• Regular CUP [CP]	$6,237.00
• Amendment [CP]	$3,118.00
• Extension [CP]	$3,118.00
Planned Development [CP]	$10.014.00
Temporary Use Permit [CP]	
• Major [CP]	$854.00
• Minor [CP]	$79.00
Home Occupation [CP]	
• Administrative [CP]	$159.00
• Conditional Use Permit [CP]	$229.00
• Residential Care Home [CP]	$1,254.00
Signs	
Freestanding Monument Sign [CP]	$3,073.00
Master Sign Program [CP]	$3,938.00
Administrative Sign Permit, first sign [CP]	$143.00
• Each additional sign [CP]	$31.00
A-Frame Sign Permit [CP]	$161.00
Zoning	
Initiation of Pre-zone [CP]	$2,397.00
Pre-zone [CP]	$21,897.00
Initiation of Rezone [CP]	$1,623.00
Rezone [CP]	$14,033.00
General Plan	
Initiation of General Plan Amendment [CP]	$2,020.00
General Plan Amendment [CP]	$14,330.00
General Plan Text Amendment [CP]	$14,330.00
Environmental Review	
Consultant-Prepared/Review [CP]	$15,550.00
City-Prepared Initial Study [CP]	$9,150.00
City-Prepared Mitigated Negative Declaration [CP]	$13,499.00
County of San Benito: Clerk Processing Fee	Determined by County of San Benito
County of San Benito: Fish & Wildlife Notice of Exemption	Determined by County of San Benito
County of San Benito: Fish & Wildlife (Mitigated) Negative Declaration, Notice of Determination	Determined by County of San Benito
County of San Benito: Fish & Wildlife Environmental Impact Report, Notice of Determination	Determined by County of San Benito

Source: Planning Fees 2024
[CP]: Fees marked with a [CP] show the applicable 7.5% Citywide Planning Fee.

Table C-14: Residential Impact Fees and Water Meter Fee				
Public Facility Impact Fees	**Single Family**	**Multifamily 2+ bedrooms**	**Multifamily 1 ≥ bedroom**	**Studio**
Water Meter (1" meter)	$443.00	$443.00	$443.00	$443.00
Water	$5,460.00	$4,860.00	$2,350.00	$2,350.00
Traffic	$22,894.48	$14,009.85	$13,669.31	$9,056.12
Sewer - Treatment	$5,121.82	$4,464.68	$4,464.68	$4,464.68
Sewer – Collection	$3,590.00	$3,590.00	$3,590.00	$3,590.00
Storm Drainage	$2,180.00	$2,030.00	$700.00	$700.00
Park	$15,520.47	$13,761.64	$ 6,638.99	$6,638.99
Library Facilities	$1,481.97	$1,357.90	$1,357.90	$1,357.90
Police	$520.00	$520.00	$520.00	$520.00
Fire	$690.00	$690.00	$690.00	$690.00
Detention (Jail/Juvenile Hall)	$3,003.00	$2,751.41	$2,751.41	$2,751.41
City Hall/City Yard	$603.13	$525.35	$257.33	$257.33
Total Fees	**$68,520.50**	**$45,195.76**	**$34,552.73**	**$30,290.86**
Source: Residential and Commercial Impact Fee Schedule 2022 to 2023				

The estimated total 2023 residential impact and water meter fees for a typical single-family residential project can range up to $68,520.60. Estimated total residential impact and water meter fee for a multifamily residential project can range from $34,552.73 and $45,195.76 per unit. These estimates include all fees listed in **Table C-14**. These estimates are illustrative and my vary based upon unique circumstance of individual development project applications.

As shown in **Table C-14**, Traffic and Park fees are a significant portion of the total development impact fees. In 2019, the City completed a development fee study to determine if fees were adequate to defray the cost of public facilities and infrastructure necessary to accommodate new and future development within the City. The study determined that fees, including City Hall/City Yard Facilities, Drainage Facilities, Parks and Recreation Facilities, Water Facilities, were not sufficient to defray the cost of public facilities and infrastructure necessary to accommodate new and future development. In response, the City increased fees. The City has increased these fees based on the inflation metrics for each impact fee. Impact fees have been determined to be necessary to adequately fund services, including the San Benito County Youth Services Center which is the primary community resource for justice-involved youth. It is part of a system of care that provides a safe, protective and home-like environment while fostering responsible and accountable behavior for youth through a trauma-informed lens. The City is responsible for paying its fair share to the County facility and covers the costs of the services through development impact fees.

Additionally, the City has determined that the traffic impact fees are higher than neighboring communities due to the fact that the City is a bedroom community within a bedroom county with requirements from Caltrans to fund regional improvements to widen sections of Highways 25 and 156 linking to Highway 101 as well as local commuter corridors while neighboring communities do not have a similar financial burden. Policy Action H3.3 commits to analyzing the City's existing user fees to determine if an adjustment is required. The findings of the analysis will guide City's updated impact fees.

10. On-/Off-Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (street frontage improvements such as curbs, gutters, and sidewalks, sewer/water hookups, on-site drainage, and landscaping), and off-site improvements to offset project impacts (off-site drainage, parks, traffic, schools, and sewer/water infrastructure). Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of the development of housing within the City and may also influence the sale or rental price of housing. Almost all of the costs associated with off-site improvements are undertaken by the City and recovered through development and impact fees.

For single-family residential development on vacant land, examples of typical on-site improvements might include stormwater detention facilities (required by the Clean Water Act), roads, sidewalks, perimeter walls, fire hydrants, emergency access drives, and recreational trails. Multifamily developments may also include common open space and recreation areas.

Typical off-site improvements for both single-family and multi-family developments may include:

- New curbs, gutters, and sidewalks;
- Recreational trail facilities;
- Road improvements and traffic control needed to serve the development;
- Street trees, and landscaping;
- Utilities may need to be updated or installed to serve the development, including water mains, sewer mains, stormwater pollution prevention measures, and undergrounding of electric utilities.

Infill residential projects may be required to install any of the improvements listed above, depending on the site-specific circumstances and neighborhood needs.

The extent of off-site improvements varies from project to project, depending on size and impacts. Costs also vary with quantities needed, price of materials and contractor's means and methods. There is not a typical cost that can be readily applied to this. It is rare for the City to require "true" off-site improvements but proposed developments are often required to provide on-site, frontage improvements. The majority of costs associated with off-site improvements is borne by the City and recovered through development impact fees. The City has committed to reviewing and revising its fees to mitigate potential constraints. On- and off-site improvements in the City are consistent with requirements of other jurisdictions in the region. On- and off-site improvements do influence the cost of development, but the improvement requirements do not present a constraint to the development of housing in Hollister and are not known to significantly increase development costs.

Though the costs of impact fees and required improvements do raise development costs, developers typically account for these expenses in their cost projections, as such requirements are standards practice. The City is not aware of any project that was constrained by required on-/off-site improvements in the 5th Housing Element planning cycle. The City continues to work applicants to assist in satisfying the City's required improvements.

Subdivisions

The City has standard improvements required for subdivisions that can be found in the City's Municipal Code under Title 16. General improvements include the following:

- All necessary easements for access, drainage, and utilities shall be provided and shall be granted to the appropriate authority in the dedication certificate on the final map. Existing easements at the time of recording shall be shown on the final map.
- Drainage is required for all off-street parking/loading areas and shall be designed and constructed as follows:
    - Surface water will not drain over any sidewalk, or adjacent parcels;
    - In compliance with the Water Resources Performance Standards and Stormwater Management and Flooding Performance Standards; and
    - In compliance with the City's Best Management Practices, adopted in compliance with the requirements of the National Pollution Discharge Elimination System (NPDES)
- The subdivider shall provide maximum off-street parking where economically feasible. Driveways, unless specifically exempted, shall permit cars to park on the lot and outside the carport or garage. Where available length of driveway or extreme gradient makes parking infeasible, other off-street parking spaces may be required by the City engineer.
- Street improvements the listed improvements in Section 16.24.020 of the Municipal Code. For example, the subdivider shall provide streetlights, electroliers, and underground lighting system as required by the Planning Commission.
- Individual sewer laterals shall be stubbed to the property line of each lot prior to street construction. These shall be connected to the existing City, district, or approved private system. The subdivider shall present evidence from the appropriate agency that the system is adequate to handle sewage from the subdivision and that a satisfactory agreement has been made for such services.

<u>Parking Designs</u>

Minimum sidewalk widths are as follows: Driveway Width and Length

- Residential Zoning Districts
    - Driveway minimum width of 12 feet, with direct access to a garage
        - Driveway maximum width of 20 feet for double or 30 feet for three-car garage
    - Driveway minimum for a single-family driveway of 20 feet
- Commercial Zoning Districts
    - Driveway minimum width of 25 feet
    - Driveway maximum width of 35 feet
- Industrial/Manufacturing Zoning Districts
    - Driveway minimum width of 25 feet
    - Driveway maximum width of 40 feet

The subdivider shall improve or agree to all the standards for improvements as listed in the City's Municipal Code and with the improvement plans for the individual subdivision as approved by the City Manager. Specific design standards for streets can be found in the City's Municipal Code. While they do present an additional cost for development, the requirements are consistent with the region and do not present a cost to the development of housing in Hollister.

11. Building Codes and Code Compliance

The City has adopted the 2022 California Building Code, including the ancillary information within the tables, attachments, addendums, and footnotes. This would include, but is not limited to, the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, plumbing code, Energy Code, Historical Building Code, Fire Code, and Existing Building Code.

The Code's intent is to safeguard the public health, safety, and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to firefighters and emergency responders during emergency operations.

The City includes Chapter 15.04 – Hollister Building Code as part of the Municipal Code. The purpose of the Hollister Building Code is to provide the minimum requirements and standards for the protection of public safety, health, property, and welfare of the City. The City does not have local amendments to the 2022 California Building Code and does not see the Hollister Building Code precluding development in Hollister. Because the City's existing building code does not significantly differ from the existing California Building Standards Code, they do not significantly impact the cost and supply of housing in Hollister.

The City's Code Enforcement Division enforces and administers all applicable codes and ordinances of the City in a fair and impartial manner to resolve health, safety, and public nuisance conditions that affect the quality of life in Hollister. Enforcement is provided proactively and on a complaint basis. Most code violations are resolved on the initial contact made by Staff. Staff generally works under the model of voluntary compliance within a reasonable amount of time allotted. In rare instances, penalties are assessed to those who fail to comply with the Hollister Municipal Code. In 2023, the City's Code Enforcement Division opened 225 cases and closed 191; 34 cases from 2023 remain open or unresolved. The City's Code Enforcement Division opened cases related to: substandard housing, illegally converted garages, occupied trailers and other recreational vehicles, accumulation of garbage, rubbish, automotive parts and junk, accrual of dry or dead vegetation, inoperable vehicles, and inappropriate storage of boats, trailers and recreational vehicles. Of the total 225 Code Enforcement cases opened in 2023, approximately 50 of the cases were related to poor or substandard housing conditions. Policy Action H2.4 is added in the Housing Plan to make the most effective use of rehabilitation loan funds by prioritizing their use to meet the greatest need.

C. Infrastructure Constraints

Another factor that could constrain new residential construction is the requirement and cost of providing adequate infrastructure (major and local streets; water and sewer lines; and street lighting) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the City, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often "passed on" in as part of home rental or sales rates. As virtually all new development within the City is infill development, new infrastructure is not generally required; however, larger and even some smaller projects may require infrastructure improvements or payment for future improvements.

1. Dry Utilities

Dry utilities include electric, telephone, TV, internet, and gas services. The various utility providers are responsible for providing these necessary resources to new housing units. The City has sufficient dry utilities to accommodate its share of the RHNA allocation for the 6th Cycle.

Electrical

Central Coast Community Energy (3CE) provides electricity service to the City of Hollister, through PG&E distribution infrastructure. C3E supports clean and renewable energy and community reinvestment and provides access to 3CE Energy Program rebates and incentives. With 3Cchoice, the default program, 31 percent of the energy mix comes from eligible renewables (based on the California Renewables Portfolio Standard). 3CE and its customers are on a pathway to 100 percent clean and renewable energy by 2030 and 60 percent by 2025. Pacific Gas and Electric Company (PG&E) provides the electricity infrastructure, which is located aboveground on utility poles and belowground. The power mix delivered to customers includes the following greenhouse gas-free technologies:

- Eligible renewable resources, such as wind, geothermal, biomass, solar and small hydro (38.4 percent)
- Large hydroelectric facilities (11.6 percent)
- Unspecified Power (49.8%) (Unspecified power is electricity that has been purchased through open market transactions and is not traceable to a specific generation source.)

Natural Gas

PG&E also provides natural gas services in Hollister. As a public utility, PG&E is under the jurisdiction of the California Public Utilities Commission (CPUC) which regulates natural gas rates and natural gas services, including in state transportation over the utilities' transmission and distribution pipelines system, storage, procurement, metering, and billing. PG&E is responsible for providing service to residential, industrial, and commercial customers in Hollister.

The former Hollister Manufactured Gas Plant (MGP) operated in the City from 1886 to 1935. In 1935, Santa Cruz began providing Hollister with natural gas, and by 1943, the MGP structures were removed

from the site located at 6th and Sally streets. The site is now the location of PG&E's Hollister Service Center. In December 2013, environmental remediation work at the site was completed. The four-month long project involved the removal of the impacted soil beneath the footprint of the site. Through the remediation work 1,444 tons of materials were recycled, reduced greenhouse gas emissions by 6.04 metric tons, contributed over one million dollars to the local economy and provided jobs to two local community members.

2. Water Supply

The City of Hollister Utilities Division is responsible for producing and distributing potable water for approximately half of the City which is generally located west of Memorial Drive. The remaining portion of the City is serviced by the Sunnyslope County Water District. This division is also responsible for wastewater collection and conveyance to the wastewater treatment plants. The City's latest Urban Water Management Plan, in collaboration with San Benito County Water District and Sunnyslope County Water District, demonstrates that the City has planned for water supply for all planned growth. As the state requires through the regular Urban Water Management Plan updates, the City is able to provide sufficient water capacity to accommodate the regional housing need.

Water Sources

There is a total of 1,188,556,060 gallons of water produced from surface and ground water entering the City of Hollister Water System. In the most recent 2021 Annual Drinking Water Quality Report, the City of Hollister obtained 46 percent of its portable drinking water from its five active deep groundwater wells located throughout the City and Cienega Valley, 6 percent from surface water, treated at the Lessalt Water Treatment Plant, 6 percent of groundwater from the Sunnyslope County Water District (SSCWD) wells through a series of distribution system inter-ties, and 35 percent from the West Hills Water Treatment Plant.

Water Quality

The City regularly collects and tests water samples from designated sampling points throughout the water distribution system to ensure water delivered meets or exceeds federal and state drinking water standards. The City has conducted 388 tests for contaminants from January 1st to December 31st. Of the total test, 18 were detected for contaminants, and of those tests only one was found at a level higher than the State allows.

Wastewater

The City of Hollister Utilities Division operates the Industrial Wastewater Treatment Plant and the Domestic Water Reclamation Facility. The Industrial Wastewater Treatment Plant primarily treats waste from the tomato cannery located in the City. It also collects a portion of the City's storm water runoff. The Water Reclamation Facility treats domestic, commercial, and industrial wastewater in the City of Hollister and produces Title 22 reclaimed water for park irrigation, airport greenery, and ground water recharge. According to the City's Urban Management Plan, adequate wastewater treatment facilities are available to serve the planned regional housing need.

3. Fire and Emergency Services

Fire Department

Fire protection is provided by the Hollister Fire Department. The Hollister Fire Department has been serving the City of Hollister since 1875. Hollister Fire is an all-risk fire department providing services covering fire prevention (including building plan review, site inspections, public education) arson investigation, hazardous material releases, involvement with public events, medical aid requests, vehicle accidents, specialized rescue, and all types of fires. In 2013, the Hollister Fire Department expanded its organization to provide fire protection services for San Benito County and the nearby city of San Juan Bautista.

The Hollister Fire Department has three stations within the City and one fire station in the City of San Juan Bautista. There is anticipated development of two additional fire stations in the county to meet the growing population in the City of Hollister and surrounding areas.

Emergency Services

The Hazel Hawkins Memorial Hospital provides emergency service 24 hours per day, 7 days per week. The hospital has 18 bed Emergency Department (ED) receives over 22,000 patients annually. The Emergency Department has a team consist of ED physicians and medical specialists including, orthopedics, tele-stroke doctors, cardiologists and mid-level providers along with nurses that are certified with cardiac life support and pediatric life support.

4. Police Services

The Hollister Police Department (HPD), the San Benito County Sheriff's Office, and the California Highway Patrol provides police services to the General Plan Planning Area. The HPD has primary responsibility for areas with the City. In 2021, the Hollister Police Department issued its most recent annual report. At the time of release of the report, the police department had two captains and 17 employees.

The Santa Cruz Regional 9-1-1 (SCR 9-1-1) is a Joint Powers Authority (JPA) dispatching for multiple Law Enforcement, Fire, and EMS agencies in Santa Cruz County. Dispatchers at SCR 9-1-1 are the county's primary public safety answering point. In 2021, SCR 9-1-1 processed 521,702 total telephone calls, from which 30,588 calls for service were created for the Hollister Police Department.

The Hollister Police Department Records Department assists citizens with general police related information, public records act requests, report requests, vehicle releases, background checks, clearance letters, fingerprint services and citation sign-off. Records is also responsible for a variety of specialized and technical duties as well as report and citation processing.

D. Environmental Constraints

The City of Hollister may by susceptible to several environmental constraints to the development of housing. Human-caused risks such as hazardous materials can pose risks to community health and safety. Effective planning to prepare for and mitigate and the adverse effects of these risks can help ensure that Hollister maintains a high level of safety for its residents. The City of Hollister plans and engages mitigation techniques through the City's Hazards, Safety, and Noise Element.

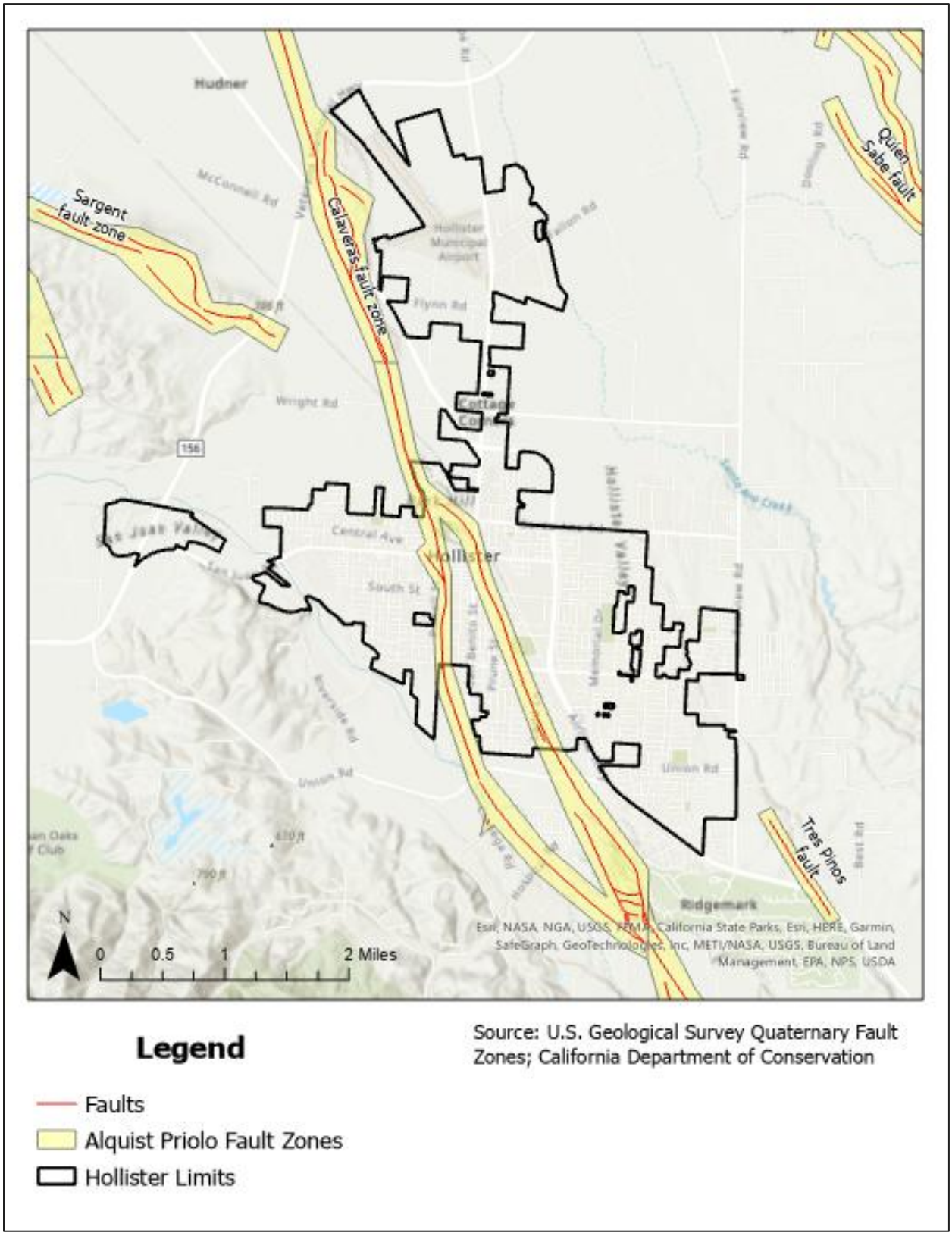
All candidate sites were analyzed for environmental constraints analyzed below as well as any known conditions that preclude or significantly impact development in the planning period. Examples of other known conditions include shape, access, property conditions, easements, contamination, and airport compatibility. Based on this analysis, the City determined that all candidate sites can feasibly develop housing and do not experience any known environmental constraints.

1. Geological and Seismic Hazards

Geologic and seismic hazards in Hollister include those related to earthquakes, steep slopes and landslides, erosion, and soil subsidence. Earthquakes pose the greatest potential for far-reaching loss of life or property. Alquist-Priolo earthquake fault zones are regulatory zones surrounding the surface traces of active faults in California. Wherever an active fault exists, if it has the potential for surface rupture, a structure for human occupancy cannot be placed over the fault and must be a minimum distance from the fault. According to the California Department of Conservation, the minimum distance is generally 50 feet. Hollister is located within a 5-mile radius of at least four major seismic faults and fault systems. According to the United States Geological Survey (USGS) Interactive Fault Map, the nearest active fault zones include the Quien Sabe fault to the East, Tres Pinos fault to the South, San Andreas fault to the West, and Sargent fault zone to the North of the City. As shown in **Figure C-6**, the Calaveras faults and their associated Alquist-Priolo earthquake fault zones run through Hollister. Residential development within a seismically active zone could expose Hollister residents to adverse effects. The California Department of Conservation has an interactive map, the California Earthquake Hazards Zone Application, available for residents to determine if their property is located in an earthquake fault zone.

A lesser geologic hazard relates to soil stability in the City. Hillsides located mostly on the periphery of the City can be subject to landslides and portions of the City have expansive soil types. Expansive clay soils, which can shrink and swell, are common within the northern portion of the City. Areas with expansive soils must often implement special building and structure design which can withstand fluctuation in soil. In addition, areas found in the City may be subject to liquefaction during a seismic event if groundwater is present near the surface. To ensure structural stability, seismic and geologic hazards are addressed through the environmental and development review and permitting process.

Figure C-6: USGS Fault Zones



Source: USGS Fault Map Viewer

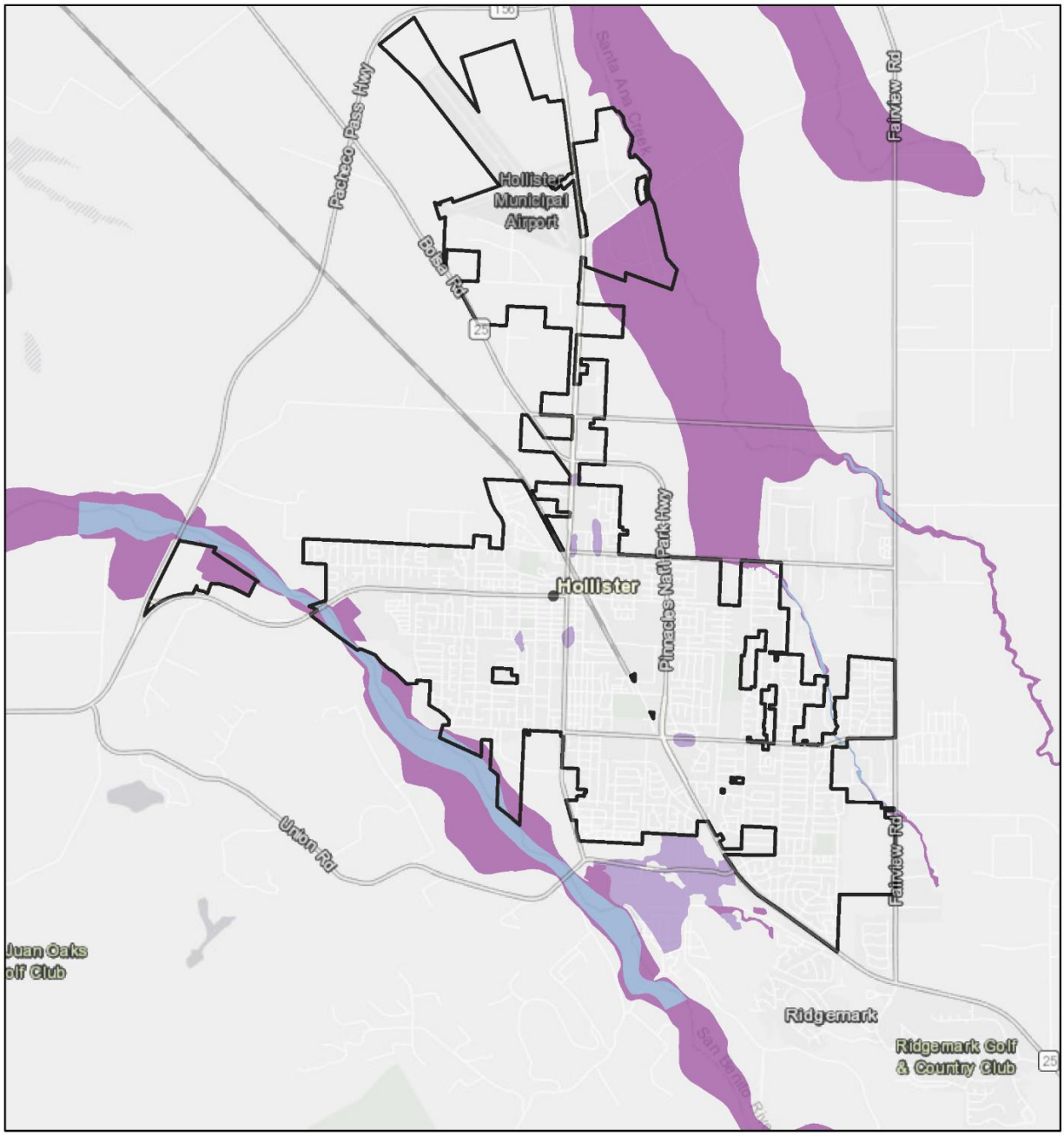
2. Flood Hazards

The City of Hollister and surrounding areas are subject to unpredictable seasonal rainfall, and every few years the region is subjected to periods of intense and sustained precipitation that result in flooding. Flooding can be a destructive natural hazard and is a recurring event. A flood is any relatively high streamflow overtopping the natural or artificial banks in any reach of a stream. The greatest flood hazard is present mainly along two existing creeks, Santa Ana Creek and San Benito River, that are included as flood hazard areas on existing Federal Emergency Management Agency (FEMA) maps.

Flooding becomes particularly hazardous when development encroaches onto floodplains, modifying the landscape and altering natural patterns of conveying excess water during floods. **Figure C-7** shows the flood zones in and around the City of Hollister. The San Benito River borders the Western edge of the City and is identified by FEMA as a Regulatory Floodway. North of City is the Santa Ana Creek and has a 1 percent annual chance of flooding.

One-hundred-year floods are those that have a one percent chance of occuring in any given year. The 100-year flood is a regulatory standard used by Federal agencies and most states to administer floodplain management programs and is also used by the National Flood Insurance Program as the basis for flood zones. Standard practice is to avoid or restrict construction within 100-year flood zones, or to engage in flood-proofing techniques such as elevating building pads or consturcting walls, dams, and levees. Portions of the City of Hollister are located within 100-year flood plain, primarily in the parts of the City along Santa Ana Creek and San Benito River. In addition, there are some spots within the City that have a 500-year (0.2 percent) annual chance flood hazard. These locations occour sporadicly around the City, and make up only a small portion of all total flood hazards.

Figure C-7: FEMA Flood Zones

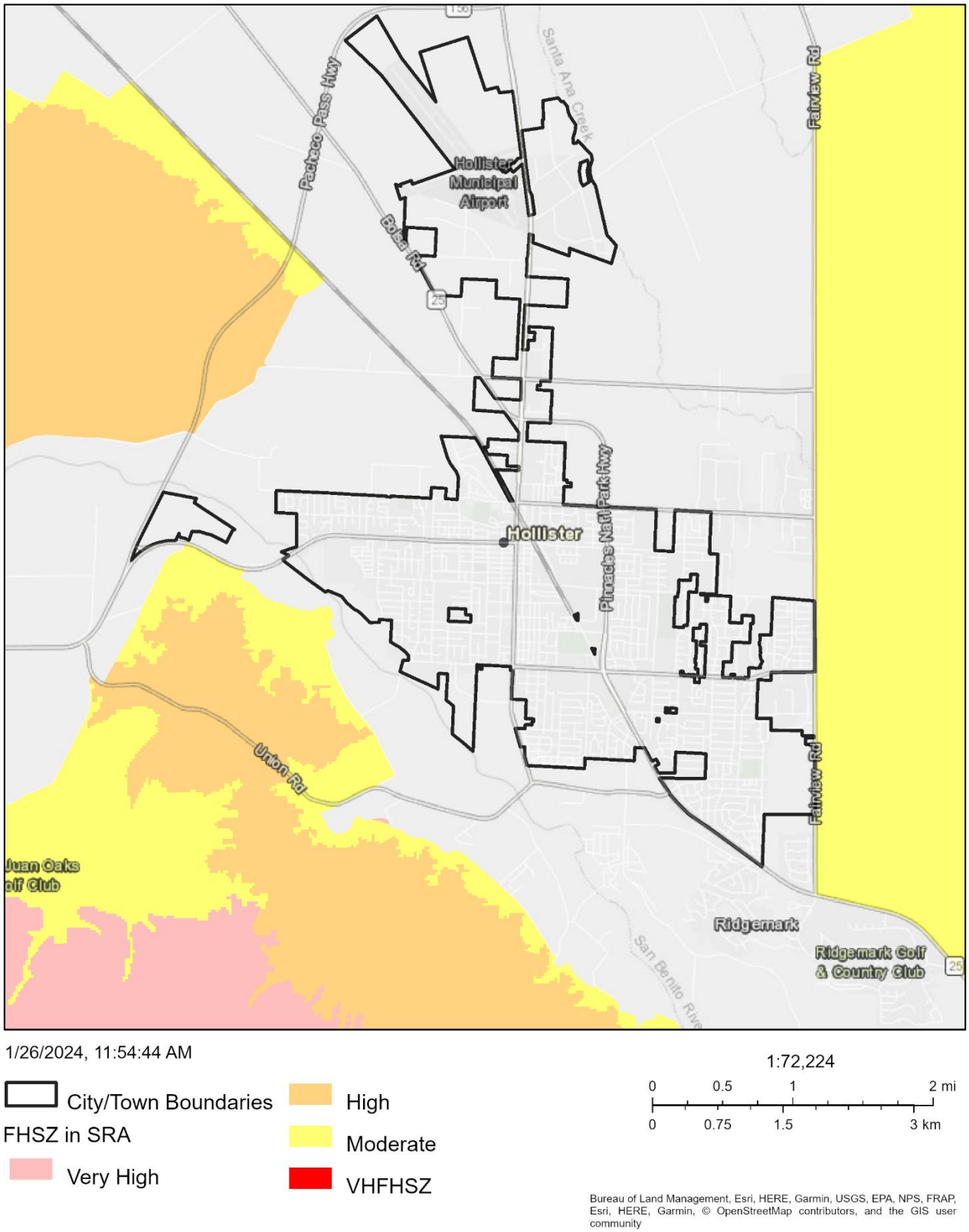


Source: AFFH DataViewer 2.0, HCD

3. Fire Hazards

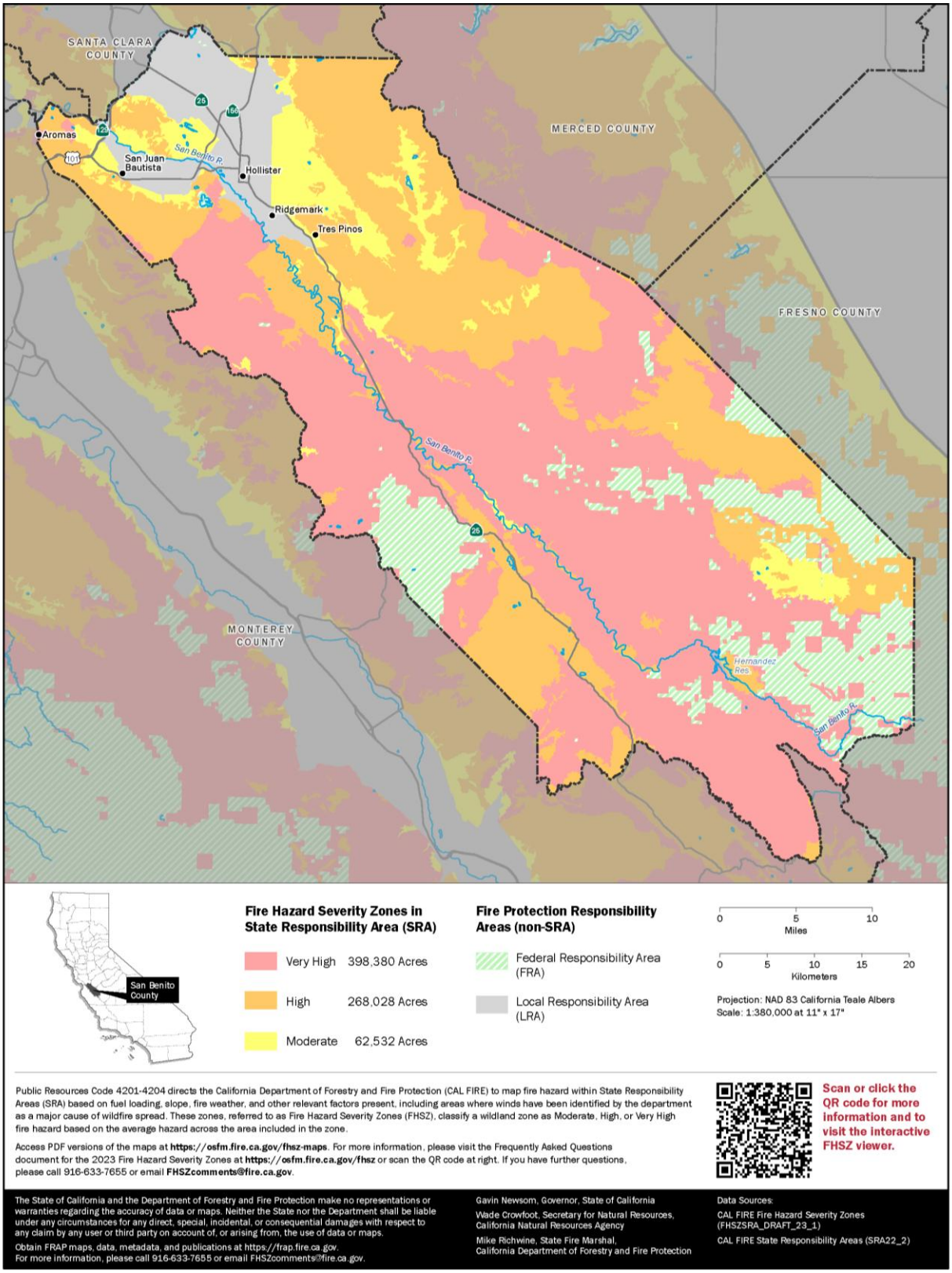
As shown in **Figure C-8,** the City of Hollister doesn't have any areas that are at risk of wildfires. However, the City is surrounded by thousands of acres of undeveloped hillsides that are moderate to high risk of wildfire. **Figure C-8** shows the three fire risk levels: Moderate, High, and Very High, within and around the City. The Planning Area does not include areas that face risk threat; however, areas of very high fire risk are located to the south, near San Juan Road. Areas north of San Juan Road face a high risk of fire hazard. Areas to the east of the City, beyond Fairview Road, have a moderate risk of fire hazard. **Figure C-9** shows the CAL Fire Very High Hazard Severity Zones of San Benito County. Portion of the northern areas of the County are not identified to be in a fire hazard severity zones. San Juan Bautista, Ridgemark, and Dunneville are also communities without High Hazard Severity Zones.

Figure C-8: Fire Hazard Areas



Source: AFFH DataViewer 2.0, HCD

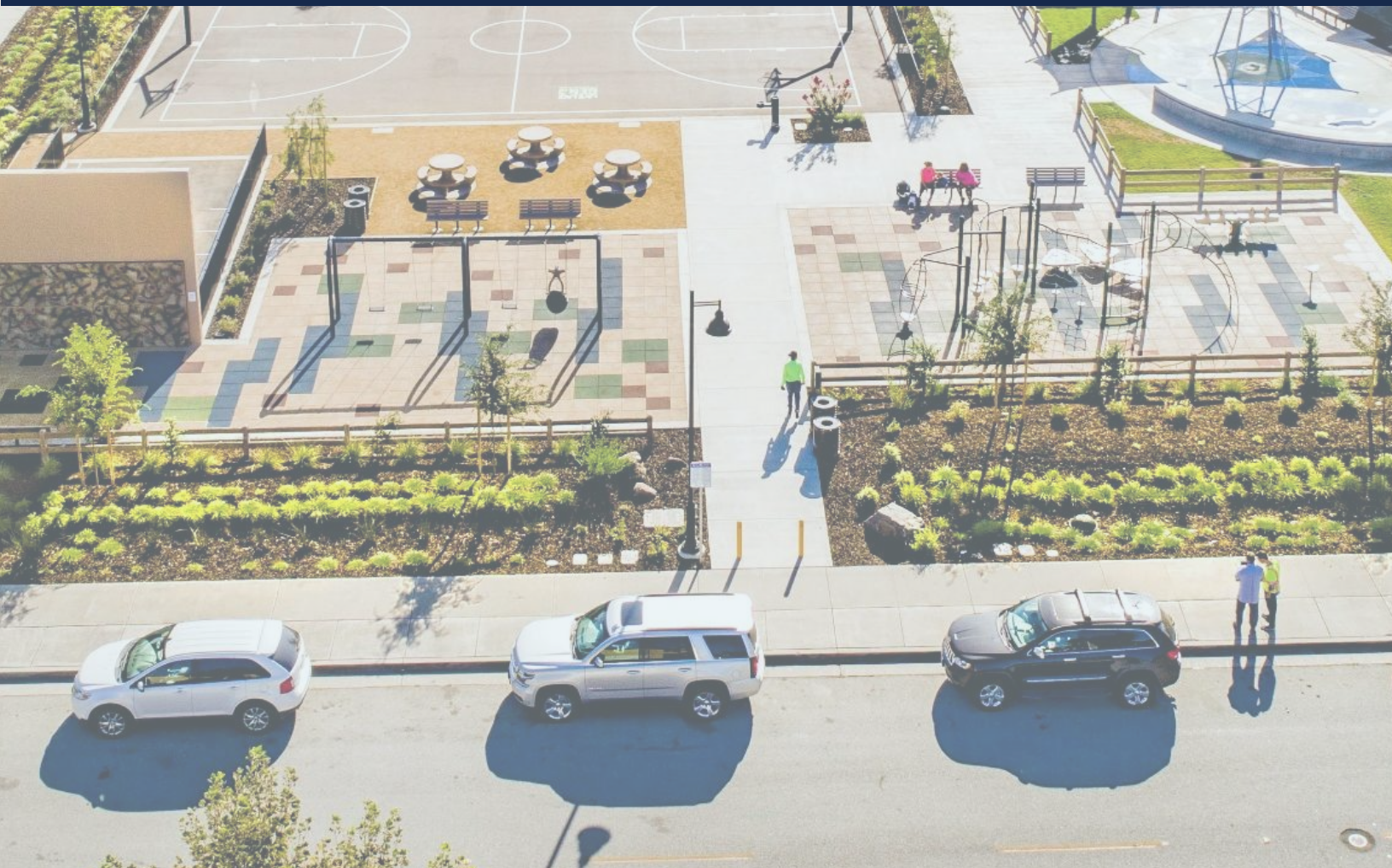
Figure C-9: CAL FIRE Very High Hazard Severity Zone



Source: CAL FIRE Fire Hazard Severity Zones, FHSZSRA_DRAFT_23_1, (Accessed April 24, 2023)



Appendix D: Housing Resources



Housing Resources

The City of Hollister provides a variety of resources and services to assist the community in accessing housing which meets their needs and income levels. This Appendix provides a summary of those resources and services.

A. Resources for Special Housing Needs Groups

1. Seniors

Seniors (persons 65 years of age and older) typically prefer to stay in their own homes as long as possible. If family members are nearby, they can also assist with basic care needs, enabling seniors to remain in their homes longer. However, this is not always possible. As such, the City works with the non-profit Jovenes De Antaño to provide meals and welfare assistance to seniors.

The following resources are provided County-wide and are available to Hollister seniors:

- **Advocacy, Inc.:** An independent non-profit agency that manages two main programs: Patients' Rights Advocates and Long-Term Care Ombudsman. The Patients' Rights Advocate Program is a state mandated program charged with rights protection and advocacy for all mental health consumers residing in San Benito County, and to assist recipients of mental health services to exercise their human and civil rights. Patients' Rights Advocates represent a client's expressed desire as defined by the client as long it's within the bounds of the law and achievable within the Advocate's resources. Advocates do not determine what is most appropriate for the client, or what may be in the client's best interest. Rather, Advocates advise clients about their options, and the implications of those options, and assist the client to make an informed choice.
- **Jovenes De Antaño:** The City works with the non-profit organization to provide meals and welfare assistance to seniors. In 2017, the City received $194,967 in CDBG funding for senior services that was administered through Jovenes De Antaño. In 2020, the City received $229,032 in CDBG funding for Meals on Wheels, also administered through Jovenes De Antaño.
- **Seniors Council of Santa Cruz and San Benito Counties:** Community-based non-profit organization providing services, support, and advocacy to enable seniors to function with independence in their homes and the community to their fullest capacity. The organization includes a number of programs targeted towards assisting seniors. Programs and resources include:
    - ***Aging & Disability Resource Connection (ADRC):*** assists older adults, individuals living with disabilities, and family caregivers with identifying personal and community resources, navigating public benefits, and accessing a network of additional service agencies.
    - ***Area Agency on Aging:*** serves as an advocate for seniors by monitoring, evaluating, and commenting on all policies, programs, and community actions pertaining to seniors.

- ***Project Scout:*** provides free tax assistance to seniors/elderly.
- ***Senior Companion:*** provides friendly visitor and peer support for seniors who may have difficulty with daily living tasks and for caregivers.
- ***Senior Services:*** offers information about in-home services, hospice programs, transportation, legal services counseling, health insurance counseling, senior centers, adult day care, Alzheimer's resource centers, and Meals on Wheels programs.
- ***Seniors Council Falls Prevention Program:*** offers services to help older adults maintain healthy activity levels and risk-prevention tools. Services and resources include workshops to combat fear of falling, low-cost emergency response systems, and in-home risk and safety assessments.

- **San Benito County Free Library:** A local library located in Hollister that provides a list of resources for seniors on its website. Resources include Jovenes de Antaño, Central Coast Center for Independent Living, County Express & Dial-A-Ride, Alliance on Aging, Reporting Elder Abuse, legal services, and other resources from the State.
- **211 San Benito County:** A comprehensive information and referral service that connects community members to critical services available in the community for 24 hours a day, 7 days a week. 211 San Benito County lists a wide array of resources available to San Benito seniors, including home delivered meals, senior ride programs, senior support services, senior centers, elder abuse reporting, and many more resources catered for the community.
- **San Benito County Health & Human Services Agency:** An agency that provides for a number of resources for different community groups, including seniors. Services include Adult Protective Services, In-Home Supportive Services, counseling options, transition assistance, short-term coordination, and general information and assistance services.
- **San Benito County Community Action Board:** An advisory board that provides assistance services and resources to residents with disabilities, seniors, and low- to moderate-income individuals. The CAB assesses the needs of the community and applies for various grants to low- to moderate-income residents of the County based on surveys, focus groups, and community input. The CAB features a Volunteer Income Tax Assistance (VITA) and Tax Counseling for the Elderly (TCE) program that offers free basic tax return preparation and information about pensions and retirement-related issues to residents aged 60 years and older.
- **Senior Citizen Water/Sewer Discount:** The City of Hollister offers a Senior Citizen Water/Sewer Discount for individuals who qualify. Eligible applicants may receive 25 percent off their water and sewer bills.

2. Persons with Physical and Developmental Disabilities

Individuals living with a disability are capable of living fulfilling normal lives. For some, however, they may need further assistance and resources to partake in daily activities.

The following resources are provided to individuals with disabilities within the City of Hollister:

- **Central Coast Center for Independent Living (CCCIL):** CCCIL promotes the independence of people with disabilities by supporting their equal and full participation in life. CCCIL provides advocacy, education and support to people with disabilities, their families and the community.
- **Aging and Disability Resource Connection of San Benito (ADRC):** As a part of a growing statewide network for the California Department on Aging (CDA), ADRC is a funded and locally supported organization aimed to streamline information referral/assistance, long-term services and supports options counseling, short term service coordination, and institution-to-home transition assistance, supporting individuals who are aging and/or with disabilities in San Benito County.
- **Del Mar Caregiver Resource Center:** A non-profit organization that provides support services and free classes for family caregivers.
- **Social Vocational Services (SVS):** Apart of the California's department of Rehabilitation, the Hollister location of SVS offers the developmentally disabled community supported employment services, and individual and group employment coaching.
- **San Andreas Regional Center (SARC):** A non-profit that serves individuals with developmental disabilities and their families who reside within Monterey, San Benito, Santa Clara, and Santa Cruz Counties. SARC provides case management and community services, such as information on employment services or health insurance, for residents with disabilities.
- ***Foster Grandparent and Senior Companion Program:*** SARC provides a Foster Grandparent and Senior Companion volunteer programs in which volunteers at least 55 years old are paired with individuals with intellectual and/or developmental disabilities who are receiving services from SARC. Volunteers may choose supporting children in a classroom setting or adults in residential care homes or day programs.
- **Advocacy Inc.:** An independent non-profit agency that provides services to protect patients' rights and free advocacy services for residents of nursing homes and residential care facilities. The Ombudsman Program is charged with advocating for seniors and disabled individuals living in residential care facilities for the elderly and skilled nursing facilities.

3. Persons Experiencing Homelessness

The Department of Housing and Urban Development (HUD) defines homelessness as individuals who are living in a place not meant for human habitation, in emergency shelter, fleeing or attempting to flee domestic violence in transitional housing, are exiting an institution where they temporarily resided (for up to 90 days), or those who are close to losing their primary residence with no resources to find new housing. The following resources are provided to individuals experiencing homelessness within the City of Hollister:

- **San Benito County Health & Human Community Services and Workforce Development**: This agency provides a variety of trainings, services and resources to unemployed, under-employed and dislocated workers which will raise their education and skill levels to ensure their success in the workforce. The Workforce Development Boards (WDB) receive federal, state, and local funding for workforce

development programs. The WDB offers a comprehensive range of workforce development activities to benefit job seekers, laid off workers, youth, incumbent workers, new entrants to the workforce, veterans, persons with disabilities, and employers.

- **Community Action Board (CAB)**: CAB serves as an advisory board to San Benito County Community Services & Workforce Development (CSWD). Through surveys, focus groups and community input, the CAB will assess the needs of the community and apply for various grants in order to provide services to low-to moderate-income residents of San Benito County. The organization includes several programs targeted towards assisting homeless individuals. Programs and resources include:
    - ***H.O.M.E. Resource Center:*** A year-round homeless shelter serving up to 50 adults each night. Guests receive a variety of supportive services that include case management, referral service, assistance with applying for social service benefits, housing navigation, and alcohol/Drug counseling and treatment services.
    - ***Helping Hands:*** A permanent housing program for chronically homeless individuals and families with disabilities.
    - ***Housing Opportunities for Persons with Aids (HOPWA):*** Funds given to provide direct assistance to low- income households who need help paying their rent and other services to individuals who have tested positive for HIV or AIDS.
    - ***Volunteer Income Tax Assistance Program (VITA):*** A grant program designed to support free tax preparation services to help low- to moderate-income individuals, persons with disabilities, seniors, and limited English speakers.
- **Community Food Bank**: Serving San Benito County, Community Food Bank is a non-profit organization that collects and distributes food to the community.
- **Continuum of Care Program (CoC)**: The CoC program provides funding to states, localities and nonprofit organization to provide permanent housing, transitional housing, supportive services for unhoused individuals, or those who facing potential homelessness.

4. Extremely Low-Income (ELI) and Farmworker Households

Housing and support services for ELI and farmworker households continues to be a critical need in the City of Hollister and the wider region. The County of San Benito facilitates many of the resources and services available to ELI and farmworker households. The City coordinates with the County and refers households in need to County services. As the private sector offers limited housing opportunities for affordable, ELI housing, the County of San Benito and non-profit partners, typically capitalizing on various State and Federal funding assistance, provides the vast majority of new ELI housing in the region. In addition, County programs include State and Federal funded rental assistance to mitigate cost burdens for ELI and farmworker households.

The following resources are provided for ELI and farmworker households in San Benito County:

- **Housing Choice Voucher (HCV) program**: Provides subsidies to low-income, senior, and disabled households at varying levels based on household income. Through the Housing

Authority of the County of Santa Cruz, San Benito residents may receive Section 8 HCV or Project Based HCV.

- **County Social Services**: The County assists ELI households with various daily needs such as food distribution at the Community Food Bank and Salvation Army, vouchers for rental & utility assistance, CalFresh/Medi-Cal/Cash Aid assistance, and unemployment insurance benefits. Counseling and Fair Housing services are also available for renters, such as mediation services between residents and landlords, complaint intake, case investigations, and enforcement of meritorious claims. All services are offered in English and Spanish.
- **Emergency Food and Shelter Program:** Created to supplement and expand the work of local Social Services agencies, both nonprofit and governmental, to help people with economic (not disaster-related) emergencies. The EFSP provides low-income families with renter's assistance and stop eviction services.
- **America's Job Center of California (AJCC) and Employment Development Department (EDD):** San Benito County's AJCC provides information regarding workforce services, providing a comprehensive range of no-cost employment and training services for employers and job seekers. The AJCC is a network of local, state, private, and public organizations offering a variety of services which brings employers with job openings and qualified sob seekers together at no cost. EDD offers resources for job seekers, employees, and employers. EDD administers Unemployment Insurance, Disability Insurance, and Paid Family Leave programs. Furthermore, the department provides employment service programs and collects the state's labor market information and employment data.
- **Community Services and Workforce Development (CSWD):** The CSWD provides the following services:
    - **Homeless & Housing Assistance:** Assistance includes Hotel Vouchers, Housing Programs, and Transitional Housing Program.
    - **Low-Income Home Energy Assistance Program (LIHEAP):** The LIHEAP program provides funds to help low-income households make home heating more affordable, avoid shutoff of utility services during winter, and maintain a warm, safe, and healthy environment for households with young children, the elderly, and the disabled.
    - **H.O.M.E. Resource Center:** An overnight homeless shelter offering board, showers, 3 meals a day, laundry, and wrap-around services for homeless individuals.
    - **Winter Shelter (Families):** Temporary housing program for families with children aged 18 and under from December through March.
    - **Dream Catcher Program:** Provides financial assistance to eligible high school students for youth enrichment scholarships, equipment, and supplies. Each qualified participant will be able to participate in a maximum of 1 program per fiscal year. The total cost for the program cannot exceed a cost of $500, excluding equipment and educational assistant supply purchases, per participant per fiscal year.
    - **Helping Hands:** A permanent housing program for chronically homeless individuals and families with disabilities. Qualification requirements are individuals must be medically in need and be referred by CoC.
    - **Housing Opportunities for Persons with AIDS (HOPWA):** Funds given to provide direct assistance to low-income households who need help paying their rent and

other services to individuals who have tested positive for HIV or AIDS. Qualifications requirements are the individual must be HIV or AIDS positive and must be income eligible.

- **Homeless Housing Assistance and Prevention (HHAP):** Offers rapid rehousing efforts, including rent subsidies and incentives to landlords such as security deposits. The program also offers service coordination opportunities, such as access to the workforce, education opportunities, and other training programs. Qualification requirements are that individuals must be homeless youth (ages 18-24), and adults must be referred by HMIS/CARS.

B. Financial Resources

Providing an adequate supply of decent and affordable housing requires funding from various sources. The following funding sources are utilized to provide financial and other assistance related to the provision of affordable housing.

1. Section 8 Housing Choice Vouchers

The City of Hollister contracts with the Housing Authority of Santa Cruz County to operate the housing voucher programs. The Housing Authority of Santa Cruz County indicated that there are a total of 366 households, with a total of 1,038 household members, receiving Housing Choice Voucher (Section 8) rental assistance in the County.

2. Local Early Action Planning (LEAP) Grant

The City applied for and received a total of $150,000 of LEAP grant funding from HCD. LEAP Grants provide funding opportunities for jurisdictions to update their planning documents and implement process improvements that will facilitate or accelerate housing productions to meet the 6th Cycle RHNA.

3. HOME Investment Partnership Program

HOME Investment Partnerships provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households. The City of Hollister has not applied for the HOME Program in the last five years.

4. CalHome Program

The CalHome Program provides grants to local public agencies and nonprofit corporations for first-time homebuyer and housing rehabilitation assistance, homebuyer counseling, and technical assistance activities to enable low- and very low-income households to become or remain homeowners. The City applied for the CalHome Program as part of the 2023 Homeownership Super Notice of Availability (HOSN or Super NOFA). Applications for the Super NOFA were due February 28, 2023. As of December 2023, the City is pending a response from the State.

5. Permanent Local Housing Allocation (PLHA) Grant

The Permanent Local Housing Program provides funding to local governments in California for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities. The Building Homes and Jobs Act (SB 2, 2017) established a $75 recording fee on real estate documents to increase the supply of affordable homes in California. The recording fees collected are subject to the number of real estate transactions recorded in each county will vary from year to year, so the revenues collected will fluctuate. The City applied and awarded funding for the five-year grant cycle 2020-2024. The grant requires jurisdictions to establish a five-year plan to demonstrate how the funds will be directed. The City of Hollister's five-year plan seeks to provide financial support to Assisting persons, who are experiencing homelessness or at-risk of homelessness. In this five-year plan, the City of Hollister is providing direct resources to Emmaus House and the H.O.M.E Resource Center. For grants years 2020-2022 the City of Hollister was awarded $750,761.

6. Community Development Block Grants (CDBG)

The Community Development Block Grant (CDBG) program provides annual grants on a formula basis to cities to develop viable urban communities by providing a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons (up to 80 percent AMI).

CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;
- Acquisition of buildings and land;
- Construction or rehabilitation of public facilities and infrastructure, and
- Public services for low-income households and those with special needs.

Through the annual Notice of Funding Availability (NOFA), the City applies for CDBG funds from the U.S. Department of Housing and Urban Development (HUD) every year. The City is responsible for administering these funds. The funds must be used to develop viable communities by promoting integrated approaches that provide items, such as decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons.

In 2017, the City received the following grants for a total of $2,279,116.

- $1,532,400 for Parks & Recreation
- $122,592 for Parks & Recreation Delivery
- $194,967 for senior services through Jovenes De Antaño
- $270,149 for the San Benito County Food Bank
- $159,008 for General administrative purposes

In 2020, the City also received $229,032 for Meals on Wheels through Jovenes De Antaño and $151,177 for the CDBG-CV-COVID Grant.

7. SB 2 Grant

To supplement the cost of the City's effort to update the streamlining process of affordable housing, the City has been awarded an SB 2 Planning Grant Program grant from HCD. The SB 2 program includes improvements to expedite local planning processes. In 2020, the City received $160,000 from the SB 2 Grant.

8. Affordable Housing Programs

Various programs and resources are available to residents of the City of Hollister and San Benito County to assist with rent and housing needs. Programs and resources include:

- **Project-Based Voucher Program (PBV):** The Housing Authority of Santa Cruz County allows a housing authority that already administers the tenant-based Housing Choice Voucher (HCV) Program with HUD to attach the funding to specific housing units. In the PBV program, the family must live in the PBV unit with rental assistance paid to the property owner on behalf of eligible tenants. The Housing Authority of Santa Cruz lists the following as benefits from the PBV program for families: deeper subsidy, units designated for voucher families, and better access to high-opportunity neighborhoods. PBVs also help facilitate housing production for vulnerable populations, including veterans, persons with disabilities, seniors, and persons experiencing homelessness.
- **General Assistance:** General Assistance is a County funded temporary cash program for unemployed single adults and couples who may not have dependent children and are not receiving other public assistance benefits, including Supplemental Security Income (SSI) or unemployment benefits.
- **Inclusionary Housing Program:** The City is currently drafting an Inclusionary Housing Program that either mandates or encourages housing developers to include a specified percentage of units affordable to lower and moderate-income households. Inclusionary Housing programs bring affordable housing to market and increase types of housing available to people of different income levels.

9. Utility Assistance Programs

The City and San Benito County have various programs in place to assist residents with utility affordability. Eligibility for the following programs is determined through the County and the State:

- **CalFresh:** CalFresh, is the State implementation of the Federal program Supplemental Food and Nutrition Service (SNAP). This program provides assistance for low-income families to their supplement grocery budgets. The amount of available monthly benefit is based on household size and income.
- **CalWORKs:** Administered by the San Benito County Health & Human Services Agency, CalWORKS is a program that provides cash assistance and services to families having at least one child in the home deprived of parental support or care because of absence, disability, or death of either parent, families with at least one child and both parents in the home where the principal wage earner is unemployed, or caretaker relative of a child or foster child.

- **Low-Income Household Water Assistance Program:** The program is a federal program that provides financial assistance to low-income residents to help manage residential water utility costs.
- **Low-Income Home Energy Assistance Program (LIHEAP):** The program is a federal program that provides assistance to eligible low-income households with the goal of managing and meeting their immediate home heating and/or cooling needs. The program includes various services, such as the Energy Crisis Intervention Program, for low-income households.

C. Opportunities for Energy Conservation

1. Energy Use and Providers

Pacific Gas and Electric Company (PG&E) provides electricity and natural gas services for the City. Natural gas is a "fossil fuel" and is a non-renewable resource. The natural gas transmission pipelines within the City are owned and operated by PG&E. Pacific Gas and Electric Company has the capacity and resources to deliver gas except in certain situations that are noted in state law. As development occurs, PG&E will continue to extend its service to accommodate development and supply the necessary gas lines. Electricity is provided on an as-needed basis to customers within existing structures in the City. Every year CCCE expands and improves on existing facilities according to demand.

PG&E offers programs to promote the efficient energy use and assist lower-income customers. This includes participation in the Low-Income Home Energy Assistance Program and Energy Savings Assistance Program to help homeowners and renters conserve energy and control costs. Eligible customers receive no-cost weatherization, including attic insulation, energy efficient refrigerators, energy-efficient furnaces, weather stripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration.

2. Energy Conservation

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs.

Energy conservation strategies can help reduce consumptions of energy which would reduce monthly costs to homeowners and renters. Examples of energy conservation strategies include weatherization such as installation of more efficient appliances, and solar energy systems. Buildings can also be designed to incorporate energy conservation strategies such as cooling materials and building orientation.



Appendix E: Affirmatively Furthering Fair Housing (AFFH)



Affirmatively Furthering Fair Housing

AB 686 established new requirements for all California jurisdictions to ensure that local laws, programs, and activities affirmatively further fair housing. All Housing Elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.

Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, which overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familiar status, or disability.

The sites inventory disperses lower-income capacity by assigning meaningful shares to high-resource Downtown while also serving moderate-resource corridors where transit and utilities exist. This placement avoids over-concentration in any single low-resource area and responds to displacement risk identified in the central and southern tracts, while leveraging Downtown opportunity access. Table E-21 at the end of this Appendix summarizes local observations, where those issues are present (Neighborhood/Tract), what it means, linked Policy Program(s), Geographic Target, and Metrics/Timing.

A. Fair Housing Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity refers to the ability of locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

California's Department of Fair Employment and Housing (DFEH) has statutory mandates to protect the people of California from discrimination pursuant to the California Fair Employment and Housing Act (FEHA), Ralph Civil Right Act, and Unruh Civil Rights Act (with regards to housing). The FEHA prohibits discrimination and harassment on the basis of race, color, religion, sex (including pregnancy, childbirth, or related medical conditions), gender, gender identity, gender expression, sexual orientation, marital status, military or veteran status, national origin, ancestry, familial status, source of income, disability, and genetic information, or because another person perceives the tenant or applicant to have one or more of these characteristics.

The Unruh Civil Rights Act (Civ. Code, §51) prohibits business establishments in California from discriminating in the provision of services, accommodations, advantages, facilities, and privileges to clients, patrons, and customers because of their sex, race, color, religion, ancestry, national original, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status. The Ralph Civil Rights Act (Civ. Code § 51.7) guarantees the right of all

persons within California to be free of any violence, or intimidation by threat of violence, committed against their persons or property because of political affiliation, or on account of sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, immigration, or position in a labor dispute, or because another person perceives them to have one or more of these characteristics.

1. Enforcement and Outreach

The City of Hollister Housing Division increases and preserves the community's supply of low- and moderate-income housing. Hollister implements its Housing Program by offering various programs to all family income levels in the community. The City's Housing Coordinator is responsible for providing information regarding these housing programs. The Housing Authority of the County of Santa Cruz also operates programs such as Housing Choice Voucher for the City. The City provides contact information for these groups on its website.

The City posts its Annual Housing Report after every Fiscal Year pursuant to Health and Safety Code Section 34176.1(f) to provide the City Council an overview of the City's housing assets and activities. This report also describes activities undertaken during the Fiscal Year related to Low- and Moderate-Income Housing Asset Fund (LMIHAF).

San Benito County maintains a formal contract with the California Rural Legal Assistance (CRLA) to help low-income residents with fair housing complaints. CRLA operates a state-wide Fair Housing and Foreclosure Prevention Program under the guidance of HUD. CRLA provides a variety of consultation services through its hotline service and consultations, distributes legal information to landlords and tenants, and files and litigates fair housing complaints in which violations of federal or state housing discrimination laws impact Hollister residents. These include cases involving race, national origin, familial status, religion, disability, age, sexual orientation, gender, and gender identity. The procedure for handling a case typically begins with an initial intake call. The receptionist checks the conflict-of-interest files to ensure that no such conflict exists. The screened call is then passed to a housing worker who has received extensive training in proper interviewing techniques and legal knowledge. The housing worker will give the appropriate advice to the client. Typical questions received on the hotline involve security deposit refunds, entry into the home, when rent can be withheld, eviction notices, rent control, and fees for late rent payments. The vast majority of call-ins are handled through phone consultation only.

In situations where problems cannot be adequately addressed through telephone advice, clients meet with an attorney to explore the issue and develop an appropriate plan to address the problem. Further action is taken as needed, including letters, telephone calls, and preparation of court documents and fair housing complaints directed to HUD or the State of California Department of Fair Employment and Housing, if needed.

Where required, CRLA will conduct fair housing surveys or tests to determine whether violations exist. Many landlord and tenant disputes are successfully resolved without formal litigation. In such disputes, the case handler assigned will contact the opposing party and attempt to resolve the issue with a mutually agreeable and negotiated resolution. If negotiations are not possible, litigation may be the only

alternative. CRLA also participates in housing fairs in jurisdictions throughout the county. These forums provide the opportunity to distribute landlord-tenant information on rights and responsibilities and to educate the general public about fair housing. Programs organized by CRLA relating to fair housing include the following:

- Fair Housing Services
- First-Time Home Buyer Counseling
- First-Time Homebuyer Education
- Home-Seeking Counseling
- Shared Housing Counseling and Placement

Other fair housing legal assistance available to Hollister residents include:

- Senior Citizens Legal Services (SCLS) – provides free legal advice and representation to adults 60 years and older in Santa Cruz and San Benito counties. SCLS defends the rights of older adults regarding health care, abuse, exploitation and discrimination of the basis of age or disability.

From 2013-2022, there were ten total housing discrimination cases reported to the Office of Fair Housing and Equal Opportunity (FHEO). The FHEO housing discrimination cases were on disability basis (3 cases), familial status basis (3 cases), national origin basis (2 cases), and retaliation basis (2 cases). The City is not aware of any open cases as of 2024. The City is committed to combatting housing discrimination in the City and will continue to enforce fair housing laws, provide referrals to fair housing servicers, and address housing condition issues through code enforcement efforts.

2. Fair Housing and Civil Rights Findings, Lawsuits, Enforcement, Settlements or Judgements

The U.S. Department of Housing and Urban Development determined that a group of California mortgage lenders discriminated against a Hispanic man in 2016 due to his national origin. The complaint was made against mortgage lenders American Financial Network, Benchmark Communities, and Brigantino Enterprise. As result of the investigation, American Financial Network agreed to pay the man $5,000 in a settlement and agreed to incorporate annual fair housing training for their employees.

The City's Code Enforcement Division enforces and administers all applicable codes and ordinances of the City in a fair and impartial manner to resolve health, safety, and public nuisance conditions that affect the quality of life in Hollister. Enforcement is provided proactively and on a complaint basis. The Code Enforcement Officer receives, observes, evaluates, and investigates reports from residents regarding code violations. The Code Enforcement Officer then notifies property owners of code violations and prescribes and monitors corrective action. When necessary, the cases are referred to the Office of the City Attorney or District Attorney for further legal action. The most common reported code violations include substandard housing, illegally converted garages, occupied trailers, and other recreational vehicles, accumulation of garbage, rubbish, automotive parts, and junk, accrual of dry or dead vegetation,

inoperable vehicles, inadequate landscaping and weeds, and inappropriate storage of boats, trailers, and recreational vehicles.

3. Fair Housing Laws

The City is in compliance with existing fair housing laws and often seeks to go beyond State requirements to address fair housing and access to affordable housing. The following lists State and local fair housing laws and specifies how the City complies:

Applicable State Law

- **California Fair Employment and Housing Act (FEHA):** The City continues to implement and update programs that promote fair and equal access to housing. The City also continues to review standards and requirements that may constrain equal access to housing and the development of affordable housing.
- **Government Code Section 65008:** The City continues to implement programs that encourage affordable housing development. The City plans to implement an Inclusionary Housing Ordinance that requires the development of affordable units as part of multi-family residential developments.
- **Government Code Section 8899.50:** The City implements programs and actions in compliance with State law that affirmatively further fair housing. As detailed in the Policy Plan, the City administers programs to promote equal housing access and affordable resources.
- **Government Code Section 11135:** The City promotes State-funded programs, such as the First-Time Homebuyer Program, on the City's website and at the public counter. The City continues to implement and encourages programs that promote full and equal access to all programs and activities.
- **Density Bonus Law:** The City has an adopted Density Bonus Ordinance. The City provides incentives to developers to produce affordable housing to very low-income households, low-income households, moderate-income households, senior citizens, transitional foster youth, disabled veterans, and persons experiencing homelessness, as well as for the development of childcare facilities. The Policy Plan includes an action for the City to update its Density Bonus Ordinance to comply with State law requirements.
- **No-Net-Loss Law:** The Candidate Sites Analysis details how the City maintains adequate sites to meet its RHNA.
- **Housing Element Law:** The City identifies and includes an analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs.

Applicable Local Ordinances and Policies

- **Local Ordinances:** The City has codified local ordinances that establish procedures for density bonuses. These are detailed in Appendix C.
- **Policy Plan Program:** The Housing Element Policy Plan (Chapter 2) details the City's goals, policies, programs, and objectives. The City addresses the need to expand housing opportunities, remove

constraints to affordable housing, improve the existing housing stock, and ensure equal opportunities for current and future residents of Hollister.

B. Analysis of Federal, State, and Local Data and Knowledge

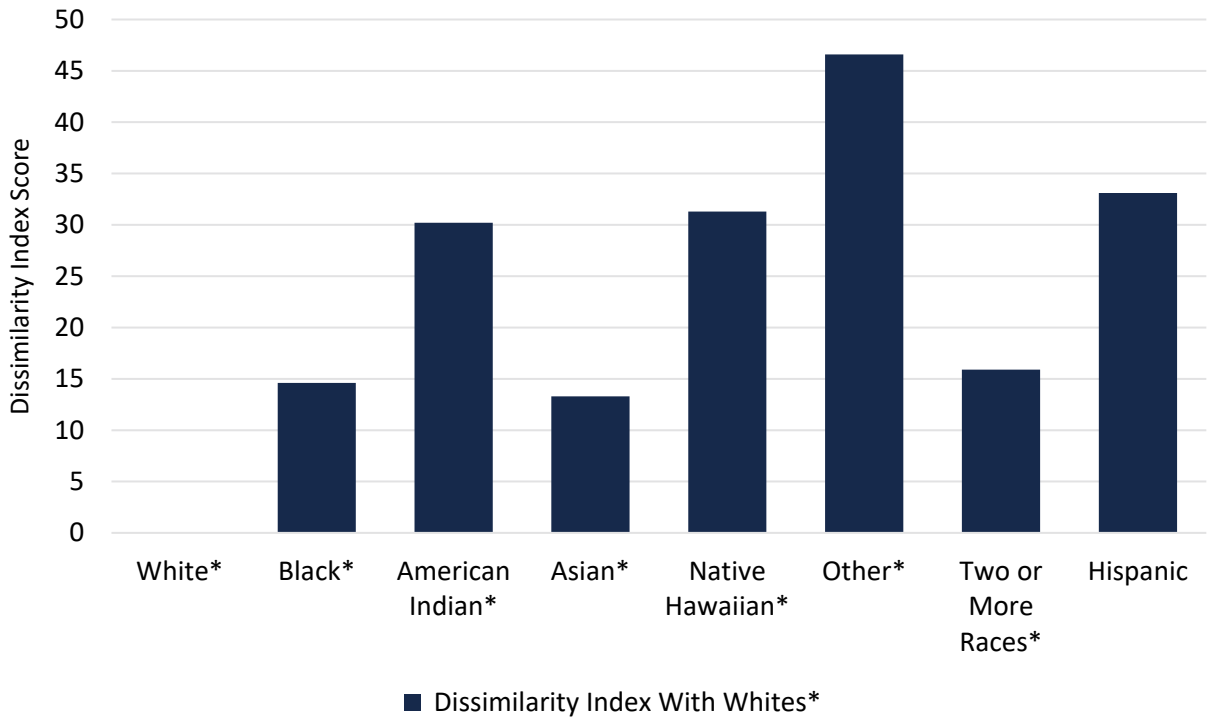
1. Integration and Segregation Patterns

City staff and community feedback indicate Hollister is broadly integrated with a predominantly "Latinx–White" population, with pockets of "Mostly Latinx," consistent with the regional context (**Figure E-2**). The City's Hispanic population has a dissimilarity index of 33.1, which is below the threshold typically associated with high segregation, suggesting relatively even distribution across census tracts. At a neighborhood scale, the downtown area shows both high access to resources and displacement risk, warranting targeted fair housing actions as growth is directed there (Chapter 2: Policy Plan).

The dissimilarity index is the most-commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number above 60 is considered to show high similarity and a segregated community.

Figure E-1: Dissimilarity Index in Hollister with White Population shows the dissimilarity index for racial and ethnic groups in the City. The figure shows segregation for the City's Hispanic population, which has a dissimilarity index of 33.1. The City's Native Hawaiian (31.3), American Indian (30.2), and Other (46.6) populations were the only other groups to have dissimilarity indices above 30. The City's Black and Asian populations had the low dissimilarity index scores of 14.6 and 13.3, respectively. When a racial or ethnic population is small, its dissimilarity index may be high even if the racial or ethnic group members are evenly distributed throughout the area. Thus, when a group's population is less than 1,000, exercise caution in interpreting its dissimilarity indices.

Figure E-1: Dissimilarity Index with White Population, Hollister

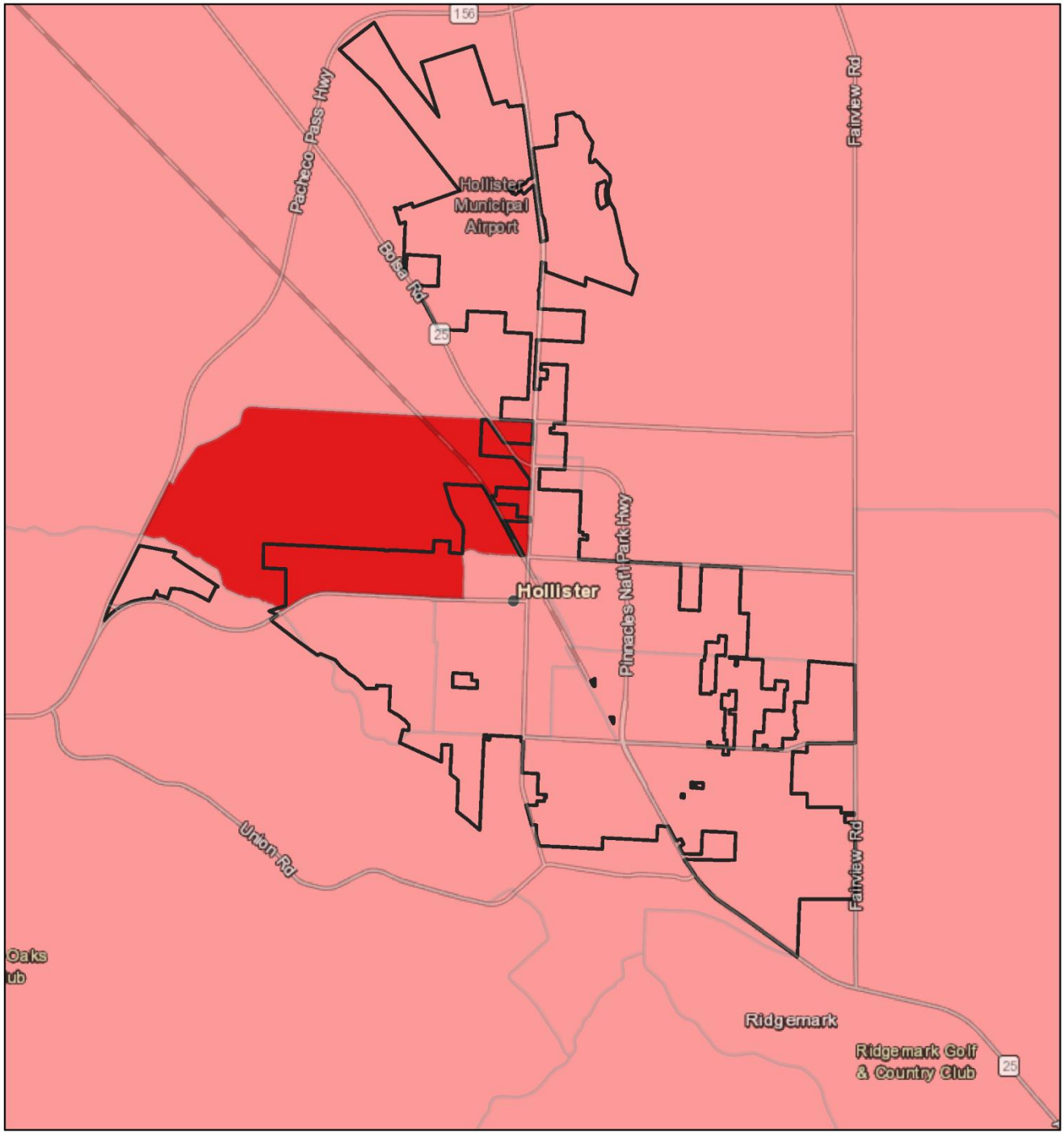


*Source: Census Scope, Social Science Data Analysis Network. *Non-Hispanic only.*

Figure E-2: Neighborhood Segregation by Race and Ethnicity shows spatial mapping of neighborhood segregation for the City and surrounding region. As shows, the City is made up of "Latinx-White" areas with some areas of "Mostly Latinx." This is mostly consistent with the region. However, there are some areas northwest of the City that have "3 Group Mixed" populations.

It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country. Alternatively, when white residents leave neighborhoods that become more diverse, those neighborhoods can be segregated. Another major factor is the concentration and availability of affordable housing, which the City deliberately chose to disperse when selecting properties for the Sites Inventory as shown in **Appendix F.** Other factors include housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

Figure E-2: Neighborhood Segregation by Race and Ethnicity (2022)



1/26/2024, 10:34:47 AM

1:72,224

0 0.5 1 2 mi

0 0.75 1.5 3 km

(A) Neighborhood Segregation Typology (UCB, Urban Displacement Project 2022)

- Mostly Latinx
- Latinx-White
- City/Town Boundaries

Source: AFFH Data Viewer, HCD

Hate Crimes

Hate Crimes are violent acts against people, property, or organizations because of the group to which they belong to identify. The Federal Fair Housing Act makes it illegal to threaten, harass, intimidate, or act violently toward a person who has exercised their right to free housing choice.

As shown in **Table E-1**, between 2015 and 2020, a total of four hate crimes were reported in Hollister, which were based on race, ethnicity, and ancestry and sexual orientation. Specifically, the hate crimes that occurred in 2015, 2016, and 2017 were related to sexual orientation, and the hate crime reported in 2017 was related to race, ethnicity, and ancestry. No further details are available as the Federal Bureau of Investigation (FBI) does not make case-specific data available.

Table E-1: Hate Crimes, Hollister (2015-2020)

Year	Race/Ethnicity/ Ancestry	Religion	Sexual Orientation	Disability	Gender	Gender Identity	Total
2020	0	0	1	0	0	0	**1**
2019	0	0	0	0	0	0	**0**
2018	0	0	0	0	0	0	**0**
2017	1	0	0	0	0	0	**1**
2016	0	0	1	0	0	0	**1**
2015	0	0	1	0	0	0	**1**
Total	1	0	3	0	0	0	**4**

Source: Federal Bureau of Investigation – Crime Data Explorer

Persons with Disabilities

In 1988, Congress added protections against housing discrimination for persons with disabilities through the FHA, which protects against intentional discrimination and unjustified policies and practices with disproportionate effects. The FHA also includes the following unique provisions for persons with disabilities:

1. Prohibits the denial of requests for reasonable accommodation for persons with disabilities, if necessary, to afford an individual equal opportunity to use and enjoy a dwelling; and
2. Prohibits the denial of reasonable modification requests.

With regards to fair housing, persons with disabilities have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes that further limit their housing options. **Table E-2** shows the percentage of populations by disability type in the City and County. The City's overall disability statistics are consistent with San Benito County. The greatest percentage of disabilities in Hollister consist of ambulatory, followed by independent living difficulty, cognitive, hearing, self-care difficulty, and vision.

Table E-2: Percentage of Populations by Disability Types, Hollister and County		
Disability Type	**City of Hollister**	**County of San Benito**
Hearing	2.5%	2.9%
Vision	1.0%	1.3%
Cognitive	4.3%	4.1%
Ambulatory	4.9%	5.2%
Self-Care Difficulty	2.2%	2.2%
Independent Living Difficulty	4.6%	4.6%
Percentage of Total Population with Disability	9.6%	10.2%
Source: ACS 5-Year Estimates, 2020		

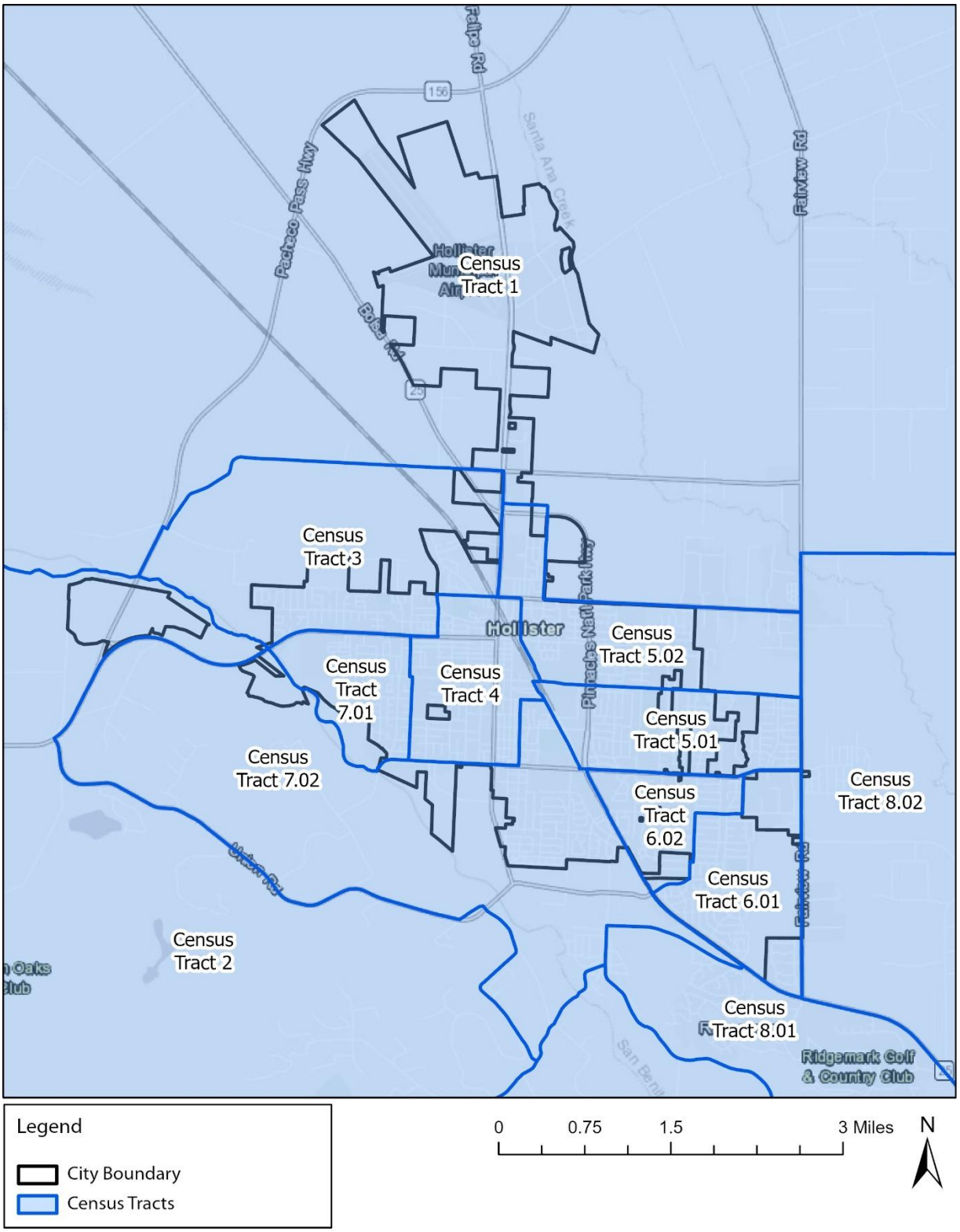
Figure E-3 shows the different census tracts that make up the City. **Figure E-4** shows that most of the City consists of census tracts in which fewer than 10 percent of residents have a disability. Areas such as the northwest and southern regions of the City have higher rates of residents with disabilities between 10 and 20 percent. Twin Oaks, a senior community in the southern portion of the City may account for the slightly higher rate of disabled persons in that census tract while there's no clear pattern or contributing factor to slightly higher rates in the northwest portion of the City. Regionally, census tracts south of the City in communities such as Ridgemark have higher rates of residents with disabilities.

The City permits and reviews residential accessibility modifications, including ramps, handrails, widened doorways, and other improvements intended to accommodate persons with disabilities. The City has maintained procedures for reviewing requests for reasonable accommodation in land use and zoning decisions, consistent with State and Federal fair housing laws. Such permits are processed through the City's Building Department and may be requested by homeowners or landlords as needed to address accessibility requirements. These improvements typically occur on an individual, case-by-case basis rather than as large-scale neighborhood projects. While requests for reasonable accommodation are relatively infrequent, the City processes such requests administratively when they occur, allowing flexibility in development standards where necessary to provide equal housing opportunity for persons with disabilities.

Disability prevalence varies citywide and generally reflects broader demographic patterns rather than distinct geographic concentrations. Older neighborhoods, which contain a higher share of older housing stock and senior residents, may experience greater need for accessibility retrofits such as ramps or modified entrances. In contrast, newer subdivisions are constructed to current building codes and accessibility standards but may still require individual modifications to address specific household needs.

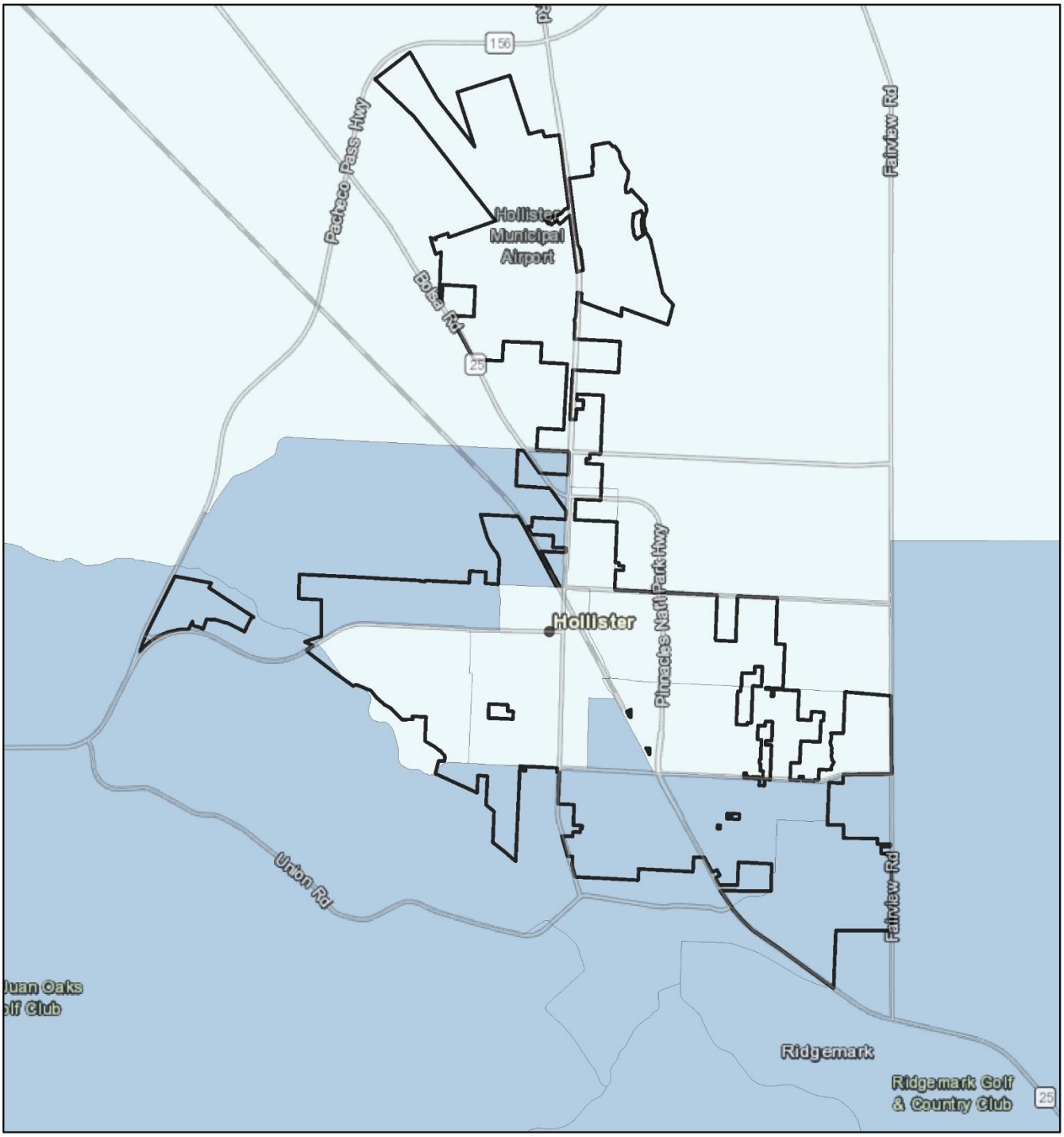
Recent accessibility improvements in the City have focused primarily on public infrastructure, including ADA curb ramp upgrades, sidewalk improvements, roadway reconstruction and public facility accessibility. The City has constructed or upgraded 53 ADA curb ramps throughout the City since May 2021. Areas identified as needing further improvement typically include locations with older sidewalk infrastructure, incomplete curb ramps, or constrained right-of-way conditions. Overall, accessibility needs and improvements are addressed citywide through a combination of individual residential modifications, reasonable accommodation procedures, and ongoing public infrastructure upgrades.

Figure E-3: Census Tracts Within and Surrounding the City of Hollister



Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Figure E-4: Population with a Disability, Hollister (2021)



Source: AFFH Data Viewer, HCD

Familial Status

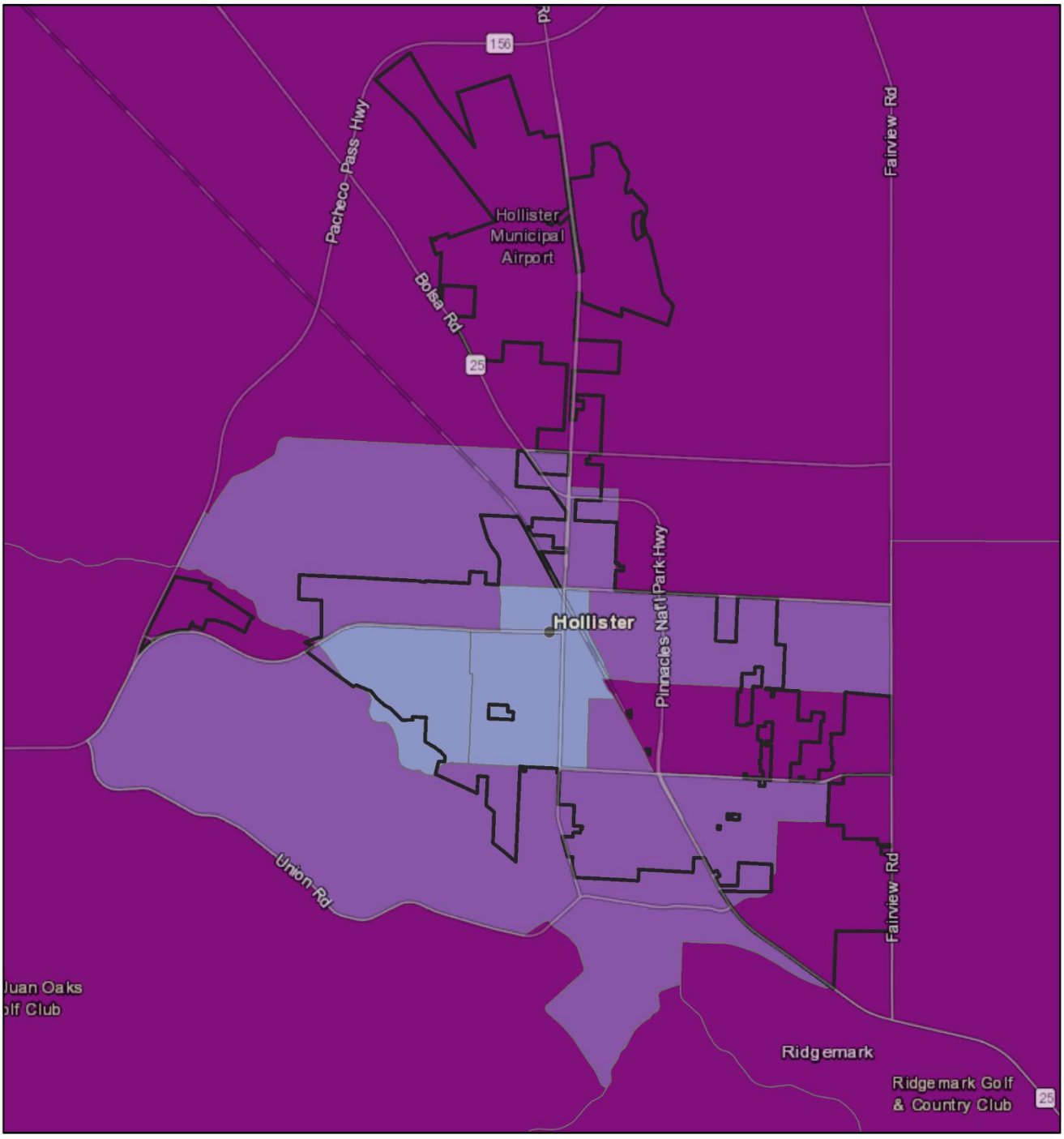
Under the FHA, housing providers e.g., landlords, property managers, real estate agents, or property owners) may not discriminate because of familial status. Familial status refers to the presence of at least one child under 18 years old, pregnant persons, or any persons in the process of securing legal custody of minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family (through birth, adoption, or custody), enforcing overly restrictive rules regarding children's use of common areas, requiring families with children to live on specific floors, buildings, or areas, charging additional rent, security deposit, or fees because a household has children, advertising a preference for households without children, and lying about unit availability.

Families with children often have special housing needs due to lower per capita income, the need for affordable childcare, the need for affordable housing, or the need for larger units with three or more bedrooms. Single parent households are also protected by fair housing law. Of particular consideration are female-headed households, who may experience greater housing affordability challenges due to typically lower household incomes compared to two-parent households. Often, sex and familial status intersect to compound the discrimination faced by single mothers.

Figure E-5 indicates that the percentage of children living in a married couple household decreases towards the central region of the City. Areas outside of the City limits generally have higher percentages of children in married couple households. Census tracts around the Hollister Municipal Airport and the southeast edge of the City near Ridgemark have the greatest percentages of children in married couple households.

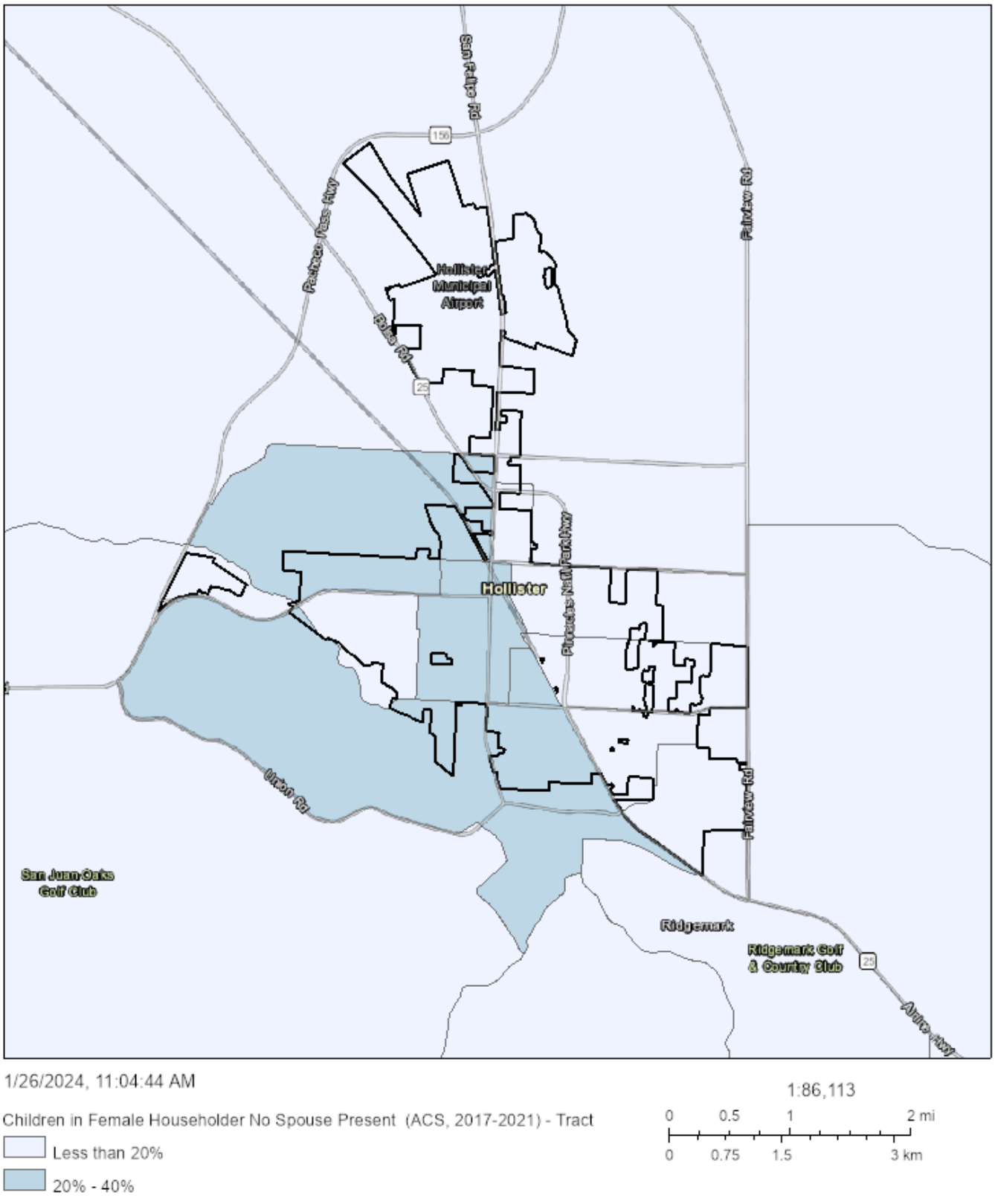
Figure E-6 depicts the concentration of households headed by single mothers in the County by census tract. The map shows that census tracts in the eastern region of the City generally have higher rates of children in female-headed households with no spouse present. Outside of the City, census tracts in the region mostly have census tracts with less than 20 percent of its households consisting of children in female-headed households with no spouse present.

Figure E-5: Distribution of Children in Married-Couple Households, Hollister (2021)



Source: AFFH Data Viewer, HCD

Figure E-6: Distribution of Children in Female-Headed Households, Hollister (2021)



Source: AFFH Data Viewer, HCD

Income Level

Each year, HUD receives American Community Survey (ACS) data from the U.S. Census Bureau known as the "CHAS" data (Comprehensive Housing Affordability Strategy), it demonstrates the number of households in need of housing assistance by estimating the number of households that have certain housing problems and have income low enough to qualify for HDU's programs (primarily 30 percent, 50 percent, and 80 percent of median income). HUD defines a Low to Moderate Income (LMI) area as a census track or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the Area Median Income).

HUD's CHAS data, presented in **Table E-3**, shows Hollister's households by income and tenure. Based on the definition above, 41.2 percent of Hollister households are considered LMI as they earn less than 80 percent of the HUD Area Median Family Income (HAMFI). Roughly 62 percent of all renters are considered LMI, compared to only 27 percent of owner households.

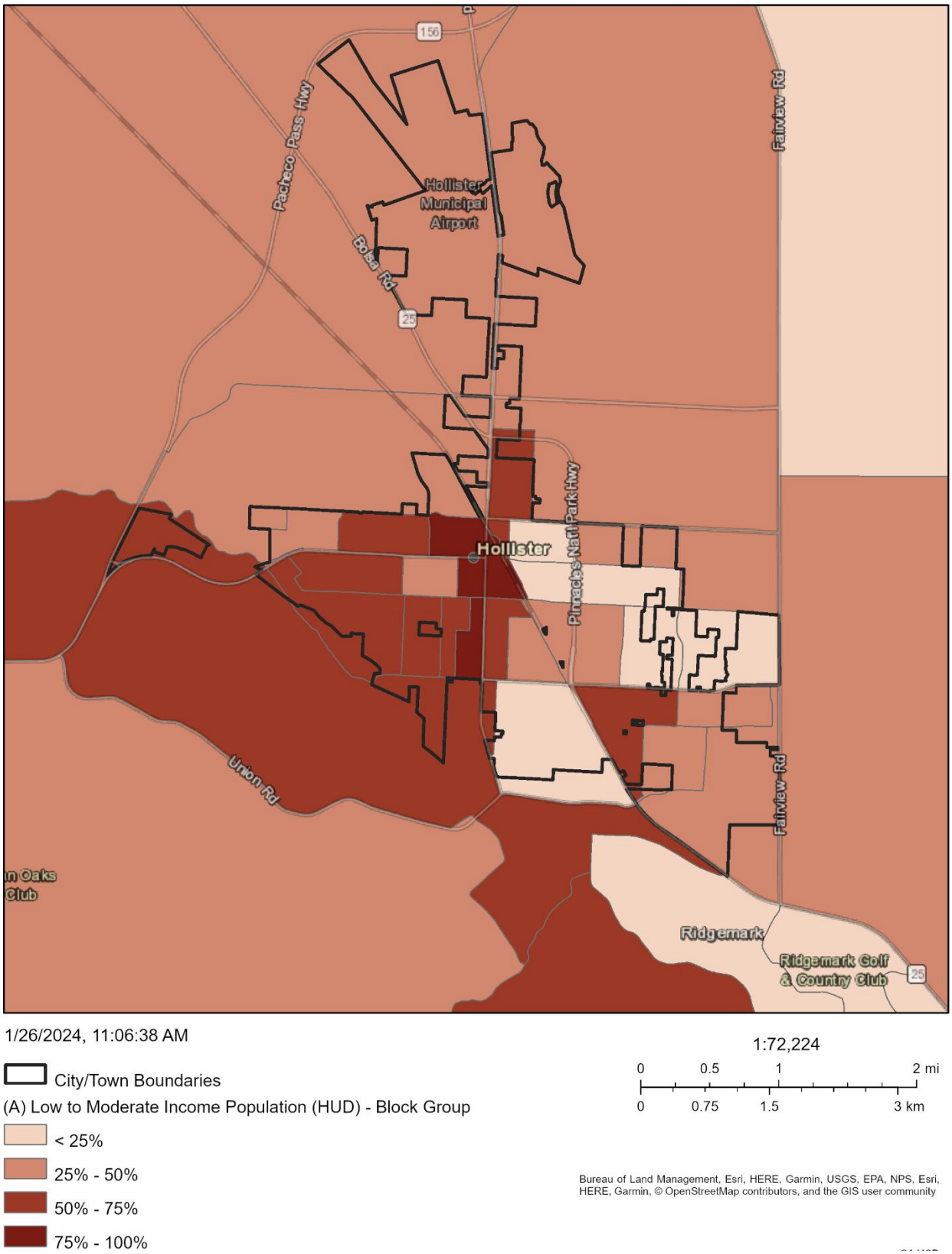
Table E-3: Households by Income Category and Tenure, Hollister

Income Distribution	Owner	Renter	Total
Household Income <= 30% HAMFI	4.2%	20.0%	10.6%
Household Income >30% to <50% HAMFI	7.9%	21.7%	13.5%
Household Income >50% to < 80% HAMFI	14.7%	20.7%	17.1%
Household Income >80% to < 100% HAMFI	10.4%	13.5%	11.7%
Household Income >100% HAMFI	62.8%	24.2%	47.1%
Total Population	**6,525**	**4,470**	**10,995**

Source: HUD Office of Policy Development and Research (PD&R) CHAS Data; 2015-19 ACS

Figure E-7 shows the LMI areas in the City by block group. The City has varying block groups from less than 25 percent reporting low- to moderate- incomes to between 75 and 100 percent reporting low- to moderate- incomes. Block groups in the central region of the City show the highest rates of low- to moderate- income while block groups on the eastern side of the City generally have lower rates of residents reporting low- to moderate- incomes.

Figure E-7: Population with Low- to Moderate- Income Levels, Hollister



Source: AFFH Data Viewer, HCD

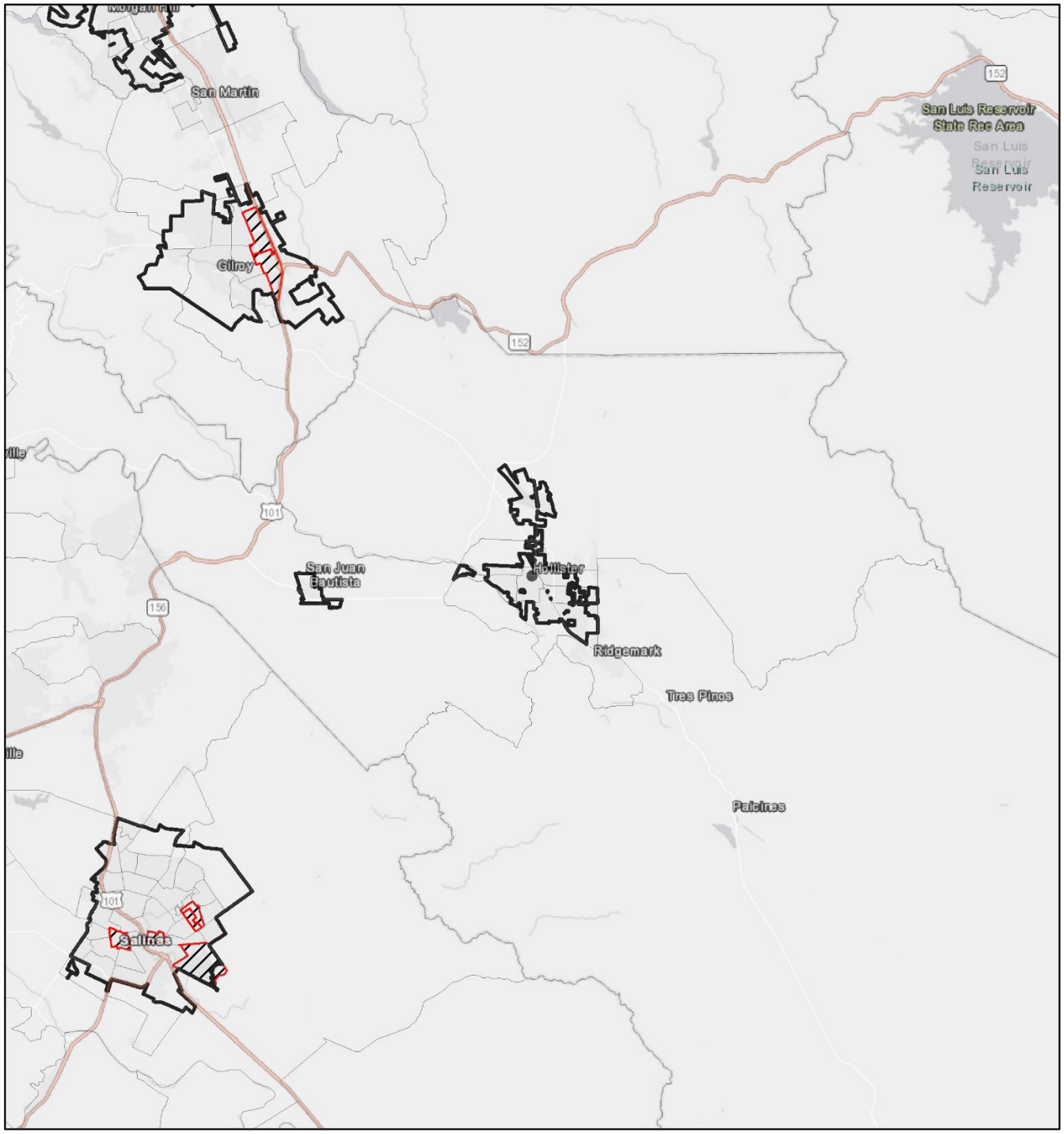
2. Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Neighborhoods of extreme poverty are defined as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD also defines a neighborhood as a R/ECAP if it has a poverty rate that exceeds 40 percent or is three or more times the average poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

Location can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation. However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, business, social networks, and communities to help immigrants preserve cultural identity and establish themselves in new places. Overall, it is important to study and identify these areas to understand patterns of segregation and poverty in a city.

Figure E-8 shows there are no R/ECAPs located in Hollister, nor in the immediate surrounding communities. The closest R/ECAPs are located in Gilroy in the northwest and Salinas in the southwest.

Figure E-8: R/ECAP in Hollister and Neighboring Communities



Source: AFFH Data Viewer, HCD

3. Racially and Ethnically Concentrated Areas of Affluence (RCAA)

Racially or Ethnically Concentrated Areas of Poverty are a long-standing, contributing factor to segregation. However, patterns of segregation in the United States show that of all racial groups, the White population is the most severely insulated (separated from other racial groups). Research also identifies segregation of affluence to be greater than the segregation of poverty. Racial and economic segregation can have significant effects on respective communities, including but not limited to, socioeconomic disparities, education experiences and benefits, exposure to environmental conditions and crime, and access to public goods and services.

Data used in the analysis of Racial Concentrated Areas of Affluence (RCAA) is from the 2015-2019 American Community Survey and measured at the census tract level. The definition for an RCAA is a census tract in which 80 percent or more of the population is White and has a median income of at least $125,000. The nationwide RCAA analysis identifies the following:

- RCAA tracts have more than twice the median household income of the average tract in their metro area.
- Poverty rates in RCAAs are significantly lower and are, on average, about 20 percent of a typical tract.
- RCAA tracts are more income homogeneous than R/ECAPs.
- The average RCAA is about 57 percent affluent, whereas the average R/ECAP had a poverty rate of 48 percent.
- The typical RCAA tract has a rate of affluence 3.2 times that of a typical tract, whereas R/ECAPs on average had a poverty rate of 48 percent.
- The typical RCAA tract has a rate of affluence 3.2 times that of a typical tract, whereas R/ECAPs on average had a poverty rate 3.2 times that of a typical tract.

Overall, RCAAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices. Postwar patterns of suburbanization in many metropolitan areas were characterized by White communities erecting barriers to affordable housing and engaging in racially exclusionary practices.

Figure E-9 shows that there are no RCAAs located within the City's boundaries. However, there is an RCAA located just south of the City in the Ridgemark community. This community is home to the Ridgemark Golf & Country Club. **Figure E-10** shows the white majority tracts within the area. The map illustrates that there is an area within the City that has a "slim" majority with a less than 10 percent between the white population and the next race. "Sizeable" (gap between 10 and 50 percent) and "Predominant" (gap greater than 50 percent) white majority gap tracts are located south of Hollister. **Figure E-11** shows the median income by census tract in Hollister and neighboring communities. The map illustrates that a majority of the City's census tracts report incomes between $55,000 and the HCD 2021 State Median Income of $90,100. There are also several census tracts in the far western, northern, and southern portions of the City that report median incomes between $90,100 and $120,000. Conversely, there are three census tracts within the center of the City and one census tract at the southern portion of the City

that report median incomes below the HCD 2021 State Median Income of $90,100. **Table E-4** identifies two census tracts (06069000400 and 06069000600) and their percent white population versus median income. 22.8 percent of residents in census tract 06069000400 are white and have a median income of $64,225. 34.70 percent of residents in census tract 06069000600 are white and have a median income of $91,935.

Table E-4: RCAAs – Median Household Income by Race by Census Tract

Census Tract	Percent Population White	Median Income
06069000400	22.80%	$64,225
06069000600	34.70%	$91,935

Source: U.S. Census Bureau from HCD AFFH Data Viewer

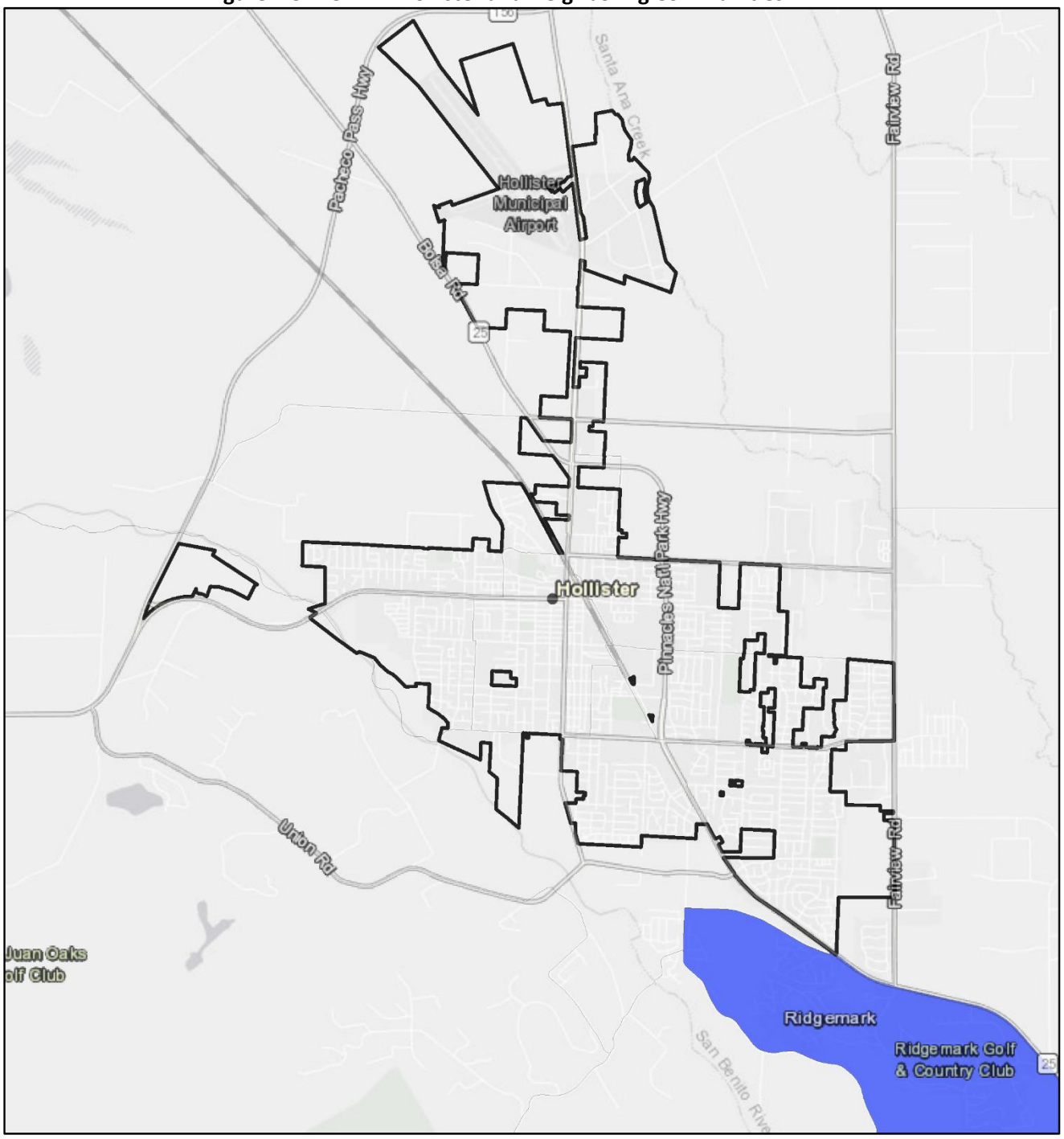
Table E-5 shows that white households in Hollister have a higher median income ($99,755) than the City's median income as a whole ($87,761). Similarly, white households in San Benito County have a higher median income ($104,277) than the County's median income ($95,606).

Table E-5: RCAAs – Median Household Income by Race

Race	Hollister		San Benito County	
	Median Income	Household Percentage	Median Income	Household Percentage
White	$99,755	35.9%	$104,277	45.5%
All Households	$87,761	-	$95,606	-

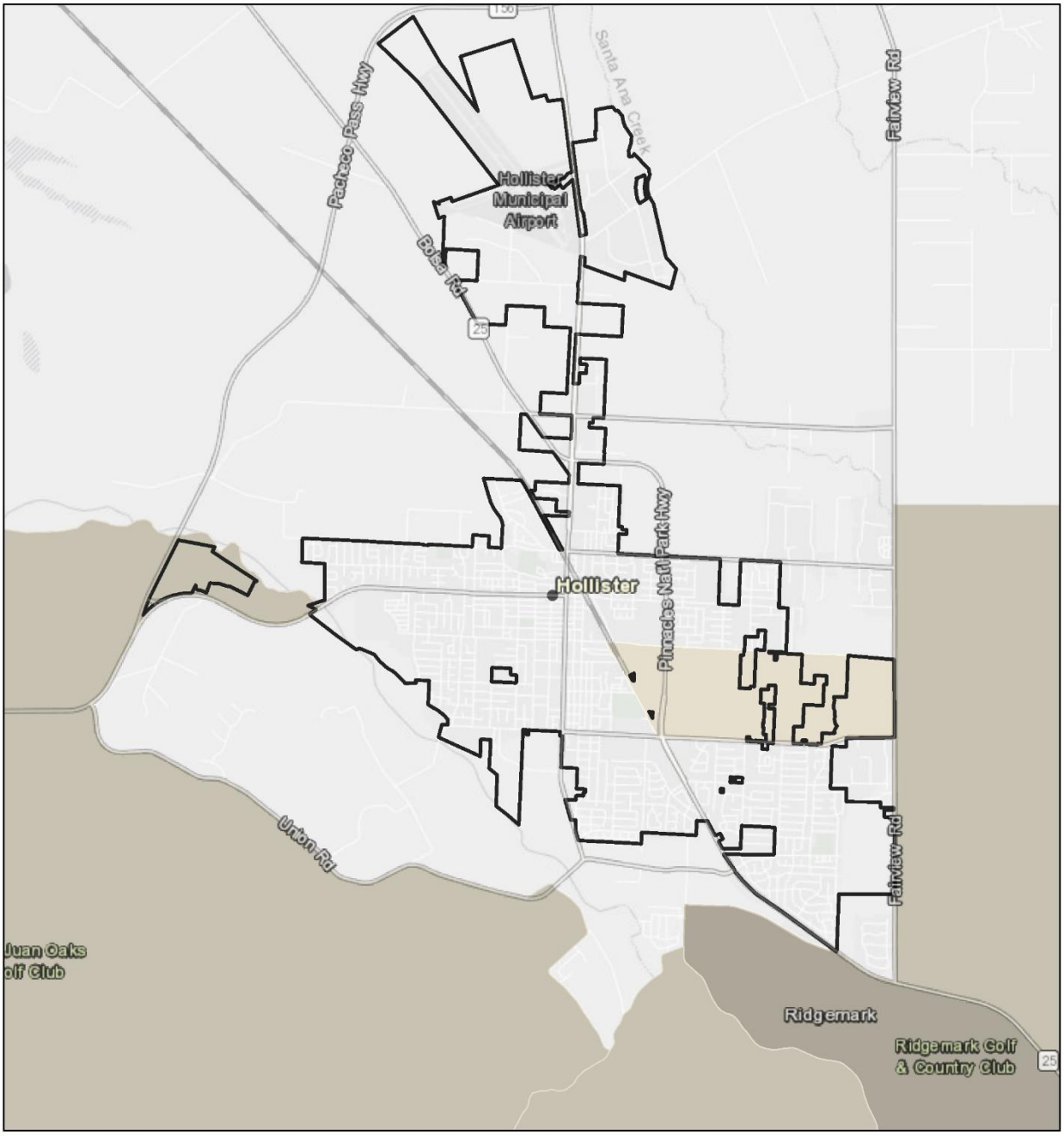
Source: American Community Survey, 5-Year Estimates.

Figure E-9: RCAA in Hollister and Neighboring Communities



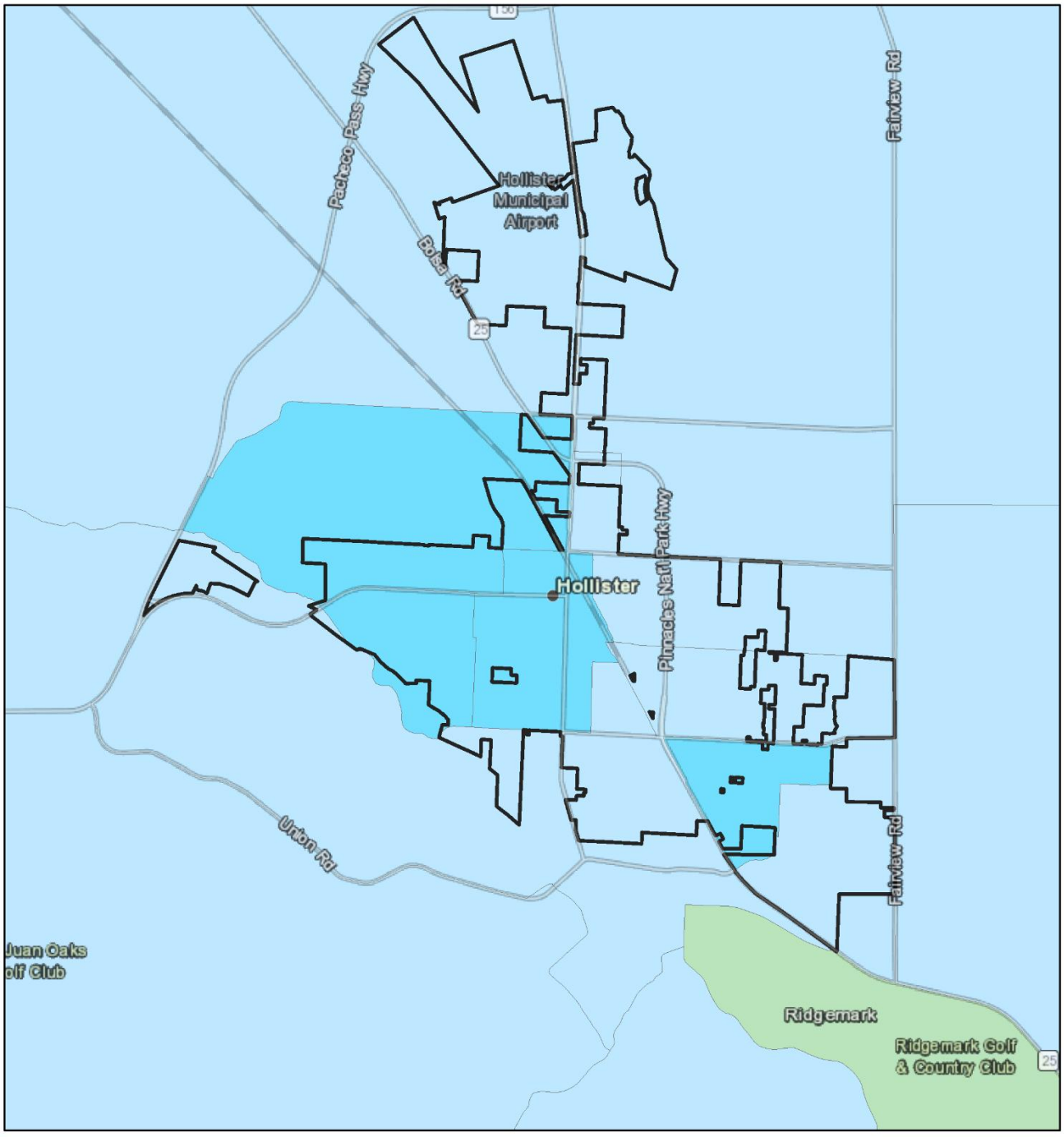
Source: AFFH Data Viewer, HCD

Figure E-10: RCAA in Hollister and Neighboring Communities - White Majority



Source: AFFH Data Viewer, HCD

Figure E-11: Median Income



Source: AFFH Data Viewer, HCD

4. Disparities in Access to Opportunities

Regional Opportunity Index (ROI)

The University of California, Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both people and place components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity.

The ROI "People" is a relative measure of people's education, economic, housing, mobility/transportation, health/environment, and civic life opportunities and includes the following:

- **Education:** Assesses people's educational success in the form of higher education, elementary school achievement, and elementary school attendance.
- **Economic:** Measures a community's economic well-being in the form of employment and income level.
- **Housing:** Measures a community's relative residential stability, in the form of homeownership and housing costs.
- **Mobility/Transportation:** Assesses a community's relative opportunities for overcoming rural isolation.
- **Health/Environment:** Measures a community's health, particularly infant, teen, and general health.
- **Civic Life**: Assesses social and political engagement in the form of households that speak English and voter turnout.

Table E-6 below displays opportunity indicators scores based on UC Davis's project. The indicators scores show that Hollister has a lower rate of college educated adults, teacher experience, job availability, vehicle availability, and air quality than the State. Conversely, the City has a higher high school graduation rate, job growth, homeownership rate, and voting rates than the State.

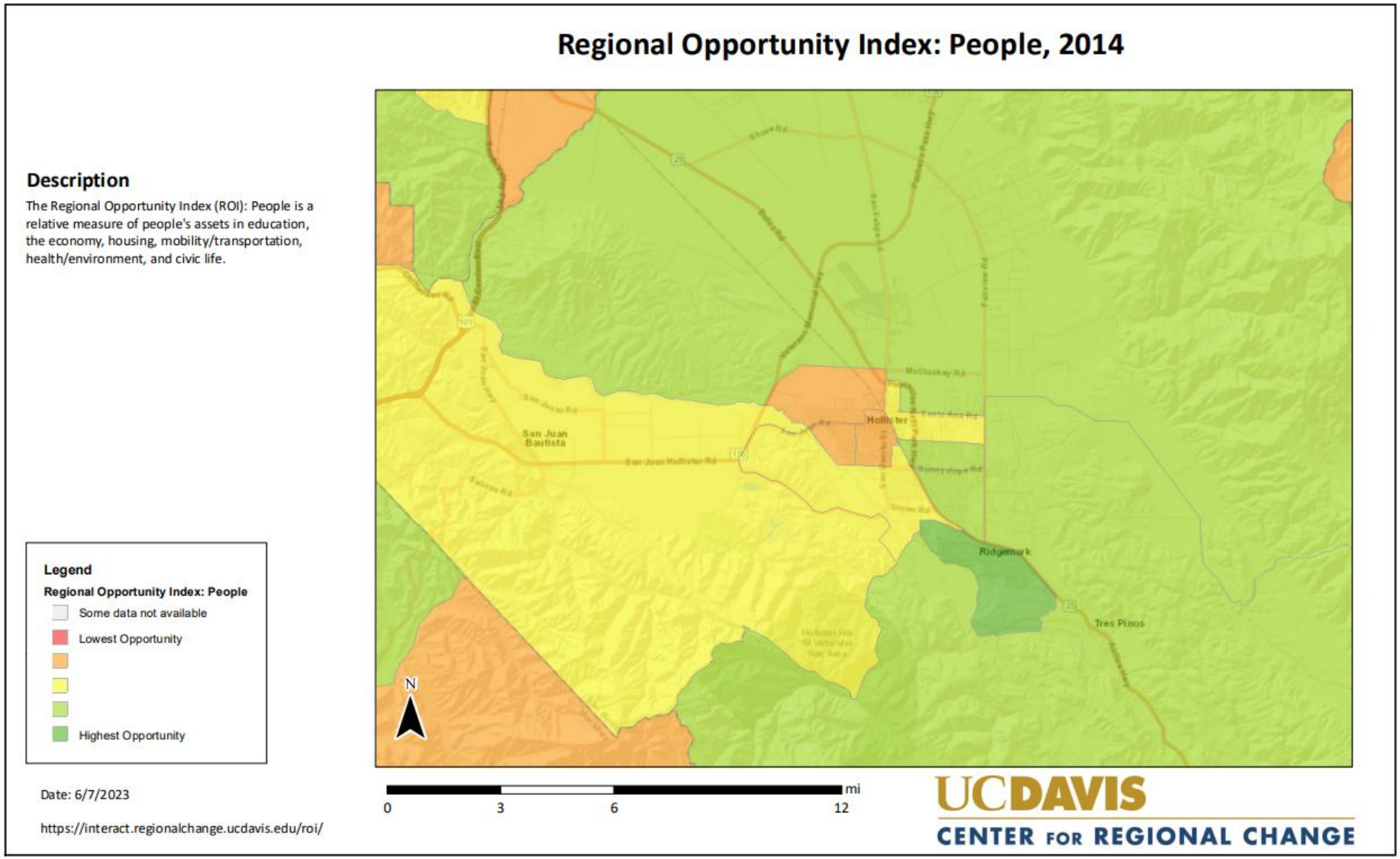
Figure E-12 illustrates the opportunity index scores throughout the region based on people. According to UC Davis, "people" is a relative measure of people's assets in education, the economy, housing, mobility and transportation, health and environment, and civic life. The City's opportunity index score ranges from "low opportunity" to "moderate to high opportunity." The region to the east of the City generally has higher opportunity indicators.

Figure E-13 also illustrates the opportunity index scores throughout the region based on place. According to UC Davis, "place" is a relative measure of an area's assets in education, the economy, housing, mobility and transportation, health and environment, and civic life. The map shows that a majority of the region scored in the low to moderate and lowest opportunity categories. Land north of the City generally has higher "place" opportunities than land towards the south.

Table E-6: Opportunity Indicators, Hollister, and California			
Race		Hollister Score	California Score
Education	People		
	College Educated Adults	23.98	38.01
	Math Proficiency	61.36	70.06
	English Proficiency	59.13	64.96
	Elementary Truancy	18.79	24.28
	Place		
	High School Graduation Rate	88.55	83.08
	UC/CSU Eligibility	34.28	41.04
	Teacher Experience	1.94	36.28
	High School Discipline Rate	5.87	6.4
Economic	People		
	Employment Rate	88.59	89.43
	Minimum Basic Income	64.90	63.52
	Place		
	Job Availability	436.78	701.75
	Job Growth	4.42	2.86
	Job Quality	35.44	40.39
	Bank Accessibility	0.20	0.24
Housing	People		
	Home Ownership	58.29	54.71
	Housing Cost Burden	49.79	51.61
	Place		
	Housing Adequacy	90.50	90.64
	Housing Affordability	0.22	0.19
Mobility	People		
	Vehicle Availability	1.31	86.35
	Commute Time	52.54	59.91
	Internet Access	4.43	4
Health/Environmental	Place		
	Infant Health	94.92	94.92
	Birth to Teens	6.55	6.6
	Years of Life Lost	26.20	29.84
	Place		
	Air Quality	5.62	10.01
	Prenatal Care	84.22	83.12
	Access to Supermarket	39.81	53.28
	Health Care Availability	1.31	1.76
Civic Life	People		
	Voting Rates	36.84	30.60
	English Speakers	86.14	88.11
	Place		
	U.S. Citizenship	80.56	82.55
	Neighborhood Stability	80.58	84.94

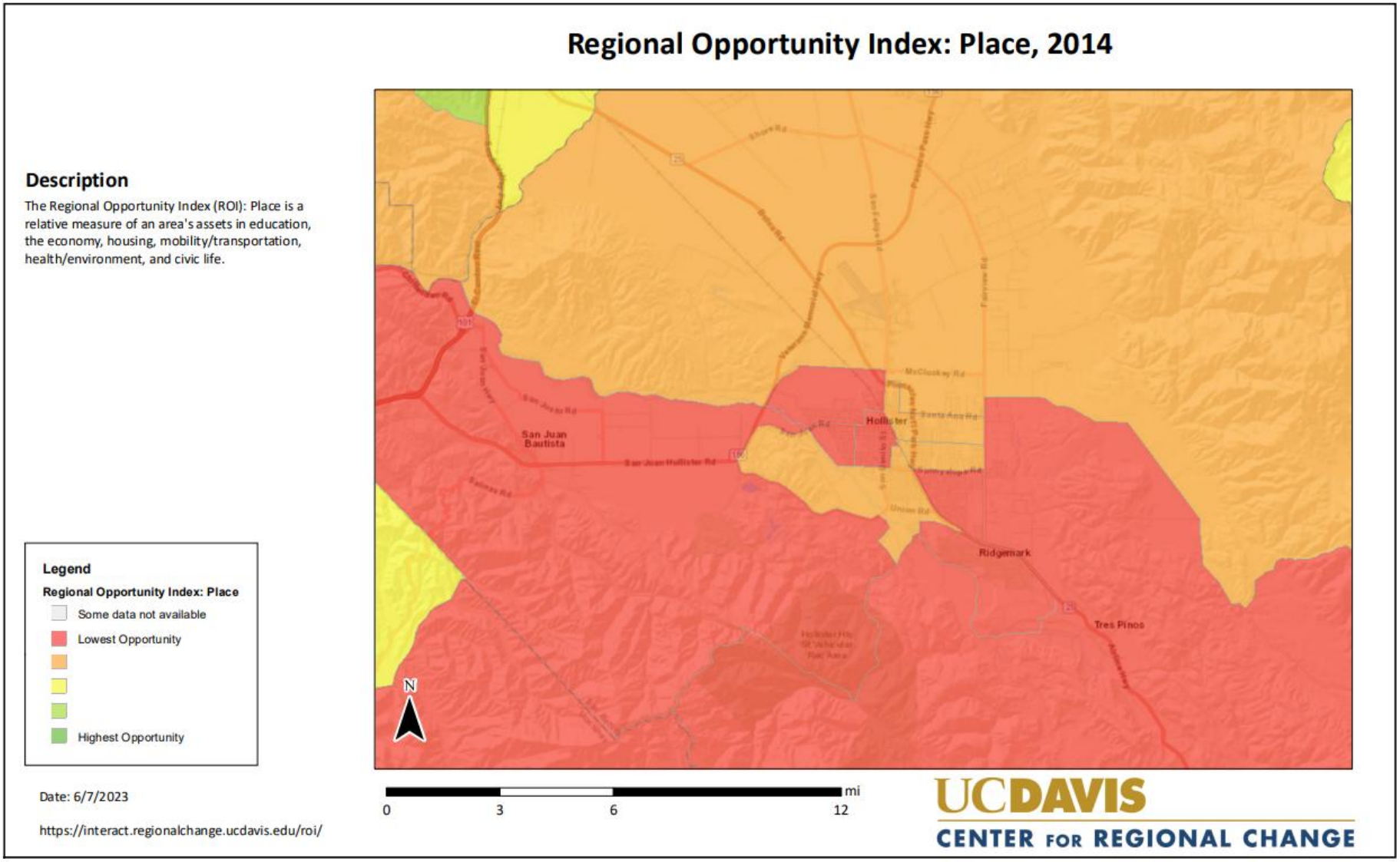
Source: UC Davis Center for Regional Change and Rabobank, 2014
For more information regarding the data, please visit https://interact.regionalchange.ucdavis.edu/roi/Download_Data/PdfReportDescriptions.pdf.

Figure E-12: Regional Opportunity Index: People



Source: UC Davis Center for Regional Change and Rabobank, 2014

Figure E-13: Regional Opportunity Index: Place



Source: UC Davis Center for Regional Change and Rabobank, 2014

California Tax Credit Allocation Committee (TCAC/HCD) Opportunity Area Data

HCD together with the California Tax Credit Allocation Committee established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals as defined by HCD. The Task Force developed the TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas offer low-income children and adults the best chance at economic advancement, high education attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates 20 percent of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. Each region then ends up with 40 percent of its total as "Highest" or "High" resource. These two categories are intended to help the State decision-makers identify tracts within each region where research suggests low-income families are most likely to thrive, and where they typically do not have the option to live–but might, if given choice.

TCAC/HCD Data – Educational Opportunities

Figure E-14 shows the TCAC Opportunity Composite Scores for the City and surrounding region. As illustrated, the City is categorized as "low", "moderate", "high", and "highest" resource. This is generally consistent with the region. Areas in the south region of the City have the highest resources, areas in the central region of the City have "low", "moderate", and "high" resources, and the northern region has "high resources." Overall, future housing developments within the City will benefit from access to high levels of resources, bringing additional opportunities for future residents. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement.

Figure E-15 shows the TCAC Opportunity Education Scores for the City and surrounding region. This data represents opportunity levels based on the following four factors:

- Math proficiency – Percentage of fourth graders who meet or exceed math proficiency standards.
- Reading proficiency – Percentage of fourth graders who meet or exceed reading proficiency standards.
- High school graduation rates – Percentage of high school cohort that graduated on times.
- Student poverty rate – Percentage of Students not receiving free or reduced-priced lunch.

As illustrated in **Figure E-15**, the City has various scores ranging from "less positive education outcomes" to "more positive education outcomes." There is a concentration of "less positive education outcomes" on the east side of the City and a concentration of "more positive education outcomes" on the west side of the City. Opportunity maps of education outcomes display which areas may offer low-income children and adults the best chance at higher educational attainment. Areas with "less positive education outcomes" may have less access to educational opportunities, whereas areas with "high education

outcomes" may have greater access to educational opportunities. Outside of the City boundaries, there are a range of education scores with higher education scores to the north and lower education scores to the South. Specifically, the Ridgemark neighborhood just south of Hollister consists of "more positive education outcomes."

ROI indicators show Hollister trails the state on college educated adults and teacher experience but exceeds the state in high school graduation. Within the City, prior analysis notes less positive education outcomes on the east side and more positive outcomes in southeastern areas (e.g., Ridgemark vicinity), suggesting an east–west variation in opportunity that is monitored and considered when siting affordable housing and programming resident services.

As analyzed above, the City of Hollister's K-12 outcomes lag state averages on several measures. On the California School Dashboard, district and many Hollister schools score lower than statewide averages in academic indicators, such as ELA and math, and show elevated student needs (higher percentages of students eligible for free/reduced meals and a substantial English-learner population). Hollister High School and other K-8 Hollister schools show lower proficiency in math and below-state performance on some college-readiness measures. These outcomes are correlated with neighborhood differences in income, educational attainment and English-learner concentration. Central and lower-income neighborhoods have higher rates of low-income and English-learner students and correspondingly, lower test-scores and college-readiness metrics, while neighborhoods with higher adult educational attainment show relatively better school outcomes.

An analysis of travel modes and infrastructure shows a contrast in access to schools across Hollister. Many central neighborhoods are within walking distance of schools but may face sidewalk gaps and high-traffic crossings that can potentially limit safe walking and biking. Outer and newer subdivisions are generally farther from existing school sites and may depend on school bus service, but bus eligibility and routes are set by the district. Together, these conditions mean that lower-income central neighborhoods may face safety-related access barriers while some newer neighborhoods face distance-related access barriers, both of which can reduce reliable access to school, after-school programs and school choice. The City and district can address these disparities through targeted sidewalk and safety investments and consideration of school siting in new growth areas. The City will continue to implement capital projects intended to address neighborhood and school safety.

Recent residential growth in Hollister has primarily occurred through larger subdivisions at the City's edges rather than small-scale infill. While the City does not contain a single large master-planned community, newer subdivision areas function as coordinated growth areas with newer infrastructure but are generally located farther from existing school sites. As a result, students in newer neighborhoods typically rely on school bus service or vehicle trips to access schools. In contrast, older central neighborhoods are more closely integrated with established school campuses, offering shorter travel distances but serving higher-need student populations and, in some cases, facing aging pedestrian infrastructure. Schools serving newer areas may show modestly higher performance indicators, reflecting underlying socioeconomic differences, while schools in older neighborhoods serve a more diverse and

higher-need population. These patterns highlight differing access challenges by neighborhood and underscore the importance of coordinating housing growth, school planning, and transportation investments to ensure equitable access to educational opportunities citywide.

The City will prioritize projects that expand choice east of Memorial Drive while ensuring opportunity rich areas (Downtown, South Planning Area) include deeply affordable units and family units. These priorities are established in Policy Actions H4.1, H4.2, H4.7, and Table 2-1 Fair Housing Actions).

Figure E-16 shows the TCAC Opportunity Economic Scores for the City and surrounding Region. This data represents opportunity levels based on the following five factors:

- Poverty – Percent of population with income above 200 percent of federal poverty line.
- Adult Education – Percent of adults with a bachelor's degree or above.
- Employment – Percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces.
- Job Proximity – Number of jobs filled by workers with less than a Bachelor of Arts degree that fall within a given radius (determined by the typical commute distance of low-wage workers in each region) of each census tract population-weighted centroid.
- Median Home Value – Value of owner-occupied units.

As shown in **Figure E-16**, the City has a mixture of economic outcomes ranging from “less positive economic outcomes” to “more positive economic outcomes.” Economic outcomes are related to a census tract’s characteristics, such as income or proximity to jobs and resources. These characteristics may influence which areas offer low-income children and adults the best chance at economic advancement. The City has “less positive economic outcomes” within the western region while there are “more positive economic outcomes” in the southeastern and northern regions of the City. Overall, the highest economic outcomes in the region are found to the north of the City and to the southwest. Future development will add to opportunities for existing and future residents.

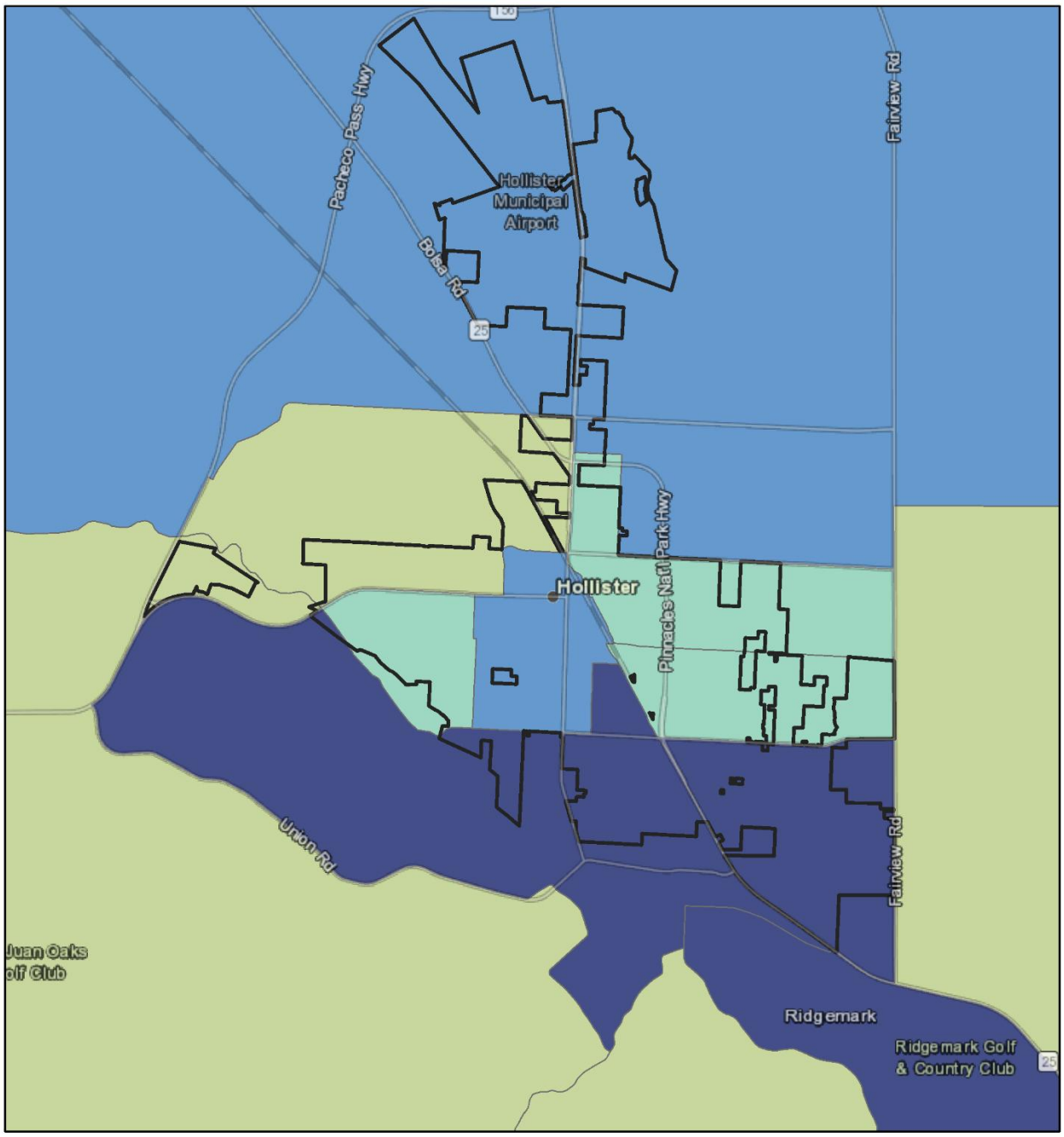
Figure E-17 shows the Job Proximity scores for the City and the Surrounding Region. Lower scores indicate longer distances between residents and jobs, while higher scores indicate that residents are within close proximity to jobs. Most of the City falls within Block Groups with the “furthest proximity” to jobs.

Although 91.6 percent of jobs in Hollister are within a ½ mile of transit, the City’s AllTransit score is 2.7/10 and no low-income households live within a ½ mile of high frequency, full day transit. This indicates that while proximity exists, service frequency and network performance limit practical access, particularly for low-income workers. SBCOG, the County of San Benito, and the City of Hollister continue to coordinate with San Benito County Express to improve headways and span of service on job access routes serving the City and employment nodes.

Transit & First/Last Mile

San Benito County Express provides fixed route "Tripper" service and dial a ride within Hollister, including access to emergency shelters and key services; fares are $1.00 (adult) and $0.50 (youth/senior/disabled). Concentrating affordable units near Tripper stops and along 4th Street/San Felipe Road corridors improves reliable access for low-income households. Downtown transit proximity standards already shape SRO feasibility (SROs must be within ¼ mile of a bus stop), which can be leveraged for affordable microunits. The City will use objective design standards and project conditions to require safe walk access such as lighting, crossings, and ADA curb ramps, between new affordable sites and nearest Tripper stops to enhance connectivity and accessibility.

Figure E-14: TCAC/HCD Opportunity Map



1/26/2024, 11:25:20 AM

1:72,224

0 0.5 1 2 mi

0 0.75 1.5 3 km

City/Town Boundaries

(R) COG Geography TCAC Opportunity Map 2022 - Composite Score (Tract)

Highest Resource

High Resource

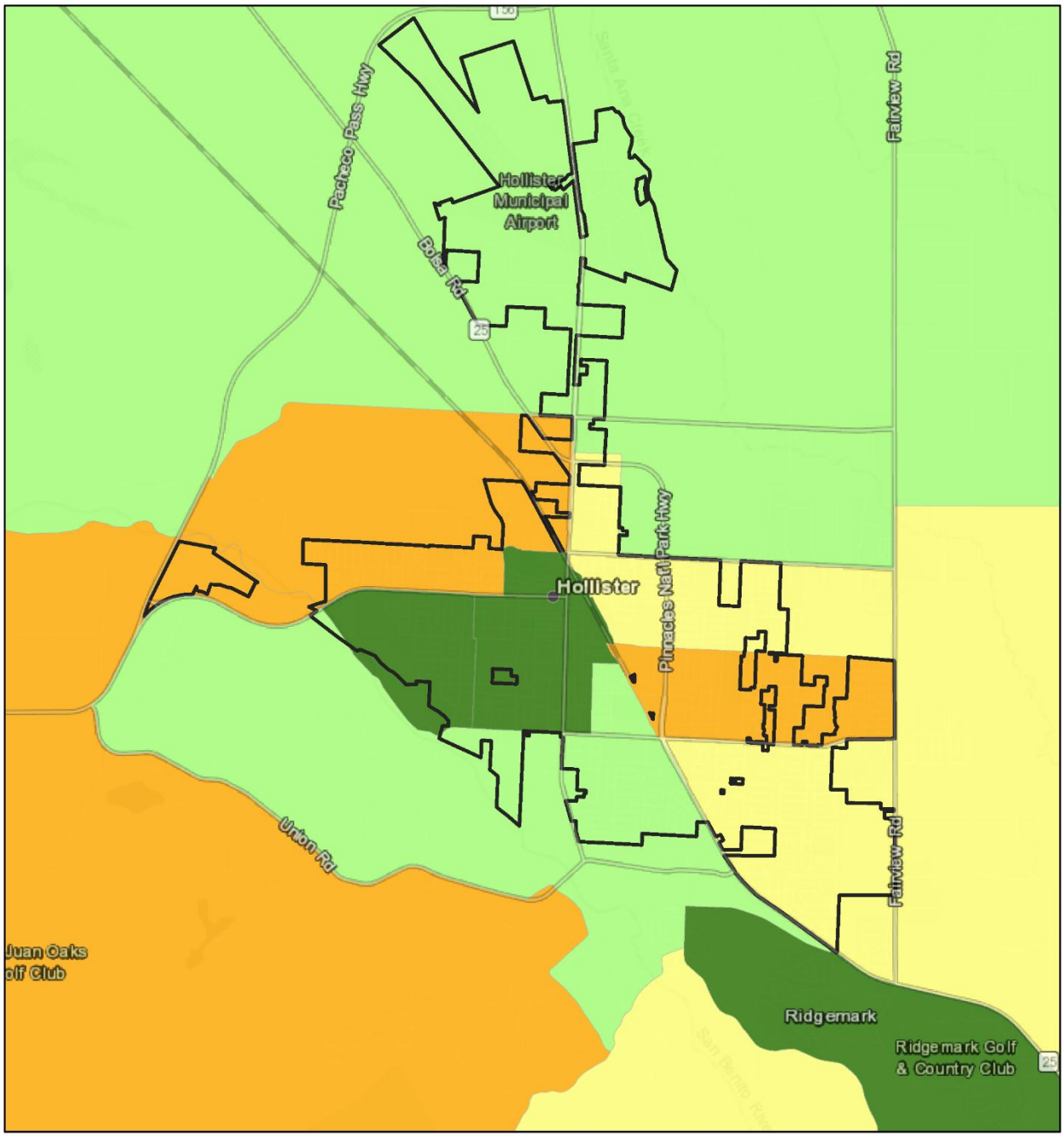
Moderate Resource

Low Resource

Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

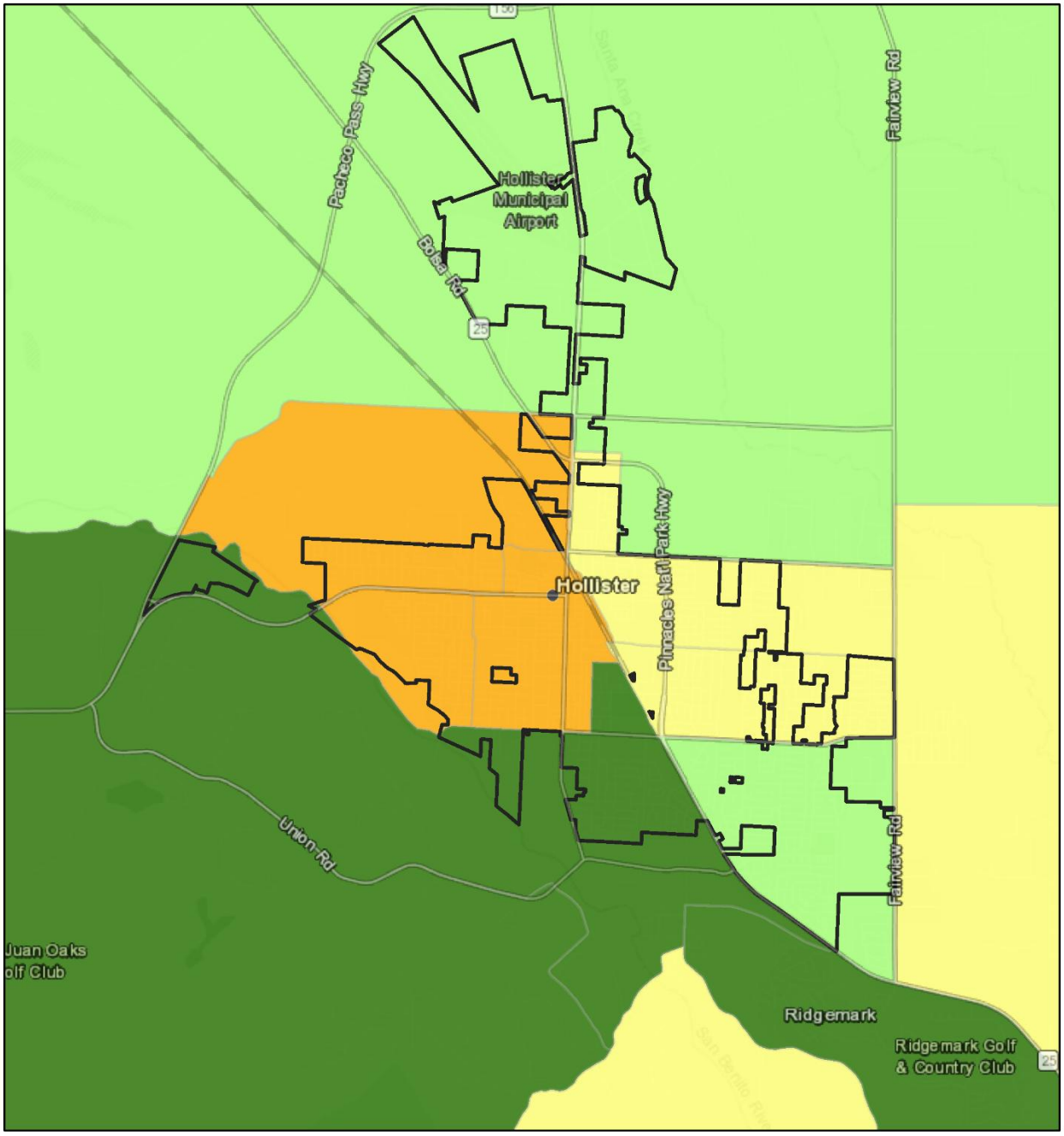
Source: AFFH Data Viewer, HCD

Figure E-15: TCAC/HCD Opportunity Map - Educational Opportunities



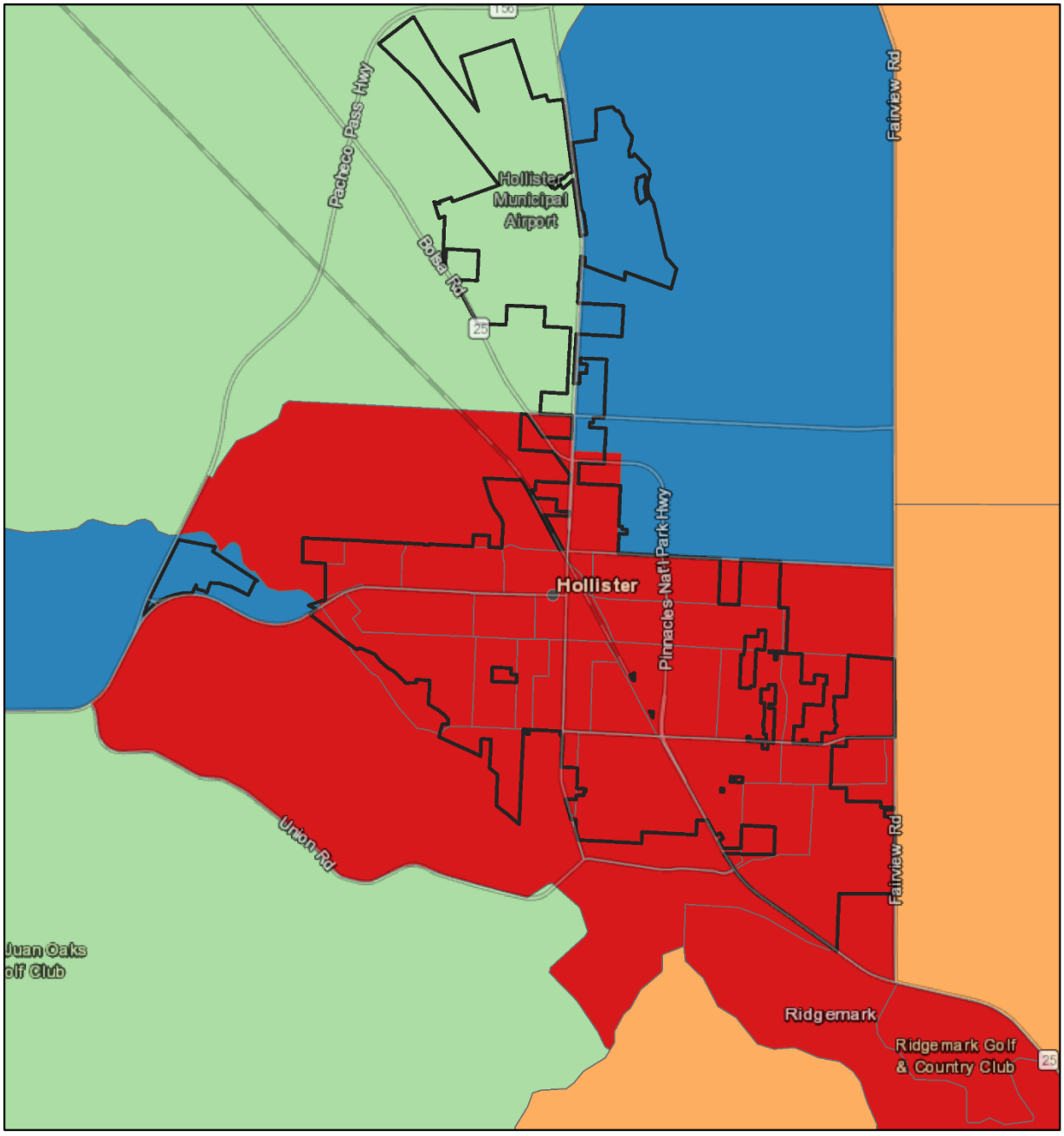
Source: AFFH Data Viewer, HCD

Figure E-16: TCAC/HCD Opportunity Map - Economic Opportunities



Source: AFFH Data Viewer, HCD

Figure E-17: Job Proximity Index



Source: AFFH Data Viewer, HCD

Access to Transit

Access to transportation, specifically public transit, provides households with affordable and environmentally friendly commuting options. It can also increase accessibility to essential retail, such as grocers and markets, and recreational activities.

AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. The Center for Neighborhood Technology (CNT) works with data from transit agencies all across the US to compile metrics regarding jobs, economy, equity, health, transit quality, and mobility network. Hollister scored an AllTransit performance score of 2.7 out of 10 possible points, as shown in **Figure E-18** illustrating a low combination of trips per week and number of jobs accessible, meaning few people are able to take transit to work. AllTransit takes into consideration proximity to jobs, economy, health, equity, transit quality, and mobility in determining the AllTransit score. Additionally, AllTransit identified the following transit related statistics for Hollister:

- 91.6 percent of all jobs in Hollister are located within half mile of transit. According to AllTransit, approximately 5,164 jobs are located within half mile of transit. Transit options throughout the City include the San Benito County Express that runs through the City.
- There are 5,693 customer households within a 30-minute transit commute of local businesses.
- 1.21 percent of workers in Hollister walk to work.
- 0.29 percent of workers in Hollister bike to work.
- No low-income households (earning under $50,000) live within a half a mile of high frequency full-day transit.

Within the City, currently the San Benito County Express provides affordable transportation service to Hollister on an on-call basis. The San Benito County Express also provides intercounty service to Gilroy's Caltrain and Greyhound Stations, and Gavilan College (Gilroy Campus) with connecting service to the Santa Clara VTA Bus System. **Table E-7** shows Hollister AllTransit data compared to the County of San Benito. Although Hollister scores higher across most transit categories, a slightly higher percentage (0.53 percent) of commuters in San Benito use transit compared to Hollister (0.44 percent).

Hollister is framed by agricultural lands and foothills and connected regionally by Highways 25 and 156, with 4th Street as a key local transit corridor and the Municipal Airport imposing an Airport Overlay that limits residential use in runway protection and inner approach areas. These geographic/transportation features shape where housing can be built and how residents reach jobs (regional commutes to Silicon Valley/Monterey Bay), which is reflected in the City's low AllTransit score and low Jobs Proximity. Impact Fees may be higher in part because Hollister must help fund Caltrans corridor improvements, illustrating the community's role as a bedroom city—and the equity implications for lower-income commuters who spend more time and money on travel.

Access to transportation options in Hollister varies by neighborhood and is largely influenced by development era, street design, and proximity to activity centers. Walking and bicycling are feasible in many parts of the City, however, the quality and continuity of pedestrian and bicycle infrastructure differ

across neighborhoods. Older, established neighborhoods in the center of the City generally feature shorter block lengths and closer proximity to schools, downtown services, and transit routes, which can support walking for daily needs. In these areas, however, pedestrian infrastructure may be incomplete, with sidewalk gaps, narrower sidewalks, older curb ramps, and limited bicycle facilities, reducing comfort and safety for walking and biking.

Newer subdivisions were constructed to modern standards and typically include continuous sidewalks, updated curb ramps, and traffic-calming features that improve pedestrian safety within neighborhoods. However, these areas are often located farther from employment centers, schools, and commercial services, making longer walking or bicycling trips less practical and increasing reliance on vehicles, school buses, or transit.

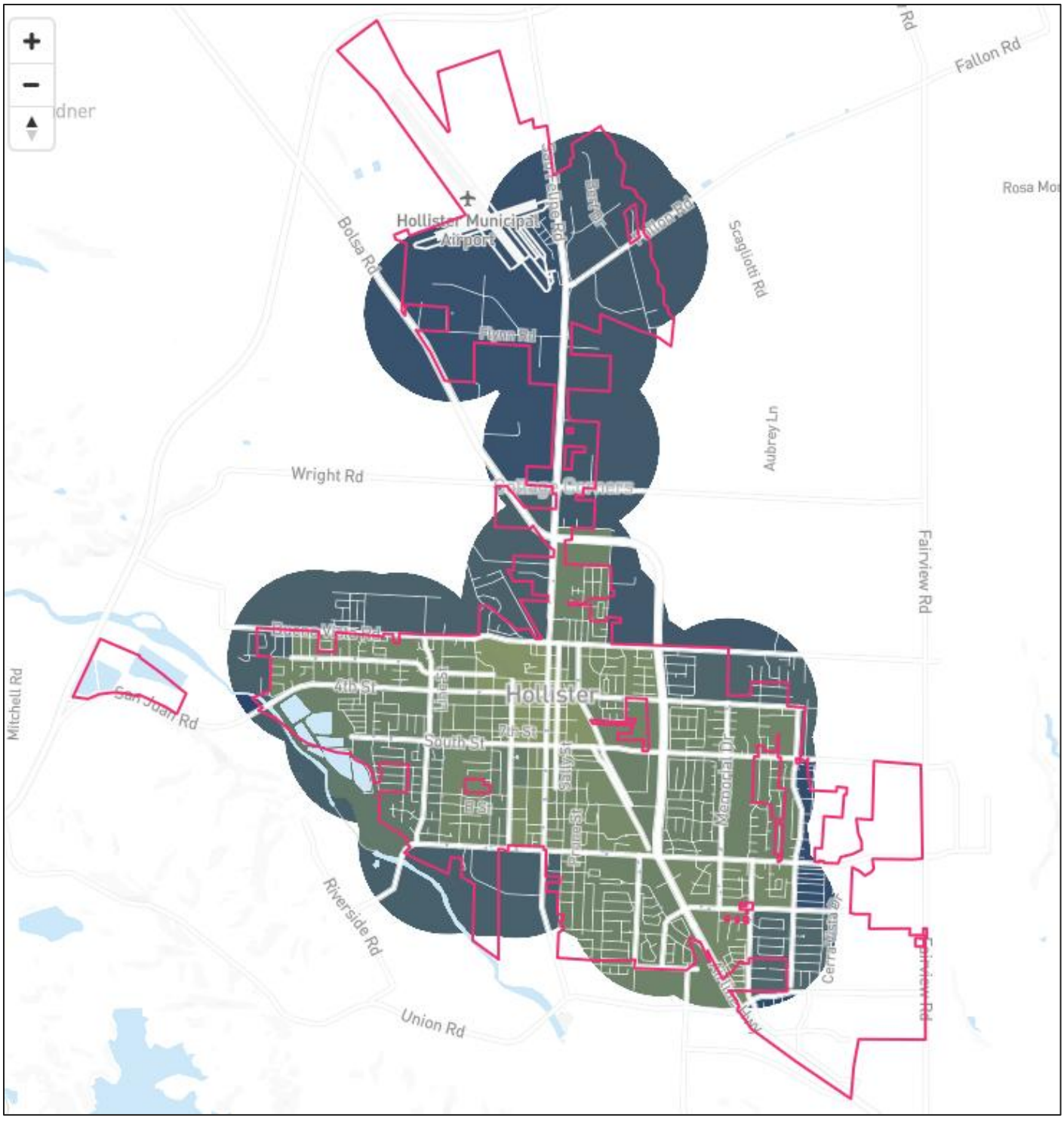
Bicycle infrastructure in Hollister is primarily located along selected arterial and collector roadways and does not form a continuous citywide network. As a result, residents in some neighborhoods have more direct access to designated bicycle facilities, while others rely on shared use of local streets. Overall, differences in access to walking and bicycling options reflect the age and layout of development rather than disparities in basic transportation availability, and the City continues to pursue incremental improvements to expand safe pedestrian and bicycle connectivity throughout Hollister.

Table E-7: AllTransit Index

Jurisdiction	All Transit Performance	Transit Trips Per Week within 1/2 Mile	Jobs Accessible in 30-min trip	Commuters Who Use Transit	Transit Routes within 1/2 Mile
Hollister	2.7	166	5,813	0.44%	3
San Benito County	1.7	110	4,149	0.53%	2

Source: AllTransit, Transit Scores

Figure E-18: AllTransit Performance Score - Hollister (2021)



Source: AllTransit, 2021

CalEnviroScreen – Environmental Justice

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution, called the California Communities Environmental Health Screening Tool (CalEnviroScreen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants.

The CalEnviroScreen 4.0 Model is made up of a suite of 20 statewide indicators of pollution burden and population characteristics associated with increased vulnerability to pollution's health effects. The model uses the following analysis and calculation to identify areas of health risk:

- Uses a weighted scoring system to derive average pollution burden and population characteristic scores for each census tract.
- Calculates a final CalEnviroScreen score for a given census tract relative to other tracts by multiplying the pollution burden and population characteristics components together.
- Measures the relative pollution burdens and vulnerabilities in once census tract compared to others; the score is not a measure of health risk.

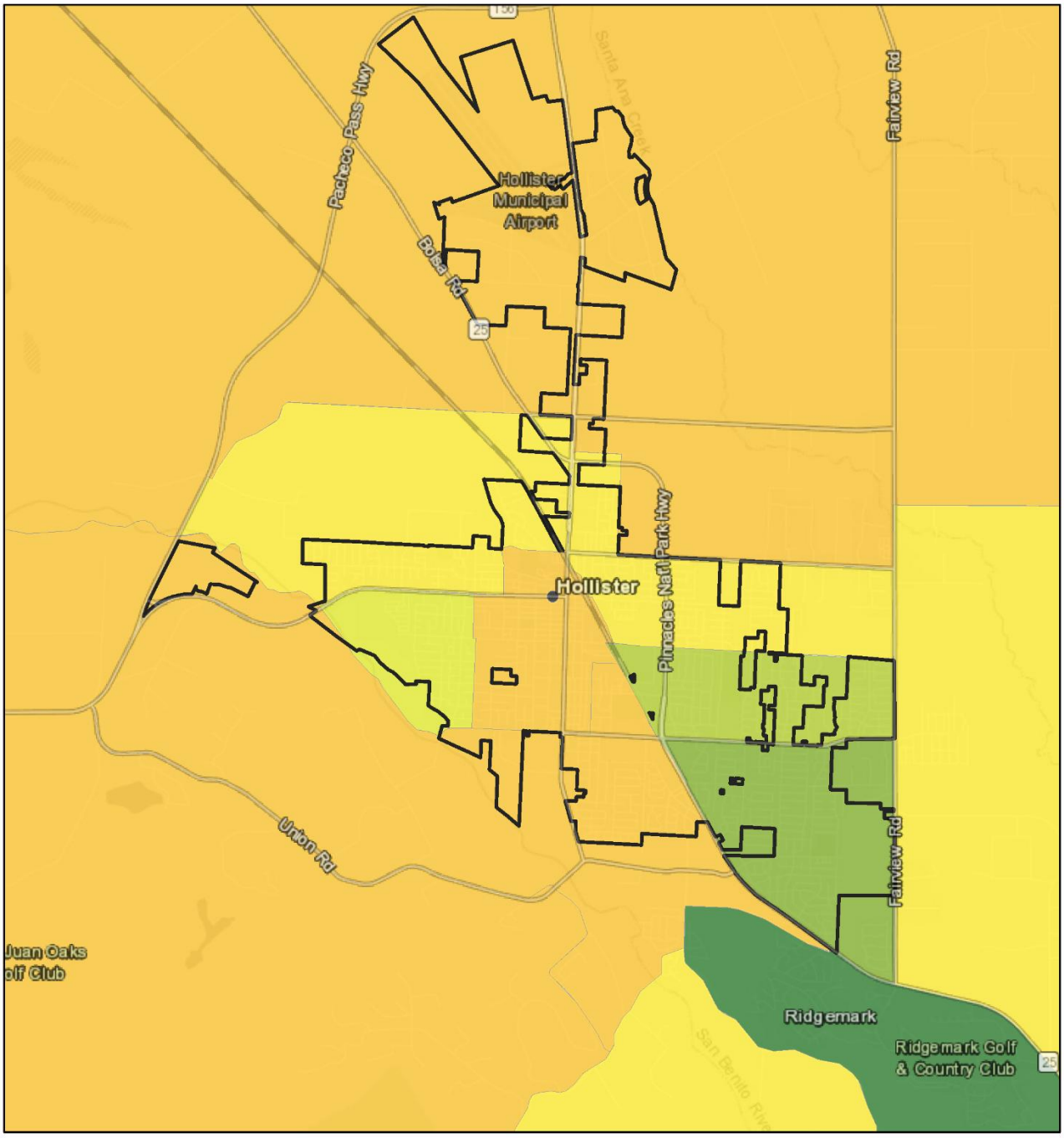
Figure E-19 displays mapped results of the CalEnviroScreen 4.0 for the City and surrounding region. Overall, the City has moderate to high pollution burdens with census tracts near Hollister Municipal Airport and the central region scoring between 61 and 70 percent. The southeast region of the City has lower pollution burdens compared to the rest of the City, and the Ridgemark community just outside of the City's boundaries have the lowest pollution burdens, between 1 and 10 percent. The region surrounding the City primarily contains census tracts that that have moderate to high pollution burdens between 51 and 70 percent. **Tables E-8** and **E-9** compare two census tracts with the highest and lowest pollution burdens in the City. As detailed, census tract 6069000400 reports a higher pollution burden and is considered moderate on the scale. The diesel particulate matter, cleanup sites, and lead from housing in this census tract is greater than that of census tract 60690000600. Cardiovascular disease rates in both census tracts are high at the 98th percentile.

With respect to environmental vulnerability, some older neighborhoods contain housing that may be more susceptible to environmental damage due to building age, older construction standards, or older infrastructure. These vulnerabilities may include reduced seismic resilience, aging roofing or drainage systems, and limited on-site stormwater management. In contrast, newer subdivisions are constructed to current building codes and generally incorporate improved drainage, fire-resistant materials, and updated design standards that reduce environmental risk.

The City conducts defensible space inspections and fire-safety enforcement in accordance with state and local requirements, particularly in areas near open space or wildfire-prone locations. Additional environmental hazard prevention measures include stormwater system maintenance, drainage improvements identified through capital planning, and public education related to fire safety and emergency preparedness. While FEMA flood hazard areas are limited and mostly located outside the City's boundaries, localized flooding and ponding may occur during intense storm events in areas with older stormwater infrastructure, flatter topography, or lower soil permeability. These conditions are typically addressed through targeted drainage upgrades and maintenance programs identified in the City's capital improvement planning. Overall, environmental risk varies by neighborhood based on development era and infrastructure characteristics, and the City continues to address these conditions through ongoing infrastructure investment and hazard mitigation efforts.

Parks & Cost Burden: As shown in Figures E-21 and E-22, the maps indicate elevated overpayment on the east side near Las Brisas Park and Veterans Memorial Park, highlighting neighborhoods where affordability stress coincides with recreation assets. This suggests that fair housing outcomes can be strengthened by co-locating affordable family housing with park access and coupling it with anti-displacement supports. The City will target voucher outreach and rehabilitation assistance east of Memorial Drive, paired with family unit production near parks (Policy Actions H5.6 and H2.4).

Figure E-19: CalEnviroScreen 4.0, Hollister (2021)



Source: AFFH Data Viewer, HCD

Table E-8: CalEnviroScreen 4.0 – Highest Scoring Census Tract (6069000400)			
Pollutant	**Percentile***	**Health Risk/Burden**	**Percentile***
CalEnviroScreen 4.0	68	Pollution Burden	43
Ozone	21	Asthma	73
Particulate Matter 2.5	1	Low Birth Weight	37
Diesel Particulate Matter	78	Cardiovascular Rate	98
Toxic Releases	11	Education	76
Traffic	25	Linguistic Isolation	73
Drinking Water	42	Poverty	68
Lead from Housing	82	Unemployment	65
Cleanup Sites	70	Housing Burden	64
Groundwater Threats	14	-	-
Hazardous Waste	32	-	-
Impaired Water	51	-	-
Solid Waste	53	-	-
**Percentile derived using a weighted scoring system to determine average pollution burden/socioeconomic scores relative to other census tracts*			
Source: CalEnviroScreen 4.0			

Table E-9: CalEnviroScreen 4.0 – Lowest Scoring Census Tract (6069000600)			
Pollutant	**Percentile***	**Health Risk/Burden**	**Percentile***
CalEnviroScreen 4.0	29	Pollution Burden	9
Ozone	21	Asthma	73
Particulate Matter 2.5	1	Low Birth Weight	28
Diesel Particulate Matter	33	Cardiovascular Rate	98
Toxic Releases	10	Education	46
Traffic	15	Linguistic Isolation	62
Drinking Water	50	Poverty	51
Lead from Housing	36	Unemployment	17
Cleanup Sites	58	Housing Burden	16
Groundwater Threats	0	-	-
Hazardous Waste	62	-	-
Impaired Water	51	-	-
Solid Waste	0	-	-
**Percentile derived using a weighted scoring system to determine average pollution burden/socioeconomic scores relative to other census tracts*			
Source: CalEnviroScreen 4.0			

Access to parks, outdoor spaces, community amenities, and shopping opportunities in Hollister varies by neighborhood and reflects the City's historical development patterns and recent growth areas. While residents throughout the City have access to high quality public parks and services, proximity, size of facilities, and ease of access differ across neighborhoods. Parks are equitably distributed throughout the City and residents often share their satisfaction with the abundance and quality of Hollister's parks. The City continously improves its parks and cannot identify differences in quality between its parks.

Established and centrally located neighborhoods generally have closer access to community parks, schools with shared recreational facilities, downtown civic amenities, libraries, and public services. These areas benefit from shorter distances to neighborhood parks and community facilities but may rely on older or smaller park spaces that serve multiple surrounding neighborhoods. Newer subdivisions and growth areas, particularly at the City's edges, often include newer neighborhood parks or park dedications constructed as part of development approvals. These parks are typically well integrated into subdivision layouts but may be smaller in scale and primarily serve nearby residents. Larger community parks and regional recreational facilities are less frequently located within newer growth areas, requiring residents to travel longer distances for broader recreational opportunities.

Community amenities such as libraries, civic buildings, schools, and cultural facilities are primarily concentrated in central Hollister. As a result, residents in older neighborhoods generally have more walkable access to these amenities, while residents in newer subdivisions often depend on vehicle trips or transit to reach them. Access to shopping and food retail also varies by location. Central neighborhoods benefit from proximity to downtown businesses, grocery stores, and smaller neighborhood retail, which can support walking or short trips. In contrast, newer residential areas are typically farther from established commercial centers and grocery stores and are more dependent on automobile access. While the City contains multiple grocery stores that serve the broader community, access to healthy food options may be less convenient for households in outer residential areas without reliable transportation.

Overall, differences in access to parks, amenities, and shopping reflect development era and land use patterns rather than exclusion from services. The City continues to plan for equitable access by requiring parkland dedication in new developments, supporting infill and mixed-use development, and improving transportation connections between residential neighborhoods and key community destinations.

5. Disproportionate Housing Needs and Displacement

The analysis of disproportionate housing needs within Hollister evaluated existing housing need, need of the future housing population, and units within the community at risk of converting to market-rate. Disproportionate housing needs refer to disparities in cost burden, overcrowding, substandard housing, and displacement risk for special needs populations in comparison to the rest of the population. Housing needs are assessed by the HUD Comprehensive Housing Affordability Strategy (CHAS), based on ACS data. Housing problems and severe housing problems include the following elements:

Housing Problem

- Incomplete kitchen facilities
- Incomplete plumbing facilities
- 1+ person per room
- Cost burden greater than 30 percent

Severe Housing Problem

- Incomplete kitchen facilities
- Incomplete plumbing facilities
- 1.5+ person per room
- Cost burden greater than 50 percent

Overcrowding

Overcrowding is defined as between 1.01 and 1.5 persons per room in a household, and severe overcrowding is defined as more than 1.5 persons per room. Overcrowding often occurs when nonfamily members combine incomes to live in one household, such as college students and roommates. It also

occurs when there are not enough size-appropriate housing options for large or multigenerational families.

Table E-10 displays data for overcrowding in the State, County, and City over time. The table shows that the City experiences higher rates of overcrowded households across all categories except severely overcrowded renters. Renter households in Hollister have particularly high overcrowding rates (4.5 percent), compared to the County (3.5 percent) and the State (3.5 percent). Owner households generally report lower overcrowding rates than renter households at the City, County, and State levels. According to the data, Hollister experienced increases for the following overcrowding rates since 2010: severely overcrowded owner households, overcrowded renter households, and severely overcrowded renter households. **Figure E-18** also shows areas in the city that are experiencing elevated overcrowding rates. Households on the western and eastern edges of the City are experiencing elevated overcrowding rates (between 12.01 percent and more than 20 percent) while households in the southeast region and northern region are experiencing lower overcrowding rates.

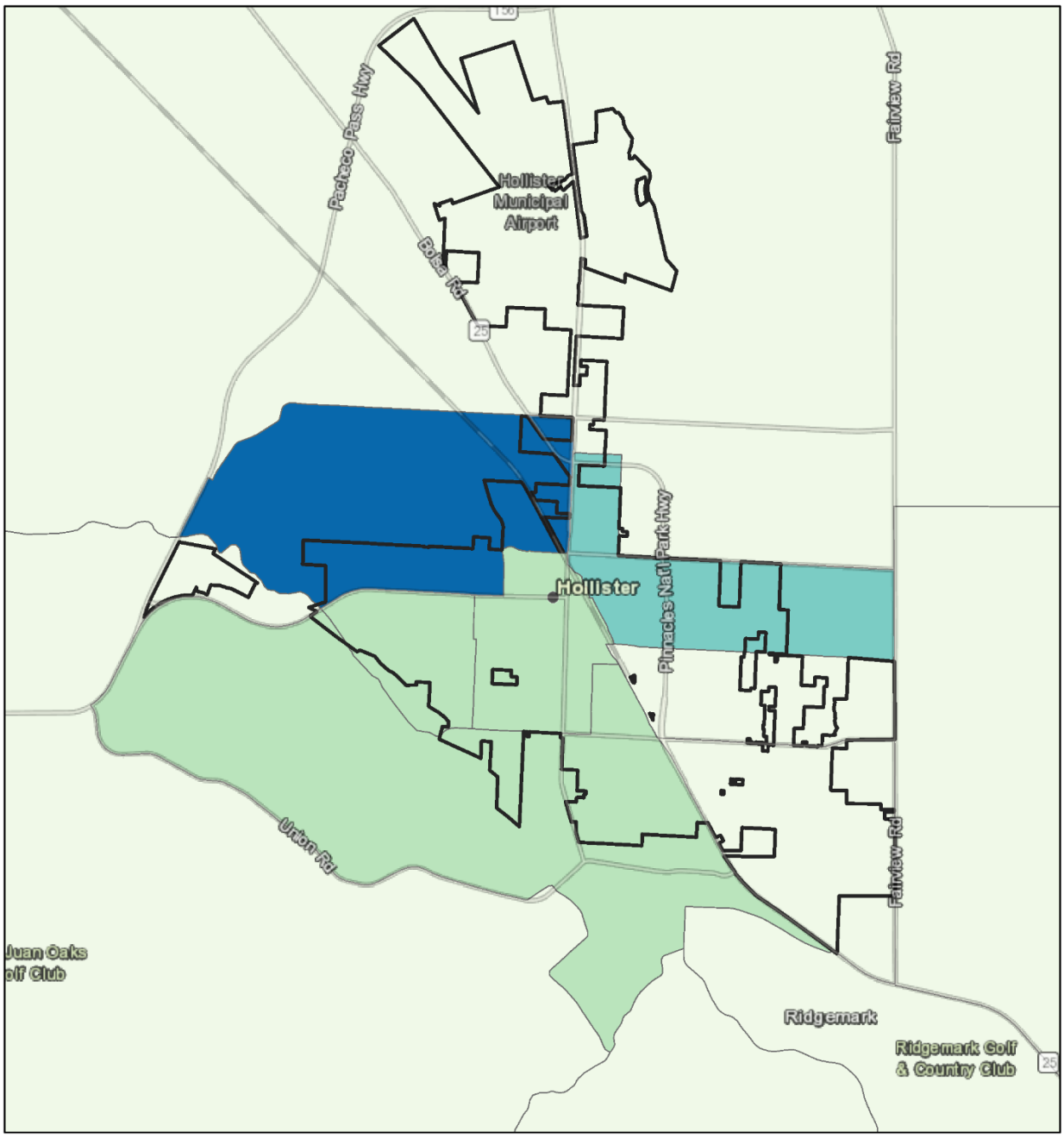
In 2023, the City opened 225 code enforcement cases and closed 191. Approximately 50 cases involved poor or substandard housing conditions, including illegally converted garages and occupied RVs/trailers — conditions that often correlate with overcrowding and cost pressures. The Policy Plan prioritizes rehabilitation funds to the greatest need areas. Substandard plumbing/kitchen facilities are rare in Hollister (0.1% and 0.6% respectively), but the age of the housing stock and the enforcement data above point to location specific rehabilitation needs not captured in federal datasets alone.

Table E-10: Overcrowding Change Over Time by Geography

Overcrowding and Tenure	City of Hollister		San Benito County		State of California	
	2010	2020	2010	2020	2010	2020
Owner Households						
Overcrowded (1.01 to 1.5 persons per room)	2.8%	1.9%	2.5%	1.4%	1.8%	1.7%
Severely Overcrowded (1.51 or more persons per room)	<1%	1.3%	<1%	1.2%	0.5%	0.6%
Renter Households						
Overcrowded (1.01 to 1.5 persons per room)	4.4%	4.5%	3.5%	3.5%	3.5%	3.5%
Severely Overcrowded (1.51 or more persons per room)	1.3%	2.1%	1.2%	1.6%	2.2%	2.4%

Source: American Community Survey, 5-Year Estimates, 2010 and 2020.

Figure E-20: Overcrowded Households, Hollister



Source: AFFH Data Viewer, HCD

Cost Burden

A household paying more than 30 percent of its income for housing is considered to be cost burdened. A household paying 50 percent or more is considered severely cost burdened. **Table E-11** shows that the City generally has lower cost burden rates than the County and State. The City, however, has a higher percentage of owner households (31.5 percent) dedicating more than 30 percent of their income to housing than the County (28.3 percent) and the State (22.2 percent). The data shows that owner households in Hollister are experience higher cost burdens than renters. Since 2010, owner households have seen a decrease in cost burden rates while renters have seen an increase in cost burden rates, underscoring renter vulnerability. The City will target voucher utilization and landlord outreach in higher opportunity tracts while aiming to expand rent restricted family units in areas with high renter burden (Table 2 -1; Policy H5.6).

Table E-11: Cost Burden Change Over Time by Geography (2017-2019)

Overpayment/ Cost Burden	City of Hollister		San Benito County		State of California	
	2010	2020	2010	2020	2010	2020
Owner						
Cost Burden >30%	34.1%	31.5%	34.1%	28.3%	29.2%	22.2%
Cost Burden >50%	25.6%	12.7%	25.9%	14.4%	22.9%	15.7%
No Cost Burden	39.7%	55.3%	39.3%	56.9%	47.4%	61.6%
Not Computed	<1%	<1%	<1%	<1%	<1%	<1%
Renter						
Cost Burden >30%	5.3%	5.8%	5.3%	11.3%	8.1%	7.8%
Cost Burden >50%	1.2%	5.0%	6.0%	6.6%	6.4%	7.2%
No Cost Burden	93.4%	88.3%	88.3%	81.3%	84.3%	83.6%
Not Computed	0%	<1%	<1%	<1%	1.1%	1.3%

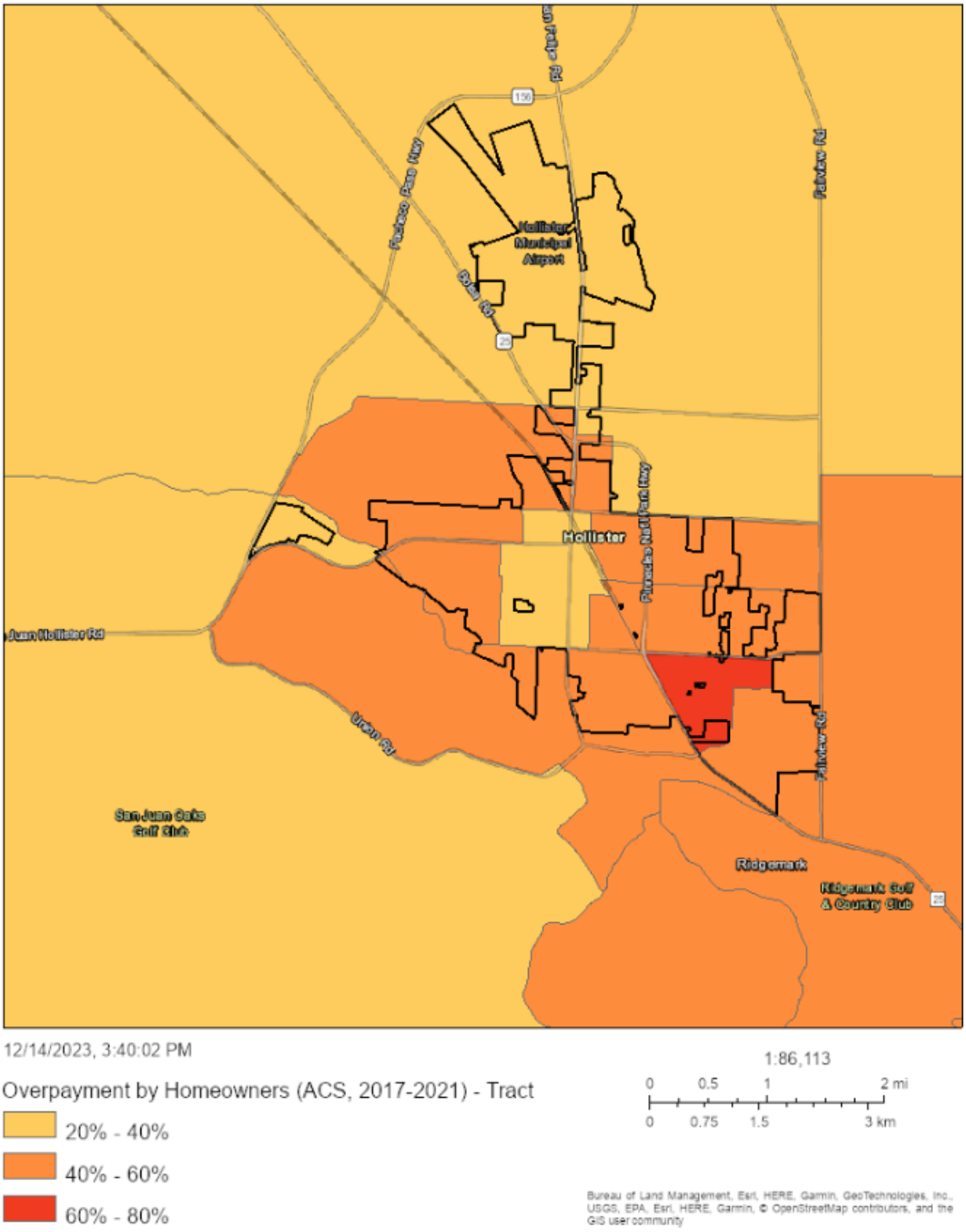
Source: American Community Survey, 5-Year Estimates, 2010 and 2020.

Figures E-21 and **E-22** illustrate overpayment for homeowners and renters throughout the City and neighboring communities. Homeowners in the eastern, western, and southern regions of the City have higher overpayment rates, while the central and northern regions have lower overpayment rates. Renters have especially high overpayment rates on the east side of Hollister near Las Brisas Park and Veterans Memorial Park. Renters in the western portion of the City are also experiencing moderate to high overpayment rates.

With respect to housing availability, certain types of housing are limited citywide. Smaller multifamily developments, entry-level ownership housing, and housing affordable to lower- and moderate-income households are less prevalent, particularly in newer subdivisions, which are dominated by single-family detached homes. Manufactured housing, ADUs, and smaller rental units are more commonly found in older neighborhoods, while newer areas generally offer fewer options for these housing types. Overall, differences in housing types and costs across neighborhoods reflect development era, zoning patterns, and market conditions rather than intentional exclusion, and the City continues to pursue policies to diversify housing opportunities across all areas.

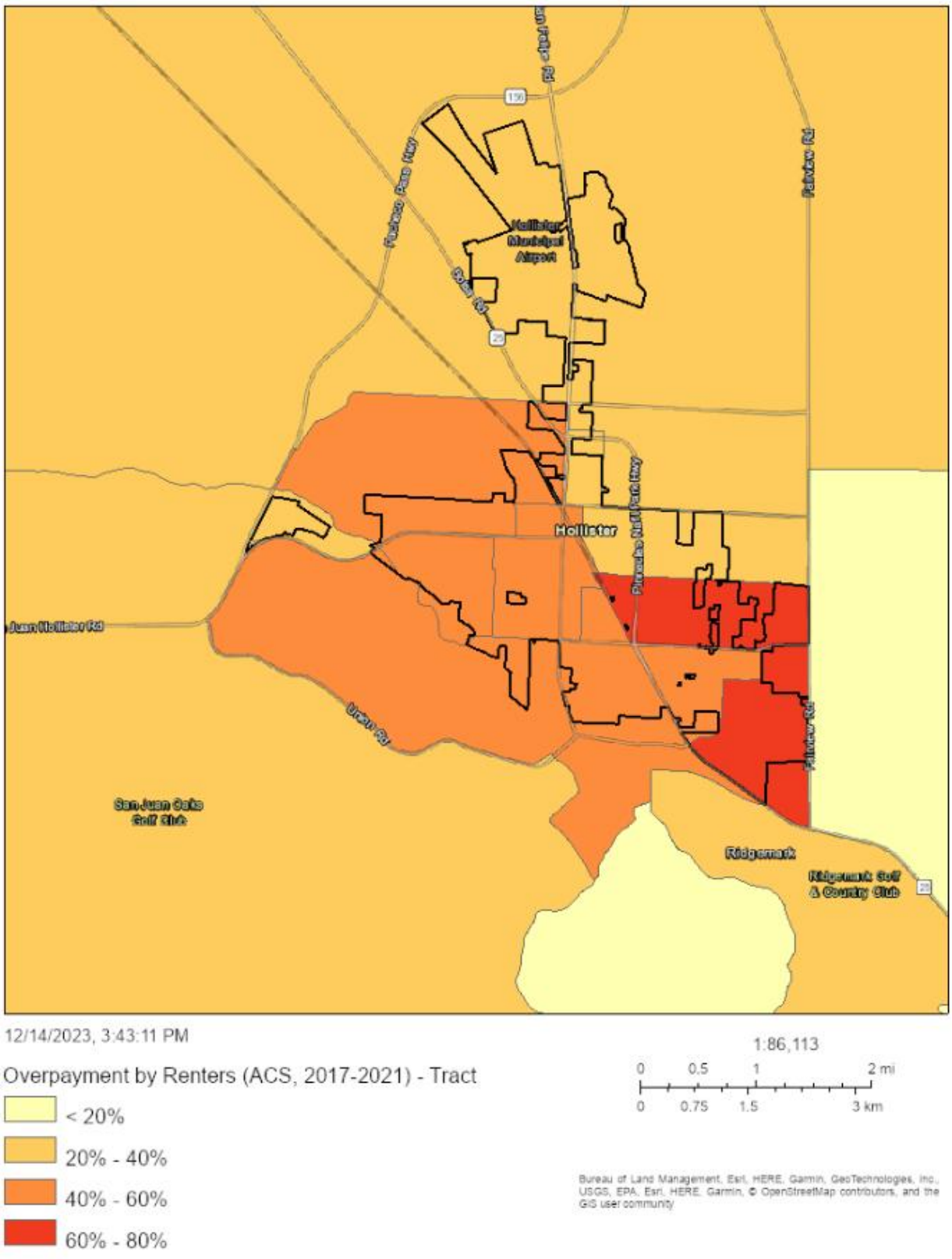
Housing prices and rents in newer subdivisions are generally higher than in older neighborhoods, reflecting newer construction, larger home sizes, and higher development costs. These newer areas are typically located farther from downtown, transit, and community amenities, while older neighborhoods offer more central locations and greater proximity to services but include older housing stock with more variable conditions and lower average rents and home values.

Figure E-21: Overpayment by Homeowners, Hollister



Source: AFFH Data Viewer, HCD

Figure E-22: Overpayment by Renters, Hollister



Source: AFFH Data Viewer, HCD

Substandard Housing

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. Substandard housing is defined by the U.S. Census as:

- Housing without hot and cold piped water, a flush toilet, and a bathtub or shower; and
- Households with kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator.

Table E-12 below shows substandard housing within the City, County, and State. The City is tied with the County with the lowest percentage of occupied housing units without plumbing facilities at 0.1 percent. The City also saw the largest decrease in occupied without complete kitchen facilities from 2010 (1.3%) to 2020 (0.6%). The County also saw a decrease in occupied housing units without plumbing and kitchen facilities from 2010 to 2020. The State has remained relatively unchanged since 2010 in this regard.

Table E-12: Substandard Housing Over Time by Geography

Factors	City of Hollister		San Benito County		State of California	
	2010	2020	2010	2020	2010	2020
Total Occupied Housing Units	10,586	11,438	16,812	18,389	12,807,387	13,103,114
Without Complete Plumbing Facilities	0.3%	0.1%	0.3%	0.1%	0.4%	0.4%
Without Complete Kitchen Facilities	1.3%	0.6%	0.9%	0.3%	1.2%	1.2%

Source: American Community Survey, 5-Year Estimates, 2020

The current distribution of the age of homes in Hollister shows that more than 60 percent of the homes in the City were built prior to the 1990 Americans with Disabilities Act (ADA), which may result in a lack of accessible homes for those residents with a disability. The City's older housing stock also reflects a rapidly growing need to rehabilitate housing to meet minimum livability and quality requirements, which is a barrier to many homeowners and residents in the City who have a lower income or fixed income.

Over the past decade, residential development in Hollister has primarily occurred through new subdivisions at the City's periphery rather than through large-scale infill in established neighborhoods. These newer subdivisions generally feature single-family detached homes on small to moderate-sized lots, consistent with contemporary development patterns and zoning standards. Lot sizes in recent developments are typically smaller than those found in older neighborhoods developed prior to the 1980s, reflecting changes in market demand, land costs, and subdivision design practices.

Compared to older areas of the City, newer subdivisions were constructed with modern infrastructure, including continuous sidewalks, updated street lighting, storm drainage, and utility systems. While Hollister does not contain a single large master-planned community with integrated commercial, civic, and school facilities, recent subdivisions function as coordinated growth areas with newer infrastructure but rely on existing off-site amenities and services. New homes in new neighborhoods often experience lower rates of substandard conditions.

Displacement Risk

Displacement occurs when housing costs or neighboring conditions force current residents out and rents become so high that lower-income people are excluded from moving in. UC Berkeley's Urban Displacement Project (UDP) states that a census tract is a sensitive community if the proportion of very low-income residents was above 20% in 2018 and the census tracts meets two of the following criteria: (1) Share of renters above 40% in 2018; (2) Share of Non-White population above 50% in 2018; (3) Share of very low-income households (50% AMI or below) that are also severely rent burdened households above the county median in 2018; or (4) Nearby areas have been experiencing displacement pressures.

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunities. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates.

Housing costs in Hollister have increased over time, consistent with broader regional trends affecting inland and coastal-adjacent communities. Increases in rents and home sale prices have occurred citywide, with greater impacts in newer subdivisions at the City's edges and in centrally located neighborhoods experiencing reinvestment and housing turnover. While rising costs may contribute to housing instability for lower-income households, particularly renters, the City is not aware of neighborhood-specific displacement events or widespread evictions directly attributable to local policy actions, development or redevelopment projects. No major public infrastructure projects, urban renewal programs, or large-scale redevelopment initiatives have occurred in recent years that resulted in documented or known displacement of residents. Housing turnover appears to be driven primarily by market forces rather than local events or actions.

The U.C. Berkeley Urban Displacement Project developed a neighborhood change database to map neighborhood transformations and identify areas vulnerable to gentrification and displacement. This data was developed to assist local decision-makers and stakeholders to better plan for existing communities and provide additional resources to areas in need or at risk of displacement and gentrification.

Figure E-23 shows Census Tract 06069000702 (on the south edge of the City) and Census Tract 06069000400 (in the central part of the City) are both "At Risk of Displacement." **Table E-13** identifies demographics for these two Census Tracts.

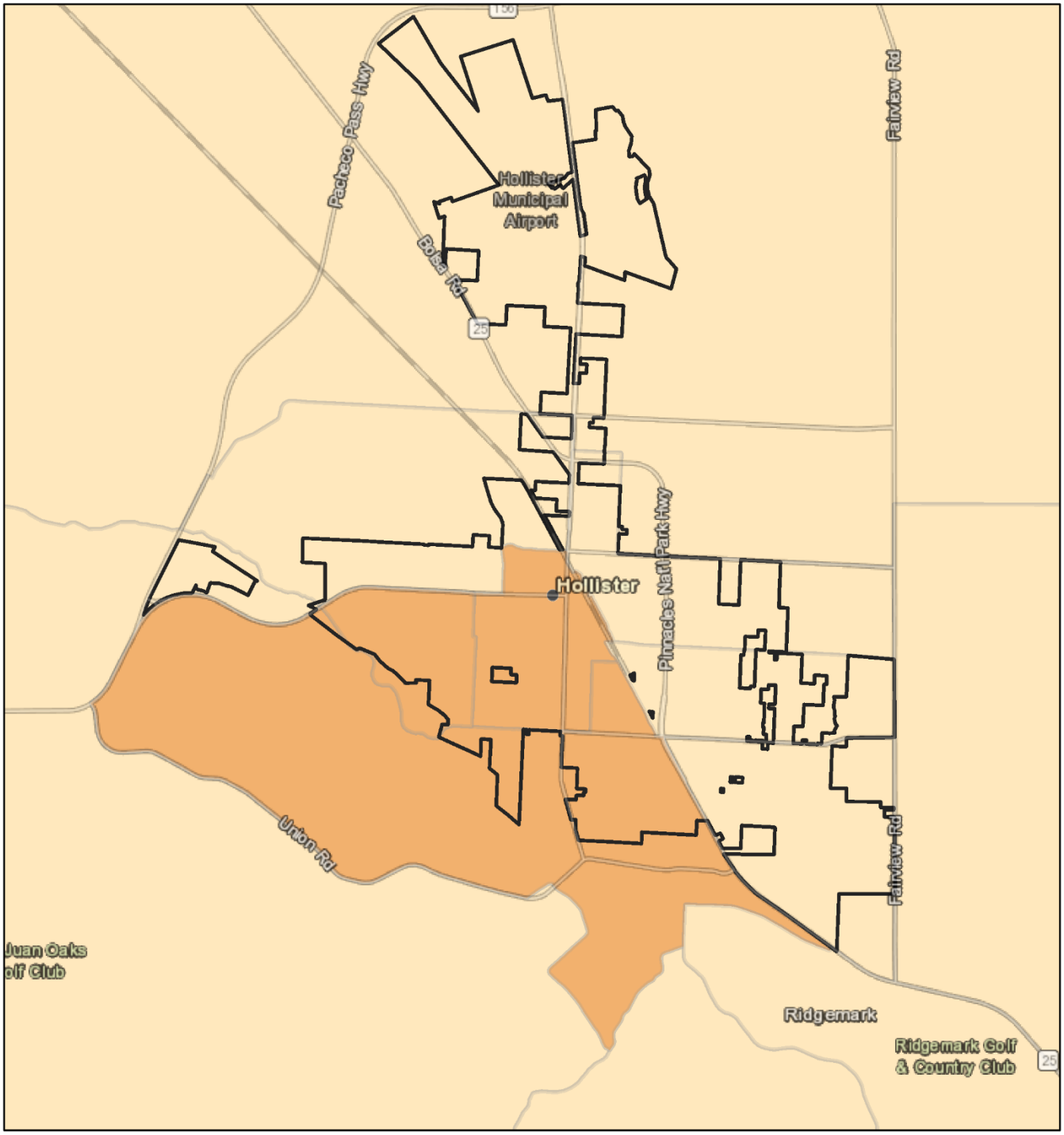
Table E-13: Areas At-Risk of Displacement (2022)				
Data		**Census Tract 06069000702**	**Census Tract 06069000400**	**City-Wide**
Demographics				
Population		5,416	6,348	41,678
Households		1,839	1,959	11,438
Renter Occupied		45.5%	54.7%	37.5%
Median Income		$89,281	$64,225	$80,670
Low-Income Households		40.5%	55.3%	41.8%
Speak English Less Than Very Well		10.3%	23.2%	19.7%[1]
Race/Ethnicity: Latino-White	White	35.3%	22.8%	23.0%
	Black	0.9%	0.3%	0.7%
	Asian	5.4%	0.1%	3.7%
	LatinX	55.0%	75.1%	68.9%
	Other	3.4%	1.7%	3.7%
Housing				
Median Rent		$1,484	$1,386	$1,505
Rent Gap		Tract is $44.77 lower than nearby rents	Tract rent is $210.79 lower than nearby	-
Hot Market[2]		No	Yes	-
Displacement Type		Elevated displacement for very low-income households (0% - 50% AMI)	At-risk of displacement	-

1. *Average of City of Hollister census tracts.*
2. *"Hot market" is an indicator noted in HCD's AFFH Data Viewer. UC Berkeley's Urban Displacement Project refers to the term when a tract has experienced above regional median percent change in housing values or rents (otherwise known as a "hot market").*

Source: California Department of Housing and Community Development – AFFH Data Viewer

Census Tract 06069000400 (shown in **Figure E-23**) includes the largest population of individuals who speak English "less than well," as well as a greater ratio of low-income households. Diversity across the City is fairly similar to that reported in the census tracts, aside from a higher percentage of the White population in census tract 06069000702. Census Tract 06069000400, which is identified as a "hot market," is currently at risk of displacing very low-income households; while the area offers lower median rents than census tract 06069000702 and the City as a whole, very low-income households are being priced out of the area and may need additional assistance to avoid displacement. The City is actively assisting in furthering the development of affordable housing and providing resources for the community and residents in need in these areas; additional information is provided in the **Candidate Sites Analysis** and **Housing Resources** appendices.

Figure E-23: Displacement and Gentrification Around Hollister Region (2021)



Source: AFFH Data Viewer, HCD

In addition to displacement and gentrification data, the UC Berkeley Urban Displacement Project also analyzes the occurrence of anti-displacement policies, as defined below:

- **Just Cause Eviction Ordinance.** Just cause eviction statutes are laws that allow tenants to be evicted only for specific reasons. These "just causes" can include a failure to pay rent or violation of the lease terms.
- **Rent Stabilization or Rent Control.** Rent Control ordinances protect tenants from excessive rent increases, while allowing landlords a reasonable return on their investments. Such ordinances limit rent increase to certain percentages, but State law allows landlords to raise rents to the market rate once the unit becomes vacant.
- **Rent Review Board and/or Mediation.** Rent review boards mediate between tenants and landlords on issues related to rent increases and encourage them to come into voluntary agreement. As mediators, the board normally does not make binding decisions.
- **Mobile Home Rent Control.** Mobile home rent control places specific rent increase restrictions on the land rented by mobile homeowners, or the mobile homes themselves.
- **SRO (Single-Room Occupancy) Preservation.** Single room occupancies, also called residential hotels, house one or two people in individual rooms. Tenants typically share bathrooms and/or kitchens. These are often considered a form of permanent residence affordable for low-income individuals. SRO Preservation Ordinances help to preserve or create new SRO units.
- **Condominium Conversion Regulations.** In addition to state laws regulating the conversion of multi-family rental property into condominiums, many cities have enacted condominium conversion ordinances. These impose procedural restrictions and/or substantive restrictions on the ability to convert apartment units into condominiums to protect the supply of rental housing.
- **Foreclosure Assistance.** Many cities and counties have local programs that assist homeowners when they are at risk of foreclosure. These programs may be funded with federal grants.
- **Jobs-Housing Linkage Fee or Affordable Housing Impact/Linkage Fee.** Affordable housing impact/linkage fees are charges on developers of new market-rate residential developments. They are based on the square footage or number of units in the developments and are used to develop or preserve affordable housing.
- **Commercial Linkage Fee/Program.** Commercial linkage fees are charged to developers per square foot of new commercial development. Revenues are used to develop or preserve affordable housing.
- **Housing Trust Fund.** A housing trust fund is a designated source of public funds—generated through various means—that is dedicated to creating affordable housing.
- **Inclusionary Zoning/Housing (Below Market Rate Housing).** Inclusionary housing policies require market-rate developers of rental or for-sale housing to rent or sell a certain percentage of units at affordable prices. Some policies include a provision for developers to pay "in-lieu fees" in place of building the housing; this revenue is used to develop affordable units elsewhere.
- **Density Bonus Ordinance.** Density bonuses allow developers of market-rate housing to build higher-density housing, in exchange for having a certain portion of their units offered at affordable prices. In this inventory, we only include a city as having this policy if they allow an additional density bonus beyond that mandated by the State.

- **Community Land Trusts.** Community land trusts are nonprofit, community-based organizations whose mission is to provide affordable housing in perpetuity by owning land and leasing it to those who live in houses built on that land.
- **First Source Hiring Ordinances.** First Source hiring ordinances ensure that residents are given priority for new jobs created by municipal financing and development programs.

The City currently has Condominium Conversion Regulations in place as anti-displacement policies.

Units At-Risk of Converting to Market Rate

Hollister is required by State Housing Element Law to analyze government-assisted housing that is at risk of converting to market rate housing for ten years from the start of the planning period. State law identifies housing assistance as a rental subsidy, mortgage subsidy or mortgage insurance to an assisted housing development. Government assisted housing may convert to market rate housing for several reasons, including expiring subsidies, mortgage repayments, or expiration of affordability restrictions. Affordability covenants ensure that certain housing units remain affordable for an extended period of time. Covenants contribute to a more balanced housing market in a community and preserve additional affordable options to lower-income households. This section provides:

- An inventory of assisted housing units
- Identification of assisted units at risk of converting to market-rate housing in a 10-year period from the start of the Housing Element planning period,
- Analysis of the costs of preserving and/or replacing these units,
- Resources available to preserve at-risk units,
- Program efforts for preservation of at-risk housing units, and
- Quantified objectives for the number of at-risk units to be preserved during the Housing Element planning period.

Table E-15 identifies deed-restricted, assisted rental properties within Hollister. There are 157 restricted homeownership units at-risk of converting from affordable to market-rate units between 2023 and 2031. No rental restricted units are at-risk of converting. The City is committed to working with property owners and utilizing appropriate funds, as available, to review covenants set to expire for renewal.

Notably, assisted units are scattered across the City with no clear concentration in any quadrant of the City, though there are clusters of assisted units in the central and downtown areas. Multiple assisted properties are in, or adjacent to central and downtown neighborhoods (Vista Meadows, Park Street, the Prospect Villa cluster, Villa Luna are all in this part of the city). This represents notable clusters, but not a concentration of assisted units. There is a second, smaller cluster of assisted housing in the west side of the City (Westside Terrace and units near Nash Rd). The remainder of assisted properties are scattered, so while there are clusters (central and west), assisted housing is not only in a single neighborhood and this would not be categorized as true concentration.

Table E-15: Assisted Affordable Housing and At-Risk Units in Hollister						
Project Name	**Total Units**	**Assisted Units**	**Type**	**Financing Program**	**Owner/ Operator**	**Expiration**
Senior and Disabled						
Senior Sunrise Apartments 560 Line Street	49	48	Senior	LIHTC	CHISPA, Inc.	2071
Vista Meadows 108 E. Park Street	72	71	Senior	LIHTC	MidPen Housing	2065
Prospect Villa Apartments 998 Prospect Avenue	14	14	Senior/ Disability	LIHTC, Section 515 Rural Rental Housing Program	AWI Management Corporation	2039
Prospect Ave Apartments 190 E. Park Street	20	20	Senior/ Disability	Section 515 Rural Housing	CBM Group, Inc.	2041
Prospect Villa II Apartments 970 Prospect Avenue	42	42	Senior/ Disability	LIHTC, Section 515 Rural Housing	CBM Group, Inc.	2047
Prospect Villa III Apartments 960 Prospect Ave	30	29	Senior/ Disability	LIHTC, Section 515 Rural Housing	CBM Group, Inc.	2050
TOTAL	**227**	**224**				
Income Based Rental						
Gateway Palms Apartments 355 Westside Blvd	31	30	Family	LIHTC	Eden Housing	2066
Buena Vista 890 Buena Vista Road	41	40	Family	LIHTC	CHISPA, Inc.	2069
Lado Del Rio 900 Del Rio Road	42	41	Family	LIHTC, Section 515 Rural Rental Housing Program	CBM Group, Inc.	2059
Park Street 110 East Park Street	40	40	Family	Section 515 Rural Rental Housing Program	Hollister Investment Group	2037
Westside Terrace Apartments 1350 Westside Blvd	16	16	Family	Section 514 Off-Farm	Eden Housing	2048
Villa Luna Apartments 850 Hillcrest Rd	116	48	Family	LMSA	Cesar Chavez Foundation	2046
Rustic Gardens Apartments 190 Sierra Court	19	19	Family		Eden Housing	2048
Rancho Park 1200 Rancho Drive	73	71	Family	LIHTC, RHCP	Eden Housing	2070
East Street Apartments 35 East Street	6	6	Family	HOME	Community Services Development Corporation	2056
Seventh Street Apartments 632-646 Seventh	6	6	Family	HOME	Community Services Development	2056

Street					Corporation	
Rustic Street Mobile Homes 41 and 51 Rustic Street	10	10	Family	RDA Loan	Community Services Development Corporation	2041*
9 Rustic 9 Rustic Street	7	7	Family	RDA Loan	Community Services Development Corporation	2041*
TOTAL	**407**	**334**				
Agricultural Worker						
Vista de Oro 1480 San Juan Road	80	79	Family	LIHTC, Section 514 Off-Farm	The Pacific Companies	2074
TOTAL	**80**	**79**				
GRAND TOTAL	**714**	**637**				

**Despite the expiration date within the next Planning Cycle, the developers intend to continue affordability and do not plan on converting the units to market rate.*
Source: City of Hollister. Affordable Housing Map and Benefits Calculator, California Housing Partnership.

Resources to Preserve At-Risk Units

While there are a few options to preserve at-risk units including providing financial incentives to property owners to extend lower income use restrictions in exchange for City loan extensions, purchase of affordable housing units by a non-profit or public agency, or providing federal, State, or local subsidies to offset the difference between the affordable and market rate units, the City typically has been extending existing loans in exchange for an extended affordability use restriction.

The City can also consider the cost of rehabilitating the units or replacing the units with new constructions, especially if new zoning is in place that could allow for increased density. A variety of programs exist to help cities acquire, replace, or subsidize at-risk affordable housing units. The following summarizes financial resources available:

- **Community Development Block Grant (CDBG)** – CDBG funds are awarded to cities on a formula basis for housing activities. The primary objective of the CDBG program is the development of viable communities through provision of decent housing, a suitable living environment and economic opportunity for principally low- and moderate-income persons. Eligible activities include administration, fair housing, energy conservation and renewable energy sources, assistance for economic development, public facilities and improvements, and public services.
- **HOME Investment Partnership** – Local jurisdictions can receive funds by formula from HUD to increase the supply of decent, safe, sanitary, and affordable housing to lower-income households. Eligible activities include housing acquisition, rehabilitation, development, homebuyer assistance, and rental assistance.
- **Section 8 Rental Assistance Program** – The Section 8 Rental Assistance Program provides rental assistance payments to owners of private, market-rate units on behalf of very low-income tenants, senior citizens, disabled persons, and other individuals for securing affordable housing.
- **Section 202/811** – Non-profit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 Program for construction of very low- income rental housing with the availability of supportive services for seniors and persons with disabilities. These

funds can be used in conjunction with Section 811 funds, which can be used to develop group homes, independent living facilities, and immediate care facilities. The capital advance funding can also provide project rental assistance for the properties developed using the funds. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

- **California Housing Finance Agency (CALFHA) Multifamily Programs** – The California Community Reinvestment Corporation is a multi-family affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- **California Community Reinvestment Corporation (CCRC)** – The California Community Reinvestment Corporation is a multi-family affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- **Low-income Housing Tax Credit (LIHTC)** – This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to those with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.
- **Affordable Housing Ordinances** – The City's Affordable Housing Ordinance requires a percentage of new homes and those where the developer and/or buyer received a City subsidy be affordable for very low to above moderate-income households. These homes are part of the City's Affordable Housing Program and may also be referred to as inclusionary or deed restricted units.

Qualified Entities to Preserve At-Risk Units

The following organizations have the experience and capacity to potentially assist in preserving units at risk of converting to market-rate, as well as developing additional affordable units:

- Community Services Development Corporation
- Eden Housing
- Cesar Chavez Foundation
- Santa Cruz Housing Authority
- MidPen Housing
- CHISPA, Inc.

State law requires that jurisdictions establish the maximum number of units that can be preserved over the planning period. The City's goal is to preserve as many affordable units as possible, depending on available financing and owner willingness.

C. Assessment of Contributing Factors to Fair Housing

1. Background

Hollister is the largest city in San Benito County with a population of 43,346. The City was established by farmers in 1872 and has grown into a thriving community of independence and charm. Hollister is located in central California and encircled almost entirely by agricultural land, hills, and mountains. The City is nestled in a small valley less than an hour from Silicon Valley and is considered the gateway to Pinnacles

National Park. The City is an ideal location for outdoor exploration and appreciation of nature. Although the City is growing quickly, it maintains the beauties and comforts of a small town, making it an ideal place to call home.

Hollister's land use pattern is shaped primarily by its flat valley topography, major roadway corridors, and historical development patterns rather than by significant natural barriers. The City is generally characterized by level terrain, which has facilitated outward residential growth and relatively uniform development across large portions of the City.

Major transportation corridors, including State Route 25 and key arterial roadways, function as organizing elements for land use and circulation. These corridors support regional connectivity and commercial, influencing traffic patterns, access to services, and development intensity. Though Hollister has a railroad corridor near downtown that is utilized part of the year by the industrial cannery, development patterns on either side of the railroad and access to services and employment centers across the rail line are generally consistent, and the railroad corridor would not be considered to bisect any existing residential neighborhoods. Additionally, no major waterways or steep topographic features act as hard barriers to development. As a result, socio-economic patterns are less strongly shaped by physical separation than in Cities with freeways, rail lines, or waterways dividing neighborhoods.

Differences in socio-economic patterns within the City are more closely associated with the age of development, housing type, and location relative to downtown and employment centers. Older, centrally located neighborhoods generally include a greater mix of housing types, lower housing costs, and higher renter concentrations, while newer subdivisions at the City's edges tend to consist primarily of single-family housing with higher prices and greater automobile dependence.

Overall, while major roadways influence land use organization and access, Hollister's relatively flat topography and absence of major physical barriers have allowed development patterns to evolve incrementally over time. Socio-economic differences across neighborhoods reflect development era and market conditions rather than physical isolation or exclusion caused by topographic or infrastructure barriers.

2. Historical Background

A vital part of the community is the rich cultural history of Hollister. This history is evident in the architecture of its homes throughout downtown Hollister. Due to increase in development at various times such as the late 19th century and WWII, architectural styles in the City range from Craftsman, Neo-Classical Revival, Mission, Period, and Tudor among many others. As a result of the City's efforts in preserving and nurturing its history, it has become a popular tourist destination.

The modern history of Hollister can be traced back to 1853, when Colonel W.W. Hollister became one of the first men to drive a flock of sheep across the continent. Upon reaching the West, he acquired Spanish Land Grants in what is now San Benito and Santa Barbara Counties. The San Justo Homestead Association of farmers formed the town of Hollister in 1868 and incorporated into the City of Hollister in 1872. The City was established on the former Mexican land-grant Rancho San Justo. At the time, Hollister was

located within Monterey County, until San Benito County was formed by the California Legislature in 1874 from portions of Monterey, Merced, and Santa Cruz counties. The original subdivision divided the town into 50 homestead lots, where downtown Hollister is located today. Approximately 12,000 acres were divided into 50 homestead lots of about 172 acres each; about 100 acres were reserved for the town itself and were bounded by North, East, West and South streets. About 8,500 acres were reserved for future sale and the remaining property was parceled out and sold as farm units. Since then, Hollister has continuously grown in size, both geographically and by population. In 1980, the census figures put the population of Hollister at 11,488. Hollister has more than tripled its population within the last quarter century.

Hollister is historically well-known for its agricultural and ranching history. Throughout the 1900's, a series of land annexations occurred in order to meet the demands of the growing population. Much of today's historic housing stock within the City belongs to the period following the turn of the century when farmers began to subdivide their land for residential development. This development created a modest housing stock directed towards middle-class residents. Like many cities in California, Hollister witnessed rapid population growth during the post-World War II era. In addition to rapid population growth, the town reacted similarly to the rest of nation's demand for housing by selling parcels of agricultural land that had diminished in value for the construction of more single-family homes. The significant amount of new development has resulted in the loss of agricultural land and has created severe constraints upon the City's infrastructure.

Developers in the City have developed almost exclusively single-family homes throughout the City's history. Many "legacy" housing developers continue to develop in the City and have been reluctant to offer varied housing types. As analyzed in the "Summary of Fair Housing Analysis" section below, the City has received community feedback citing a lack of affordable, accessible housing in a range of unit sizes. The housing market in the City has been historically geared towards single-family homes, and according to ACS 2021 data, approximately 81.5 percent of Hollister's housing units are detached single-family residences. The City is committed to updating its Municipal Code to facilitate strategic growth through higher density development in targeted areas of the City. This effort is intended to shift away from past development trends and transition into a new phase of Hollister's history.

Historical events have directly impacted development trends in Hollister and the region. The City bought the Hollister Water Company which facilitated growth within the City post-World War II. Infrastructure constraints have limited growth within the City throughout its history. Though infrastructure constraints have created challenges for growth, the City experienced consistent growth.

On October 17, 1989, the 6.9 Loma Prieta earthquake shook the Bay Area and Central Coast, causing massive destruction in Hollister. No Hollister residents were killed in the quake, but the City was forever changed. The aftermath of the earthquake could still be seen in Hollister's downtown core until recently, where the previously vacant lot known as the 400 Block sat untouched for over 30 years. The lot was home to several businesses before the earthquake, but was destroyed as a result of the earthquake and remained vacant for three decades until it was redeveloped into a mixed-use development.

Like many California cities, Hollister's unreinforced masonry buildings fared the worst. The City is situated at the end of the Calaveras fault and close to the San Andreas Fault, which sent shock waves north and south from Loma Prieta in the Santa Cruz Mountains when it shifted in 1989. The 1989 earthquake caused an estimated $100 million worth of damage in San Benito County. In downtown Hollister, nine buildings were damaged and 15 businesses suffered losses. All were repaired or demolished. The downtown was also affected by fires in the years following the earthquake in some of the vacant spaces. The aftermath of the quake left broken water lines that flooded downtown streets, and homes knocked off foundations. Residents in San Benito were without power for two days. Since then, the County has established a disaster response unit to limit the effects of a similar natural disaster. City officials and property owners quickly began rebuilding efforts after the earthquake. The rebuilding efforts in the early 1990s were successful; from 1994 to 1997, 90 percent of the storefronts in downtown Hollister were occupied. The 1989 earthquake had lasting effects on infrastructure, and the City saw average decrease in residential development throughout the 1990s as a direct result of the earthquake.

Just as the City was recovering from the 1989 earthquake, population changes in the Bay Area spilled over into San Benito County and the City of Hollister. Beginning in the mid-1990s, the "dot-com boom" changed the real estate market and local economy of the greater Bay Area region. As the internet became more widely adopted, many internet-based startup companies began establishing themselves in the Bay Area. As the valuation of startups increased, so did the interest in real estate within the region. The City of Hollister experienced a small influx of higher-income households and an overall increase in housing costs as a result of various factors, including the "dot-com boom". Similarly, the City experienced a significant surge in housing costs during the COVID-19 pandemic. As employers transitioned to fully-remote work, households moved away from higher-cost cities in the Bay Area into lower cost communities such as Hollister. The influx of higher-income households, combined with lower interest rates, influenced the significant increase of housing costs throughout the COVID-19 pandemic.

One of the most significant factors influencing development in Hollister within the last two decades are the various growth management practices placed on the City, initiated by voters, and adopted by the City. On May 4, 2002, there was a 15-million-gallon sewage spill at the City's wastewater treatment plant. In response, the Regional Water Quality Control Board imposed a building moratorium on the City until a new treatment plant was completed. On November 5, 2002, Hollister voters passed Measure U which set a residential growth limit of 244 units per year. In order to codify the voter-approved initiative, the Hollister City Council adopted an ordinance enacting the City's Growth Management Program.

The City's new wastewater treatment plant was completed, and the Regional Water Quality Control Board imposed building moratorium was lifted but development was still constrained by Measure U. Upon expiration of Measure U, the City readopted and modified the existing Growth Management Program to exempt very low- and lower-income affordable housing units and new dwelling units.

In 2019, the City Council passed amendments to the General Plan and Code of Ordinances Title 16, Section 16.64, Growth Management Program via Ordinance 1183 to establish a residential growth limit of 159 units per year. In the event that a future Regional Housing Needs Assessment (RHNA) requirement

exceeded the five-year growth limit of 795 units for above moderate-income housing, the established Growth Limit would have increased to ensure compliance with the City's RHNA obligation. The amendments included exemptions that would not inhibit the construction of affordable housing projects in the City, compliant with State law at the time. The growth limits were set to expire upon adoption of an updated Housing Element anticipated in 2023. However, City Council suspended the ordinance in response to a 2020 letter from HCD which stated the growth cap was in violation of State law and SB 330.

A combination of the building moratorium and the City's Growth Management Program decreased housing growth in the City from 2001 to approximately 2020; the City is now committed to pivoting away from past development trends and transitioning into a new phase of Hollister's history.

Though housing growth decreased in the early 2000s as compared to previous decades, Hollister has been one of the fastest growing communities in California during the past decade and still maintains the quality of living that has attracted residents. Through natural disasters and tough economic times, the City of Hollister has shown resilience and will continue to provide current and future residents opportunities to thrive.

3. Investments

Capital Improvement Projects Program 2017-2022

The City evaluates infrastructure conditions and capital needs through its Capital Improvement Program, General Plan elements, and utility master planning documents. These engineering assessments identify differing types of capital improvement needs across the City, largely reflecting the age of development rather than differences in service availability. Older, established neighborhoods generally require sidewalk infill, ADA curb ramp upgrades, pavement rehabilitation, and storm drainage retrofits, while newer subdivisions were constructed to modern standards and focus primarily on growth-related roadway and utility improvements. Water, wastewater, and storm drainage systems are planned and operated on a citywide basis and do not exhibit systematic differences in access or reliability between neighborhoods. Overall, the City's capital improvement planning process prioritizes projects based on safety, system condition, and performance, supporting equitable infrastructure investment and the accommodation of existing and future housing citywide.

The City maintains a mix of roadway conditions that generally reflect the age and design standards of surrounding development. Major arterials and collectors are paved, striped, and signalized where warranted, and traffic signals are present at key intersections throughout the City. Street lighting is provided along most arterial and collector roadways and within many residential neighborhoods, though lighting levels and fixture types vary, particularly between older and newer areas of the City.

A 2021 Pavement Condition Evaluation (PCE) found that the City's roadway network is in "Satisfactory" condition with an overall Pavement Condition Index (PCI) value of 74. Approximately 23 percent of roads at the time were in "Poor" or worse condition, with a majority of those segments being located in the central area of the City. Since 2021, the City has improved virtually all segments that were in "Poor" or worse condition, and continues to improve the remaining segments.

Older, established neighborhoods typically include narrower local streets and, in some locations, discontinuous sidewalks, limited bicycle facilities, and older street lighting infrastructure. These areas are often prioritized for pavement rehabilitation, sidewalk infill, curb ramp upgrades, and safety improvements through the City's Capital Improvement Program.

Newer subdivisions and growth areas at the City's edges were constructed to modern standards and generally feature wider streets, continuous sidewalks, updated street lighting, traffic calming features, and improved storm drainage. These areas are more likely to include striped bicycle lanes on adjacent collector or arterial streets, though the citywide bicycle network remains limited and continues to be expanded incrementally.

Overall, the City's roadway system provides adequate access throughout Hollister, with ongoing investments focused on improving pavement conditions, pedestrian safety, bicycle connectivity, and intersection operations across all neighborhoods. Differences in roadway features primarily reflect development era rather than disparities in access to transportation infrastructure.

The City defined a Capital Improvement Project (CIP) as any major improvement to City facilities or infrastructure. A CIP project must meet the criteria of a capital asset, which requires a cost of at least $20,000.

Recent priorities include West Gateway Beautification ($670,000), a Road Rehabilitation Program (approximately $1.7 million, bathroom installation at Valley View Park, Calaveras Park bathroom refurbishments, and a full renovation of McCarthy Park. These projects show targeted investments in the Downtown/West Gateway corridors and in specific park-serving neighborhoods, alongside citywide roadway maintenance. A 2019 development fee study also found several impact fee categories (e.g., parks, drainage, water) were not sufficient, and fees were increased; traffic impact fees are comparatively higher than some neighbors because Hollister must share costs for Highway 25/156 widening that serves regional commuters. Together, these point to active reinvestment and to corridor-level focus (West Gateway) that benefits adjacent neighborhoods.

Capital Project Funds account for resources used for the acquisition and construction of capital facilities by the City or the City's Enterprise Funds. Proposed Capital Improvement Projects are measured against an established set of criteria, which helps to determine project order in the five-year program. The criteria include consideration of health and safety issues, mandated projects, City Council goals, projects identified in master plans, funding availability and constraints, asset conditions and upgrades to increase longevity, project readiness and opportunities to bundle improvements, and identified opportunities for ongoing service enhancements, operational efficiencies, or future reduced costs resulting in long-term savings. The following are examples of CIPs throughout the City that have been prioritized in the five-year program:

Facility Improvements

- Bathroom installation at Valley View Park - $250,000
- Calaveras Park Refurbish bathrooms - $50,000

- McCarthy Park complete refurbishment

Streets/Roads

- West Gateway Beautification - $670,000
- Road Rehabilitation Program - $1.7 million

Major corridors such as San Felipe Rd, San Juan Rd, and Highway 156 structure retail and employment access and rezone opportunities (North/West Gateway mixed use), while water service split between the City and Sunnyslope CWD influences infrastructure phasing for infill projects.

4. Summary of Fair Housing Analysis

The City of Hollister is identified as a low to high resource area with a need for increased economic, civil life, health, affordable housing, and transit opportunities and access. Aside from an area of low-income households, the existing demographic of the community of Hollister consists of moderate- to high- income residents. The City is committed to creating channels that allow residents in surrounding communities to live or work in Hollister.

There are no racially or ethnically concentrated areas of poverty (R/ECAPs) within Hollister identified by the U.S. Department of Housing and Urban Development (HUD). This indicates that there are no census tracts within the City with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40 percent or is three or more time the average tract poverty rate for the metropolitan area.

The City provides low to moderate transit trip opportunities. According to AllTransit, Hollister scored a 2.7 performance score, illustrating a low combination of trips per week and number of jobs accessible enabling few people to take transit to work. Hollister also scored low on the Jobs Proximity Index which means residents in the City are the furthest proximity from jobs.

The following lists a number of contributing factors to fair housing issues within the City of Hollister:

Disparities in Access to Public Transportation – As detailed above, Hollister scored a 2.7 AllTransit performance score, illustrating a low combination of trips per week and number of jobs accessible enabling few people to take transit to work. Hollister also scored low on the Jobs Proximity Index which means residents in the City are the furthest proximity from jobs. Access to transportation, specifically public transit, provides households with affordable and environmentally friendly commuting options – it is especially vital for low-income households. It can also increase accessibility to essential retail, such as grocers and markets, and recreational activities.

Lack of Infrastructure Due to Environmental Hazards – As discussed in Appendix C: Housing Constraints, earthquakes pose the greatest potential for far-reaching loss of life or property. Hollister is located within a 5-mile radius of at least four major seismic faults and fault systems. The City also faces flood hazards along two existing creeks, Santa Ana Creek and San Benito River, which are included as flood hazard areas

on existing Federal Emergency Management Agency (FEMA) maps (Shown in **Figure C-3**: FEMA Flood Zones). The hazards create environmental constraints to the development of housing in the City.

Lack of Clarity with Assistance Programs and Affordable Housing – The City's website does not readily provide a list of active housing programs that assist low- and moderate- income prospective residents. The City lacks a complete list of affordable housing units in the City and instead refers residents to the Santa Cruz Housing Authority which manages the City's Section 8 housing. Because the process and availability of assistance programs and affordable housing options are not clear, it might discourage prospective residents from attempting to navigate the process.

Lending Discrimination – As detailed earlier in this Appendix, the U.S. Department of Housing and Urban Development determined that a group of California mortgage lenders discriminated against a Hispanic man in 2016 due to his national origin. The complaint was made against mortgage lenders American Financial Network, Benchmark Communities, and Brigantino Enterprise. As result of the investigation, American Financial Network agreed to pay the man $5,000 in a settlement and agreed to incorporate annual fair housing training for their employees. The City must continue to build partnerships with enforcement groups that can prevent this discrimination against residents and prospective residents.

Lack of Affordable, Accessible Housing in a Range of Unit Sizes – The City has not received many applications for affordable, multi-family housing projects. The housing market is currently geared towards single-family homes as households from the Bay Area move into the City due to remote jobs and cheaper housing costs. According to ACS 2021 data, approximately 81.5 percent of Hollister's housing units are detached single-family residences, while 14.3 percent are multi-family residences. In 2021, the median household income in Hollister was $87,761, while the average home value was $758,186. Given the current housing market trends, lower income households may feel at-risk of displacement. The City is currently updating its land use, specifically revitalizing the Downtown area to build affordable, multi-family housing. Revitalization of the Downtown area can increase a variety of housing opportunities for existing low-income households to prevent displacement.

Recent entitlements and pipeline activity demonstrate a pivot to infill and mixed-use in the Downtown Mixed-Use (DMU) and West Gateway (WG) areas. Building permit data (2015–2022) shows significant single-family production and emerging multifamily/ADU activity. The City's switch from net to gross density will reduce under-building and ensure minimum densities are met. Corridor amenity investments (e.g., West Gateway Beautification) and downtown transit/service proximity give infill areas better non-auto access than peripheral single-family tracts, increasing accessibility.

Analysis of Sites Pursuant to AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in **Appendix F**), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. The analysis framework considers demographics, segregation and integration, race, income,

racially/ethnically concentrated areas of poverty, racially concentrated areas of affluence, urban displacement, and RHNA sites dispersal among AB 686 Planning Areas.

For the purpose of this analysis, the City established four planning areas; they are: Downtown, South, Northeast, and Northwest. The AB 686 Planning Areas are not established for zoning or regulatory purposes. The planning areas are bifurcated to assess the equitable distribution of the City's sites. The goal of the analysis is to ensure that the City's housing policy is consistent with AB 686 to intentionally further fair housing. In general, the siting of candidate sites improves all, or most, of the existing patterns for all components of the assessment of fair housing (segregation and integration, access to opportunity). The distribution of sites improves fair housing conditions with the intent of affirmatively furthering fair housing in Hollister.

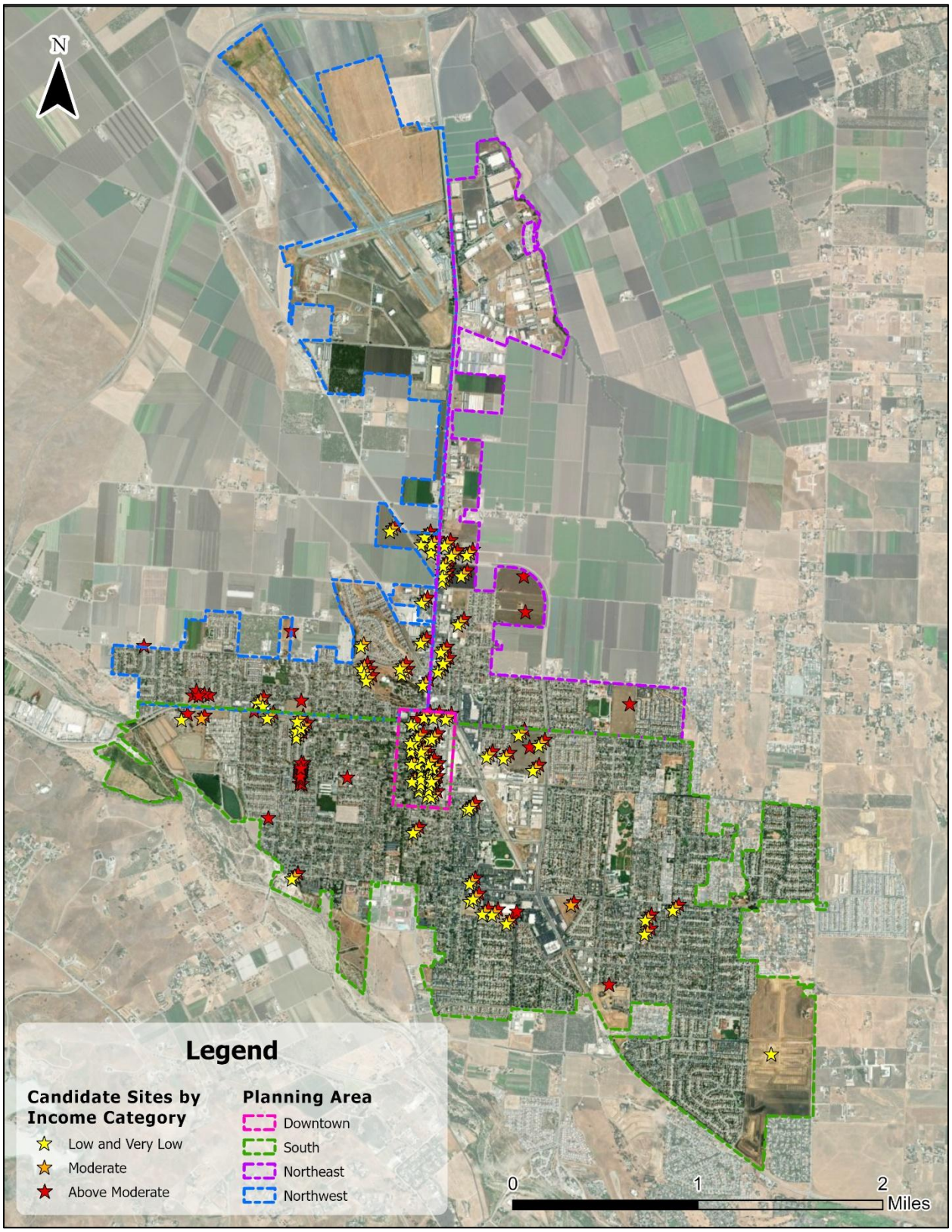
As shown in **Table E-16** below, units of all income categories are generally proportionately sited throughout the City. The City of Hollister is predominantly non-White with more than half of the population who identify as Hispanic/Latinx. Census tracts located in the Northwest planning area have higher rates of low to moderate income households and Hispanic populations, but at lower displacement risk. On the other hand, census tracts in the South planning area have lower rates of low to moderate income households and Hispanic populations but are considered at risk of displacement. While candidate sites are dispersed throughout the City, approximately 11.5 percent (879 units) are concentrated in the downtown area. Candidate sites in the downtown area will be rezoned to accommodate increased densities among all income categories to provide a variety of housing choices. This is consistent with the City's future development plans to revitalize the downtown area as outlined in the 2040 General Plan update.

Table E-16: AB 686 Planning Area Summary Analysis

Planning Area	Census Tracts	RHNA Lower Income	RHNA Mod/Above Mod Income	Total RHNA
Downtown	1	261	618	879
South	5	563	2,211	2,774
Northeast	2	327	1,288	1,615
Northwest	2	507	1,858	2,365
			Total RHNA	**7,633***
*Does not include 177 projected ADU sites.				

The City is not located in any TCAC areas of high segregation and poverty, RE/CAP, and RCAA areas. However, the areas west of Prospect Avenue tend to experience higher levels of pollution, overcrowded households (north of Meridian/4th Streets), elevated displacement risks, and lower income households. Although most census tracts are low to moderate income, resources are available Citywide to reduce displacement risk and promote integration into the community. The upcoming 2040 General Plan update prioritizes a vibrant city center, where 12 percent of the City's RHNA will be accommodated, to include a wide range of housing types for all income levels.

Figure E-24: AB 686 Planning Areas – Site Candidates by Income Category



Detailed AB 686 Analysis by Planning Area

Downtown Planning Area ("DPA")

Table E-17: AB 686 Planning Area Summary Analysis for Downtown Planning Area					
	Number of sites	VL/Low Units	Moderate Units	Above Mod Units	Total RHNA
Downtown	37	261	128	490	879

The Downtown Planning Area ("DPA") is located in one census tract (06069000400) and is generally bounded by Third Street to the north, Hawkins Street to the south, Sally Street to the east, and Monterey Street to the west. San Benito Street is the main corridor within Downtown Hollister, which is characterized by one- to four-story neighborhood retail stores, offices, residences, and upper story residences. The main downtown corridor is bounded by neighboring single family homes – many with accessory units – and light industrial uses. The area is zoned for high-density residential (R4), medium density residential (R3), home office (HO), neighborhood mixed-use (NMU) and downtown (DMU) mixed-use developments. As shown in **Table E-17**, there are 37 proposed sites, 261 of which are lower income units and 618 of which are moderate to above moderate units. The Downtown Planning Area contains approximately 12 percent of the City's total RHNA.

The DPA is a moderate resource area with lower displacement risk where 49 percent of households are lower income and over 90 percent non-White. Sites in the DPA will be rezoned to higher density mixed-use and residential to plan for approximately 12 percent of the City's total RHNA. A pipeline project (375 Fourth Street) includes 50 lower income units to provide affordable housing options in the area. The DPA is ideal for a variety of housing projects with mixed affordability since there are existing utilities for developers and nearby resources for residents. The DPA contains areas with supportive economic, educational, and health outcomes for low-income households due to its access and proximity to transportation, jobs, services, and other resources. The County Express is a County-operated public transit service that runs through Hollister and connects residents to the San Benito County region. Additionally, the DPA includes areas that Hollister Downtown Association, a community-based organization that focuses on revitalizing Downtown Hollister, are interested in and provides existing social, economic, cultural, education, and governmental support for the community. This includes family-friendly events such as youth activities, holiday community gatherings, parades, farmer's markets, and other activities. Siting a variety of housing options in the Downtown area supports housing goals per the Housing Element Policy Plan to encourage a diversity of housing types and implement sustainable development (Policy Actions H3.1, H4.2, and H4.5).

South Planning Area ("SPA")

Table E-18: AB 686 Planning Area Summary Analysis for South Planning Area					
	Number of sites	VL/Low Units	Moderate Units	Above Mod Units	Total RHNA
South	33	563	299	1,912	2,774

The South Planning Area ("SPA") is located across five census tracts (06069000600, 06069000400, 06069000702, 06069000701, and 06069000502) and generally represents areas south of Meridian Street/Fourth Street. The area is predominantly characterized by low-density residences and exhibits other uses such as parks, recreation centers, higher density residences, old town historic neighborhoods, schools, and light industrial manufacturers. As shown in **Table E-18**, there are 33 proposed sites, 563 of which are lower income units and 2,064 of which are moderate to above-moderate income units. The SPA contains approximately 36 percent of the City's total RHNA.

The SPA is a moderate to highest resource area with lower displacement risk and is located closest to a Racially Concentrated Area of Affluence (RCAA) in Ridgemark. Households within the SPA range from 33 to 66 percent lower income and are over 52 percent non-White. The SPA includes rezone sites (West Gateway Mixed-Use), vacant sites, and pipeline projects that are planned to meet approximately 36 percent of the City's total RHNA. Pipeline projects, Eden Housing and 1619 Fourth Street, will provide 120 lower income units throughout the SPA. Eden Housing is an active and effective affordable housing developer focusing on addressing housing needs for lower income families, seniors, veterans, individuals experiencing disabilities, and formerly homeless individuals in the Bay Area region. Rezone and existing capacity sites are also anticipated to provide 443 affordable units within the SPA. The Housing Plan includes policies and goals to incentivize, rehabilitate, and preserve affordable units through resale controls and inclusionary programs (Policy Actions H1.4, H1.5, H3.6, H4.1, H4.2, H4.3, and H4.5). Since the SPA consists of increased educational and economic outcomes compared to the remaining parts of the City, providing housing affordable to a mix of incomes would increase access to opportunity and fair housing choices that minimize segregation outcomes.

The Downtown Planning Area concentrates 12 percent of total RHNA in a moderate resource area with lower displacement risk but high services access, while the South Planning Area accounts for approximately 36 percent of RHNA and sits adjacent to a Racially Concentrated Area of Affluence near Ridgemark. Aligning production targets, unit mix, and anti-displacement tools across these areas will expand choice and guard against involuntary displacement.

Northeast Planning Area ("NEPA")

Table E-19: AB 686 Planning Area Summary Analysis for Northeast Planning Area

	Number of sites	VL/Low Units	Moderate Units	Above Mod Units	Total RHNA
Northeast	15	327	196	1092	1,615

The Northeast Planning Area ("NEPA") is located across two census tracts (06069000502 and 06069000100) and generally encompasses areas north of Meridian Street/4th Street and east of San Felipe Road towards the eastern City boundary. The area is characterized by mixes of low- and high-density residences, commercial retail plazas, industrial manufacturers, and County administrative buildings. As shown in **Table E-19**, there are 15 proposed sites, 327 of which are lower income units and 1,288 of which are moderate and above-moderate income units. The NEPA contains approximately 22 percent of the City's total RHNA.

The NEPA is predominantly Hispanic with more than 52 percent Non-White populations and 32 to 52 percent lower income households. The NEPA exhibits lower displacement risk and is identified as a moderate resource area. The NEPA contains pipeline and rezone sites that will achieve about 21 percent of the City's total RHNA, including North Gateway Mixed-Use rezone and high-density residential sites. The NEPA is located adjacent to County agricultural lands and open space that are further away from jobs, public transportation options, and other facilities. Three pipeline projects (PAD Investment Trust, DAL Properties, and Avalon Village) are parcels over 10 acres and contain 100 percent above moderate-income units within the NEPA. The provision of above moderate-income housing may increase resources and opportunities in an area with lower-than-average opportunity scores. Development in the surrounding County area east of the City is similar to those in Hollister city limits, where predominantly above-moderate housing projects are being developed on large lots (Santana Ranch, Fairview Corners, and Lands of Lee).

While large lot development is typically more expensive to construct, the projects will provide housing for residents in the City, and beyond that, aim to stimulate economic growth in the region. The Housing Plan includes strategies such as by-right project streamlining (Policy Action H1.4-1.5), objective design review (Policy Action H2.1), density bonus incentives (Policy Action H3.6), and inclusionary housing programs (Policy Action H4.1), among others, to further provide affordable units for rezone sites in the NEPA.

Northwest Planning Area ("NWPA")

Table E-20: AB 686 Planning Area Summary Analysis for Northwest Planning Area

	Number of sites	VL/Low Units	Moderate Units	Above Mod Units	Total RHNA
Northwest	21	507	305	1,553	2,365

The Northwest Planning Area ("NWPA") is located across two census tracts (06069000300 and 06069000400) and generally represents areas north of Meridian Street/4th Street and west of San Felipe Road towards the western City boundary. The area contains the municipal airport, low- and high-density residences, gateway corridors, older historic neighborhoods, and industrial business areas. As shown in **Table E-20**, there are 23 proposed sites, 502 of which are lower income units and 1,714 of which are moderate and above-moderate income units. The NWPA contains approximately 30 percent of the City's total RHNA.

The NWPA is predominantly Hispanic with 52 to 90 percent Non-White populations and comprises 49 to 57 percent lower income households. The NWPA experiences lower displacement risk and is identified as a moderate resource area. The NWPA contains a census tract (06069000300) identified as a low resource area with less positive educational and economic outcomes. The NWPA contains pipeline, rezone, and existing capacity sites for high density residential development that will achieve approximately 31 percent of the City's total RHNA. Similar to NEPA, candidate sites are located adjacent to County agricultural lands and open space. A mix of affordable and market rate units will be provided on vacant lots along major roadways such as San Juan Road, San Felipe Road, and Buena Vista Road.

Pipeline projects (1871 Buena Vista Rd and Woodle Subdivision) are proposed in areas identified as low resources. The provision of market rate housing projects can provide additional community resources and facilities in the NWPA that are typically provided through public-private partnerships. Rezone and existing capacity sites aim to target a mix of income groups that can provide a diversity of housing choices that are accessible throughout the NWPA. Location of mixed-income housing projects along major transportation corridors can provide access to other areas of the City and region, increasing mobility and proximity to job centers. The Housing Plan identifies strategies to promote a variety of affordable housing types, adequate water and sewer facilities, and resource conservation, among others, to promote high quality decent housing for residents within the City of Hollister.

Figures E-25 through **E-30** below identify the sites to accommodate future housing, as identified in the adequate sites analysis, overlayed on demographic data using AFFH data layers for segregation and integration provided through HCD's AFFH data and mapping resources.

- **Figure E-25 – City of Hollister Proposed RHNA Sites, Hispanic/Latino (2021)**
- **Figure E-26 – City of Hollister Proposed RHNA Sites, Non-White Population (2021)**
- **Figure E-27 – City of Hollister Proposed RHNA Sites, Low and Moderate Income**
- **Figure E-28 – City of Hollister Proposed RHNA Sites, R/ECAP Areas**
- **Figure E-29 – City of Hollister Proposed RHNA Sites, RCAA Areas**
- **Figure E-30 – City of Hollister Proposed RHNA Sites, TCAC/HCD Opportunity Areas**

Figure E-25 shows the proposed candidate sites to meet the RHNA for Hollister in relation to the location of residents of Hispanic origin. **Figure E-25** shows the following findings:

- 10 proposed sites to accommodate the RHNA allocation (totaling 826 potential units, or 10.8% of the total potential units) are located within census tracts that have a percentage of the population that identifies as Hispanic less than 50 percent. Of those units, 155 (2.0% of the total RHNA) are proposed as affordable to low and very low incomes.
- 81 proposed sites to accommodate the RHNA allocation (totaling 4,885 potential units, or 64.0% of the total potential units) are located within census tracts that have a percentage of the population that identifies as Hispanic 50 to 80 percent. Of those units, 1,107 (14.5% of the total RHNA) are proposed as affordable to low and very low incomes.
- 14 proposed sites to accommodate the RHNA allocation (totaling 1,922 potential units, or 25.2% of the total potential units) are located within census tracts that have a percentage of the population that identifies as Hispanic greater than 80 percent. Of those units, 396 (5.2% of the total RHNA) are proposed as affordable to low and very low incomes.

Figure E-25 shows that a majority of the City's population identifies as Hispanic. One census area (Census Tract 3) located in the Northwest Planning Area has a higher rate of Hispanic populations than the rest of the City. This area contains 1,922 potential units or 25.2% of the City's total RHNA, 396 (5.2% of the total RHNA) of which are planned for lower income units. The census area is comprised of one-story single-family residences and is identified as having lower displacement risk with moderate resources available.

A majority of the City's RHNA units are proposed in the Downtown Planning Area, where a moderate rate of Hispanic populations exist. Siting candidate sites within the Downtown Planning Area is intended to revitalize the urban center, consistent with the City's General Plan. The provision of mixed income units in the census tract, especially in the West Gateway zone along San Juan Road and in the Downtown Planning Area, allows for residents to live in proximity to resident-serving goods and services in commercial centers.

The remaining projected units are in areas where less than half of the population are Hispanic, including the airport to the north and residential suburbs southeast of the City. Similarly, a mix of housing units are provided to address the lack of housing supply in the City and further aims to provide a variety of housing choices for younger residents to stay in the City. By placing more affordable housing in predominantly Hispanic communities, housing issues such as overcrowding, overpayment, and lack of housing options can be alleviated where they are felt most.

Figure E-26 shows the proposed candidate sites to meet the RHNA for Hollister in relation to the location of Non-White residents. **Figure E-26** shows the following findings:

- 10 proposed sites to accommodate the RHNA allocation (totaling 826 potential units, or 10.8% of the total potential units) are located within census tracts that have less than 60 percent Non-White population. Of those units, 155 (2.0% of total RHNA) are proposed as affordable to low and very low incomes.
- 73 proposed sites to accommodate the RHNA allocation (totaling 4,148 potential units, or 54.3% of the total potential units) are located within census tracts that have 60 to 80 percent Non-White populations. Of those units, 986 (12.9% of the total RHNA) are proposed as affordable to low and very low incomes.
- 22 proposed sites to accommodate the RHNA allocation (totaling 2,659 potential units, or 34.8% of the total potential units) are located within census tracts that have more than 80 percent non-White populations. Of those units, 517 (6.8% of the total RHNA) are proposed as affordable to low and very low incomes.

Figure E-26 shows the approximately 6,807 units, or 89.2 percent of all projected housing units, are within areas of the City where 60 percent or more of the population identifies as non-White. These projected units include approximately 1,503 lower income units that are located throughout the planning areas. The City as a whole is diverse and well-integrated, allowing residents to access a variety of housing choices throughout the City. Majority Non-White census tracts are also located in areas identified as low to moderate to high and highest resource areas. The Downtown Planning Area is identified as a highest resource area with populations at risk of displacement. Therefore, the Downtown Planning Area is an ideal location for the City to focus much of its future housing growth, especially of affordable housing, where existing resources and services exist for historically marginalized groups. Additionally, it is anticipated that accessory dwelling unit (ADU) growth, including growth for affordable ADUs, will occur in the southern suburbs of the City providing additional housing choices.

Figure E-27 shows the proposed candidate sites to meet the RHNA for Hollister in relation to the location of low to moderate income households. **Figure E-27** shows the following findings:

- 65 proposed sites to accommodate the RHNA allocation (totaling 2,506 potential units, or 32.8% of the total potential units) are located within census tracts with less than 50 percent low to moderate income households. Of those units, 607 units or 7.9% of the total RHNA are proposed as affordable to low and very low incomes.
- 39 proposed sites to accommodate the RHNA allocation (totaling 5,127 potential units, or 67.2% of the total potential units) are located within census tracts with more than 50 percent low to moderate income households. Of those units, 1,051 units or 13.8% of the total RHNA are proposed as affordable to low and very low incomes.

Figure E-27 shows that the census tracts with majority (over 50 percent) low to moderate income households are located in the northeastern and northwestern boundaries of the City. These are low to moderate resource areas with both lower displacement risk and populations at risk of displacement. It's important to note that one of these census areas (Census Tract 3) contain large tracts of agricultural lands and open space outside of City boundaries that may skew the rate of low- and moderate-income households within the City. Nevertheless, these sites take into consideration available utilities and location along major roadways such as San Juan Road and San Felipe Road that make housing development feasible for developers. Additionally, the designation of candidate sites along major transit corridors and within census tracts with majority low/moderate households allows residents with limited resources to access jobs and other resident serving businesses. Transit-oriented development is a priority of the City that is further consistent with the 2040 General Plan update.

Figures E-28 and **E-29** show proposed candidate sites to meet RHNA for Hollister in relation with data showing RE/CAP and RCAA areas within the City. RE/CAPs are racially or ethnically concentrated areas of poverty; they are marked in red hatchings. The goal of the AB 686 analysis is to analyze how the sites identified to accommodate the RHNA allocation may exacerbate or mitigate existing fair housing issues. On the other hand, RCAAs are racially or ethnically concentrated areas of affluence; they are identified as areas with a White Non-Hispanic population greater than 80 percent and a median household income greater than $125,000. **Figures E-28** and **E-29** show that there are no RE/CAPs and RCAAs in Hollister.

Figure E-30 shows that approximately 5,127 units (67.2 percent of the total RHNA) are located within areas of the City that are characterized as low- and moderate- opportunity. The projected units include approximately 1,051 lower income units (13.8 percent of the total RHNA) that are located throughout the City. The low resource areas tend to have lower displacement risks while moderate resource areas experience both ends of the displacement risk spectrum. Concentrating housing in areas with low and moderate resource designations has the potential to overburden these communities but may also bring much needed housing and improved infrastructure that increases access to opportunity.

Households located in moderate resource areas at risk of displacement are most vulnerable where less positive economic, educational, and health outcomes combined with income changes can result in homelessness, overcrowding (where families move in with others), and other forms of housing insecurity. Such households are predominantly located in the South Planning Area (south of Meridian St/4th St). This area contains pipeline and rezone candidate sites with 737 proposed units, 121 of which are affordable for lower income households. These sites are vacant and planned to be rezoned for mixed-use and high-

density residential development that take into consideration location and proximity near transit, resident-oriented services, and other existing development. Siting candidate sites in such areas can increase housing choices for residents and meaningfully advance fair housing throughout the City.

Figure E-25: City of Hollister Proposed RHNA Sites, Hispanic/Latino (2021)

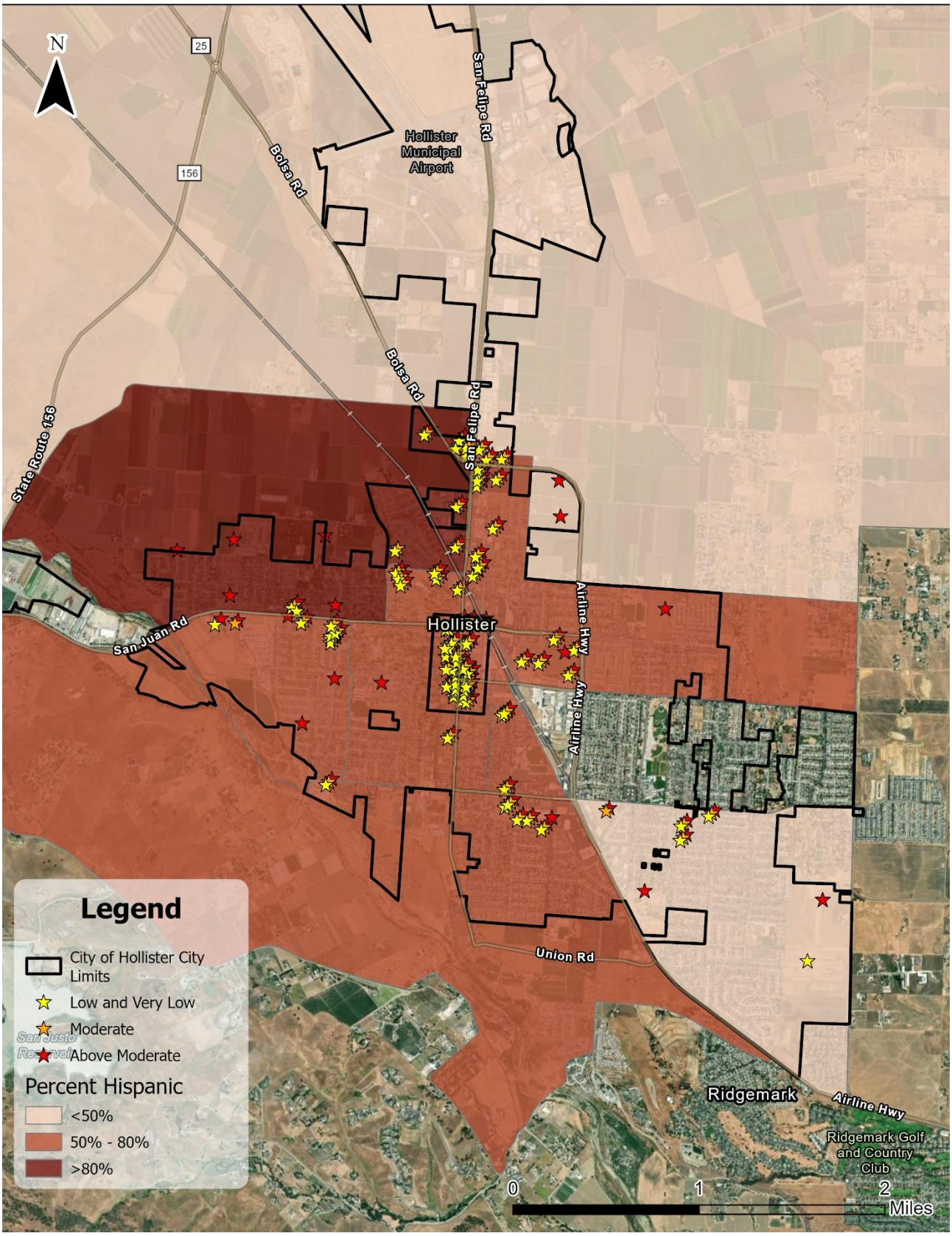


Figure E-26 – City of Hollister Proposed RHNA Sites, Non-White Population (2021)

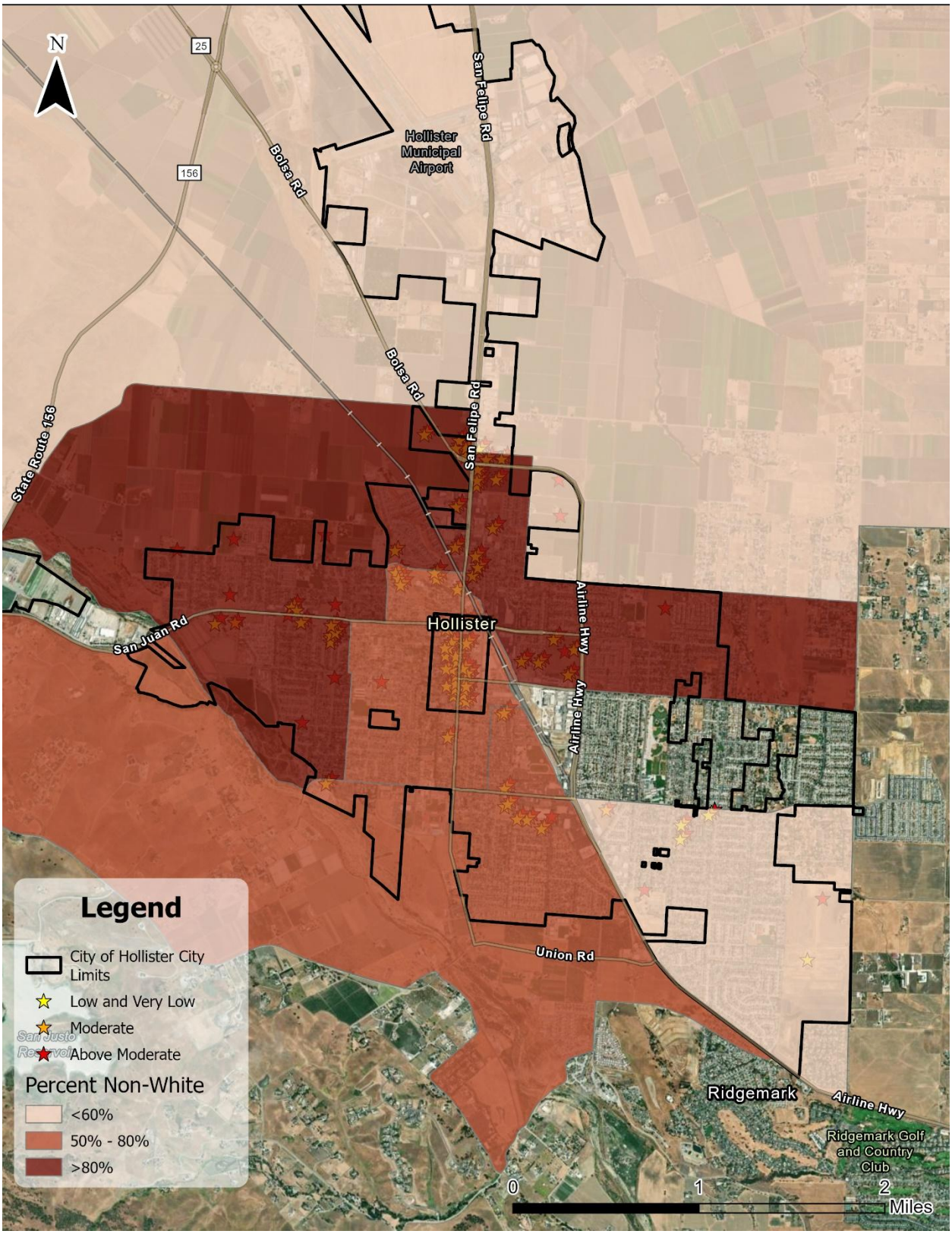


Figure E-27 – City of Hollister Proposed RHNA Sites, Low and Moderate Income

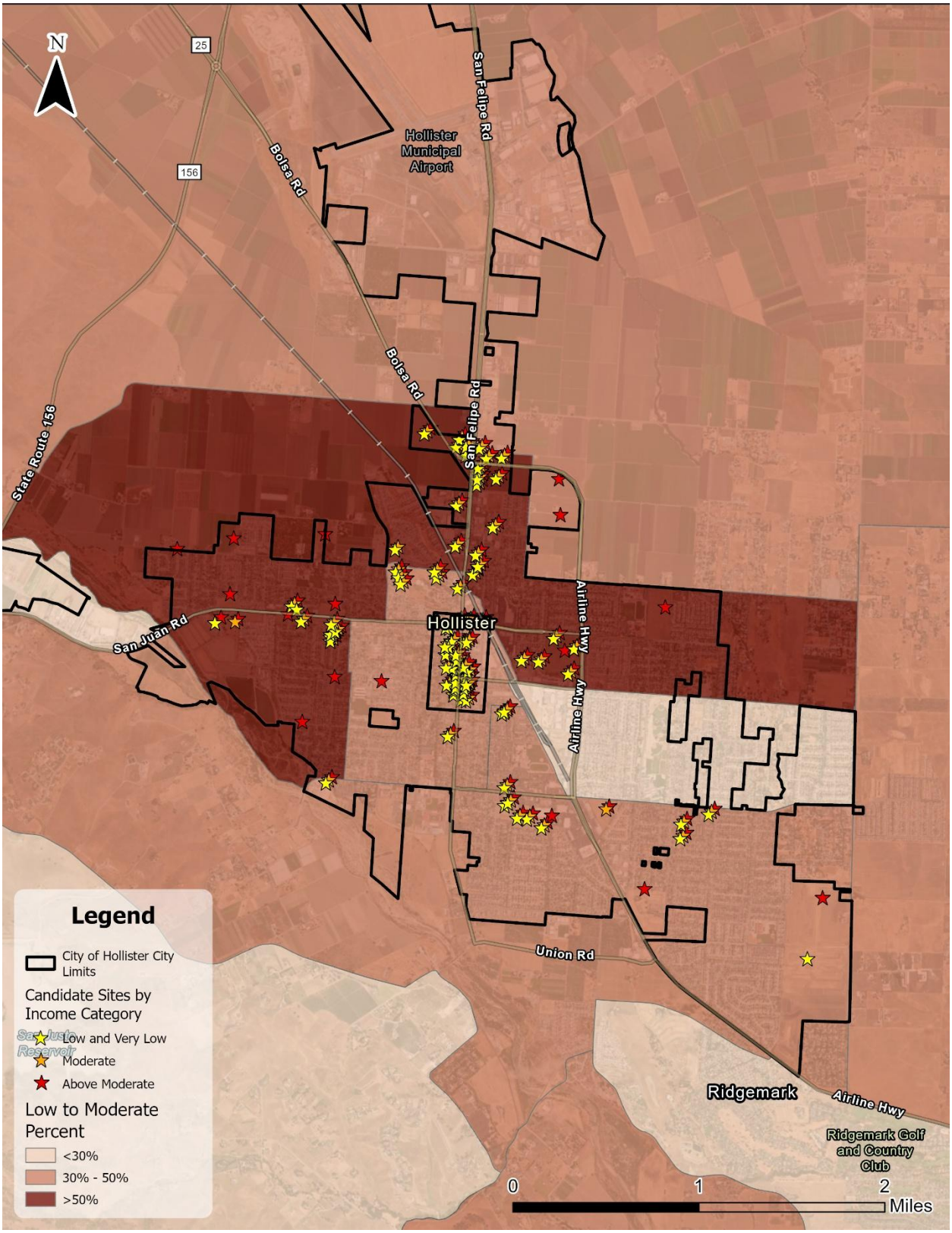


Figure E-28 – City of Hollister Proposed RHNA Sites, R/ECAP Areas

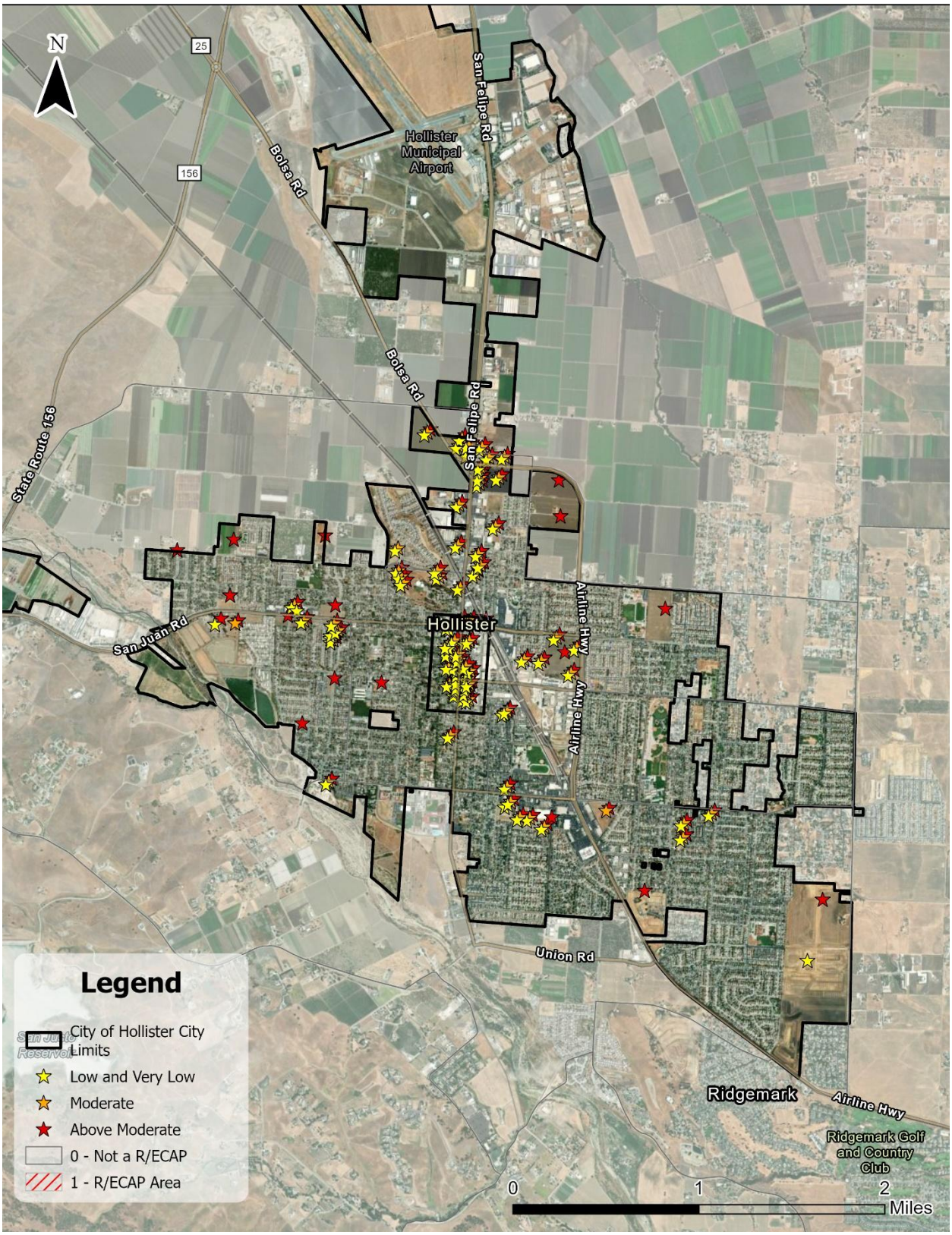


Figure E-29 – City of Hollister Proposed RHNA Sites, RCAA Areas

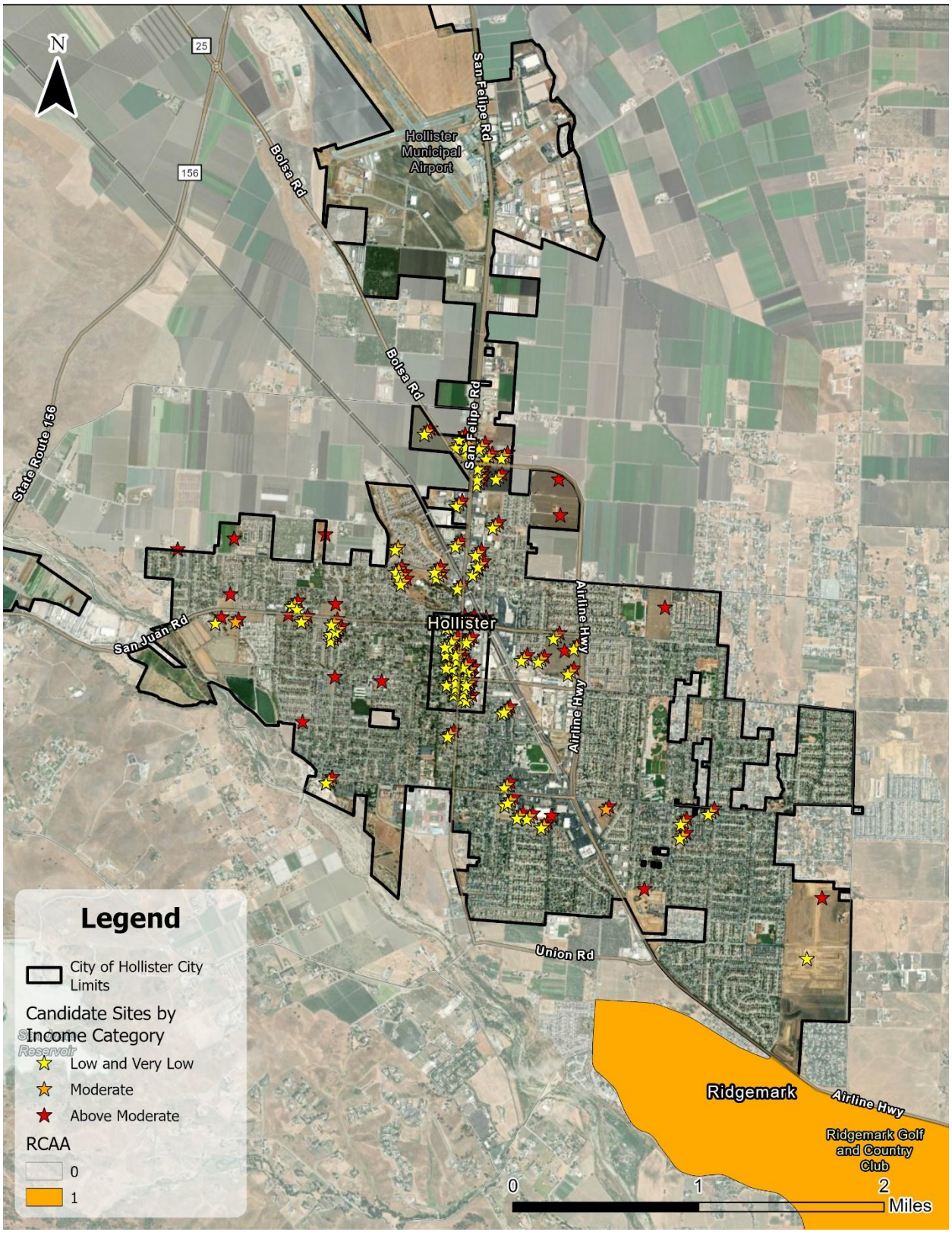


Figure E-30 – City of Hollister Proposed RHNA Sites, TCAC/HCD Opportunity Areas

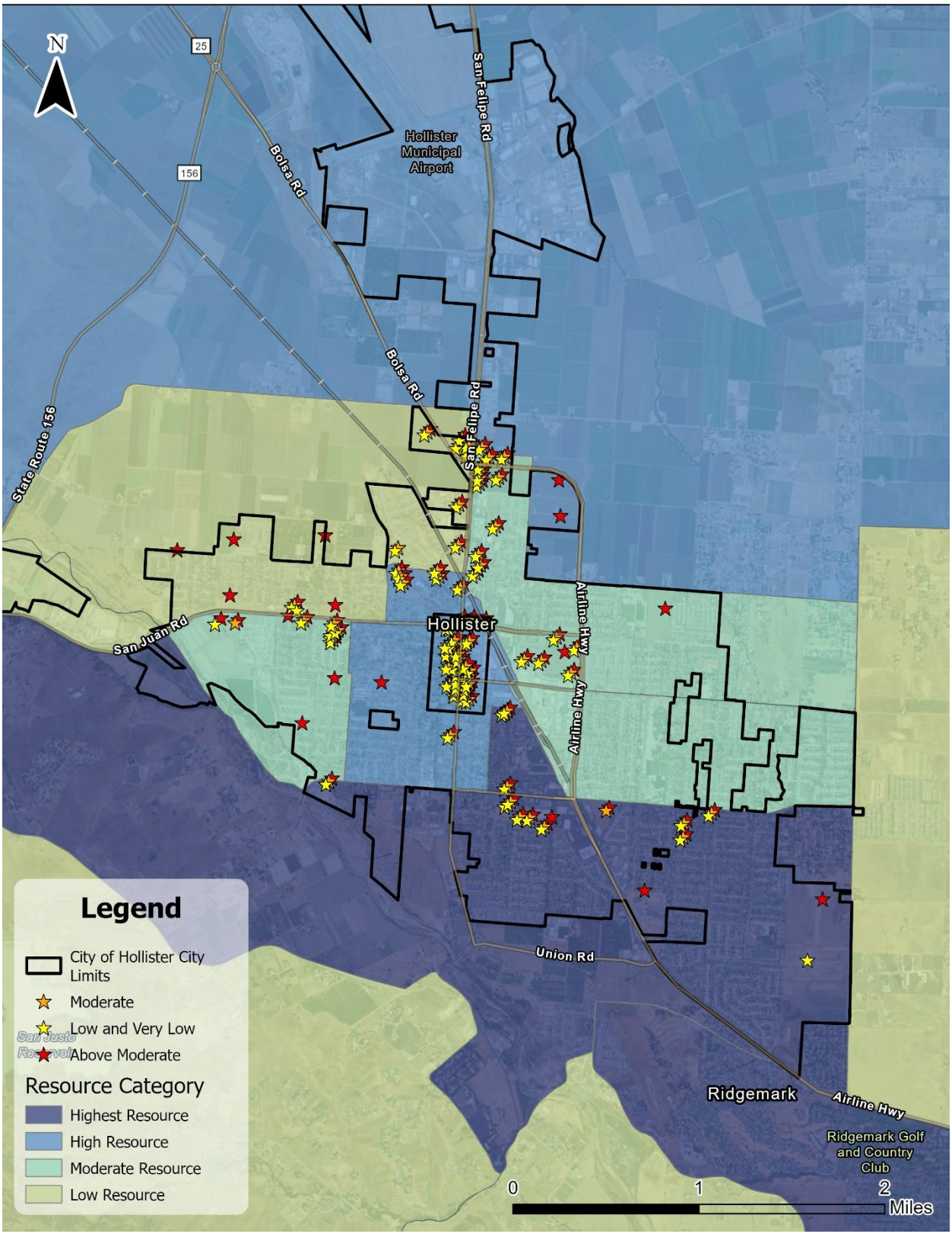


Table E-21: Local Data & Knowledge					
Local Observation	**Where (Neighborhood/Tract)**	**What it Means**	**Linked Program(s)**	**Geographic Target**	**Metric/Timing**
Renter overpayment clusters	East of Downtown near Las Brisas Park/Veterans Memorial Park	High rent burden for renters	H5.5 Voucher Acceptance (increase 10%; 5 landlords/yr outreach) + Tenant education	East side renter clusters	Increase voucher utilization by 10%; 5 owners/yr; report in APR
Displacement risk and code issues	Census Tract 06069000400 (central) and 06069000702 (south); approximately 50 substandard cases citywide in 2023	Preservation and rehab focus; anti displacement	H4.1–H4.5 Preservation/Replacement/Relocation, H2.4 Rehab Prioritization	Census Tracts 400 & 702 priority	Units preserved, rehab loans issued, households assisted; annual APR
Transit access and special needs siting	DMU SRO (¼ mile stop), NG zoned shelter areas served by Tripper/dial a ride	Link affordable/special needs to transit	H5.6 transit coordination in Table 2-1; H5.7 shelters; AB 2162 supportive by right	Downtown & NG corridors	1 transit coordination meeting/yr; maintain ¼ mile transit access for SROs/shelters
Environmental burden (CalEnviroScreen)	Airport/central corridors	Pair new affordable with mitigation; prioritize rehab	H2.2–H2.3 energy/green upgrades; H4.5 replacement when demo	Central burdened tracts	units rehabbed with healthy homes/lead/filtration measures
Sites distribution to improve integration	Downtown Planning Area highest resource w/ displacement risk	Disperse LI sites into high opportunity areas	H1.3 Rezone Strategy; Appendix F distribution	DPA & key corridors	Share of lower-income capacity in high resource T/CAC areas; tracked in APR



Appendix F: Candidate Sites Analysis

A. Introduction

1. General Plan Consistency

The 2040 General Plan is currently in progress and is anticipated to be completed and adopted in April 2026. The City Council provided direction on the amendments and a public review draft was released in January 2026.

On September 11, 2023, City Council instructed Staff to move forward with the assumptions made as part of the Land Use update for the Housing Element update – including rezone options for consideration in meeting the 6th Cycle RHNA. As a result, analysis in this appendix is based on the land uses included in the Draft 2040 General Plan to ensure consistency between both documents moving forward concurrently.

2. Zoning Consistency

Due to the concurrent 2040 General Plan update, candidate sites identified in this appendix may not be consistent with the City's existing Zoning Code. A program is included in the Policy Plan to update the Zoning Code to ensure consistency with the 2040 General Plan.

3. CEQA Streamlining

Candidate housing sites that are consistent with the existing zoning and the City's objective design standards are exempt from review under the California Environmental Quality Act (CEQA).

As part of the 2040 General Plan update, the City certified an Environmental Impact Report (Final EIR) (SCH # 2021040227) in December 2024 to evaluate the impacts of new residential units through 2040. However, in March 2025, following a referendum, the City Council repealed the adopted 2040 General Plan. The City Council has provided direction to modify the 2040 General Plan, with adoption anticipated in April 2026. The amended 2040 General Plan also includes the preparation of an Addendum to the Final EIR to account for the proposed changes to the 2040 General Plan document.

The modifications to the 2040 General Plan affect the Sphere of Influence (SOI) of the City, but do not propose changes to the land use designations or densities previously identified. The amended 2040 General Plan will continue to be consistent with this Housing Element and the rezoning areas identified for candidate sites.

The proposed 2040 General Plan Land Use Map includes the candidate housing sites for the 6th Cycle Housing Element and associated increases in zoning density (rezone sites) that would provide sufficient land designated for housing to fulfill the City's 2023-2031 RHNA, as well as future buffer sites pursuant to SB 166 identified as part of the Housing Element update. Additionally, the proposed General Plan 2040 Land Use (LU) Element includes goals, policies, and actions that require decision makers to support adequate housing in Hollister.

Accordingly, the proposed 2040 General Plan would not conflict with or be inconsistent with state Housing Law resulting in a significant environmental impact.

Due to City Council direction regarding changes to parcels located in the City's Sphere of Influence (SOI), the EIR addendum has not yet been certified by the Hollister City Council, nor the 2040 General Plan amendments adopted. However, these changes will not affect parcels within the City limits, nor the candidate housing sites for the 6th Cycle Housing Element. These SOI changes will result in the issuance of a revised Draft EIR in 2026and the Final EIR is anticipated to be certified by the City Council (along with adoption of the 2040 General Plan) by April 2026.

4. Access to Transportation

Current transportation programs, services, and improvements support the proposed units of this 6th Cycle Housing Element. The City will continue to work with the San Benito County Local Transportation Authority to ensure that new residential developments are adequately served.

5. Infrastructure and Public Services Capacity

As described in the Hollister 2040 General Plan Final EIR (December 2024), the City has sufficient infrastructure and public services to accommodate future development, including development required to fulfill the City's 2023-2031 RHNA housing allocation.

Candidate housing sites identified in this Appendix are in areas that are adequately served by existing and planned infrastructure and public services. The Policy Plan establishes requirements for adequate infrastructure and public services for developments that include affordable housing units.

6. Affirmatively Furthering Fair Housing (AFFH)

The City has identified candidate sites to accommodate future housing growth based on existing access to community resources, services, and public transportation, while also considering the availability of land, developer interest, and general likelihood that the sites would develop residential uses over the next eight years. Appendix E details how the Candidate Sites Inventory affirmatively furthers fair housing.

7. Candidate Sites Analysis

Table F-1 shows the City's ability to accommodate the 6th Cycle RHNA by income category through a variety of methods, including those listed below, also shown in **Table F-1: 6th Cycle RHNA Sites Inventory Analysis.**

- Projects currently in the City's review pipeline;
- Accessory dwelling unit (ADU) projections;
- Existing capacity in residential and mixed-use zones; and,
- Rezone strategies to accommodate the remaining RHNA. The rezone strategy assumes the following income breakdown:

- Lower-Income: 20%, though 100% affordable assumption is made on vacant, publicly-owned sites.
- Moderate-Income: 20%
- Above Moderate-Income: 60%

Table F-1: 6th Cycle RHNA Sites Inventory Analysis					
	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
RHNA (2022-2030)	*846*	*678*	*826*	*1,813*	*4,163*
Existing Capacity					
Projected ADU Construction	100		50	17	167
Pipeline Projects	175		5	1,555	1,735
Residential Zones	67		52	87	206
Mixed-Use Zones	47		29	137	213
Total Capacity	**389**		**136**	**1,796**	**2,321**
Remaining Need	***1,135***		***690***	***17***	***1,842***
Rezone Strategies					
Downtown Mixed-Use	154		151	450	755
High Density Residential	657		407	1,202	2,266
Mixed-Use	236		239	707	1,182
West Gateway Mixed-Use	173		177	521	871
North Gateway Mixed-Use	193		198	578	969
Total Rezone	**1,413**		**1,172**	**3,458**	**6,043**
Total Development Capacity	**1,914**		**1,048**	**5,402**	**8,364**
Surplus Units Over RHNA	**278**		**482**	**3,441**	**4,201**
Surplus % Over RHNA	**18.2%**		**58.4%**	**189.8%**	**100.9%**

**Lower-income buffer exceeds 18% - buffers will be preserved via conservative capacity factors and by carrying surplus sites pursuant to No-Net-Loss.*

B. Development Analysis

1. Development Trends and Demand

Housing Stock Characteristics

As described in the Market Demand Analysis (November 2020), prepared by Bae Urban Economics for the City of Hollister 2040 General Plan update, approximately 80 percent of the housing stock in Hollister is single-family units, the majority of which are detached units. This concentration is notably higher than the percentages of single-family units within the AMBAG Region and California, where single-family units account for 71.4 percent and 65.0 percent, respectively. Consistent with this, Hollister contains a relatively low supply of multifamily units, accounting for just 17.2 percent of the

total housing stock. Additionally, of the multifamily inventory in Hollister, most are in smaller structures with two to four units, whereas most of the multifamily units in the AMBAG Region and California are in larger complexes with five or more units. This under-supply of multifamily units within Hollister may be excluding certain household types and income levels from finding suitable and affordable housing within the city. In fact, local stakeholders highlighted the significant need for a more diverse housing stock to accommodate varying households, including younger households interested in Hollister and service workers who are currently priced out of the market. Providing a more diverse housing stock may also result in an improved jobs/employed residents balance by providing housing for existing workers who are commuting in from more affordable locations.

Development Trends

Table F-2: Residential Building Permit Data

Issues Permits (# of Units)	2015	2016	2017	2018	2019	2020	2021	2022	Total
Single Family Detached	104	267	375	229	353	253	308	220	**2,109**
Single Family Attached					17	19	13		**49**
Multi-family – 2 to 4 units	6	2	4	3	5	16	73	2	**111**
Multi-family – 5+ units		87		49			22		**158**
ADUs				1	3	4	11	13	**32**
Total	**110**	**356**	**379**	**282**	**378**	**292**	**427**	**235**	**2,459**

Final Occupancy Permits (# of Units)	2015	2016	2017	2018	2019	2020	2021	2022	Total
Single Family Attached	47	146	317	325	312	234	368	194	**1,943**
Multi-family – 2 to 4 units						19	17	13	**49**
Multi-family – 5+ units		4	4	3	1	1	43	37	**93**
ADUs			7		129				**136**
Single Family Attached					2	1	6	10	**19**
Total	**47**	**150**	**328**	**328**	**444**	**255**	**434**	**254**	**2,240**

Source: City of Hollister, 2023.

Nearly half of Hollister's housing stock was built between 1980 and 1999, with the 1990s representing the largest proportion of unit deliveries, at roughly 27.7 percent of all Hollister residential units. The spike in development during this period far outpaced the development in the comparison geographies in any other given time frame. For the AMBAG Region and California, the highest concentration of units by year built is between 1970 and 1979, though these units only make up 19.7 percent and 17.7 percent of their overall housing stock, respectively. Notably, the City of Hollister did not experience much of a decrease in residential development output from 2000 to 2009, which includes the entirety of the development moratorium that was in place from 2002 to 2008 during the development of a new wastewater treatment facility. This, however, may be due to significant housing construction prior to the moratorium in 2002 and the completion of pending projects already under construction.

As shown in **Table F-2: Residential Building Permit Data**, the City has issued residential building permits for 2,459 units between 2015 and 2022. Of these, final occupancy permits have been issued for 2,240 constructed residential units.

The uncertainty caused by the COVID-19 pandemic continues to have lingering effect on building permit activity. Economic factors such as high cost of construction along with supply-chain issues in 2021 continued to affect building permit activity. Investment in affordable housing from local and federal funding sources has helped sustain affordable housing permit activity. Overall, the City continues to be well ahead in its market-rate housing permits, although it remains behind in its affordable housing permits.

Residential Land Use Designations

The 2005 General Plan establishes the minimum and maximum densities for the residential land use designations using net acres. On September 19, 2022, the City amended the General Plan and adopted an ordinance on October 3, 2022, that amends the zoning ordinance to change to gross density. This means the total allowed density is based on the total area of the parcel.

Prior to changing to gross density, the City was operating on net density, which has caused many issues of under-development of residential and mixed-use sites. In Hollister, using net density has obscured the project review process and has not produced the types of housing products envisioned by the General Plan. Project applicants cannot achieve the net density limits because the roadways and topography of a site reduce the area that could accommodate housing. Allowing projects to use gross density provides project applicants with certainty on what could be built and would accommodate a wider range of housing types. For example, although the Medium Density Residential designation allows for duplexes and triplexes at 8 to 12 units per net acre, Hollister developers can rarely propose projects that include these products because the net density has resulted in lower density projects at 5 to 9 dwelling units per gross acre. Basing the residential land use densities on gross acreage would provide project applicants with more certainty because densities would not change based on the roadway network. In addition, it could encourage new housing types in Hollister that would be affordable to lower incomes.

California Government Code Section 65583.2(c)(3)8 requires housing elements to include an analysis of identified housing sites to demonstrate how the jurisdiction can accommodate their Regional Housing Needs Allocation (RHNA) for lower-income households. The analysis must consider factors such as financial feasibility, market demand, and how the identified residential zones have previously accommodated housing for lower-income households.

The City needs to demonstrate that proposed residential projects are built at the higher end of the allowed density range, which has not historically been the case in Hollister. In addition, although Hollister has enough vacant residential and mixed-use land to accommodate more than 2,000 residential units, more than half of the available land supply is designated as mixed-use, however, few projects have been developed due to the existing lower-density requirements.

However, the State provides an option, known as the "default density option," to bypass this analysis if jurisdictions choose housing sites that meet the State's minimum density requirement. The City of Hollister is a part of the San Jose – Sunnyvale – Santa Clara Metropolitan Statistical Area (MSA). In 2020, the population for this MSA had surpassed 2 million, raising the minimum residential density for the incorporated Cities in the MSA to 30 dwelling units per acre (du/ac), as the MSA is deemed "metropolitan". Recent 2022 data reflects that the MSA has dropped just below the 2 million population threshold, which means that per the State, Hollister would need to establish a minimum residential density of 20 du/ac, a "suburban" designation. However, it is noted that due to the fluctuation of the MSA at the edge of the population threshold from suburban to metropolitan, Hollister's rezoning strategies as well as the draft 2040 General Plan densities reflect the 30 du/ac minimum density. This accommodates the possibility that with a new data set, the population is likely to rise again, crossing back into the metropolitan MSA designation.

The 2005 General Plan includes a High-Density Residential land use designation that allows residential development at a density range of 12 to 35 du/ac. The Hollister Municipal Code includes a High-Density Multifamily Residential (R4-20) zoning designation that allows multifamily residential development from 20 to 35 du/ac and a maximum building height of 45 feet. However, the R4-20 zoning designation is not currently applied to any parcels within the city.

As described below in the **Projected Development** section and to accommodate more affordable housing development and a variety of housing types, the City has revised the density limits for the Downtown Commercial and Mixed-Use zone, several Low-Density Residential designated properties in the downtown, a number of High-Density Residential and mixed-use parcels, and redesignated several parcels in the North Gateway Commercial to allow high-density residential development.

Vacant Sites

As described in the Existing Conditions Report: Land Use and Planning prepared for the City's General Plan 2040 (Placeworks, 2020), as of 2020, there were approximately 65 acres of land with an existing General Plan land use designation suitable for accommodating multi-family housing. Much of this vacant land has been or is currently (2025) under construction.

Of the remaining available suitable vacant parcels, 37 parcels on 74 acres are being proposed for rezoning at higher densities to accommodate a greater number of affordable housing units and types (See **Rezones for the Remaining Need**, below). The City has accommodated 64.2 percent of its lower income RHNA on existing vacant parcels.

Nonvacant Sites

The City has identified non-vacant sites to accommodate a portion of the lower income allocation. The non-vacant sites identified present opportunities for future residential development in key areas within the City. These are sites covering over 45 total acres, accommodating 503 lower income units. The City has evaluated recent projects, within the 5th Cycle planning period, which have included the development of residential units on non-vacant sites. As part of the site selection process, the City

analyzed existing residentially zoned parcels that have propensity to develop at their existing densities and opportunities to rezone at higher densities.

To justify housing opportunity sites included in the Candidate Sites Inventory, example developments have been identified in the City to demonstrate infill development trends and the feasibility of the trend continuing in the 6th Cycle (**Table F-3**). Recycling land is desirable to help achieve the Legislature's goal of alleviating California's identified housing crisis. According to HCD, during the last ten years, housing production averaged fewer than 80,000 new homes each year, and ongoing production continues to fall far below the projected need of 180,000 additional homes annually. The lack of supply and high rent costs suggests that land recycling activities is a method to consider when addressing housing needs.

Identified projects in **Table F-3** share similar or identical characteristics with selected opportunity sites found in **Table F-12**, including zoning, lot size, previous use, geographic location, and potential for lot consolidation. Many of the candidate sites are aging and underutilized, making redevelopment an attractive option for both current owners and future developers. These projects show strong trends for converting the following uses to high-density residential:

- Multi-tenant commercial buildings with parking
- One- and two-story commercial buildings
- Older single-family dwellings on parcels that are a majority vacant
- Agricultural land

Historically, the City has been a significant agricultural area for the region. However, as the City's population has continued to grow, converted of previously designated agricultural land to development and encroachment upon agricultural land property boundaries. In addition, in recent years, more urbanized development has occurred outside the City's jurisdiction, on what was previously designated agricultural land.

Table F-3: Example Development of Non-Vacant Sites for Residential Uses						
Project Address/ APN	**Dwelling Units**	**Density (du/acre)**	**Zoning**	**Size (Acres)**	**Use Prior to Housing**	**Project Analysis**
500 San Benito St APN: 054-080-090	12	120	DMU	0.10	Commercial	Ground floor commercial remained unchanged; three upper floors converted from office uses to residential units.
375 Fourth St APNs: 054-110-001, 054-110-002	52	84	DMU	0.62	Existing Parking Lot	100% Affordable Project; Lot merger of two parcels. Mixed-Use component (4,628 SF Commercial).
169 East St APN: 054-230-023	2	16.7	R4	0.18	Commercial	Commercial buildings converted into two units, one existing unit remained (3 units total). Lower income units.
1070 Buena Vista Rd APN: 019-120-005	100	11	R3-M/PZ	9.33	Residential	One existing single-family dwelling, to be demolished as part of project.
125 Hawkins Alley APNs: 054-152-008	2	22	DMU	0.09	Residential	New duplex on rear parcel; Subdivided from parcel with One existing single-family dwelling.
390 West St APNs: 053-190-017	2	11	OT(M)	0.18	Commercial/ Office	Commercial office converted into a duplex. A further ADU has been added in addition to the duplex as well.

Table F-3 above shows that there is interest in redevelopment of non-vacant sites within the City of Hollister, and the City believes this trend will continue throughout the 6th Cycle planning period. Many of the candidate housing sites within the inventory are similar to those analyzed above, as they primarily consist of commercial or low-density residential land uses. Additionally, nearly all development in the City has occurred on land that transitioned from nonresidential (agricultural) to residential. Many of the candidate housing sites are near other residential uses, which makes them more compatible for additional residential development as there are already neighborhood communities in the vicinity. All sites in the candidate housing site inventory have been chosen based on their redevelopment potential and their beneficial locations within the City.

Recurring Non-Vacant Site Typologies in Hollister's Candidate Sites Inventory

Below are the five most common patterns or typologies repeated across the City's Candidate Sites Inventory — each aligns with real-world redevelopment examples (Local Precedents):

1. **Vacant or largely vacant tracts (Gateways, Hillside, and Downtown infill)**
    - **Typical conditions:** raw or mostly open land, occasional SFD or outbuildings; many are the North/West Gateway assemblages and Park Hill slopes.
    - **Representative F-11 sites:** RZ-N-1 to RZ-N-5 (vacant North Gateway parcels), RZ-W-2 to RZ-W-5 (vacant West Gateway parcels), RZ-H-2 to RZ-H-9 (vacant or mostly vacant hillside parcels), plus downtown infill like RZ-D-24 (vacant).

2. **Multi-tenant commercial buildings with surface parking (strip/pad clusters, small centers)**
    - **Typical conditions:** one-story or two-story commercial with on-site lots; often partially vacant.
    - **Representative F-11 sites:** RZ-D-5, -6, -7, -8, -9, -10, -12, -13, -20, -21, -22, -25, -27, -28, -30, -31, -33, -36 — all described as multi-tenant with underutilized parking fields (some are partially vacant).

3. **Legacy "main street" shopfronts (single- or two-story commercial/mixed-use on shallow lots)**
    - **Typical conditions:** small footprints along San Benito & side streets; one-off structures with limited parking.
    - **Representative F-11 sites:** RZ-D-15 (two-story commercial), RZ-D-16 (two-story commercial), RZ-D-17 (single-story commercial), RZ-D-18 (two-story mixed-use), RZ-D-19 (single-story commercial).

4. **Auto-, convenience-, yard/storage–oriented pads**
    - **Typical conditions:** gas/mini-mart pads, convenience retail, lumber/yard uses; typically low FAR, generous curb cuts, and corner prominence.
    - **Representative F-11 sites:** RZ-D-32 & RZ-D-34 (convenience store + parking), RZ-D-14 (lumber yard).

5. **Institutional / medical pads and standalone surface parking**
    - **Typical conditions:** churches, funeral homes, medical offices, or parcels functioning primarily as parking lots for other uses — good candidates for full conversion.
    - **Representative F-11 sites:** RZ-D-4 (church), RZ-D-11 & RZ-D-37 (funeral home), RZ-W-6 (medical center), RZ-D-38 (standalone parking lot for commercial).

Local Precedents

Below are precedent projects in the region that each show a like-for-like evolution from the existing condition to higher-density housing, signaling feasibility for similar projects in Hollister.

1. **Typology 1 – Vacant/largely vacant parcels**

   - **Hollister and San Benito County** — Many of the City and County's housing development has occurred on vacant or largely vacant lots. This pattern continues to this day. Various Pipeline Projects and projects in Table F-5 are located on vacant parcels.
   - **The Dunes on Monterey Bay (Marina)** — Former Fort Ord land transitioned into 300+ acres of mixed-use with housing, retail, hotel, cinema in a multi-phase build-out.
   - **Campus Town (Seaside)** — Former Fort Ord acreage proposing up to 1,485 homes, hotel, and over 200,000 square feet of nonresidential in a mixed-use plan.
   - **558 Main St (Watsonville)** — Long-vacant downtown lot that developed into a 4-story, 50-unit mixed-use project (restaurant at grade).
   - **6630–6730 Monterey Rd (Gilroy)** — Infill parcel along commercial corridor with 94 affordable units in four 3-story buildings.
   - **Los Gatos – North 40 (Phase I/Bellaterra):** Multi-acre orchard/vacant land that developed into village-scaled housing/mixed-use.
   - **Morgan Hill – Depot Street Mixed-Use ("Lumberyard/Latala" block):** Assemblage including underutilized land that transitioned into 49 townhomes/condominiums and offices along a realigned street grid.

2. **Typology 2 – Multi-tenant commercial centers with parking**

   - **Hollister – 390 West St:** Commercial office converted into a duplex (Table F-5). A further ADU has been constructed on the site in addition to the duplex conversion.
   - **San José – Cambrian Park Plaza:** 1950s strip center that is approved for mixed-use with housing, retail, and open space.
   - **San José – El Paseo de Saratoga:** Auto-oriented retail center that has been entitled for a new urban housing/retail district.
   - **West Broadway Urban Village (Seaside):** Specific Plan framework replacing one-story commercial & lots with mixed-use. Examples include buildings with ground-floor commercial and apartments above.
   - **Downtown Salinas (Vibrancy Plan):** Policy explicitly repurposes underutilized surface lots to development sites with structured parking — a model playbook for converting parking-dominant blocks.

3. **Typology 3 – Legacy main-street shopfronts (downtown infill)**

   - **Hollister — 500 San Benito St:** Commercial building converted to a mixed-use development with the ground floor commercial remaining unchanged and three upper floors converted from office uses to residential units.
   - **Sunsweet (Morgan Hill, Depot/3rd–4th)**: Under-utilized cannery block converted to a 5-story mixed-use development with on-site structured parking.

- **Santa Cruz – Front Street/Riverfront Project:** Replacement of low-scale downtown commercial with mixed-use housing.
- **Santa Cruz – Pacific Station North (333 & 423 Front St):** Demolition of older buildings for a 94-unit 100% affordable mixed-use project in the CBD.
- **Holman Building (Pacific Grove):** Historic department store shell converted to 3 levels of condominiums over retail (mixed-use retrofit).

4. **Typology 4 – Auto/convenience/yard pads**

- **The Cannery (Gilroy, Lewis St) —** Former cannery/industrial yards converted to district-scale housing including affordable housing. Final phases delivered by Meta Housing.
- **Mountain View – 334 San Antonio Rd:** Former gas station pad converted into 100% affordable supportive studios.
- **Santa Cruz – "Andy's Auto Supply" site (Pacific Ave):** Auto supply/warehouse operations converted to mixed-use housing/retail infill.

5. **Typology 5 – Institutional/medical pads & standalone parking lots**

- **San José – Tamien Station (VTA):** Park-and-ride surface lots converted to 555-unit transit-oriented housing on public land.
- **San José – Faith-based housing (Immanuel-Sobrato; Cathedral of Faith):** Church campus/parking converted to supportive and affordable housing (108 units at Immanuel; 237 units at Cathedral of Faith).

Realistic Capacity

Tables F-3 and F-5 show that recent DMU projects have been approved or developed at 76–120 du/ac even when the base cap was 45 du/ac. Some of those examples required exceptions, which is precisely why the City proposed the DMU rezone to 125 du/ac. With the higher base in place, those same built outcomes now sit within base zoning, so the City's Candidate Sites Inventory capacity assumptions do not rely on concessions, waivers, or Density Bonus to hit DMU 70% realization (~87.5 du/ac).

For Mixed-Use (NMU/WG/NMU) and HDR areas proposed at 65 du/ac, the City maintains a 70% realization (~45.5 du/ac) for MU and 80% (= 52 du/ac) for HDR, reflecting:

1. Parcel sizes in the inventory (2–7 acres in many MU/HDR cases yield efficient, surface/limited-podium formats),
2. The City's recent experience facilitating multifamily developments, and
3. The City's shift from net to gross density, which materially improves base yield without exceptions. Where historic small-scale conversions (e.g., duplexes) built below new base, those are not determinative of capacity on larger, purpose-built pads in the same zones.

The City's per-zone realization factors are anchored in base standards only and do not assume exceptions, waivers, or bonus. Any bonus granted will produce surplus capacity beyond what is counted here. In addition, the City will establish appropriate development standards that facilitate

maximum densities without exceptions. Minimum densities will ensure development capacities meet or exceed the estimates in this Appendix.

The City compiled recent development outcomes (**Table F-4**) showing zones, allowable densities (at time of approval), built densities, restricted affordability, and whether exceptions were used. The City then set per-zone realization factors that do not presume exceptions or bonus: DMU 70% of 125 du/ac (= 87.5 du/ac), MU (Downtown MU/West Gateway/North Gateway/Neighborhood MU) 70% of 65 du/ac (= 45.5 du/ac), and HDR 80% of 65 du/ac (= 52 du/ac). These realizations reflect:

1. Demonstrated local feasibility at mid-rise, mixed-use, and garden/podium formats,
2. The City's shift to gross density and adoption of objective design standards (predictable outcomes), and
3. Typical builder geometry on inventoried pads.

The City explicitly excludes any Density Bonus or waiver increases from the base assumptions. If a project uses a bonus or waiver, those units are extra beyond the counted capacity.

Finally, the analysis segments performance by zone and site size (small downtown lots vs. multi-acre MU/HDR pads) to avoid over-generalizing duplex or ADU conversions to larger multifamily sites. The City's zone-specific realization factors are based solely on base standards, with no presumed concessions, waivers, or bonus. Any use of the Density Bonus would increase built units beyond the counts assumed here. Hollister will track these assumptions annually in the APR and will adjust within one year if realized densities deviate materially (>10%) by zone.

Table F-4: Recent Development Benchmarking by Zone							
Project Address	**Zone**	**Max Density (Pre-Rezone)**	**Built Units**	**Acres**	**Built Density (du/ac)**	**Recorded Affordability**	**Exceptions/ Bonus Used**
375 Fourth St	DMU	45 du/ac	52	0.62	84	100% affordable	Yes
400 San Benito St	DMU	45 du/ac	22	0.29	76	2 VLI, 2 LI	Yes
500 San Benito St	DMU	45 du/ac	12	0.10	120	--	Yes
125 Hawkins Alley	DMU	45 du/ac	2	0.09	22	--	--
114 Fourth St	DMU	45 du/ac	2	0.09	22	--	--
221 Hawkins St	DMU	45 du/ac	2	0.10	20	--	--
814 Prospect Ave	NMU	40 du/ac	4	0.20	20	--	--
169 East St	R4 (High-Density)	35 du/ac	2 (plus 1 retained)	0.18	16.7	LI Units	--
1070 Buena Vista Rd	R3-M/PZ	12 du/ac	100	9.33	11	--	--

In the DMU zone, recent small-lot projects reached 76–120 du/ac, and two delivered on-site affordability (375 Fourth: 100% affordable and 400 San Benito: 2 VLI/2 LI), indicating that base DMU at 125 du/ac supports mixed-income outcomes without assuming exceptions. In MU/HDR areas, smaller "conversion" projects (e.g., duplex add-ons) understandably sit below the new base, while multi-acre MU/HDR inventory pads (2-7+ acres) are expected to realize 45–55 du/ac with surface/limited-podium solutions that deliver larger unit counts and, for inclusionary projects, deed-restricted units, at base. Thus, capacity estimates scale with site size and zone, not with outlier low-yield conversions.

On projects in the DMU, the median built density for projects larger than 10 units is approximately 84 du/ac (projects at 76, 84, 120 du/ac), which equals 67 percent of the proposed maximum density of 125 du/ac. The City therefore sets DMU realistic capacity at 70 percent of 125 (=87.5 du/ac) without assuming exceptions.

MU/HDR local samples are limited and skewed to micro-conversions but for purpose-built projects on 2–7+ acre pads, the City applies 70 percent of the maximum density of 65 du/ac (=45.5 du/ac) in MU and 80 percent of 65 du/ac (=52 du/ac) in HDR, reflecting objective standards, the shift to gross density, Housing Element Programs and Actions, and typical garden/podium feasibility. Any density bonus yields will be surplus beyond counted capacity. Additionally, for MU zones, capacity assumes at least 50 percent residential floor area by objective standard and allows 100 percent residential by

right. If an approval proposes a smaller residential share, the City will reduce capacity credited for that site accordingly and restore capacity within 180 days if there is a net loss. These zone-specific factors are based on as-of-right standards only and the City does not assume density bonus, concessions, or waivers to reach them. The City will monitor outcomes by zone and project size to verify realized densities align with these assumptions.

Identification of Small and Large Parcels

AB 1397 identifies parcels measuring between half an acre and ten acres to be appropriate for the development of affordable housing units. Parcels that are less than half an acre ("smaller") or above 10 acres ("larger") are not deemed adequate to accommodate lower income housing needs unless past performance shows a tendency for affordable housing projects to develop on smaller or larger sites. The City has identified 39 "smaller" and two "larger" parcels to accommodate lower income units. A majority of the small sites identified are in the downtown core and are adjacent to each other. Many of the adjacent parcels share common ownership which may increase the feasibility of lot consolidation. The City has existing lot consolidation/merger procedures and a history of densifying housing on parcels less than a half an acre. **Table F-5** shows that the City has a history of development on parcels smaller than half an acre. While the City understands that it does not have an extensive history of affordable development on small sites, the City has adopted an Inclusionary Housing Ordinance (**Policy Action H4.1**) as a mechanism to ensure the development of affordable units. **Policy Action H3.2** and **4.6** also supports the development of small sites through lot consolidation incentives and streamlining.

Small Sites

Hollister's recent infill record shows that very small DMU parcels can and do produce multi-family housing, including restricted affordable units and projects that consolidate multiple small parcels. Illustrative examples include 375 Fourth St, a two-parcel merger (0.62 acres) that delivered 52 units at 84 du/ac as a 100% affordable mixed-use project. Another example includes 400 San Benito St, with 22 units at 76 du/ac with 2 Very-Low and 2 Low-income units, and well as 500 San Benito St, with 12 units at 120 du/ac via adaptive reuse above ground-floor retail. Smaller two-unit and duplex/ADU projects (114 Fourth St, 221 Hawkins St) and adaptive reuse (390 West St) exhibit this trending pattern. These projects document parcel merger, adaptive reuse, and affordability on sites less than 0.5 acre, exactly the prototype HCD asks jurisdictions to link to their small-site inventory.

The Site Inventory's small sites are clustered in Downtown and along San Benito/Fourth/Sixth, often adjacent to one another with shared rear access/parking fields and repetitive shallow-lot shapes, conditions that make two-to-four-parcel consolidation straightforward. The Sites Inventory explicitly notes adjacency and common ownership among many of the downtown small parcels, and the Housing Element highlights the City's existing merger/lot-line procedures and a history of densifying sub-0.5-acre lots, showing the realistic potential of small sites in the City.

The downtown San Benito/Washington/Hawkins/South St cluster (RZ-D-29 through RZ-D-38) lines up multiple 0.05–0.76-acre lots that are contiguous or across alleys, with similar existing uses such as

older commercial pads, parking lots, small buildings. These sites will be rezoned to DMU at up to 125 du/ac (70% realization assumed in Appendix F), specifically to make parcel-scale projects pencil and to enable mergers where helpful to achieve workable building footprints, shared access, or single structured parking solutions.

Four local conditions make consolidation probable:

1. Common ownership and adjacency;
2. Common rear or side-yard access/parking along San Benito/Washington corridors;
3. Simple rectangular lots that assemble into cohesive 0.4–1.0-acre pads (ideal for podium or wrap typologies at 65–125 du/ac); and
4. Ministerial, 60-day lot-line adjustments for four or fewer lots. On top of that, the City will update its Lot Consolidation ordinance to add incentives (e.g., flexible setbacks/height/parking, fee reductions, and streamlined processing) and is committed to outreach to property owners on inventoried small lots so that owners with limited access/irregular shapes/remnant parcels can see the benefit of combining.

Hollister has adopted an Inclusionary Housing Ordinance, and the Housing Element has a quantified objective to produce at least 150 inclusionary units during the cycle. For small-site multi-family in DMU/WG/NMU/HDR, inclusionary requirements, paired with AB 2345 density bonus (up to 80% with 2–4 concessions), are expected to generate on-site restricted units or equivalent affordable outcomes. Where a small-parcel project proposes at least 20% lower-income units, the City's by-right program applies (Government Code §65583.2(c)), further increasing feasibility.

The examples above (375 Fourth, 400 San Benito, 500 San Benito, etc.) directly mirror the size, location, zoning, and building form of the inventoried small-site clusters, and two of them delivered affordability on-site.

If any inventoried small site lacks a plausible consolidation partner (no adjacency/common ownership), lacks safe access (no alley or street frontage for consolidated loading/parking), or is an irregular remnant that cannot meet objective standards, even with incentives, the City will rely on its Sites Monitoring/No-Net-Loss programs to swap in higher-performing sites within 180 days, protecting the lower-income capacity of the inventory.

Small-site development in Hollister has repeatedly occurred at high densities with affordability, including parcel mergers on less than 0.5-acre lots (375 Fourth St, 400 San Benito St). These outcomes are replicable on inventoried downtown clusters given adjacency and common ownership, DMU zoning to 125 du/ac, ministerial lot-line consolidation, and inclusionary + density bonus incentives.

Table F-5: Example Development of Small Parcels to Residential Uses						
Project Address/ APN	**Dwelling Units**	**Density (du/acre)**	**Zoning**	**Size (Acres)**	**Use Prior to Housing**	**Project Analysis**
500 San Benito St APN: 054-080-090	12	120	DMU	0.10	Commercial	Ground floor commercial remained unchanged; three upper floors converted from office uses to residential units.
375 Fourth St APNs: 054-110-001, 054-110-002	52	84	DMU	0.23 0.39	Existing Parking Lot	100% Affordable Project; Lot merger of two parcels. Mixed-Use component (4,628 SF Commercial).
430 San Benito St APN: 054-110-036	22	76	DMU	0.29	Vacant	Mixed-Use development with ground floor commercial and 22 units. 2 Very-Low Income and 2 Low-Income units.
221 Hawkins St APN: 056-091-002	2	20	DMU	0.10	Vacant	Duplex and 2 ADUs
114 Fourth St APN: 054-015-005	2	22	DMU	0.09	Residential	New duplex on rear parcel; Subdivided from parcel with One existing single-family dwelling.
390 West St APN: 053-190-017	2	11	OT(M)	0.18	Commercial/ Office	Commercial office converted into a duplex. Further, an ADU was constructed in addition to the duplex on this site.
814 Prospect Ave APN: 054-151-009	4	20	NMU	0.20	Vacant	Two duplexes

Small Site Suitability & Affordability Summary

- Hollister's recent infill pattern demonstrates that small downtown parcels (≤0.5–1.0 ac) can produce multi-family, at times via 2–4 parcel mergers, with restricted affordable units. The inventory lists small sites in walkable mixed-use districts where adjacency, common or compatible ownership, shared/alley access, and simple lot shapes create cohesive pads suitable for podium/stacked-flat formats at the allowed small-site densities.
- Consolidation is realistic because the City already processes ministerial lot line adjustments (≤4 lots) in 60 days and will advertise and enhance a Lot Consolidation Incentives program (flexible setbacks/height/parking, density on merged parcels, fee reductions, streamlined permit steps).
- The Inclusionary Housing Ordinance, adopted in 2024, applies to small-site multi-family. When paired with AB 2345 density bonus (up to 80% with 2–4 concessions) and by-right processing for projects that propose at least 20% lower-income units are proposed, small-site developments can reliably include on-site deed-restricted units. The City's objective design standards will ensure that requirements remain feasible and predictable.

- Through the Sites/No-Net-Loss monitoring programs in Chapter 2, if a small site proves unlikely to yield units or affordability, the City will replace it within 180 days to preserve lower-income capacity.

Large Sites

The City has routinely entitled and built on large sites, from 10–55 acres and up to 121 acres (West Fairview Road Specific Plan). This established practice of breaking large holdings into mapped neighborhoods undercuts the notion that a "large site" may be infeasible in Hollister.

The City's inventory includes two large parcels:

- RZ-H-11 (APN 053-380-004, 17.16 ac, Bolsa Rd): Rezoning from North Gateway Commercial to High-Density Residential (max 65 du/ac) with an 80% realization factor yields 892 total units, including 178 Very-Low/Low, 179 Moderate, and 535 Above Moderate. This is a purely residential rezone intended to deliver appropriately sized multi-family pads through future subdivision and parcel maps, as well as site planning, with objective standards ensuring feasible building envelopes.
- RZ-N-1 (APN 051-100-049, 13.99 ac, Pacific Way): Rezoning from North Gateway Commercial to North Gateway Mixed-Use (max 65 du/ac) with a 70% realization factor yields 636 total units, including 127 Very-Low/Low, 127 Moderate, and 382 Above Moderate. As part of the North Gateway MU area (21 ac across seven parcels), this site benefits from phased parceling and coordinated site planning to create appropriately sized development pads timed with market interest.

The City's rezoning strategy establishes minimum densities and minimum units per site, and commits to objective design standards to guide block structure, frontage, and access, so large holdings may be subdivided/parcel-mapped into buildable 2–5-acre pads sized for garden, podium, and mixed-use multi-family formats. Where at least 20% lower-income units is proposed, by-right processing applies; and fully affordable proposals may also qualify for SB 35 streamlining. The City will also give priority water/sewer service to developments with affordable units, important for large, phased projects, and will offer density bonus and fee considerations to promote affordability. Together, these actions address potential constraints that lead to appropriately sized, financeable projects on the large sites.

The City's Inclusionary Ordinance, Density Bonus, by-right incentives, SB 35, and priority utilities align these large-site rezonings with clear, feasible pathways to lower-income unit delivery. On large sites, applicants may phase subdivision and parcel maps consistent with objective design standards, apply by-right/SB 35 where eligible, and leverage inclusionary, density bonus, fee relief, and priority utilities to facilitate lower-income production on the two large sites.

The City of Hollister has facilitated the subdivision and development of many larger parcels, considers them common, and does not see larger parcels as a constraint to development of housing. Recent developments on larger parcels include, but are not limited to:

- Orchard Park (10 acres)
- Meridian Village (12.8 acres)
- Everglen (13.8 acres)
- Kramer Commons (18.2 acres)
- Ladd Ranch (19.5 acres)
- Willow Landing (23.5 acres)
- The Villages (32.4 acres)
- Roberts Ranch (54.9 acres)
- West Fairview Road Specific Plan (121.3 acres)

The City identifies two larger parcels in its site inventory:

1. APN: 053380004000 (17.16 acres); and
2. APN: 051100049000 (13.99 acres).

This history of development, combined with additional policy programs to increase density, incentive programs targeting small sites and promoting small lot consolidation, and the implementation of an inclusionary policy serves as the basis of justification for the inclusion of small sites in the sites inventory for Low and Very Low incomes within identified sites.

Large Sites Summary

- The inventory includes two large sites that may be developed as large developments or subdivided/parcel-mapped and site-planned into appropriately sized pads so multiple garden/podium buildings can proceed in phases. The rezones require minimum densities and minimum units per site, and objective design standards will control block structure, access and frontage, ensuring buildable, financeable pads.
- Affordability is advanced by the Inclusionary Ordinance, Density Bonus, by-right/SB 35 streamlining where eligible, priority water/sewer service procedures for affordable developments, and fee considerations. These tools collectively encourage and facilitate lower-income production as the large sites are phased.
- The City will facilitate and encourage development through rezoning with standards that do not constrain development, water/sewer priority procedures, objective standards, and annual APR tracking of approvals/permits ensure large-site capacity turns into units. If production on any large site lags, No-Net-Loss remedies may be triggered within 180 days.

Small & Large Sites Suitability

Consistent with Government Code §65583.2 and HCD guidance, Hollister demonstrates that small sites in the inventory are suitable for lower-income housing by linking recent, local projects, including parcel consolidations with documented affordability (375 Fourth St, 400 San Benito St), to today's downtown small-site clusters that share adjacency, common ownership, and shared access, now in higher-density zones and backed by ministerial lot consolidation and targeted incentives. For large sites, the inventory identifies two specific parcels with rezoned capacities and income splits, and explains how they may be subdivided/parcel-mapped into appropriately sized pads under objective standards, with by-right/SB 35, inclusionary, density bonus, fee relief, and priority utilities to encourage and facilitate delivery of lower-income units. The City will monitor and, if necessary,

replace any non-performing sites within 180 days to maintain adequate lower-income capacity through the planning period.

Inclusionary (H4.1), Density Bonus (H3.6), Fee Relief (H3.3), By-Right (H1.4), SB 35 Procedures (H1.5), Water/Sewer Priority (H1.6), Objective Design Standards (H2.1), Lot Consolidation Incentives & ministerial lot-line (H4.6), and No-Net-Loss/Monitoring (H1.3/H3.5/H1.7) are the operative programs enabling affordability and right-sizing on inventoried parcels.

C. Projected Development

1. Accessory Dwelling Units (ADUs)

HCD has supported a strategy for estimating future development of ADUs based on the average number of ADUs from past performance as reported annually through the Annual Progress Report (APR). As shown in **Table F-6: Past Performance and Projection of ADU Development**, the City has experienced a gradual increase in ADU applications since new ADU laws went into effect in 2020. In the prior 5th Cycle planning period, the City updated its Municipal Code to comply with State ADU laws. In the 6th Cycle, the City is committed to streamlining the ADU application and development process to encourage ADU development.

From 2021 to 2024, the City experienced an average yearly increase of 22.5 percent for ADU production. The City anticipates that falling interest rates and development costs, coupled with the City's commitments to streamline ADU development, will contribute to a continued pattern of increasing ADU production. In its ADU projections and calculated based on ADU development from 2021-2024, the City estimates that ADU production will average approximately 20 units yearly throughout the 6th Cycle planning period.

Policy Action H3.4: Accessory Dwelling Units (ADUs) in the Policy Plan describes the City's commitment to streamline ADU development in the 6th Cycle. The City plans to develop permit-ready ADU plans to minimize design costs, streamline permit processing, and provide development certainty. The City anticipates that permit-ready ADU plans will contribute to increased development of ADUs.

Using a conservative estimate of 20 ADUs developed per year, the City anticipates a total of 167 new ADUs in the 6th Cycle planning period. The estimates are consistent with the City's most recent ADU trends and are reflective of the changes in State law and the City's recent and future efforts to promote, streamline review, and incentivize ADU production.

Table F-6 Past Performance and Projection of ADU Development	
Year	**ADU Permitted and Projected**
2021	8
2022	10
2023	37
2024	27
Annual Projections	
2024	27*
2025	20
2026	20
2027	20
2028	20
2029	20
2030	20
2031	20
Projection Period Total	**167**
*Based on 2024 APR	

For the purposes of Sites Inventory, the City assumes a percentage of ADUs will be affordable based on the *Using ADUs to Satisfy RHNA Technical Memo*, produced by the Association of Bay Area Governments (ABAG). ABAG's analysis consisted of the following steps:

- Calculated maximum rent limits for RHNA income categories for one-person and two person households by county;
- Surveyed rents for ADUs in the region;
- Used survey data to determine proportion of ADUs within each income category; and
- Created assumption of how many persons will occupy each ADU, finalize proportions.

Using ABAG's analysis, **Table F-7** shows estimated ADU projections for the City of Hollister by income category.

Table F-7: ADU Projections by Income Category		
Income Category	**Percentage**	**Units**
Low- and Very Low-Income	60%	100 units
Moderate-Income	30%	50units
Above Moderate-Income	10%	17 units
Total		**167 units**

As described in **Chapter 2: Policy Plan**, **Policy Action H3.4: Accessory Dwelling Units (ADUs)** and **Policy Action H3.5: Accessory Dwelling Units Monitoring Program**, the City will establish an ADU

monitoring program and will assess trends biennially; if gaps are identified between what is anticipated in this analysis and what is built, the City will implement changes within a year.

Per Government Code section 65852.2, ADUs must be permitted in any residential or mixed-use zone – any zone where residential uses are permitted by right or by conditional use. Additionally, State law states that local governments cannot preclude the creation of ADUs, and any limitations should be accompanied by detailed findings of fact explaining why ADU limitations are required and consistent with these factors.

2. Pipeline Projects

"Projects in the pipeline" are defined as projects that have applied for entitlements, have recently received Planning approval, and/or have submitted for building permits that have not yet been approved and issued. Projects in the pipeline range from the addition of a single unit to an existing building to new multi-family residential with dozens of units. The pipeline includes both market-rate and affordable developments.

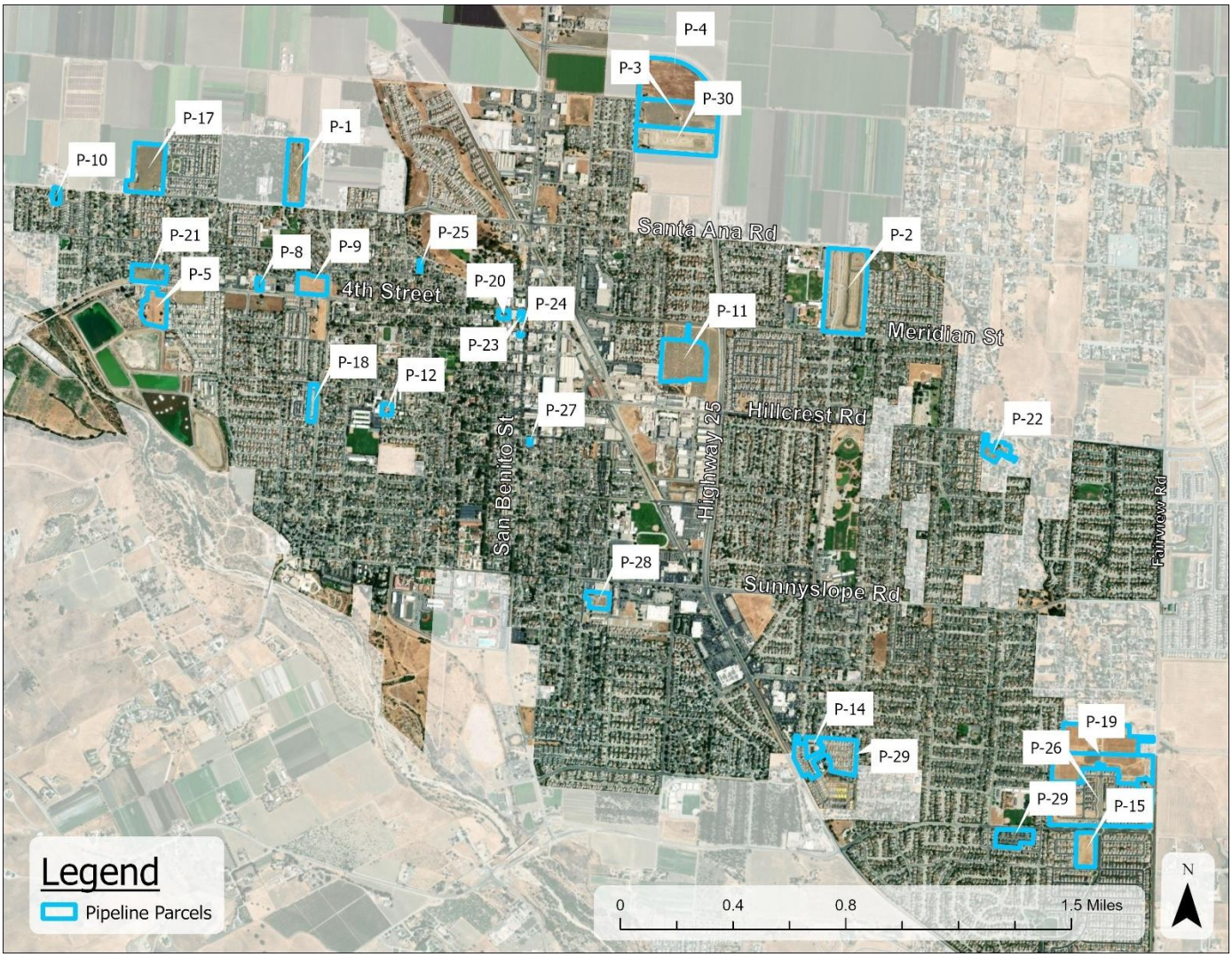
As shown in **Table F-8: Pipeline Projects**, there are currently 26 projects in the pipeline that will provide an estimated total of 1,735 residential units towards meeting the City's 6th Cycle RHNA requirements. These include 175 Very Low/Low, 5 Moderate and 1,735 Above Moderate rate units. The location of these Pipeline Projects is shown in **Figure F-1: Pipeline Projects**.

Hollister's residential development pipeline includes many projects in various stages of the housing development process, including projects that have received approvals from City Council, Planning Commission and/or Planning Division, or projects that are awaiting Planning approvals or that have filed for building permits. Projects listed as "Approved" are approved but awaiting permit issuance. "Under Review" refers to projects that have been formally submitted to the City and entitlements are under review. At present, these Pipeline Projects do not have any known barriers or phasing requirements and therefore should move forward without delay, depending on market conditions.

The affordability levels for the units are determined by the project description in each planning permit issued and planning permit application submitted. The projects that are identified as affordable have recorded deed-restrictions (regulatory agreement) on the property. Any project that is not identified as affordable is assumed to be above moderate-income.

Table F-8: Pipeline Projects					
Project / Address	**Very Low / Low**	**Moderate**	**Above Moderate**	**Total Units**	**Status**
Woodle Subdivision/ Aspen Park			100	100	Under Construction
Avalon Village/Willow Landing			144	144	Under Construction
Everglen Subdivision			98	98	Under Construction
Kramer Commons			91	91	Approved – Civil Review
San Juan Apartments - 1550 San Juan Rd	8		149	157	Approved
4th St Apartments	17			17	Approved
NWC 4th St/Westside Blvd			84	84	Approved
1871 Buena Vista Rd			3	3	Approved
Meridian Village			206	206	Under Review
South St Townhomes			14	14	Approved
Annotti Landing			28	28	Under Construction
Eden Housing	100			100	Approved
1620 Buena Vista Rd			130	130	Approved
Farmstead			13	13	Under Construction
West of Fairview Phase 3			47	47	Approved – Civil Review
375 Fourth St.	50		1	51	Approved
San Juan Crossings			132	132	Approved
Intravia/The Heights			25	25	Under Review
400 Block			2	2	Under Construction
500 San Benito St			12	12	Under Construction
Bhandal Apartments/650 Central Ave			1	1	Approved
West of Fairview Phase 2		4	157	161	Under Construction
221 Hawkins St			4	4	Approved
Los Pinars Apartments			47	47	
Twin Oaks			61	61	Under Construction
Everglen 2		1	6	7	Approved

Figure F-1: Pipeline Projects



3. Existing Residential Capacity

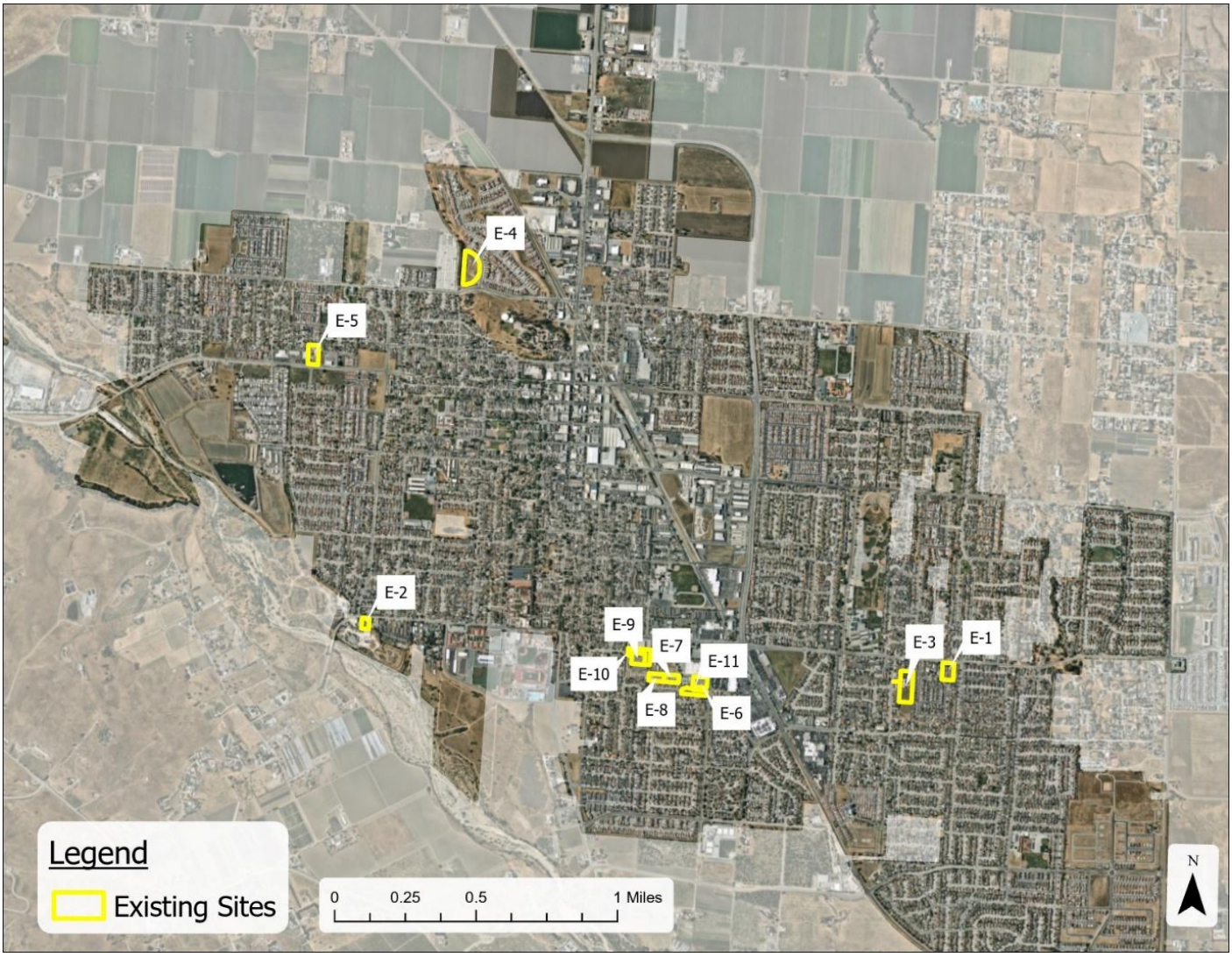
Existing residential capacity includes those vacant parcels that are currently zoned for multi-family residential development and are not proposed to be rezoned (either a designation change and/or a change in density). This includes Medium- and High-Density Residential and Mixed-Use designated parcels.

As shown in **Table F-9: Existing Capacity**, there is an estimated existing residential capacity of 419 residential units (114 Very Low / Low, 81 Moderate, and 224 Above Moderate. To be conservative, a development capacity of 70 to 80 percent was applied to the Mixed-Use and High Density Residential designated parcels, respectively. This includes three parcels that are currently zoned High Density Residential, and one parcel designated Medium Density Residential, and six parcels designated Neighborhood Mixed-Use, and one parcel designated West Gateway Mixed-Use.

Table F-9: Existing Capacity					
		Low	Mod.	Above Mod.	
Address	Zoning	Net Units by Income Category			Comments / Status
1371 Sunnyslope Rd	High Density Residential	11	6	26	Single family residence on largely vacant parcel (approximately 75% vacant)
1001 Nash Rd	High Density Residential	4	3	10	Church
1573 Valley View Rd #A	High Density Residential	22	13	51	Mostly vacant with some structures
North St	Medium Density Residential	30	30	0	Vacant
1220 Fourth St	West Gateway Mixed-Use	10	6	23	Multi-tenant commercial building with parking. Partially vacant parcel.
Ladd Lane Apartments	Neighborhood Mixed-Use	0	0	28	Vacant
262 Hillock Dr	Neighborhood Mixed-Use	6	4	14	Vacant
242 Hillock Dr	Neighborhood Mixed-Use	6	4	14	Vacant
1561 Cushman St	Neighborhood Mixed-Use	9	5	21	Vacant
0 Cushman St	Neighborhood Mixed-Use	8	5	20	Vacant
391 Hillock Dr	Neighborhood Mixed-Use	8	5	17	Vacant
Residential		**67**	**52**	**87**	
Mixed-Use		**47**	**29**	**137**	
Total		**114**	**81**	**224**	

The development capacity assumed in **Table F-9: Existing Capacity** was developed by analyzing development capacity of higher density developments in the 5th Cycle planning period. Additionally, the City's 6th Cycle Policy Plan implements various programs meant to incentivize and facilitate higher density development which can contribute to development capacities greater than the assumptions in **Table F-9: Existing Capacity.** The location of these residential and mixed-use parcels is shown in **Figure F-2: Existing Capacity**.

Figure F-2: Existing Capacity



4. Rezones for Remaining Need

Methodology for Identification of Rezone Sites

Consistent with the ongoing 2040 General Plan update process, the City focused the identification of sites in the City limits which are planned to accommodate the majority of the City's jobs and housing growth and are generally served by existing transit service and support the City's goal to focus development within the downtown and existing urban areas. These include the following existing General Plan Land Use designated areas that could be rezoned to allow residential development or "upzoned" to allow greater residential density, and thereby have a high-potential solution to address meeting the remaining housing needs. These are: 1) Downtown Commercial and Mixed-Use, 2) High-Density Residential, 3) Mixed-Use, 4) West Gateway Mixed-Use, and 5) North Gateway Mixed-Use.

As noted above, the City prepared a Final Environmental Impact Report (Final EIR) (SCH # 2021040227) adopted in December 2024 to evaluate the impacts of new residential units through 2040. The proposed land use map, as shown in the Draft EIR Figure 3-5, 2040 General Plan Land Use Map, in Chapter 3, Project Description, includes the candidate housing sites for the 6th Cycle Housing Element and associated increases in zoning density (rezone sites) that would provide sufficient land designated for housing to fulfill the City's 2023-2031 RHNA, as well as future buffer sites pursuant to SB 166 identified as part of the Housing Element update. Additionally, the proposed General Plan 2040 Land Use (LU) Element includes goals, policies, and actions that require decision-makers to support adequate housing in Hollister.

Due to the high and increasing demand for residential development and a decline in demand for brick-and-mortar commercial development, the current market is heavily skewed towards residential development. As stated in the proposed Hollister 2040 General Plan update, a major goal for the downtown area is the facilitation of housing production. A large portion of the downtown area is made up of existing residential neighborhoods, and the City aims to preserve that character and enhance it.

To be conservative, a development capacity of 70 to 80 percent was applied to the Mixed-Use and High Density Residential Rezone designated parcels, respectively. For Mixed-Use areas such as the Downtown Mixed-Use Rezone, the City is assuming a 70 percent development capacity which would be equal to 87.5 du/acre. As shown in **Tables F-3** and **F-5**, the City has facilitated development at densities within the range assumed in **Table F-11: Rezone Sites**. Three recent examples show that the development at higher densities in the Downtown Mixed-Use (DMU) area is not only feasible but required and requested by applicants. Exceptions were required in these examples, directly influencing the City's consideration of increasing density to make higher density development more feasible.

To estimate assumed capacity for the 6th Cycle Housing Element planning period, sites deemed to be most likely to develop during the planning period were identified. To determine the estimated densities, a survey of recent development within the proposed rezone areas was conducted to identify

trends in actual built densities. Based on this, the City has determined the densities of recently built projects average approximately 70 to 80 percent of the maximum permitted. This average was used to project out development potential on all identified Housing Element opportunity sites. However, due to the many identified parcels being infill sites in the downtown area, only 70 percent of the assumed density was used to calculate the potential capacity. Additional affordable and market-rate units will be added through density bonus incentives and the City's Inclusionary Housing Ordinance.

Past performance shows that the City has had great success in facilitating higher density and affordable housing developments in the City; the rezones will continue to further this effort in combination with new commercial resources, employment opportunities, and the creation of new thriving communities.

Key influencing factors supporting development in Mixed-Use and High Density Areas

The following key influencing factors contribute to and support the development of housing in the Mixed-Use and High Density areas. The policy and regulations in the Policy Plan and proposed Hollister 2040 General Plan Update are supported and reinforced by the behaviors of the market.

- The downtown area had historically struggled to compete regionally with other commercial areas and has experienced higher retail and commercial vacancy rates than other commercial areas in the City. The new policy commitments in the Policy Plan and proposed Hollister 2040 General Plan update have the potential to reshape the downtown area and make it a more attractive regional investment opportunity for both commercial and residential development.
- The adoption of the proposed Hollister 2040 General Plan Update is expected to result in significant interest from private developers for new mixed-use and residential development. There has been growing interest in the downtown area in recent years that has already resulted in built projects and the Policy Plan and proposed Hollister 2040 General Plan Update will support this trend by creating a flexible and streamlined environment for the development of new mixed-use and residential project during the Planning Period.
- Median home prices are lower and more affordable in Hollister compared to neighboring cities and cities of similar size in the region. This creates greater opportunities to develop a wide range of housing types at different affordability levels.
- Public and stakeholder participation in the development of the Housing Element has indicated a strong desire to increase housing opportunities and willingness to invest in the downtown.
- The proposed Hollister 2040 General Plan Update has specific policies and regulations supporting residential development opportunities in the downtown area. The land use plan and policies prioritize infill development, reuse of underutilized parcels, mixed-use design, and preservation of key elements that make downtown unique. New development is prioritized where existing roads, water, sewer, and other utilities are in place and in a manner that minimizes the impact of development on existing infrastructure and services.
- Recent infill development in the downtown, as shown in **Tables F-3** and **F-5** has shown strong market support.

- When comparing residential real estate downtown versus the City as a whole, residential stock citywide is overwhelmingly single-family while the majority of the City's multifamily housing stock is downtown.

Through its 2040 General Plan Update and 6th Cycle Housing Element, the City is intentionally pivoting from past development trends in an effort to forge new trends in the community and the housing market. Past trends and strategies in the City have not met the City's RHNA needs, nor the City's housing needs as a community generally, and that the goal of the 6th Cycle Housing Element, 2040 General Plan Update, and zoning efforts is to forge a new path so that the City and housing market align with community needs and goals.

While the utilization of past trends may be helpful for some jurisdictions, the City of Hollister does not believe past trends are indicative of future trends in the City. For example, most of the projects considered by the City during this Housing Element cycle were under previous zoning and General Plan definitions which utilized net density, rather than gross density calculations. In addition to net density generally resulting in lower project density overall, the City also did not have a standard procedure of calculating "net" density. As a result, approved project densities vary significantly for previous projects. In October 2023, the City Council amended the General Plan and zoning ordinance to require a gross density calculation for projects, meaning that moving forward, the City will have a more consistent ability to ensure that development is properly and adequately meeting densities identified in the General Plan. However, this policy is too recent to have had any meaningful effect on the development trend. It was adopted after to most of the Pipeline Projects had either been approved or were vested to previous calculations. It is anticipated to have a significant impact moving forward, because the City will ensure developments are being proposed and approved at appropriate densities.

While the City does include sites in the inventory in zones that allow 100 percent nonresidential uses, the City does not consider this a constraint to residential development and is committed to ensuring residential development is required as a component of any development on mixed-use parcels. The City has received only one application for a nonresidential-only development in a mixed-use zoning district throughout the entirety of the 5th Housing Element Cycle, and that development proposed use on only a portion of the existing site, creating a remainder parcel dedicated for residential use. The remainder parcel is identified as candidate site P-8, which is under the ownership of an affordable housing developer interested in bringing additional low-income units to the community.

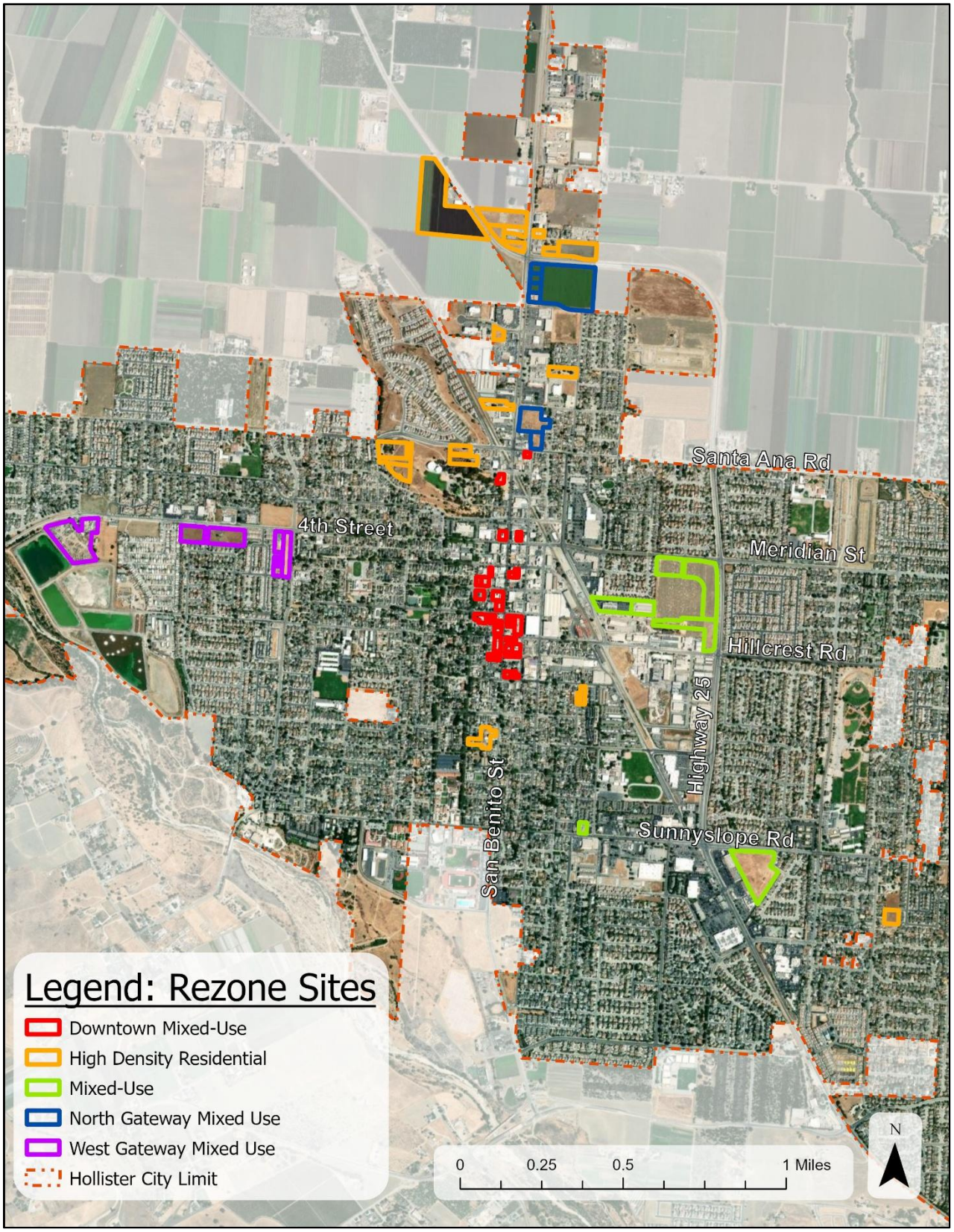
All other recent applications for development within all of the City's mixed-use zones have either included both residential and non-residential uses, or have been 100 percent residential proposals. **Policy Action H1.3: 6th Cycle RHNA Strategy** includes a commitment to allow 100 percent residential use on parcels that permit mixed-uses, and will require residential uses occupy 50 percent of the total floor area of any mixed-use project. Two recent mixed-use examples listed in **Table F-5**, 375 Fourth St. and 430 San Benito St., are mixed-use projects that were over 70 percent residential. Through the

proposed zoning code amendments, the City will ensure similar mixed-use development patterns on future proposed development on mixed-use parcels.

Table F-11: Rezone Sites, which is included at the end of this appendix, identifies the development potential assumed for this Capacity Analysis. The proposed rezones create a significant amount of residential development and redevelopment opportunity throughout the 6th Cycle planning period. The City utilized the HCD "Default Density Standard Option" to determine the development capacity of rezoned sites. Similarly to development capacity assumptions of sites assumed in **Table F-11**, the City analyzed development capacity of higher density developments in the 5th Cycle planning period. The City's 6th Cycle Policy Plan implements various programs meant to incentivize higher density development which can contribute to development capacities greater than the assumptions in **Table F-9: Existing Capacity**.

Figure F-3: Rezone Sites, identifies the location of these sites.

Figure F-3: Rezone Sites



Downtown Commercial and Mixed-Use

As part of the 2040 General Plan rezone process, 34 parcels on approximately 9 acres will be upzoned, increasing the maximum allowable density from 45 to 125 du/ac.

Total residential units created for this land use designation will create 154 Very Low and Low units, 151 Moderate units, and 450 Above Moderate units, for a total of 755 units. These parcels currently allow residential development representing a potential total of 260 units. The rezone would result in an additional increased capacity of 495 units. **Figure F-4: Downtown Mixed-Use Rezone Sites**, identifies the location of these sites.

Figure F-4: Downtown Mixed-Use Rezone Sites



High Density Residential

As part of the 2040 General Plan rezone process, the High-Density Residential land use designation maximum density will be increased from 35 to 65 du/ac. This rezoning will affect 20 parcels on approximately 44 acres. This includes eight parcels that are currently designated High-Density Residential, one parcel designed Low-Density Residential, one parcel designated Medium-Density Residential, and 10 parcels currently designated North Gateway Commercial.

Total residential units created for this land use designation will create 657 Very Low and Low units, 408 Moderate units, and 1,201 Above Moderate units, for a total of 2,266 units.

With the exception of the sites which are currently zoned North Gateway Commercial, these parcels currently allow residential development representing a potential total of 300 units. The rezone would result in an additional increased capacity of 1,966 units. **Figure F-5: High-Density Residential Rezone Sites**, identifies the location of these sites.

Figure F-5: High-Density Residential Rezone Sites



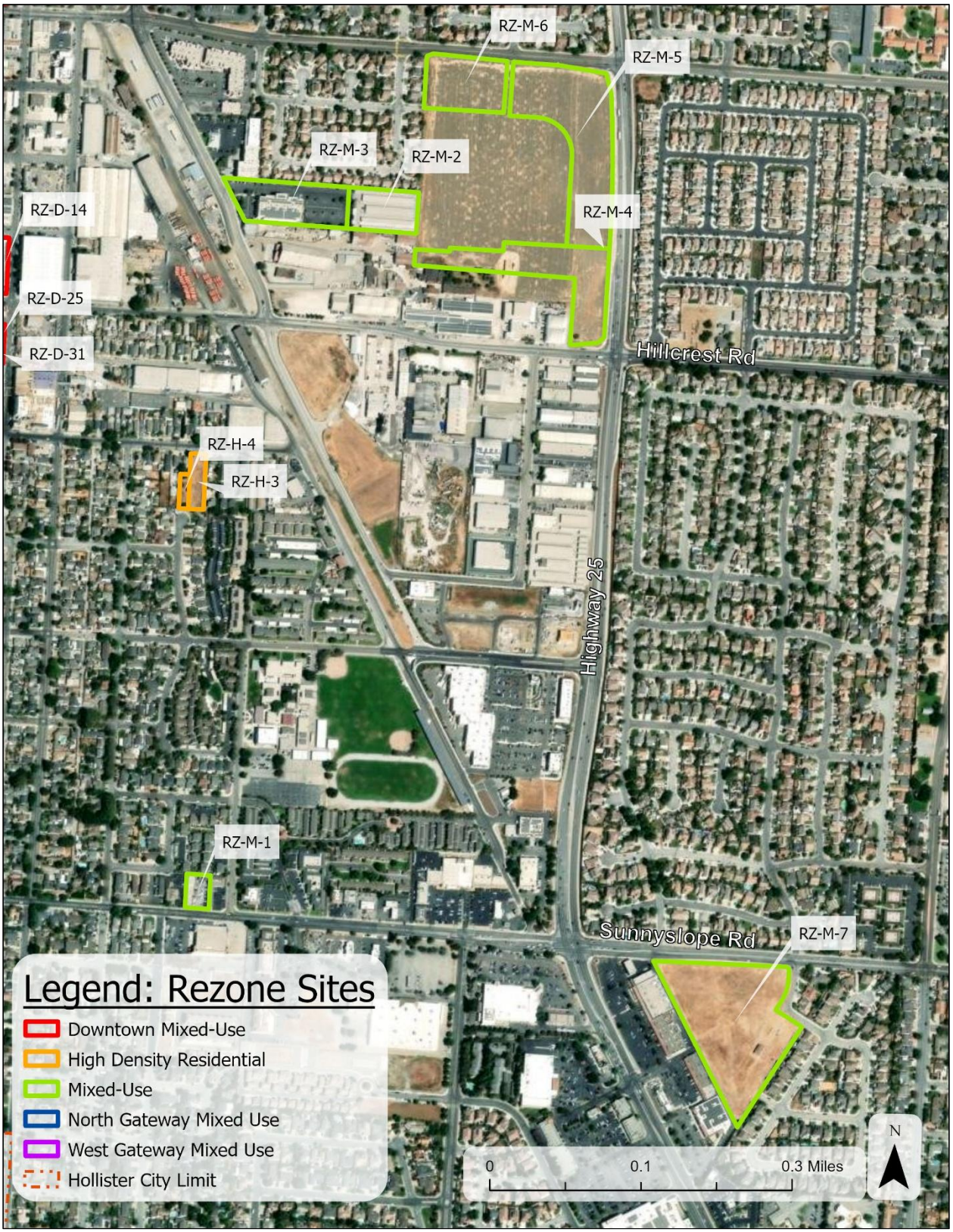
Mixed-Use

As part of the 2040 General Plan rezone process, the Mixed-Use land use designation maximum density will be increased from 40 to 65 du/ac. This rezoning will affect seven parcels on approximately 26 acres. All parcels are currently zoned Neighborhood Mixed-Use.

Total residential units created for this land use designation will create 455 Very Low and Low units, 236 Moderate units, and 707 Above Moderate units, for a total of 1,182 units.

These parcels currently allow residential development representing a potential total of 729 units. The rezone would result in an additional increased capacity of 453 units. **Figure F-6: Mixed-Use Rezone Sites**, identifies the location of these sites.

Figure F-6: Mixed-Use Rezone Sites

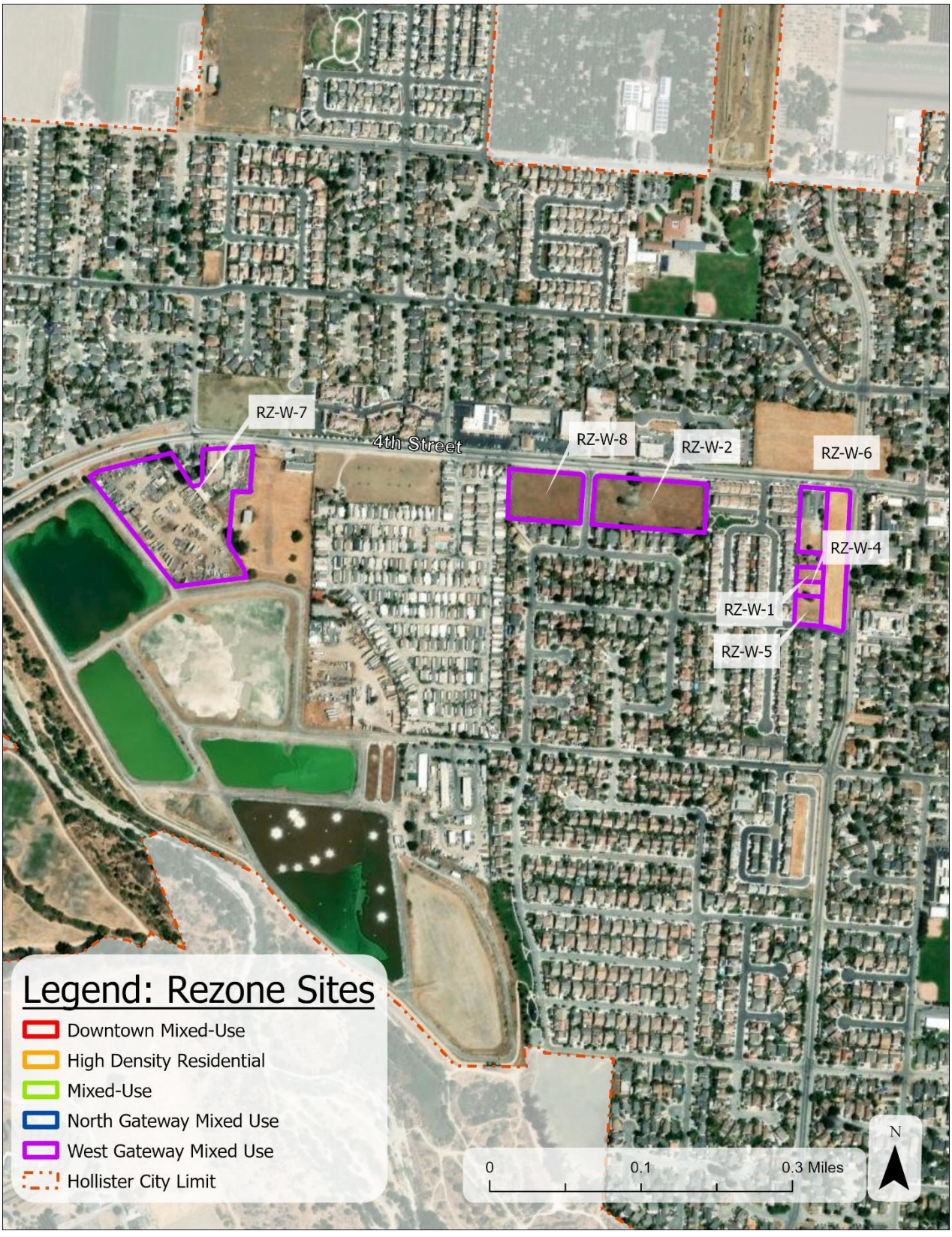


West Gateway Mixed-Use

As part of the 2040 General Plan rezone process, the Mixed-Use land use designation maximum density will be increased from 40 to 65 du/ac. This rezoning will affect eight parcels on approximately 19 acres. All eight parcels that are currently designated West Gateway Commercial.

Total residential units created for this land use designation will create 173 Very Low and Low units, 177 Moderate units, and 521 Above Moderate units, for a total of 871 units. **Figure F-7: West Gateway Mixed-Use Rezone Sites**, identifies the location of these sites.

Figure F-7: West Gateway Mixed-Use Rezone Sites



North Gateway Commercial

The General Plan designates 363 acres as North Gateway Commercial, located east and west of San Felipe Road and north of the downtown. Currently this land use designation does not allow residential development. The goal of this designation is to foster an attractive entry into the City of Hollister by featuring commercial and service-oriented businesses along with high-employment uses such as large-scale retail commercial uses, office parks, and service-oriented businesses. The design guidelines described in the "Special Planning Areas" section of the Land Use and Community Design Element of the General Plan stipulates additional criteria that development within the North Gateway must meet.

The Candidate Sites Analysis identifies seven parcels on approximately 21 acres in the North Gateway Commercial District that, when rezoned per the 2040 General Plan, would allow up to 65 dwelling units per acre. With an assumption of this site being developed at 70 percent of its maximum allowable density, based on the City's development trends, these sites would yield approximately 969 units. Total residential units created for this land use designation will create 193 Very Low and Low units, 198 Moderate units, and 578 Above Moderate units, for a total of 969 units**. Figure F-8: North Gateway Mixed-Use Rezone Sites**, identifies the location of these sites.

Figure F-8: North Gateway Mixed-Use Rezone Sites



D. Candidate Sites Inventory

The Candidate Sites Inventory includes a mix of vacant and non-vacant parcels identified to accommodate the City's 6th Cycle RHNA. The City conducted a detailed parcel-by-parcel analysis of non-vacant sites to evaluate whether existing uses materially impede redevelopment and to assess redevelopment feasibility during the planning period. Each non-vacant site was evaluated on a parcel-by-parcel basis using consistent redevelopment feasibility factors, including: existing use type and intensity relative to allowed or proposed zoning, building height, age, and functional characteristics, parcel size and configuration, likelihood of residential redevelopment, and surrounding land use and market context. This analysis is intended to assess whether existing uses materially impede redevelopment during the planning period, rather than to predict individual property owner actions.

Recent development, such as the 400 Block Condominium project and 500 San Benito Street Apartment project in the downtown have demonstrated that increased density maximums are required to bring feasibility to both vacant and non-vacant sites such as those which have been identified in this Housing Element. Those projects, developed at 98 and 125 du/acre, respectively, on lots significantly less than 1-acre in size, have been successfully constructed; while other projects proposed and entitled in the downtown and high-density mixed use zoning districts under current density ranges have not come to fruition. The 400 Block Condominium and 500 San Benito Street projects, however, required significant density bonus and other concessions and incentives to accommodate a density increase that created a financially feasible number of units on the sites to support the construction. The policies proposed in this Housing Element will support the proposed increases in density on the Candidate Sites to ensure that residential development projects are successful, without the need for density bonuses, concessions, or incentives.

Existing Use Intensity and Improvement Value

Across the Sites Inventory, most non-vacant parcels are improved with low-intensity uses relative to planned and proposed zoning capacity. Common existing conditions include older single-story commercial buildings, large surface parking fields, legacy service uses, institutional facilities, storage yards, auto-oriented retail pads, and a few scattered single-family residences on large parcels designated for higher density residential use.

In most cases, improvement value is low to modest relative to underlying land value, with a significant portion of site area devoted to parking, outdoor storage, or other non-productive uses. Structures are frequently single-purpose, shallow in depth, or functionally obsolete for

contemporary commercial needs. These conditions indicate limited recent reinvestment and are typical precursors to redevelopment when zoning allows higher-intensity residential or mixed-use development.

Structure Age, Condition, and Reinvestment Potential

The majority of existing structures on non-vacant sites reflect older construction eras and legacy building typologies, including small offices, strip commercial buildings, convenience stores, auto repair facilities, storage facilities, churches, and industrial or yard uses. Field observations and site characteristics indicate limited capital reinvestment in most cases, particularly where buildings are older single-story, surrounded by extensive paving, or partially vacant.

In contrast to newly constructed or heavily reinvested properties, these sites do not exhibit characteristics that would typically deter redevelopment, such as recent large-scale modernization, vertical expansion, or long-term intensification. The prevalence of aging or functionally constrained improvements supports the conclusion that redevelopment is feasible within the planning period as market conditions evolve.

Property Turnover Patterns and Market Feasibility

The analysis identified strong turnover indicators across multiple site types:

- Commercial and strip retail pads with surplus parking and shallow floorplates that are increasingly uncompetitive in walkable, mixed-use corridors.
- Auto-oriented service uses, repair yards, and storage facilities that commonly consolidate into fewer, larger locations as land values increase.
- Institutional and assembly uses (churches, funeral homes, theaters, medical offices) that often redevelop episodically as organizational needs change or facilities relocate.
- Low-density residential uses on large parcels designated for high-density residential development, where replacement with multifamily housing is consistent with local and regional redevelopment patterns.

Local and regional precedent, including recent Hollister projects and comparable developments in nearby cities, demonstrates that conversion of these use types to multifamily or mixed-use housing is both market-feasible and financeable when objective standards and by-right zoning are in place.

Parcel Size, Configuration, and Builder Feasibility

Many Sites Inventory parcels fall within "builder-preferred" size ranges, including:

- Small infill sites (0.1-0.5 acres) suitable for compact podium or stacked-flat development.
- Mid-sized sites (0.5-1.0 acres) ideal for efficient podium or wrap configurations delivered in a single phase.
- Larger infill and corridor sites (1-3 acres) capable of supporting multi-building layouts, internal circulation, and phased construction.
- Large master-planned sites exceeding 10 acres that can accommodate multi-phase neighborhoods with shared infrastructure and open space.

Parcel configurations generally support efficient access, internalized parking, and objective design solutions. Where minor lot adjustments or shared access improve feasibility, the City's lot consolidation and shared access programs provide flexibility without constraining redevelopment.

Displacement Considerations

The parcel-by-parcel analysis confirms that the majority of non-vacant sites do not contain existing residential units, and therefore redevelopment would not result in residential displacement. Where sites include a small number of existing residential units, typically one to two single-family homes, displacement impacts are limited in scale and can be addressed through standard relocation requirements. No sites involve concentrations of existing lower-income residential units that would materially constrain redevelopment feasibility during the planning period.

Regulatory Framework and Impediments to Redevelopment

The City's Housing Element programs substantially reduce regulatory impediments to redevelopment. Key actions include:

- Program H1.3, which implements rezonings to High Density Residential or Mixed-Use districts and allows multifamily development by right at appropriate densities.
- Program H2.1, which establishes objective design and development standards that reduce entitlement risk and improve predictability.
- Programs H3.6 and H4.1, which support density bonus utilization and affordability layering.
- Program H4.6, which provides flexibility for lot consolidation or shared access where beneficial.

Taken together, the parcel-by-parcel findings demonstrate that the City's Candidate Sites Inventory is realistic, feasible, and capable of accommodating the City's RHNA. Non-vacant sites are generally characterized by low-intensity, aging, or underutilized uses with low to modest improvement value, clear turnover signals, and parcel sizes that align with efficient multifamily development prototypes. Regulatory and infrastructure conditions further support redevelopment by reducing entitlement risk and allowing by-right residential development at planned densities.

Based on these actions and the parcel-level analysis, the City finds that existing uses do not materially impede redevelopment on Sites Inventory parcels during the planning period.

Table F-10: Pipeline Projects

			Affordability Level					
Unique ID	APN	Project / Address	Very Low / Low	Moderate	Above Moderate	Total Units	Status	Comments / Schedule
P-1	019120005000	Woodle Subdivision/ Aspen Park			100	100	Under Construction	100 Single-Family Dwellings
P-2	019310002000	Avalon Village/Willow Landing			144	144	Under Construction	116 Single-Family Dwellings, 28 Duets
P-3	051230005000	Everglen Subdivision			98	98	Under Construction	82 Single-Family Dwellings, 16 ADUs
P-4	051230006000	Kramer Commons			91	91	Approved	75 Single-Family Dwellings, 16 Duets
P-5	052090008000	San Juan Apartments	8		149	157	Approved	157 Multi-Family Units, Mixed-Use (3,750 SF Commercial)
P-8	052131033000	4th Street Apartments	17			17	Approved	17 Multi-Family Units
P-9	052180005000	NWC 4th St/Westside Blvd			84	84	Approved	84 Condominiums
P-10	052320003000	1871 Buena Vista Rd			3	3	Approved	3 Single-Family Dwellings
P-11	054600005000	Meridian Village			206	206	Under Review	134 Single-Family Dwellings, 72 Multi-Family Units
P-12	055030026000	South St Townhomes			14	14	Approved	Approved
P-14	057770040000	Annotti Landing			28	28	Under Construction	16 Multi-Family Units, 12 ADUs
P-15	057860046000	Brighton & Mimosa (Eden Housing)	100			100	Approved	100 Multi-Family Units
	058042024000							
P-17	019110031000	1620 Buena Vista Rd			130	130	Approved	Approved
P-18	0580600870 0580600850 0580600820 0580600910 0580600810 0580600830 0580600860 0580600880 0580600930 0580600900	Farmstead			13	13	Under Construction	1 unit on each of the 13 parcels.

Table F-10: Pipeline Projects

			Affordability Level					
Unique ID	APN	Project / Address	Very Low / Low	Moderate	Above Moderate	Total Units	Status	Comments / Schedule
	0580600890 0580600840 0580600920							
P-19	057710054000 057710053000	West of Fairview Phase 3			47	47	Approved	Some permits pulled; 47 outstanding in the 6th Cycle.
P-20	054110002000 054110001000	375 Fourth St.	50		1	51	Approved	51 Multi-Family Units
P-21	052360001000 through -5000	San Juan Crossings			132	132	Approved	132 Multi-Family Units, Mixed-Use (5,259 SF Commercial)
P-22	020120064 020460036 020460035	Intravia/The Heights			25	25	Under Review	11 Duplexes, 3 Single-Family Dwellings
P-23	054640001 through -028	400 Block			2	2	Under Construction	Some permits pulled; 2 outstanding in the 6th Cycle
P-24	054080009	500 San Benito St			12	12	Under Construction	Mixed-use ground floor commercial
P-25	053260006	Bhandal Apartments/650 Central Ave			1	1	Approved	Addition to existing apartments
P-26	057900001 through -097, 057890001 through -101	West of Fairview Phase 2		4	157	161	Under Construction	Some permits pulled; 161 outstanding in the 6th Cycle
P-27	056091002	221 Hawkins St			4	4	Approved	2 Multi-Family Units, 2 ADUs
P-28	057800002 057800001	Los Pinars Apartments			47	47		Some permits pulled; 47 outstanding in the 6th Cycle
P-29	057770001 through -014, 057770017 through -039, 057760001 through -073,	Twin Oaks			61	61	Under Construction	107 permits issued in 5th Cycle; 61 units outstanding in the 6th Cycle

Table F-10: Pipeline Projects

			Affordability Level					
Unique ID	APN	Project / Address	Very Low / Low	Moderate	Above Moderate	Total Units	Status	Comments / Schedule
	057780003 through -009, 057780011 through -025, 057780028 through -038, 057780041 through -045, 057780047 through -066							
P-30	051240043	Everglen 2		1	6	7	Approved	7 Single-Family Dwellings
		Total	**175**	**5**	**1,555**	**1,735**		

Table F-11: Existing Capacity

Unique ID	APN	Address	Acreage	GP Land Use Designation	Zoning	Net Total Units	Net Units by Income Category			Comments / Status	Used in Previous Housing Element
							Low	Moderate	Above Mod.		
E-1	057344062000	1371 Sunnyslope Rd	1.56	High Density Residential	R4	43	11	6	26	A single detached unit sits on a largely open interior, with roughly three-quarters of the site unused—an unusually efficient canvas at 1.56 acres for podium or garden-style multifamily. The High Density Residential designation enables by-right multifamily; gross-density accounting and objective standards remove the "site plan penalty" that once pushed projects below target yields. Program H1.3 (multifamily rezones and streamlining) and Program H3.8 improve depth of feasibility given the parcel's frontage and nearby services. Local precedent shows Hollister builders comfortable replacing low-intensity improvements with higher density: downtown office conversions and surface-lot redevelopments reached strong unit yields and demonstrate lender acceptance of infill typologies citywide. At 1.56 acres, typical builder programs (3–4-story wraps or stacked flats) can hit efficiency thresholds for elevators, centralized utilities, and on-site open space without requiring consolidation. The existing single-family structure does not materially impede redevelopment and could be removed or integrated into a comprehensive site plan. Assessor information and site characteristics indicate that the value of improvements on the parcel is modest relative to land area and zoning capacity, a condition commonly associated with redevelopment feasibility. The existing single-family structure appears older and its condition does not suggest recent substantial reinvestment that would materially deter redevelopment. Single-family structures on large, high-density parcels typically experience higher redevelopment turnover when market conditions align, particularly where zoning allows multifamily development by right. Taken together, the relatively low improvement intensity, age of the structure, and redevelopment patterns for similar sites support a higher probability of redevelopment during the planning period.	4th Cycle
E-2	055190015000	1001 Nash Rd	0.64	High Density Residential	R4	17	4	3	10	This is an operating church on a small but well-located parcel. Faith-based owners often explore mission-aligned housing, and the zoning already allows multifamily. At 0.64 acre, feasibility pivots on compact massing (elevator-served stacked flats or three-story walk-ups) and shared or structured parking solutions. Program H4.6 (small-site entitlement support) and Program H1.3 can right-size standards, while Program H3.8 reduces parking friction for modest unit counts. Precedents downtown—like conversion/overbuilds of existing improvements—show that replacing low-intensity uses on sub-acre sites is viable in Hollister when objective standards are clear. If the congregation relocates or pursues joint development (SB 4, ground lease), the site's frontage supports a residential entry court and screened parking to the rear. Density bonuses further help pencil a 20–30+ unit concept with a meaningful affordable set-aside. The existing church does not materially impede redevelopment over the planning period. Redevelopment would not involve displacement of residential units. Overall, the site exhibits moderate to high redevelopment potential, with realistic capacity for approximately 20 to 30 or more multifamily units, with density bonus provisions supporting additional unit yield and affordability where utilized.	No
E-3	057250008000	1573 Valley View Rd #A	3.09	High Density Residential	R4	86	22	13	51	A large, mostly vacant tract with scattered structures and the "builder-preferred" size: at just over three acres, the site supports efficient internal drives, building bars that maximize frontage and solar orientation, and centralized amenity nodes. With R4 already in place, Program H1.3 streamlines multifamily, and Program H2.1 (objective design standards) supplies predictable elevations, materials, and stepbacks. The City's recent history converting underutilized parcels to housing, including a 100-unit plan at 1070 Buena Vista, confirms the	4th Cycle

										market for mid-scale multifamily and the City's comfort permitting it. The land area can deliver multiple buildings in one phase or two marketable phases with shared infrastructure, a key lender consideration. Improvements on the parcel are limited and scattered, and the improvement value is low relative to overall parcel size and zoning capacity, which is a strong indicator of redevelopment feasibility. Existing structures appear older and utilitarian in nature, and do not reflect recent reinvestment that would constrain redevelopment. Large parcels with minimal improvements historically experience higher redevelopment turnover, particularly when zoning already allows multifamily residential development and no residential displacement is involved. These factors collectively indicate a high likelihood of redevelopment during the planning period. Given parcel size, zoning, and recent local precedent, the site exhibits high redevelopment potential during the planning period, with realistic capacity for approximately 80 to 120 multifamily units depending on unit mix and application of density bonus provisions.	
E-4	053440054000	North St	3.41	Medium Density Residential	R3	60	30	30	0	Vacant. Owned by an affordable housing developer with interest in developing a 100% affordable project.	No
	053440055000		1.75								No
E-5	052131028000	1220 Fourth St	1.60	West Gateway Mixed-Use	WG	39	10	6	23	A single-tenant commercial building with large parking areas occupies a prime West Gateway corner, but field conditions (partial vacancy, expansive asphalt) point to classic infill: wrap new housing along the street edges and internalize replacement parking. Program H1.3 (allowing 100% residential on mixed-use sites) is critical—Hollister has already approved projects that leaned residential first, with small ground-floor commercial components where marketable. Comparable downtown examples—like 375 Fourth (mixed-use with 4,600+ sf retail over a former lot) and overbuilds at 500/400 San Benito—demonstrate the playbook: right-size retail, put homes above or beside it, and retire surplus parking. At 1.6 acres, the site clears the threshold for efficient podium or liner buildings without needing off-site parking deals, and objective standards de-risk massing and frontage. The existing commercial use does not materially impede redevelopment during the planning period, as parking areas can be internalized or reduced and no residential displacement would occur. Given parcel size, gateway location, and zoning flexibility, the site exhibits high redevelopment potential, with realistic capacity for approximately 40 to 60 or more multifamily units, with density bonus and inclusionary provisions potentially increasing unit yield and affordability. A significant portion of the parcel's value is attributable to land rather than improvements. Field conditions and partial vacancy suggest limited recent reinvestment in the existing structure. Commercial properties of this type, particularly those with excess parking, tend to experience higher turnover as retail formats evolve and mixed-use redevelopment becomes more competitive. The combination of underutilized improvements, observable age and condition, and market-driven turnover of similar commercial sites supports a higher probability of redevelopment over the planning period.	4th Cycle
E-6	057420051000	Ladd Lane Apartments	1.00	Neighborhood Mixed-Use	NMU	28	0	0	28	Vacant	No
E-7	057720002000	262 Hillock Dr	0.87	Neighborhood Mixed-Use	NMU	24	6	4	14	Vacant	No
E-8	057720001000	242 Hillock Dr	0.88	Neighborhood Mixed-Use	NMU	24	6	4	14	Vacant	No
E-9	057800002000	1561 Cushman St	1.27	Neighborhood Mixed-Use	NMU	35	9	5	21	Vacant	No
E-10	057800001000	0 Cushman St	1.20	Neighborhood Mixed-Use	NMU	33	8	5	20	Vacant	No

E-11	057420052000	391 Hillock Dr	1.1	Neighborhood Mixed-Use	NMU	30	8	5	17	Vacant	No
					Total	**419**	**114**	**81**	**224**		
					Residential	**206**	**67**	**52**	**87**		
					Mixed-Use	**213**	**47**	**29**	**137**		

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
RZ-D-1	054140006000	220 Fourth St	0.24	Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	4	4	12	20	A clean, vacant infill pad in the Downtown grid that can deliver near-term housing without displacement, utility reroutes, or demolition. A compact 4–6-story stacked-flat or small-podium fits the quarter-acre footprint under the proposed Downtown Mixed-Use intensity; the assumption of ~20 homes at ~70% of maximum density mirrors similarly sized downtown parcels in peer cities. The street edge can carry an active lobby corner and transparent amenities, with massing stepped to adjacent low-rise fabric and curb-cut consolidation for a safer, more walkable frontage. Program H1.3 provides the rezoning basis; Program H2.1 calibrates objective standards (setbacks, transitions, open space, loading) to today's infill prototypes; Program H4.6 allows right-sized parking where eligible; and Program H1.3 offers a ministerial path when deeper affordability is pursued. Regional precedents show this move is routine—Watsonville's 558 Main St (long-vacant CBD lot to 4-story mixed-use) and Santa Cruz's Pacific Station North (mid-rise housing in a transit core) demonstrate near-term feasibility for sites of this scale.	No
RZ-D-2	054020001000	701 San Benito St	0.15	Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	2	2	8	12	A prominent vacant corner that reads as "ready land" for a 4–5-story building with internalized parking (or participation in a pooled/shared solution) and a fine-grained ground floor. The assumption of ~12 homes at ~70% of maximum density is reasonable for an upzoned main street, and recent small-pad submittals in similar towns trend predominantly residential—consistent with HCD's realism test on micro-sites. Streetscape upgrades—curb-cut consolidation, shade trees, and lighting—pair with an activated corner to reinforce walkability, while step-backs and articulation protect privacy on shared lot lines. With Program H1.3 bringing the rezone into force and Program H2.1 refining objective standards, applicants can size any nonresidential area only where it pencils; Program H1.5 can reduce parking where transit criteria are met; and Program H1.3 expedites qualifying affordability mixes. Nearby examples such as Santa Cruz's Riverfront/Front Street and Morgan Hill's Sunsweet show main-street parcels intensifying to mid-rise housing with structured or shared parking.	No
RZ-D-3	054010024000	Seventh St	0.12	Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	2	2	6	10	A textbook vacant micro-infill interior lot: no active tenants to relocate, utilities at the doorstep, and just enough width for a 3–4-story stacked-flat with a single efficient core, internal bike/storage rooms, and modest on-site stalls (or access to a shared facility). The assumption of ~10 homes at ~70% of maximum density is achievable with current small-plate prototypes. A stoop or compact forecourt balances privacy and "eyes on the street," while upper-story step-backs respect adjacent structures. Program H1.3 (rezone) and Program H2.1 (objective standards update) set a predictable envelope; and Program H1.3 shortens timelines for qualifying affordability. Regionally, Watsonville's 558 Main and Santa Cruz's Pacific Station North illustrate the same micro-to-mid-rise pattern that can be replicated here.	No
RZ-D-4	054050018000	375 Sixth St	0.45	Not Vacant	70%	Downtown Commercial	45	Downtown Mixed-Use	125	10	6	23	39	A faith-based campus embedded in Downtown that can either replace or retain worship space paired with a 4–6-story podium. Either sequence can keep services active during construction (temporary assembly space or a	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
						and Mixed-Use								shared off-site venue), while curb-cut reductions, accessible entries, and stepped upper floors fit the block's scale. The assumption of ~39 homes at ~70% of maximum density aligns with church-to-housing precedents nearby, including San José's Immanuel-Sobrato supportive housing on church land and Cathedral of Faith campus housing. Program H1.3 sets the land-use basis; Program H2.1 tunes objective standards for step-backs and loading; Program H4.6 keeps small-lot consolidation optional where a sliver improves back-of-house circulation; and Program H1.3 is available for deeper-affordability proposals. With the Draft EIR covering rezone growth and standards refinement underway, entitlements can be streamlined post-adoption. The value of improvements is modest relative to downtown land value and zoning capacity. The structures appear older and functional in nature, with limited evidence of recent capital reinvestment that would materially deter redevelopment. Institutional properties of this type typically experience episodic turnover or partnership-driven redevelopment rather than incremental expansion, which increases redevelopment probability over a multi-year planning period. Redevelopment would not involve displacement of existing residential units.	
RZ-D-5	054080026000	350 Sixth St	0.40	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	7	7	20	34	A strip/pad-style commercial site that phases cleanly to housing while neighborhood-serving uses remain available. The existing commercial use does not materially impede redevelopment during the planning period, as no residential displacement would occur and existing tenants can be accommodated through phased relocation or re-tenancy within new ground-floor space. Given parcel size, downtown context, underutilized improvements, and demonstrated redevelopment of similar strip and pad sites in comparable communities, the site exhibits moderate to high redevelopment potential, with realistic capacity for approximately 30–35 multifamily units at roughly 70 percent of maximum density, consistent with assumptions. Early moves include consolidating curb cuts, pulling the building line to the sidewalk, and delivering a 4–6-story building with only the amount of ground-floor commercial that pencils—or simply 100% residential once rezoned. Existing tenants can be accommodated by sequencing: retain a small portion of the pad during Phase 1, then relocate into finished ground-floor space. The assumption of ~34 homes at ~70% of maximum density matches yields on ~0.4-acre podiums in comparable downtowns. Program H1.3 enables the intensity; Program H2.1 right-sizes parking and open-space standards; Program H1.5 can reduce minimums where transit-proximate; and Program H4.6 keeps a single, efficient garage podium possible through optional small-lot consolidation. Direct analogs abound, from San José's Cambrian Park Plaza to El Paseo/Saratoga and Seaside's Seagrove, each showing strip-center or pad sites evolving to mixed-use housing under updated standards.	No
RZ-D-6	054130013000	310 Fourth St	0.36	Not Vacant	70%	Downtown Commercial	45	Downtown Mixed-Use	125	6	6	19	31	A classic underbuilt pad with multiple commercial tenants. The site presents shallow shopfront massing and a wide parking apron that can step into a 4–6-story residential building with a tightened curb line, transparent	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
						and Mixed-Use								ground-floor edge, and parking tucked behind or below grade. Improvement value appears modest compared to underlying land value, with a site layout and building form typical of older strip or pad retail that has not seen recent substantial reinvestment. Commercial properties of this type commonly experience turnover as retail demand evolves, particularly where surplus parking and shallow floor plates limit long-term adaptability. At roughly a third of an acre, builders favor a small podium with one consolidated driveway, efficient double-loaded corridors, and screened loading; the assumption of ~31 homes at ~70% of maximum density aligns with that footprint. Program H1.3 supplies the upzoning and Program H2.1 calibrates objective standards for height, setbacks, and open space, Program H4.6 keep optional assembly with a neighbor on the table. Regionally, the move from strip/pad retail to housing mirrors San José's Cambrian Park Plaza and El Paseo/Saratoga, and Seaside's Seagrove—each converting surplus stalls into homes while repairing the pedestrian edge. The existing commercial uses do not materially impede redevelopment over the planning period, as no residential displacement would occur and phased redevelopment could accommodate tenant relocation or re-tenancy.	
RZ-D-7	054080013000	535 Monterey St	0.27	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	5	4	14	23	A multi-tenant commercial building with corner visibility and over-parked site lend themselves to a "corner-maker" building. The parcel is an over-parked corner site, reflecting a low-intensity development pattern relative to its downtown land value, visibility, and rezoning capacity. Improvement value is concentrated in a single-story structure with limited vertical or adaptive potential, and field conditions suggest functional adequacy rather than recent capital reinvestment. Corner commercial sites with surplus parking commonly experience redevelopment turnover as demand shifts toward residential or mixed-use formats that better capitalize on visibility and pedestrian access. The existing commercial use does not materially impede redevelopment during the planning period, as redevelopment would not displace residential units and could occur following natural tenant turnover. Given parcel size, underutilized parking, corner location, and regulatory certainty, the site exhibits moderate to high redevelopment potential, with realistic capacity for approximately 20–25 multifamily units, consistent with conservative infill assumptions. Program H1.3 establishes the intensity and Program H2.1 provides predictable step-backs and service standards, Program H4.6 allow assembly if a sliver would improve garage efficiency. Comparable conversions—El Paseo/Saratoga and Seagrove—illustrate the same pattern from parking fields to mid-rise housing.	No
RZ-D-8	054090004000	221 Fifth St	0.20	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	3	4	10	17	A small multi-tenant pad with big drive aisles can pivot to a 3–5-story building using a single core, internal bike/storage rooms, and a forecourt or stoop sequence that puts "eyes on the street." On a fifth of an acre, builders prize straightforward structure and circulation; the assumption of ~17 homes at ~70% of maximum density is consistent with micro-podium yields once turning movements are calmed and the sidewalk is made	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
														continuous. The adjacent building exhibits the exact product this parcel can emulate. The value of improvements is limited compared to land value, and the building form reflects an older commercial typology with minimal recent reinvestment. Small downtown commercial pads frequently experience redevelopment turnover as pedestrian-oriented housing becomes more competitive and auto-oriented layouts lose functional relevance. Program H1.3 resolves underzoning and Program H2.1 locks in objective transitions to nearby low-rise. Similar downtown envelopes deliver meaningful unit counts in Watsonville's 558 Main and Santa Cruz's Pacific Station North when standards are tuned to infill geometry. The existing commercial use does not materially impede redevelopment during the planning period, and redevelopment would not involve displacement of residential units.	
RZ-D-9	054010017000	738 San Benito St	0.27	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	5	5	13	23	A multi-tenant commercial building with San Benito St frontage, shallow retail depth, and redundant curb cuts suggest a clean "retail-to-residential" transition: a 4–6-story building completes the streetwall, internalizes parking/loading, and keeps only the amount of nonresidential floor area that pencils—or goes 100% residential per policy. Improvement value is low to modest compared to land value, and the site layout suggests an older retail typology with limited recent reinvestment. Commercial properties of this form commonly experience turnover as auto-oriented retail becomes less competitive along walkable corridors. At 0.27 acres, developers can build a simple podium and single access point; the assumption of ~23 homes at ~70% of max tracks with recent corridor prototypes. The public-realm payoff is immediate: fewer driveways, safer crossings, and a continuous tree canopy. Program H1.3 and Program H2.1 provide the entitlement and predictable form. Regional conversions like Cambrian Park Plaza and El Paseo/Saratoga demonstrate feasibility for parcels of this size and exposure. The existing commercial uses do not materially impede redevelopment during the planning period, as no residential displacement would occur and tenant turnover can support phased redevelopment.	No
RZ-D-10	054010016000	730 San Benito St	0.09	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	1	2	4	7	A true micro-lot where success hinges on precision: a slender 3–4-story stacked-flat with one efficient core, fire/life-safety resolved along the side yard, and service access consolidated with a neighbor. Improvement value is limited, and the building form reflects an older commercial typology with minimal reinvestment. Micro-scale commercial parcels often experience higher redevelopment turnover as legacy structures lose functional viability and consolidation or vertical infill becomes more competitive. On ~0.09 acres, builder preference is for a tight structural grid and shared service court; the assumption of ~7 homes at ~70% of maximum density is achievable when Program H4.6 secure a shared drive or trash/loading bay, Program H2.1 clarifies setbacks and window placement for privacy. Micro-parcels in Santa Cruz's Riverfront area and Morgan Hill's Sunsweet block show that small plates can carry multifamily when standards and access are right-sized. Micro-lots also present viable options for lot consolidations. The	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
														existing use does not materially impede redevelopment over the planning period and would not involve residential displacement.	
RZ-D-11	054010021000	363 Seventh St	0.54	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	9	9	29	47	A funeral home with extensive on-site parking that is well-suited to a phased transition: maintain operations in the existing structure while a first residential wing rises over reconfigured parking; then complete the program with a replacement assembly or amenity space if desired. Improvement value is concentrated in a single-purpose structure with limited adaptability, and the presence of surplus parking indicates underutilization of land. Institutional properties of this type commonly redevelop through episodic turnover or partnership-driven transitions rather than incremental reinvestment. A half-acre footprint simplifies construction logistics, supports a single consolidated driveway and internalized loading, and yields predictable efficiency; the assumption of ~47 homes at ~70% of maximum density matches podium yields at this acreage. Program H1.3 provides a mixed-use basis and Program H2.1 supplies objective step-backs and loading standards, and Program H4.6 keep an optional edge assembly open. Regional models—from San José's Tamien Station (public/institutional lots to housing) to Immanuel-Sobrato and Cathedral of Faith—show how specialized or institutional parcels reconfigure into housing while maintaining community-serving functions. The existing institutional use does not materially impede redevelopment during the planning period and would not involve residential displacement.	No
RZ-D-12	054090012000	515 San Benito St	0.17	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	3	3	9	15	This shallow commercial pad can convert to a 3–5-story building with a compact lobby, screened service alcove, and parking tucked to the interior. Improvement value is low to modest compared to land value, and the site's configuration suggests an older commercial format with limited recent reinvestment. Small commercial pads of this type frequently experience redevelopment turnover as pedestrian-oriented residential infill becomes more competitive. On 0.17 acres, builders can maintain an efficient double-loaded corridor and still deliver an animated frontage; the assumption of ~15 homes at ~70% of maximum density reflects what similar parcels deliver once curb cuts are consolidated. Program H1.3 unlocks the intensity and Program H2.1 codifies objective transitions and open-space metrics, and Program H4.6 enabling shared access with a neighbor if needed. Outcomes like Santa Cruz's Riverfront and Seaside's Seagrove show the same right-sized mixed-use or all-residential formats at this scale. The existing commercial use does not materially impede redevelopment and would not displace residential units.	No
RZ-D-13	054220006000	10 East St	0.17	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	3	3	9	15	A corner/interior hybrid commercial lot with East St visibility can support a 4–5-story mass that builds a continuous edge, includes a compact lounge or maker space at grade only if it pencils, and places parking behind liner units. Improvement value appears limited relative to land value, and the site layout reflects an older commercial typology with minimal recent reinvestment. Corner commercial parcels of this scale often experience turnover as demand shifts toward residential infill that better leverages	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.		
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
														visibility and walkability. The 0.17-acre size suits a single-core podium-lite plan; the assumption of ~15 homes at ~70% of maximum density is typical. Program H1.3 aligns the land use and Program H2.1 brings predictable objective envelopes, and Program H4.6 keeping shared access or small-lot assembly available. The transition echoes El Paseo/Saratoga and Cambrian Park Plaza—retiring legacy parking fields and returning the block face to pedestrians. The existing commercial use does not materially impede redevelopment during the planning period, and redevelopment would not involve residential displacement.	
RZ-D-14	054020008000	217 Seventh St	0.74	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	13	13	39	65	A low-coverage lumber yard operation with large open storage offers a clear path to medium-scale housing: a 4–6-story podium or wrap can reorganize circulation behind a planted frontage, deliver efficient double-loaded corridors, and phase to minimize disruption during transition. This is a very low-intensity industrial use relative to parcel size and rezoning capacity. Improvement value is low to modest compared to underlying land value, with the majority of site area devoted to open yards rather than enclosed buildings. Existing structures, where present, appear utilitarian and older in nature, with limited reinvestment typical of outdoor storage uses. Properties of this type frequently experience redevelopment turnover as urban land values increase and production-oriented uses transition to more intensive residential or mixed-use development. Program H1.3 provides the rezone and Program H2.1 establishes objective step-backs and frontage rules, and Program H4.6 allowing optional assembly for a cleaner garage podium. The evolution from yard/storage to housing is well documented nearby—Gilroy's The Cannery and Santa Cruz's 901 Pacific (auto/warehouse to mixed-use) demonstrate market appetite for converting production- or auto-oriented parcels. The existing use does not materially impede redevelopment during the planning period, as operations can be phased or relocated and no residential displacement would occur. Overall, the site exhibits high redevelopment potential.	No
RZ-D-15	054020004000	727 San Benito St	0.15	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	3	3	7	13	A legacy two-story commercial building with limited depth can transition to a 4–5-story, predominantly residential plan that respects the main-street rhythm while unlocking upper-story yield. The site reflects a low-intensity use relative to its main-street location and rezoning potential. Improvement value is low to moderate but largely attributable to an older structure that has limited adaptability for contemporary commercial needs. Field conditions and building form suggest an aging building with no indication of recent substantial reinvestment. On a 0.15-acre plate, a compact core, clear lobby corner, and privacy-managed side walls keep construction efficient; the assumption of ~13 homes at ~70% of maximum density reflects builder outcomes on similar plates. Program H1.3 aligns the land use and Program H2.1 provides predictable, objective envelopes. Nearby, Santa Cruz's Riverfront/Front Street and Morgan Hill's Sunsweet demonstrate main-street intensification from aging shopfronts to mid-rise housing with structured or shared parking. The existing commercial use	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.		
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
														does not materially impede redevelopment during the planning period and would not displace residential units.	
RZ-D-16	054020003000	717 San Benito St	0.10	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	2	2	4	8	A compact main-street commercial parcel where scale works in our favor: at a tenth of an acre, a 4–5-story, single-core building can replace the legacy two-story shell and still hold an efficient double-loaded corridor, modest back-of-house, and a clear lobby corner. Low-intensity use relative to zoning capacity and downtown land value. Improvement value is limited compared to land value, and the existing structure reflects an older commercial typology with constrained floorplates and minimal recent reinvestment. Small main-street parcels of this size frequently experience redevelopment turnover as pedestrian-oriented residential infill becomes more economically viable than continued commercial use. The assumption of roughly eight homes at ~70% of maximum density is realistic on this footprint once driveways are consolidated and glazing carries the streetwall. Program H1.3 brings the zoning up to the proposed Downtown Mixed-Use standard, Program H2.1 supplies predictable objective envelopes and step-backs to protect adjacent privacy; if a shared service bay with a neighbor improves access, Program H4.6 keep that optional. Regional precedents like Santa Cruz's Riverfront/Front Street and Morgan Hill's Sunsweet block demonstrate how shallow, legacy shopfronts transition to mid-rise housing without losing walkability or storefront rhythm. The existing use does not materially impede redevelopment and would not involve residential displacement.	No
RZ-D-17	054020002000	713 San Benito St	0.05	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	1	1	2	4	This is a true micro-lot—precisely the condition where builder preference leans toward a slender 3–4-story stacked-flat with one efficient core and a stoop or forecourt entry that balances privacy with active frontage. Very low-intensity use relative to zoning potential and downtown land value. Improvement value is minimal, and the structure appears older and functionally constrained, with limited evidence of recent capital reinvestment. Micro-scale commercial parcels of this type often experience higher redevelopment turnover or are assembled with adjacent parcels as land values rise and zoning supports residential infill. The assumption of four homes at ~70% of maximum density tracks with small-plate precedents on similarly constrained sites once curb cuts are eliminated and services (trash/loading) are solved via a shared easement. The proposed rezone under Program H1.3 and calibrated objective standards under Program H2.1 supply a predictable envelope; and Program H4.6 keep shared access feasible. Examples in Santa Cruz's downtown core show micro-parcels making the jump to multifamily when standards are tuned to infill geometry. Micro-lots also present viable options for lot consolidation. The existing use does not materially impede redevelopment during the planning period and would not displace residential units.	No
RZ-D-18	054010008000	722 San Benito St	0.10	Not Vacant	70%	Downtown Commercial	45	Downtown Mixed-Use	125	2	2	4	8	A two-story mixed-use building on a tenth of an acre can be reworked or replaced with a 4–5-story predominantly residential plan that maintains a modest commercial presence only where it pencils. While the existing	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
						and Mixed-Use								building includes both residential and commercial components, the overall intensity remains low relative to downtown land value and the rezoning capacity anticipated under the Housing Element and 2040 General Plan. Improvement value is low to modest compared to underlying land value, and the structure reflects an older, shallow-plate typology with limited flexibility for contemporary mixed-use demands. Field conditions do not indicate recent substantial reinvestment that would materially deter redevelopment. The site size is ideal for a single-core podium-lite solution with internal bike/storage, wrapped or screened services, and an articulated façade to match San Benito St's cadence. The assumption of eight homes at ~70% of maximum density is consistent with builder preferences for small footprints. With Program H1.3 aligning land use and Program H2.1 ensuring objective transitions and loading standards, an applicant can pursue 100% residential if desired; and Program H4.6 keep a shared access bay possible. Riverfront/Front Street in Santa Cruz and Morgan Hill's Sunsweet show the same shopfront-to-mid-rise evolution on shallow lots. The existing use does not materially impede redevelopment during the planning period; any residential displacement would be limited in scale and manageable through standard relocation requirements.	
RZ-D-19	054010025000	339 Seventh St #A	0.14	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	2	3	7	12	Slightly larger than the micro San Benito lots, this 0.14-acre parcel can support a 4–5-story building with a clearer back-of-house and a small, internalized service bay, improving both feasibility and streetscape. Improvement value is limited relative to land value, and the building appears to be aged with constrained floorplates and minimal recent capital reinvestment. Commercial buildings of this size and form often experience turnover as land values increase and redevelopment for residential use becomes more competitive than continued commercial operation. The assumption of about twelve homes at ~70% of maximum density fits an efficient double-loaded corridor and a planted sidewalk with reduced driveways and better lighting. Program H1.3 supplies the Mixed-Use basis, Program H2.1 sets objective step-backs and open-space metrics, if a shared driveway improves geometry, Program H4.6 are available. Conversions of older single-story buildings to mid-rise housing in downtown Santa Cruz and Morgan Hill provide direct analogs for this scale and frontage. The existing commercial use does not materially impede redevelopment and would not displace residential units.	No
RZ-D-20	054050023000	650 San Benito St	0.34	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	6	6	18	30	A multi-tenant commercial building that's a third of an acre with a wide parking apron is exactly where builders favor a small podium: pull the building line to the sidewalk, wrap the parking with active uses or residential liners, and consolidate to a single access point. Low-intensity use relative to corridor land value and zoning capacity. Improvement value is concentrated in single-story commercial space and extensive paving, indicating that a significant portion of the site's value lies in the land rather than the improvements. Field conditions suggest limited recent reinvestment, and strip/pad commercial sites of this type commonly	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
														experience redevelopment turnover as parking-heavy retail formats decline. The assumption of roughly thirty homes at ~70% of maximum density reflects what a 0.34-acre plate yields when redundant curb cuts are removed and a continuous canopy and glazing animate the frontage. Program H1.3 and Program H2.1 create a predictable entitlement and form-based environment, and Program H4.6 keep limited consolidation options open if a sliver improves garage efficiency. The transition from strip/pad retail to mixed-use housing mirrors San José's Cambrian Park Plaza and El Paseo/Saratoga, and Seaside's Seagrove—each converting surplus stalls into homes while upgrading the pedestrian realm. The existing commercial uses do not materially impede redevelopment during the planning period and would not involve residential displacement. Overall, the site exhibits moderate to high redevelopment potential.	
RZ-D-21	054080005000	345 Fifth St	0.15	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	3	3	7	13	A multi-tenant commercial building on a 0.15-acre pad, the most feasible move is a 4–5-story building that limits ground-floor nonresidential area to what the market can support and shifts the remainder to housing. Low-intensity use relative to downtown land value and redevelopment potential. Improvement value is low to modest, and the building form reflects an older commercial typology with limited adaptability and minimal recent reinvestment. Small commercial pads of this type frequently experience redevelopment turnover as demand for walkable residential infill increases. The assumption of thirteen homes at ~70% of maximum density fits a single-core layout with a compact service alcove and improved sidewalk continuity. Program H1.3 brings the rezone, Program H2.1 provides objective rules for setbacks, transitions, and loading. Similar-sized pads have converted across the region, with Cambrian Park/El Paseo showing the parking-field-to-housing model and Seagrove demonstrating a smaller-scale version. The existing commercial use does not materially impede redevelopment and would not displace residential units.	No
RZ-D-22	054050006000	610 San Benito St	0.54	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	9	10	28	47	Multi-tenant commercial building with parking. At just over a half-acre, this site hits a sweet spot for builder efficiency: enough width for a clean podium with double-loaded corridors, a single consolidated driveway, and internalized loading, while still maintaining a fine-grained façade on San Benito St. Low-intensity use relative to corridor land value and mixed-use redevelopment potential. Improvement value is low to modest compared to underlying land value, with a development pattern typical of older commercial centers that prioritize surface parking over building intensity. Field conditions suggest limited recent capital reinvestment, and multi-tenant commercial properties of this type commonly experience tenant turnover as retail demand shifts and higher-intensity residential or mixed-use formats become more competitive. The assumption of forty-seven homes at ~70% of maximum density is consistent with podium yields on this acreage, and the larger footprint simplifies construction sequencing and tenant relocation. Program H1.3 supplies the Mixed-Use basis, Program H2.1 codifies step-backs and frontage rules, and Program H4.6 preserve	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
														optional assembly if a narrow strip would optimize the garage. Regional conversions of multi-tenant centers—Cambrian Park, El Paseo, and Seagrove—confirm feasibility at this scale. The existing commercial uses do not materially impede redevelopment during the planning period, and redevelopment would not involve residential displacement. Overall, the site exhibits moderate to high redevelopment potential.	
RZ-D-24	054190010000	321 First St	0.34	Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	7	4	18	29	A vacant third-acre infill pad that avoids demolition, relocation, and utility conflicts is primed for a 4–6-story stacked-flat or small-podium building with a single core and a planted, transparent frontage. The assumption of twenty-nine homes at ~70% of maximum density matches builder experience for this footprint, and the absence of on-site structures keeps timelines predictable. Program H1.3 provides the rezone, Program H2.1 sets objective envelopes, if shared access with a neighbor proves advantageous, Program H4.6 keep that optional. Nearby success on vacant downtown lots—Watsonville's 558 Main and Santa Cruz's Pacific Station North—demonstrates delivery speed once zoning and standards are aligned.	No
RZ-D-25	056020007000	810 East St	0.41	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	7	7	21	35	A multi-tenant commercial building on a lot just over four-tenths of an acre. The parcel is large enough for a clear podium scheme—efficient double-loaded corridors, one drive aisle, screened loading—yet compact enough to keep façades finely articulated along East Street. Low-intensity use relative to downtown land value and rezoning capacity. Improvement value is low to modest compared to underlying land value, with a development pattern typical of older commercial pads that emphasize surface parking rather than building intensity. Field conditions suggest limited recent capital reinvestment, and multi-tenant commercial sites of this size frequently experience redevelopment turnover as retail demand softens and residential formats become more competitive. The assumption of thirty-five homes at ~70% of maximum density is consistent with builder preference for 0.35–0.45-acre downtown pads where curb-cut consolidation and a continuous tree canopy can transform the walking experience. Program H1.3 enables intensity, Program H2.1 gives objective form controls, and Program H4.6 allow small-lot assembly if a sliver would clean up the garage. Regionally, the shift from multi-tenant pads to housing is well established at Cambrian Park, El Paseo, and Seagrove. The existing commercial use does not materially impede redevelopment during the planning period, and redevelopment would not involve residential displacement. Overall, the site exhibits moderate to high redevelopment potential.	No
RZ-D-27	056020006000	829 San Benito St	0.28	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	5	5	14	24	Multi-tenant commercial building on a sub-third-acre lot that still carries enough depth for a small podium, with the primary gains coming from eliminating multiple driveways and pulling the streetwall to the sidewalk. Low-intensity use relative to corridor land value and zoning capacity. Improvement value is concentrated in a shallow, single-story structure with limited adaptability, and field conditions suggest an aging commercial	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
														format with minimal recent reinvestment. Commercial parcels of this type commonly experience turnover as drive-up retail becomes less viable along walkable corridors. The assumption of twenty-four homes at ~70% of maximum density suits a single-core plan with wrapped or lined parking and a short run of active frontage where it pencils. Program H1.3 aligns the land use, Program H2.1 ensures objective transitions and service standards, and Program H4.6 allow optional access sharing with a neighbor. Conversions of comparable scale—Seagrove in Seaside and portions of the El Paseo/Cambrian Park plans—show that parcels under a third of an acre can make the leap to housing with efficient frontage and service design. The existing use does not materially impede redevelopment, and no residential displacement would occur.	
RZ-D-28	056020019000	899 San Benito St	0.23	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	4	4	12	20	This quarter-acre site's partial vacancy reduces near-term relocation complexity and positions the parcel for a phased replacement with a 4–5-story building that restores a continuous streetwall. Improvement value appears limited relative to land value, and the existing commercial improvements reflect an older typology with minimal reinvestment. Partial vacancy is a strong indicator of redevelopment turnover, as smaller pads within larger commercial corridors often transition first before deeper consolidation occurs. The assumption of twenty homes at ~70% of maximum density matches builder experience on ~0.20–0.25-acre plates once the frontage is made transparent and services are internalized. Program H1.3 and Program H2.1 set the entitlement and form framework; and Program H4.6 keep a shared service court in play if needed. Regionally, smaller pads within larger centers have transitioned first—an approach visible within the El Paseo/Saratoga program and in Seagrove—before deeper consolidation occurs. The existing commercial use does not materially impede redevelopment, and no residential displacement would occur.	No
RZ-D-30	056011005000	800 San Benito St	0.54	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	9	10	28	47	Multi-tenant commercial building on a half-acre corner with generous parking fields offers a straightforward path to a podium building that concentrates access to a single curb cut, internalizes loading, and places active uses or residential liners along San Benito St. Low-intensity use relative to its prominent location and mixed-use redevelopment potential. Improvement value is modest compared to land value, with a parking-dominant layout typical of older commercial centers. Field conditions indicate limited recent reinvestment, and half-acre retail pads with surplus parking frequently experience redevelopment turnover as mixed-use housing becomes more competitive. The assumption of forty-seven homes at ~70% of maximum density aligns with builder yields on this acreage, and the larger footprint supports clean phasing if interim tenant accommodation is needed. Program H1.3 supplies the Mixed-Use entitlement, Program H2.1 codifies predictable step-backs and frontage design, and Program H4.6 preserve optional assembly if a sliver improves the garage. Comparable conversions at Cambrian Park and El Paseo confirm	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
														feasibility for half-acre pads with surplus parking. The existing use does not materially impede redevelopment during the planning period, and redevelopment would not displace residential units. The site demonstrates moderate to high redevelopment potential.	
RZ-D-31	056020008000	843 San Benito St	0.40	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	7	7	21	35	Multi-tenant commercial building on a 0.40-acre frontage that favors a 4–6-story podium or wrap: double-loaded corridors, one consolidated driveway, and a continuous canopy and glazing to repair the pedestrian edge. Low-intensity use relative to corridor land value and zoning capacity. Improvement value is limited relative to land value, with a building form and site layout indicative of an older commercial typology and minimal recent reinvestment. Sites of this scale and configuration commonly experience redevelopment turnover as parking-heavy retail formats decline. The assumption of thirty-five homes at ~70% of maximum density reflects builder preferences for this plate size, where construction logistics and structured parking remain efficient without requiring deep assemblage. Program H1.3 and Program H2.1 deliver the regulatory clarity, and Program H4.6 remain available if a minor lot line adjustment sharpens the garage geometry. The pattern is the same as Seagrove, El Paseo, and Cambrian Park: retire excess asphalt, add housing, and upgrade the block face. The existing commercial use does not materially impede redevelopment and would not involve residential displacement. Overall, the site exhibits moderate to high redevelopment potential.	No
RZ-D-32	056020001000	801 San Benito St	0.14	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	2	2	7	11	A small corner convenience store pad with its own stalls is a classic candidate for a 3–5-story replacement that restores the corner, internalizes parking, and reserves only the minimal ground-floor commercial depth that pencils—or converts to 100% residential. Low-intensity commercial use relative to downtown land value. Improvement value is modest and concentrated in a single-story structure with limited adaptability, and field conditions suggest an older format with minimal recent reinvestment. Convenience store pads of this type frequently experience redevelopment turnover as walkable residential infill becomes more competitive. The assumption of eleven homes at ~70% of maximum density matches what builders deliver on 0.14-acre urban corners once curb cuts are reduced and a single access point is established. Program H1.3 aligns land use, Program H2.1 sets objective frontage and transition rules, and Program H4.6 keep shared access options available. Conversions of small convenience pads to housing are common across the region and echo the smaller-scale components within the El Paseo and Cambrian plans. The existing use does not materially impede redevelopment, and no residential displacement would occur.	No
RZ-D-33	056020002000	219 South St	0.05	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	1	1	2	4	Another micro-parcel where feasibility comes from precision or lot consolidation: a slender 3–4-story stacked-flat with one core, a shared service bay secured via easement, and a stoop or forecourt entry that maintains privacy while activating the sidewalk. Very low-intensity use relative to downtown zoning capacity. Improvement value is minimal, and	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
														the structure reflects an older, functionally constrained typology with little recent reinvestment. Micro-parcels of this size often experience redevelopment turnover through precise infill or lot consolidation as land values increase. The assumption of four homes at ~70% of maximum density is aligned with builder expectations on 0.05-acre plates once curb cuts are eliminated. Program H1.3 and Program H2.1 supply the regulatory path, and Program H4.6 make shared access achievable. Micro-lot housing outcomes in nearby downtowns (e.g., Santa Cruz) show this is a viable path when standards are tuned to infill. The existing use does not materially impede redevelopment and would not displace residential units.	
RZ-D-34	056020017000	204 Hawkins St	0.16	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	3	3	7	13	A neighborhood convenience store pad with surface stalls can step up to a 3–5-story building that restores a continuous streetwall and screens services. Low-intensity use relative to mixed-use zoning potential. Improvement value is low to modest, and the building form reflects an older auto-oriented typology with minimal recent reinvestment. Similar neighborhood commercial pads frequently experience redevelopment turnover as demand shifts toward residential infill. The assumption of thirteen homes at ~70% of maximum density matches the yield on 0.15–0.17-acre corners where a single consolidated driveway, transparent frontage, and shade canopy elevate the pedestrian experience. Program H1.3 enables the land use, Program H2.1 fixes predictable envelopes, and Program H4.6 preserve the option for a shared access court if warranted. This move follows the regional trend of replacing small auto-oriented pads with mid-scale housing in mixed-use districts. The existing use does not materially impede redevelopment and would not displace residential units.	No
RZ-D-36	056011013000	San Benito	0.12	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	2	2	6	10	A compact storefront with rear/side parking sits within the downtown core, the classic “small shop plus lot” pattern that routinely turns over as owners retire or reposition frontage space. Improvement value is modest relative to land value, and the shallow structure reflects an older typology with limited recent reinvestment. Downtown sites of this form commonly transition to vertical infill as land values rise. On a 0.12-acre lot, the most realistic path is vertical infill—three to four stories over ground-floor commercial or lobby—stacking studios and 1-bedrooms above shared circulation. The scale matches recent downtown shifts (e.g., the 22-unit infill on San Benito St and the 52-unit Fourth Street redevelopment), where modest footprints still yield meaningful density through height and efficient unit plans. Program H1.3 (objective downtown standards) gives a predictable massing and frontage playbook so an applicant can cost out a small podium or Type V-over-I scheme; Programs make the numbers work on a postage-stamp site; and Program H1.3 (mixed-use allowances, including 100% residential) lets the project simplify if ground-floor retail is infeasible. If a neighbor is receptive, Program H4.6 enables lot consolidation to increase efficiency; if not, the parcel can still deliver small infill, as shown downtown in recent projects. With the proposed DMU at 125 du/ac and standard 70% efficiency, a slender stack yields feasible unit	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
														counts while respecting adjacent form and sunlight access. The existing use does not materially impede redevelopment.	
RZ-D-37	056011008000	853 Washington St	0.20	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	3	3	11	17	This site operates as a mortuary/funeral home—an institutional use that often migrates to newer facilities with modern parking and chapels, freeing well-located infill parcels near services. Improvement value is concentrated in a single-purpose structure with limited adaptability, and field conditions suggest an older facility with constrained parking and interior layouts. Institutional properties of this type commonly redevelop through episodic turnover rather than incremental reinvestment. At 0.20 acres, a four-story mixed-use or all-residential building is a natural successor, with quiet, well-planned circulation and common rooms that respect the street's calmer rhythm. The transition from assembly/specialty commercial to housing mirrors nearby infill stories, and regionally we've seen older civic/assembly footprints in places like Salinas and Gilroy become efficient residential plots once parking is managed and interior program needs change. Program H1.3 provides a clear massing envelope and façade rhythm; Program H4.1 aligns inclusionary and density-bonus tools to leverage height for yield; and Program H1.3 lets an applicant go 100% residential if retail depth isn't viable. At the proposed DMU 125 du/ac and 70% efficiency, the 0.20-acre scale supports 3–4 levels of efficient studios/1-beds over bike storage and lobby—very similar in form to recent downtown projects that proved out lender appetite for small-parcel podiums. The existing use does not materially impede redevelopment during the planning period and would not displace residential units.	No
RZ-D-38	056011007000	848 San Benito St	0.20	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	3	3	11	17	Today's use—surface parking supporting nearby commercial—reflects a legacy pattern downtown where stalls spread horizontally rather than stack. Redevelopment flips that equation: a mid-rise residential building, potentially with limited podium parking or shared/district arrangements, can replace asphalt with dwelling units. Very low-intensity land use in the downtown core. Improvement value is minimal, with the site's value primarily attributable to land. Surface parking parcels frequently experience redevelopment turnover as structured parking and residential uses replace horizontal stalls. The 0.20-acre size is ideal for an "urban house" prototype: single core, efficient double-loaded corridors, and compact units, much like the 22-unit infill on San Benito Street or the 52-unit affordable community on Fourth Street that proved tight footprints pencil when parking is right-sized. Program H2.1provides clear massing/objective design guardrails; and Program H1.3 ensures housing can proceed even if retail tenancy is uncertain. Given the proposed DMU 125 du/ac, a 70% capacity assumption supports a slender stack of attainable units with active edges and stoops, replacing a heat-island lot with residents who sustain adjacent shops. The site demonstrates high redevelopment potential.	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
RZ-H-1	051090031000	190 Rustic St	1.51	Not Vacant	80%	Low Density Residential	8	High Density Residential	65	16	16	46	78	With most of the lot unimproved and a single residence to clear, this 1.5-acre interior parcel is a textbook candidate for an ~80%-of-max prototype: a pair of 3–4 story buildings with a central green and peripheral parking. Improvement value is low to modest compared to underlying land value and zoning capacity, and the structure is typical of older single-family development with limited reinvestment. Parcels of this size and configuration commonly experience redevelopment turnover as market conditions support replacement of low-density residential uses with multifamily development. Sites in the 1–2-acre band are large enough to fit 70–90 units with standard fire access, which is why they're common in builder pipelines. The move from Low Density to High Density Residential is implemented by Program H1.3, while Program H2.1 supplies objective standards for setbacks, stepbacks, and open-space ratios—reducing design friction. Recent local projects show both demolition/replacement (1070 Buena Vista Rd) and adaptive reuse (500 San Benito, 430 San Benito) are feasible, which supports anticipated redevelopment here. Program 1.3 can streamline if deeper affordability is proposed. The existing single-family structure does not materially impede redevelopment during the planning period. While redevelopment would involve removal of a single residential unit, displacement impacts are limited in scale and manageable under standard relocation requirements. Given parcel size, zoning capacity, limited improvements, and demonstrated local redevelopment patterns, the site exhibits high redevelopment potential.	No
RZ-H-2	057440001000	Valley View	1.20	Vacant	80%	High Density Residential	35	High Density Residential	65	12	13	37	62	Vacant	No
RZ-H-3	056110001000	45 Hawkins St	0.53	Vacant	80%	High Density Residential	35	High Density Residential	65	5	6	16	27	Vacant	No
RZ-H-4	056102011000	Hawkins St	0.21	Vacant	80%	High Density Residential	35	High Density Residential	65	2	3	5	10	Although compact, this fifth-of-an-acre lot can be consolidated with the adjacent vacant parcel and support a narrow, three-story walk-up over at-grade tuck parking or carports—precisely the small-lot pattern the City has already seen (e.g., 221 Hawkins St duplex/ADUs and 114 Fourth St duplex subdivision). Small sites avoid long carrying periods and can deliver quickly under Program H2.1's objective standards, with the rezone completed through Program H1.3. Program H4.6 can defray soft-costs typical of one-off infill, and the unit assumptions mirror built examples that have already proven absorption at this scale.	No
RZ-H-5	053330003000	Park Hill	1.26	Vacant	80%	High Density Residential	35	High Density Residential	65	13	13	39	65	Vacant	No
RZ-H-6	053330005000	605 North Street	2.69	Vacant	80%	High Density Residential	35	High Density Residential	65	28	28	83	139	Nearly 2.7 acres unlock a village-scale plan: two or three mid-rise bars stepping with grade, internal drives, and ample open-space terraces—an arrangement that supports 130–140 units without moving to costly multi-level garages. The single existing home is readily removed or incorporated	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
														as a construction office during grading. Program H1.3 provides the 65 du/ac framework; Program H2.1 shapes predictable, hillside-appropriate massing. The City's experience with larger sites (e.g., 1070 Buena Vista's 100 units) shows that right-sized, mid-scale multifamily can move from paper to construction on schedules lenders accept.	
RZ-H-7	053310003000	Park Hill	1.07	Vacant	80%	High Density Residential	35	High Density Residential	65	11	11	33	55	Vacant	No
RZ-H-8	053310003000	Park Hill	1.44	Vacant	80%	High Density Residential	35	High Density Residential	65	15	15	44	74	Vacant	No
RZ-H-9	053292015000	115 Locust Ave	1.57	Vacant	80%	High Density Residential	35	High Density Residential	65	16	16	49	81	This 1.6-acre bench at the base of Park Hill can step foundations along contour, placing parking and services into the uphill side to maximize net residential plates—an approach commonly used on sloped Central Coast sites. The small outbuilding can be removed without affecting site efficiency. Once rezoned per Program H1.3, a by-right plan under Program H2.1 can advance quickly. Nearby examples of small and mid-scale multifamily in Hollister (375 Fourth; 430 San Benito) illustrate that higher-density formats are leasing and operating successfully, signaling market support for ~80 units here.	No
RZ-H-10	056120033000	1071 Monterey St	1.81	Not Vacant	80%	Medium Density Residential	12	High Density Residential	65	18	19	56	93	With nearly two acres and two homes to clear/redevelop, this parcel can deliver a clean, two-building plan with internalized drives and a usable green. The existing improvements represent low-intensity development compared to the capacity enabled through the Housing Element rezoning. Improvement value is low relative to underlying land value and the site's planned multifamily capacity, and the structures appear typical of older single-family residential development with limited reinvestment compared to the land value and redevelopment potential of a near–two-acre infill site. Parcels in the 1.75–2.0-acre range are commonly associated with higher redevelopment turnover because they can accommodate efficient multifamily prototypes while remaining deliverable in a single phase. The rezone from Medium to High Density Residential (Program H1.3) provides the requisite 65 du/ac, while Program H2.1 guides form and frontage for a predictable by-right submittal. Hollister's own 1070 Buena Vista Rd example underscores that removal of a few single-family structures to unlock higher densities is commonplace; Program H1.3 can support mixed-income delivery and streamlined approvals if the sponsor pursues deeper affordability. The existing structures do not materially impede redevelopment during the planning period. While redevelopment would require removal of two residential units, potential displacement impacts are limited in scale and manageable through standard relocation requirements. Given parcel size, zoning capacity, limited improvement intensity, and favorable deliverability for mid-scale multifamily, the site exhibits high redevelopment potential.	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
RZ-H-11	053380004000	Bolsa Rd	17.16	Not Vacant	80%	North Gateway Commercial	0	High Density Residential	65	178	179	535	892	A large, largely agricultural tract at the edge of the North Gateway corridor, this site can transition from a non-residential designation to High-Density Residential at up to 65 du/ac, yielding an assumed capacity of ~892 homes at the 80% planning factor. The setting—within the City's North Gateway planning area east/west of San Felipe Road and north of downtown—supports a master-planned, multi-phase neighborhood with an internal block network, open space, and a mix of podium and stacked-flat buildings rather than a single monolithic structure. The size is the advantage: at 17.16 acres, it accommodates efficient building footprints, shared parking, and a phasing plan that can bring units online quickly while managing absorption risk. Hollister's infrastructure and public services are identified as adequate to accommodate growth, which reduces off-site cost exposure for first-mover projects here. Program H1.3 establishes the higher density; Program H2.1's objective, by-right standards shorten entitlement risk; Program H3.6 and state density bonus tools can blend moderate-height buildings with deeper affordability; and a Specific Plan-lite approach (design standards + frontage rules) can deliver the parks, trails, and mobility benefits Hollister expects in new districts. Local precedents show the City already recycles non-residential land into housing (e.g., 375 Fourth St and 430 San Benito St) and routinely entitles large-parcel neighborhoods (Orchard Park through West Fairview), which together demonstrate both the development appetite and the City's implementation muscle for big sites like this.	No
RZ-H-12	053370021000	136 San Felipe Rd	1.04	Not Vacant	80%	North Gateway Commercial	0	High Density Residential	65	11	11	32	54	This is a shallow, corridor-fronting parcel currently improved with a single-tenant commercial building and large portions of underutilized parking. Approximately 35% of the parcel is vacant and another 40% is used as underutilized parking. Existing use intensity is low relative with improvement value concentrated in a single commercial structure and extensive paving rather than high-value improvements. The site's physical characteristics (vacancy/underutilized parking, shallow commercial format, and auto-oriented layout) are typical redevelopment signals and suggest limited recent reinvestment, which increases the probability of turnover as corridor land values and residential demand strengthen. Commercial properties of this form frequently redevelop through phased transition following tenant turnover, particularly when zoning shifts to allow higher-intensity residential use by right. The rezone to High-Density Residential at 65 du/ac converts a low-yield strip commercial format into a 4–5 story infill apartment over parking or liner-wrapped podium, with an expected capacity near 54 homes at the 80% planning factor. At roughly one acre, the site is in the "builder sweet spot" for podium apartments: big enough for efficient double-loaded corridors and centralized services, yet small enough to deliver in a single phase and to finance with conventional construction lenders. Program H1.3 unlocks the multifamily intensity; Program H2.1's objective standards will cue frontage design, stepbacks, and corner massing so residential blends cleanly with San Felipe's commercial rhythm; and	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.		
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
														Program H4.6 can facilitate driveway sharing or minor boundary adjustments with compatible neighbors to optimize a consolidated access point and reduce curb cuts. Hollister's recent non-vacant conversions—most notably 375 Fourth Street (from surface lot to 52 units) and 430 San Benito Street (22 units over ground-floor commercial)—show exactly this kind of land recycling is viable, with structured or screened parking and upper-floor residential as the economic engine.	
RZ-H-13	053410009000	Gateway Dr	0.67	Vacant	80%	North Gateway Commercial	0	High Density Residential	65	7	7	20	34	Vacant	No
RZ-H-14	053380016000	Bolsa Rd	1.05	Vacant	80%	North Gateway Commercial	0	High Density Residential	65	11	11	32	54	Vacant	No
RZ-H-15	053380014000	San Felipe	0.88	Vacant	80%	North Gateway Commercial	0	High Density Residential	65	45	0	0	45	City of Hollister ownership allows the City to incentivize 100% affordability on this parcel by subsidizing the cost of land along with other development and procedural incentives. The site is vacant, compact, and designated to step into High-Density Residential at 65 du/ac for ~45 homes. Because the City controls the land, it can shape outcomes through an RFP that prioritizes depth of affordability, speed-to-permit, or a workforce-targeted unit mix. Program H1.3 provides the density; Program H2.1 keeps entitlement on a predictable, objective track; and Program H3.6's density bonus can add units and development value to help meet deeper income targets. The parcel's sub-acre size points to efficient Type V over I podium with one loading/garage entry—not unlike the small-site multifamily precedents downtown—while a mid-block paseo or forecourt could extend the pedestrian network the North Gateway plan envisions. The City's track record moving both small-lot infill and large neighborhoods suggests it can move quickly and credibly with a public-private structure on this site.	No
RZ-H-16	053380007000	San Felipe	0.98	Vacant	80%	North Gateway Commercial	0	High Density Residential	65	10	10	29	50	Vacant	No
RZ-H-17	053380006000	Bolsa Rd	4.23	Vacant	80%	North Gateway Commercial	0	High Density Residential	65	44	44	132	220	Vacant	No
RZ-H-18	051100045000	Chappell Rd	3.43	Vacant	80%	North Gateway Commercial	0	High Density Residential	65	178	0	0	178	Public ownership by San Benito County reduces site control risk and opens the door to a city-county partnership or disposition process aligned with housing goals. Public ownership creates an opportunity to incentivize 100% affordability on this parcel by subsidizing the cost of land along with other development and procedural incentives. The vacant 3.43-acre rectangle readily supports two mid-rise buildings (or one building plus a town-flat liner) delivering ~178 homes under the High-Density Residential rezone and 80% assumption. Interagency collaboration can combine Program H1.3's capacity with Objective standards (Program H2.1) help de-risk design review; density bonus (Program H3.6) improves yield without height arms-races; and a shared-drive or "complete block" frontage can unify the	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.		
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
														building edges along Chappell. The City's case studies of non-vacant/small-site adaptation and its history of delivering large, planned neighborhoods bolster the credibility of this public-land infill strategy.	
RZ-H-19	051100043000	Chappell Rd	0.65	Vacant	80%	North Gateway Commercial	0	High Density Residential	65	33	0	0	33	A small, county-owned flag lot can still pencil as a focused, high-density program if it's planned with proper access and a compact building footprint. Public ownership creates an opportunity to incentivize 100% affordability on this parcel by subsidizing the cost of land along with other development and procedural incentives. The rezone to High-Density Residential puts ~33 homes in play at the 80% factor, with a single core, double-loaded corridors, and a small podium accessed from the flag stem. In practice, the County's ownership simplifies right-of-way or access easement tweaks; Program H4.6 can coordinate a cross-lot access agreement with H-18 or other willing neighbors to reduce curb cuts and improve fire access. The City's small-site examples—duplexes on tenth-acre lots, a 0.62-acre 52-unit project, and upper-floor conversions—confirms that good standards and straightforward parking solutions can reliably deliver on parcels this size. Program H2.1 objective standards are particularly important here to ensure predictable massing and frontage outcomes in a constrained geometry.	No
RZ-H-20	051100016000	San Felipe	0.44	Vacant	80%	North Gateway Commercial	0	High Density Residential	65	4	5	13	22	A underutilized vacant lot used as an unofficial parking field. This is the smallest of the North Gateway sites and a smart test case for micro-unit studios, stacked flats, or a boutique senior or special-needs program with minimal parking requirements. The rezone delivers ~22 homes at the 80% planning factor. The half-acre (±) scale fits an efficient plate—precisely the scale Hollister has already demonstrated can deliver new units on constrained downtown parcels through lot mergers and adaptive reuse. Small-site precedents (500 San Benito, 375 Fourth, 221 Hawkins, 114 Fourth) show how frontage, access, and parking can be resolved without sacrificing unit count or quality. Program H1.3 provides the capacity; Program H2.1's objective standards give a by-right path with predictable frontage/massing; and Program H4.6 can keep a door open to voluntary consolidation with a compatible neighbor if a builder wants a squarer footprint, though it's not essential to feasibility.	No
RZ-M-1	056250007000	246 Tres Pinos Rd	0.51	Not Vacant	70%	Neighborhood Mixed-Use	40	Mixed-Use	65	4	5	14	23	An auto repair use occupies a small mixed-use frontage with a curb cut and forecourt typical of service tenants. As repair consolidates into larger bays elsewhere, this kind of pad is ripe for a clean-air conversion to housing. The existing use represents a low-intensity development pattern relative to the proposed mixed-use or residential density capacity, and improvement value is low to modest compared to underlying land value and redevelopment potential. The structure reflects a utilitarian service-building typology with limited adaptability for long-term reuse and minimal recent reinvestment. Auto-oriented service pads of this type frequently experience turnover as repair operations consolidate into larger, purpose-built facilities and land values favor residential or mixed-use infill, particularly where air and noise	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
														compatibility improvements are desired. At just over half an acre, the site supports a three- to four-story wood-frame building with efficient parking tucked behind the street edge. Regionally, Gilroy's old service pads and Morgan Hill's Monterey corridor show this pattern working with simple, durable architecture. Program H1.3 clears a path for 100% residential; Program H4.1 brings inclusionary/bonus tools. With the proposed Mixed-Use 65 du/ac at 70% efficiency, the lot yields a right-sized infill stack that turns an auto use into a front door for residents while improving air/noise conditions for neighbors. The existing auto repair use does not materially impede redevelopment during the planning period, as no residential displacement would occur and the site can transition following tenant relocation or natural turnover. Given parcel size, zoning flexibility, limited improvement intensity, and favorable turnover patterns for service uses, the site exhibits high redevelopment potential.	
RZ-M-2	054600004000	643 McCray St	1.82	Not Vacant	70%	Neighborhood Mixed-Use	40	Mixed-Use	65	16	17	49	82	A personal storage facility with internal drive aisles and perimeter fencing occupies this nearly two-acre site—functionally low-employment, low-tax-base land near services. Low-intensity land use relative to site size, location near services, and mixed-use redevelopment capacity. Improvement value is concentrated in single-purpose storage structures that are typically lower value relative to land and offer limited adaptability for alternative uses. Storage facilities of this type frequently experience redevelopment turnover as infill economics improve and demand shifts toward housing in service-rich locations. Mixed-use rezoning unlocks a better long-term yield: multiple three- to four-story buildings with a central paseo, using simple Type V construction. Storage conversions to housing are common in the region as infill economics improve. Program H2.1 allows all-residential if retail isn't viable on McCray; and Program H3.6 supports a mixed-income unit set to leverage density bonus. At the proposed 65 du/ac (70% efficiency), the acreage supports a phaseable plan that can be sequenced around tenant roll-off, similar to corridor transformations seen in Morgan Hill and Salinas. The existing storage use does not materially impede redevelopment during the planning period and would not involve displacement of residential units. Given the site's size, limited improvement intensity, favorable turnover characteristics, and zoning flexibility, the parcel exhibits high redevelopment potential.	No
RZ-M-3	054600003000	641 McCray St	2.98	Not Vacant	70%	Neighborhood Mixed-Use	40	Mixed-Use	65	27	27	81	135	A legacy movie theater and large parking field define this parcel—a land-hungry use increasingly migrating to fewer regional locations. Improvement value is modest relative to land area and redevelopment capacity, with the majority of the site's value attributable to land rather than buildings. The theater structure reflects a single-purpose typology with limited adaptability and minimal recent reinvestment, a common precursor to redevelopment turnover for entertainment uses. Redevelopment can retain a small commercial pad if desired, but the most feasible scenario is housing fronting a new internal street with mid-block crossings and a central green. The ~3-acre size supports repeated bars of Type V over at-grade or limited	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
														podium, keeping costs predictable. The 22-unit infill projects downtown and Morgan Hill's corridor housing show lenders are comfortable with entertainment-to-residential transitions when design is objective, and parking is right-sized. Program H1.3'S flexibility lets the project go all-residential; Program H4.1 adds affordability. With Mixed-Use proposed at 65 du/ac (70% efficiency), the site yields substantial units while vastly improving walkability along McCray. The existing movie theater use does not materially impede redevelopment during the planning period and would not displace residential units. Given parcel size, low improvement-to-land value ratio, strong turnover indicators for entertainment uses, and zoning flexibility, the site exhibits high redevelopment potential.	
RZ-M-4	054600006000	Hillcrest Rd	4.49	Vacant	70%	Neighborhood Mixed-Use	40	Mixed-Use	65	41	41	122	204	A vacant mixed-use corner along Hillcrest is large enough to create a new neighborhood fabric: multiple buildings around a central green, a small corner commercial space if marketable, and generous tree canopy. The nearly 4.5 acres allows stormwater, fire access, and frontage upgrades to be handled without costly structure. Program H1.3 provides the choice to pursue 100% residential if retail is weak here. Regional precedents—from Salinas to Morgan Hill—show corridor vacancies of this scale delivering successful apartment communities once clear standards and predictable densities are in place. With the proposed 65 du/ac (70% efficiency), a phaseable, builder-friendly plan is achievable without pushing into high-cost podiums.	No
RZ-M-5	054600002000	Meridian St	6.74	Vacant	70%	Neighborhood Mixed-Use	40	Mixed-Use	65	61	62	183	306	A large vacant tract on Meridian is a signature opportunity to deliver a full neighborhood block—multiple residential bars, internal paseos, and everyday amenities—at construction types the local market prefers. The 6.7 acres create economies of repetition, enabling competitive bids and realistic phasing. The site also absorbs frontage improvements (curb, lighting, trees). Program H4.1 can braid affordability and incentives. Local projects like Meridian Village and The Villages demonstrate that large, plan-driven sites in Hollister achieve absorption and financing when design standards are objective and densities are clear. Proposed Mixed-Use at 65 du/ac (70% efficiency) supports a community-scaled concept that elevates the corridor from vacant field to lived-in neighborhood.	No
RZ-M-6	054600001000	410 Hillcrest Rd	2.60	Vacant	70%	Neighborhood Mixed-Use	40	Mixed-Use	65	24	24	70	118	Another vacant Hillcrest parcel, sized perfectly for two or three building bars with a central shared space and short blocks. The 2.6 acres give enough depth to line the street with doors and windows while pushing parking to the interior—vital for walkability and leasing. Program H1.3 keeps use flexibility and enables a mixed-income set without sacrificing total yield. As with recent Hollister corridor infill and examples in Gilroy/Morgan Hill, this acreage balances cost and scale—repeatable spans, Type V construction, and a straightforward sitework package. With proposed Mixed-Use at 65 du/ac (70% efficiency), the site converts idle land into homes close to services, exactly the citywide pattern underpinning the rezone strategy.	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
RZ-M-7	057070064000	851 Sunnyslope Rd	6.90	Vacant	70%	Neighborhood Mixed-Use	40	Mixed-Use	65	63	63	188	314	A large vacant tract that is a signature opportunity to deliver a full neighborhood block—multiple residential bars, internal paseos, and everyday amenities—at construction types the local market prefers. The 6.9 acres create economies of repetition, enabling competitive bids and realistic phasing. The site also absorbs frontage improvements (curb, lighting, trees). Program H1.3 allows either a small commercial or 100% residential; Program H3.6/4.1 can braid affordability and incentives. Local projects like Meridian Village and The Villages demonstrate that large, plan-driven sites in Hollister achieve absorption and financing when design standards are objective and densities are clear. Proposed Mixed-Use at 65 du/ac (70% efficiency) supports a community-scaled concept that elevates the corridor from vacant field to lived-in neighborhood.	4th and 5th Cycles
RZ-W-1	052070007000	0 Fourth St	0.24	Vacant	70%	West Gateway Mixed-Use	35	West Gateway Mixed-Use	65	2	2	7	11	A smaller vacant pad along the gateway corridor is tailor-made for a compact, three- to four-story walk-up with a simple core and stacked flats—precisely the kind of “starter” infill Hollister’s market has begun to absorb. The parcel size eliminates structured parking pressure. Precedents in Gilroy and Hollister show these smaller infill pads succeed when façades are honest and maintenance-light, with stoops and entries directly on the sidewalk. With the proposed 65 du/ac (70% efficiency) in West Gateway Mixed-Use, the site can deliver a modest but meaningful stack of attainable units while calming an auto-oriented frontage.	4th Cycle
RZ-W-2	052090046000	Fourth St	3.47	Vacant	70%	West Gateway Mixed-Use	35	West Gateway Mixed-Use	65	31	32	94	157	This larger West Gateway parcel is vacant, which removes relocation complexity and makes phased development feasible. At 3.47 acres, a builder can deliver multiple buildings around a shared green or paseo, with a mix of stacked flats and town-style walk-ups. That scale supports modern accessibility layouts, fire access, stormwater features, and a leasing/amenity plan, much like recent neighborhood-scale projects in Hollister (e.g., Orchard Park or Meridian Village) that use internalized open space to buffer arterial edges. Program H1.3 permits either mixed-use frontages on Fourth or 100% residential if the market prefers; Program H3.6 and 4.1 can bring in subsidized units and financing layers to balance early infrastructure costs. With the proposed West Gateway Mixed-Use max 65 du/ac (70% efficiency), a phaseable site plan can deliver steady unit absorption while stitching the corridor back together with pedestrian-first blocks.	No
RZ-W-3	052070012000	Fourth St	1.99	Vacant	70%	West Gateway Mixed-Use	35	West Gateway Mixed-Use	65	18	19	53	90	Another vacant West Gateway corner ready for a neighborhood-scaled infill concept. At nearly two acres, the site is large enough for two to three building bars with mid-block connections and a central green. This is the ideal for Type V construction: efficient spans, repeatable unit stacks, and surface/covered parking arranged to the rear. Regionally, Morgan Hill’s Monterey corridor shows how former commercial pads along a gateway can carry housing at this scale while keeping a calm street edge. Program H1.3 offers the option to put a small corner retail pad if marketable or go all-residential; Program H3.6 supports affordability set asides and leverages	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
														density bonuses to offset frontage improvements. At the proposed 65 du/ac (70% efficiency), this acreage can yield meaningful units without resorting to podiums, advancing corridor reinvestment.	
RZ-W-4	052070008000	San Juan	0.24	Vacant	70%	West Gateway Mixed-Use	35	West Gateway Mixed-Use	65	2	3	5	10	A smaller vacant pad along the gateway corridor is tailor-made for a compact, three- to four-story walk-up with a simple core and stacked flats—precisely the kind of "starter" infill Hollister's market has begun to absorb. The parcel size eliminates structured parking pressure; and Program H1.3 streamlines an all-residential layout if retail depth is impractical. Precedents in Gilroy and Hollister show these smaller infill pads succeed when façades are honest and maintenance-light, with stoops and entries directly on the sidewalk. With the proposed 65 du/ac (70% efficiency) in West Gateway Mixed-Use, the site can deliver a modest but meaningful stack of attainable units while calming an auto-oriented frontage.	No
RZ-W-5	052070006000	Jan Ave	0.48	Vacant	70%	West Gateway Mixed-Use	35	West Gateway Mixed-Use	65	4	5	13	22	This half-acre West Gateway parcel is vacant, large enough for a small courtyard building or two compact buildings with a shared mews. That geometry supports efficient spans and maximizes perimeter light—good for workforce apartments that lean on studios and 1-beds. Program H1.3 allows a pure residential project; and Program H4.1 opens the door for a mixed-income pro forma. Salinas' corridor infills demonstrate how half-acre pads deliver clean, buildable blocks that lease quickly; the same conditions apply here with direct access to Fourth and San Juan Streets. Under the proposed 65 du/ac (70% efficiency), the parcel's mid-scale footprint balances cost and yield—small enough for local builders, big enough for efficiencies of repetition.	4th Cycle
RZ-W-6	052070011000	991 Fourth St	1.13	Not Vacant	70%	West Gateway Mixed-Use	35	West Gateway Mixed-Use	65	10	10	31	51	A medical-office site with surface parking at the gateway, this parcel typifies the "mature clinic plus asphalt" pattern that often reinvests as care providers relocate or downsize. The existing use reflects a low-intensity land use pattern relative to parcel size, gateway location, and the proposed Mixed-Use zoning capacity. Improvement value is concentrated in a single-purpose clinic structure, while a substantial portion of the site is devoted to surface parking, indicating that land value significantly exceeds improvement value. Medical office properties of this type commonly experience redevelopment turnover as providers consolidate, relocate to newer facilities, or reduce physical footprints in favor of outpatient or satellite models. At just over an acre, replacement with 3–4 floors of housing over limited podium or carports is straightforward. The planned West Gateway Mixed-Use density to 65 du/ac at 70% efficiency supports 100% residential if the operator moves (Program H1.3), or a mixed program with a small clinic suite plus housing if desired. Program H3.1 enables shared parking and transportation demand measures to right-size stalls; Program H3.6/4.1 add affordability tools. Morgan Hill has seen similar medical/office pads successfully turn into multi-family once traffic patterns and parking are modernized—this site's size provides enough depth for circulation, utilities, and street-facing entries without forcing a tall podium.	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
RZ-W-7	052090014000	1619 Fourth St	9.20	Not Vacant	70%	West Gateway Mixed-Use	35	West Gateway Mixed-Use	65	84	84	251	419	The parcel is developed with a legacy auto repair yard characterized by expansive surface storage, inoperable vehicle areas, and several vacant or dilapidated single-story outbuildings. This represents a very low-intensity and land-consumptive use relative to the corridor's redevelopment potential. Improvement value is minimal to nonexistent compared to land value, with structures that are readily demolishable and reflect limited recent reinvestment. Auto repair yards of this type frequently experience redevelopment turnover as land values increase, environmental compatibility concerns grow, and service uses consolidate into more modern facilities. The lot's depth allows rear service/utility lanes and tucked parking/loading while bringing new street-facing homes to the corridor. Because repair yards often rely on wide curb cuts and existing utility stubs, the site converts efficiently: new buildings can shift access to a shared side or rear drive and convert the frontage to active residential entries and enhanced streetscape. If adjacent pads share compatible depths or access, a 2–3-parcel consolidation is feasible (and helpful to rationalize driveways), but not required for a viable infill project. The existing auto repair use does not materially impede redevelopment during the planning period, and redevelopment would not involve displacement of residential units. Given the low improvement-to-land value ratio, poor condition of existing structures, strong turnover indicators for service yard uses, and corridor context supportive of housing, the site exhibits high redevelopment potential, with realistic capacity for mid-scale multifamily development consistent with the City's corridor density assumptions.	4th and 5th Cycles
RZ-W-8	052090045000	SWC 4th St/Rajkovich Way	2.45	Vacant	70%	West Gateway Mixed-Use	35	West Gateway Mixed-Use	65	22	22	67	111	A large vacant West Gateway corner ready for a neighborhood-scaled infill concept. At over two acres, the site is large enough for two to three building bars with mid-block connections and a central green. This is the ideal for Type V construction: efficient spans, repeatable unit stacks, and surface/covered parking arranged to the rear. Regionally, Morgan Hill's Monterey corridor shows how former commercial pads along a gateway can carry housing at this scale while keeping a calm street edge. Program H1.3 offers the option to put a small corner retail pad if marketable or go all-residential; Program H3.6/4.1 supports affordability set asides and leverages density bonuses to offset frontage improvements. At the proposed 65 du/ac (70% efficiency), this acreage can yield meaningful units without resorting to podiums, advancing corridor reinvestment.	4th and 5th Cycles
RZ-N-1	051100049000	0 Pacific Way	13.99	Vacant	70%	North Gateway Commercial	0	North Gateway Mixed-Use	65	127	127	382	636	A vacant 14-acre, largely unencumbered North Gateway corner is the kind of tract that enables a phased, master-planned mixed-use neighborhood rather than a one-off infill. The business may no longer be in operation. At roughly 636 units at the 70% efficiency assumption, the site can stage buildings in increments (e.g., three to four blocks of wood-over-podium), each phase delivering its own parking and frontage improvements, which aligns with how large conversion sites in the region have moved from dormant land to active mixed-use districts. The gross size matters: blocks of	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.		
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
														this scale carry structured parking and on-site open space without over-tight site plans, which is key to making 65 du/ac workable under objective design standards adopted per Program H2.1. The rezone to North Gateway Mixed-Use through Program H1.3 sets the entitlement baseline.	
RZ-N-2	051100050000	0 Pacific Way	0.69	Vacant	70%	North Gateway Commercial	0	North Gateway Mixed-Use	65	6	7	18	31	A vacant parcel at just under three-quarters of an acre, this site is sized for a straightforward, surface-parked (or podium-lite) 3–4 story walk-up with a single vehicular entry and compact courtyard—exactly the prototype Hollister has already seen with small-site infill and adaptively reused pads downtown (375 Fourth St.; 430 San Benito). Parcels of ~0.5–0.75 acres are big enough to carry efficient double-loaded corridors and fire access while avoiding the carrying costs of multi-level parking. With Program H1.3 finalizing the rezone and Program H2.1's objective standards clarifying height, stepbacks, and frontage types, a builder can iterate quickly to a by-right solution. If the developer targets deeper income mixes, ministerial streamlining under Program H1.3 can streamline approvals. Because this pad sits within a broader North Gateway context, it can share spine infrastructure and frontage upgrades with adjacent phases as they come forward.	No
RZ-N-3	051100051000	0 Pacific Way	0.66	Vacant	70%	North Gateway Commercial	0	North Gateway Mixed-Use	65	6	7	17	30	This two-thirds-acre vacant corner supports a compact "wrap-lite" or wrap-the-court typology: one stair/elevator core, 6–8 units per floor, and a small amenity court. The parcel size is ideal—large enough to avoid odd geometry and on-site maneuvering issues, small enough to pencil with conventional Type V over I podium if needed. The North Gateway upzoning (Program H1.3) and objective standards (Program H2.1) remove discretionary risk that often stalls smaller infill. Recent Hollister examples (390 West St. office-to-duplex; 430 San Benito mixed-use) show that reuse/urban prototypes are working locally, which bodes well for a first-mover here. If an affordable developer leads, Programs can stack incentives and ministerial paths to de-risk construction financing.	No
RZ-N-4	051100052000	0 Pacific Way	0.66	Vacant	70%	North Gateway Commercial	0	North Gateway Mixed-Use	65	6	7	17	30	Functionally a twin to N-3, this lot can deliver another 30 units in a nearly identical prototype, lending itself to coordinated frontage, shared turn pockets, and a repeatable building plan that reduces soft-costs. Repetition across adjacent 0.6–0.7-acre pads is a proven builder preference because it standardizes structural bays, unit stacks, and MEP routing—cost control that matters at 65 du/ac. Program H1.3 locks in the land use, Program H2.1 supplies predictable form-based outcomes. Together, those tools make it feasible for one sponsor to bring both N-3 and N-4 as a pair, or for separate developers to harmonize design under the same objective rules.	No
RZ-N-5	051100053000	0 San Felipe Rd	0.69	Vacant	70%	North Gateway Commercial	0	North Gateway Mixed-Use	65	6	7	18	31	Fronting San Felipe, this near-identical pad to N-2 benefits from prominent visibility and simple utilities pulls along a primary corridor. The acreage is ideal for a single building mass with one curb cut and a wrapped or screened surface lot—no need for expensive structured parking at this scale, yet enough room to meet on-site open space under objective standards (Program H2.1). Hollister's recent mixed-use infill (430 San Benito; 375 Fourth) underscores that this unit density is achievable with	No

Table F-12: Rezone Sites

						Existing		Proposed		VL/L	Mod	Above Mod.			
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre	Net Units by Income Category			Total	Existing Use	Used in Previous Housing Element
														straightforward wood-frame construction. The rezone (Program H1.3) and incentives reinforce the path to delivery, with Program H1.3 available to streamline if deeper affordability is pursued.	
RZ-N-6	051020019000	50 Santa Ana Rd	1.14	Vacant	70%	North Gateway Commercial	0	North Gateway Mixed-Use	65	10	11	31	52	Just over an acre, this site is large enough for a pair of efficient, double-loaded bars around a central court, or one L-shaped mass that buffers adjacent uses with landscaping. One-acre pads are highly bankable for merchant builders because they can fit a 50–60-unit program with manageable staging and a single phase of horizontal work. The feasibility case is bolstered by local precedent converting commercial footprints to housing (375 Fourth and 430 San Benito) and by the North Gateway entitlement shift (Program H1.3) coupled with predictable form elements under objective standards (Program H2.1). If affordable units anchor the first phase, Program H1.3 can help deliver ministerial review.	No
RZ-N-7	051020017000	San Felipe	3.51	Vacant	70%	North Gateway Commercial	0	North Gateway Mixed-Use	65	32	32	95	159	At three-and-a-half acres, this is a bridge between “pad” and “district” scale—big enough to internalize drives, usable open space, and a small non-residential corner while maintaining multifamily efficiency. Parcels in the 3–4-acre range tend to pencil well at 60–70 du/ac because they can rely on a mix of surface and podium parking without going to full garage structures. The rezone (Program H1.3) provides the density, Program H2.1 establishes clear massing/frontage outcomes. Hollister’s demonstrated success with non-vacant conversions and higher-density infill (e.g., 500 San Benito’s office-to-residential, 375 Fourth’s 100% affordable mixed-use) shows tenanting and take-up at this intensity is real, not theoretical; those outcomes buttress the absorption story for an anchor North Gateway phase of ~159 units.	No
Total										**1,413**	**1,308**	**3,458**	**6,043**		
Downtown Mixed-Use										**154**	**151**	**450**	**755**		
High Density Residential										**657**	**407**	**1,202**	**2,266**		
Mixed-Use										**236**	**239**	**707**	**1,182**		
West Gateway Mixed-Use										**173**	**177**	**521**	**871**		
North Gateway Mixed-Use										**193**	**198**	**578**	**969**		



Appendix G: Community Engagement



Summary of Community Engagement

Section 65583(c)(9) of the Government Code states, "local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing.

As part of the 2023-2031 Housing Element Update process, the City conducted a variety of outreach and engagement efforts beginning in Spring 2023. These include virtual community workshops, study sessions with the Planning Commission and City Council, an online survey in English and Spanish, an informational webpage, one-on-one meetings with stakeholders, and public meetings Project materials, including meeting and workshop recordings, flyers, and draft public review documents are available on the City's website: https://hollister.ca.gov/housing-element/.

Community engagement and outreach for the 2023-2031 Housing Element is outlined below:

- **Housing Element Update Webpage:** A Housing Element Update webpage was created on the City's website to provide relevant information and guide the public to outreach events and resources throughout the course of the update process. The website provides information about the update process, key features of the housing element, recorded meetings, a project timeline, surveys and forms, and contact information. The website also provided a link to the community survey tool as well as the contact information of the City for residents and community members to send additional comments or request additional information. The website is available at: https://hollister.ca.gov/housing-element/.
- **Online Community Survey:** From May 31, 2023, through December 7, 2023, the City released an online community survey to solicit feedback and input on potential locations for housing and possible housing policies. The survey was made available in English and Spanish and was linked on the Housing Element Update webpage. To collect additional community input, City staff members distributed physical copies of the community survey at community events, including farmers markets and the June 14, 2023 "Kids in the Park" event. Responses received from in-person outreach were then incorporated into the online community survey to consolidate data. There was a total of 57 respondents that participated in the online survey and a total of 64 respondents that participated in the in-person survey.

  Overall, respondents expressed a need for affordable housing and housing units with two or more bedrooms to accommodate larger household sizes. Additionally, key special needs groups were identified including seniors, persons with disabilities, and unhoused individuals. Finally, a majority of respondents were local to the community, both working and living in Hollister. The full survey summary report is attached to this appendix.
- **Fact Sheet:** To supplement the outreach process, a Housing Element Update Fact Sheet was developed in English and Spanish to provide the public with background information on state

requirements, the process for creating a compliant Housing Element, Hollister-specific housing information, and the overall project timeline. This information was similar to information provided at the first community workshop (described below), but in a more accessible format. The Fact Sheet was made available on the City's website and to interested parties.

- **Community Workshop #1:** On May 31, 2023, the City conducted a virtual community workshop to provide community members with background information and baseline knowledge about the Housing Element Update, and its requirements by state law. The workshop also solicited feedback and input from participants through live polling and a Q&A session. Specifically, the workshop was used as an opportunity for community members to identify challenges and opportunities related to housing in the City and facilitate conversation about potential solutions.
- **Joint Planning Commission/City Council Study Session #1:** On December 4, 2023, City Staff presented to the Planning Commission and City Council during a regularly scheduled meeting. The presentation provided Commissioners and the Council with information on the Housing Element Update status, details on the City's RHNA allocation, and key milestones. The presentation also provided an overview of proposed Candidate Sites and information on the strategies to meet the City's RHNA Allocation.
- **Joint Planning Commission/City Council Study Session #2:** On February 12, 2024, City Staff presented to the Planning Commission and City Council during a regularly scheduled meeting. The presentation provided Commissioners and the Council with information on the Housing Element Update status, details on the City's RHNA allocation, Housing Element efforts to date, status of the Public Review Draft, Site selection, and next steps.
- **Community Workshop #2:** On February 28, 2024, the City held a second Community Workshop the City Hall. The workshop was also available for virtual attendance. The workshop provided participants with information on the City's engagement efforts, an overview of the Public Review Draft Housing Element, and proposed strategies to meet the City's RHNA allocation. The workshop also solicited feedback and input from participants through a interactive exercise.
- **Focus Interviews:** The City will hold focus interview meetings with various community groups, representatives, and housing developers. Focus groups will provide an opportunity for stakeholders from the community to provide feedback on the Public Review Draft Housing Element and recommendations for strategies to meet the City's RHNA allocation and housing needs for various groups.

This Appendix contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings. As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

The City has received public comment from community groups and organizations representing low- and moderate-income households and has encouraged participation in the Housing Element update process. The public has provided public comment, participated in community workshops, and attended public hearings. The City of Hollister has considered public comments and implemented into the Housing

Element where appropriate. The City will continue to engage the public in order to keep the community well informed throughout the update process.

Common themes raised during Community Workshops and public hearings are the need for affordable housing, variety of housing types, and housing options for large households. The City considered all public comments received and addressed public comments by revising the Housing Element where appropriate. The programs described in Chapter 2 Policy Plan seek to address these concerns, including encouraging development of affordable housing while recognizing the City's limited resources. **Table G-1** below highlights Housing Programs that were adopted in the Policy Plan in response to feedback received at Housing Element workshops, Community Surveys, Planning Commission and City Council hearings, and public comments.

Table G-1: Housing Programs	
Common Themes from Public Engagement	**Response to Public Engagement**
Need for Affordable Housing	• Action H1.1: Local Government Leadership • Action H1.4: By-Right Requirement for 4th and 5th Cycle Sites • Action H1.5: Senate Bill 35 Streamlining • Action H3.3: User Fees (Building, Impact and Planning Fees) • Action H3.4: Accessory Dwelling Units • Action H4.1: Inclusionary Housing Policy • Action H4.2: Preservation of At-Risk Units • Action H4.3: State and Federal Housing Incentives • Action H5.4: Equal Housing Opportunity • Action H5.9: Single-Room Occupancy (SRO) Units
Need for a Variety of Housing Types	• Action H3.1: Variety of Housing Choices • Action H3.4: Accessory Dwelling Units • Action H3.5: ADU and Sites Inventory Monitoring Program • Action H4.1: Inclusionary Housing Policy • Action H4.2: Preservation of At-Risk Units • Action H4.5: Replacement Housing • Action H5.1: Special Needs Groups, including Special Needs Households • Action H5.2: Agricultural and Employee Housing • Action H5.9: Single-Room Occupancy (SRO) Units
Need for Housing Options for Large Households	• Action H1.4: By-Right Requirement for 4th and 5th Cycle Sites • Action H3.4: Accessory Dwelling Units • Action H3.5: ADU and Sites Inventory Monitoring Program • Action H5.1: Special Needs Groups, including Special Needs Households • Action H5.4: Equal Housing Opportunity
San Benito High School District: Concerns regarding the impact increasing population will have on school facilities.	• The City will continue collaborating with the San Benito County High School District in different capacities. The City will continue to refer permit applicant to the school district to the school district can receive appropriate fees. The City determined no revisions were necessary to address the concerns, but the City continues to work with the school district.

BIA Bay Area: Concerns with the City's rezone strategy, user fees, and political opposition to housing.	• The City has reviewed its rezone strategy and has revised the strategy in coordination with both its General Plan and Housing Element consultants. • In response to the public comment, the City has added Policy Action H3.3: User Fees (Building, Impact and Planning Fees) to review and revise its user fees by August 2026.
Stakeholder: Notifying the City of a typo.	• The City revised the Housing Element to correct the typo the stakeholder identified.
Stakeholder: Suggestion to establish a county-wide housing trust.	• The City adopted an Inclusionary Housing Ordinance which will contribute to the development of affordable housing.

Community Survey Summary Report

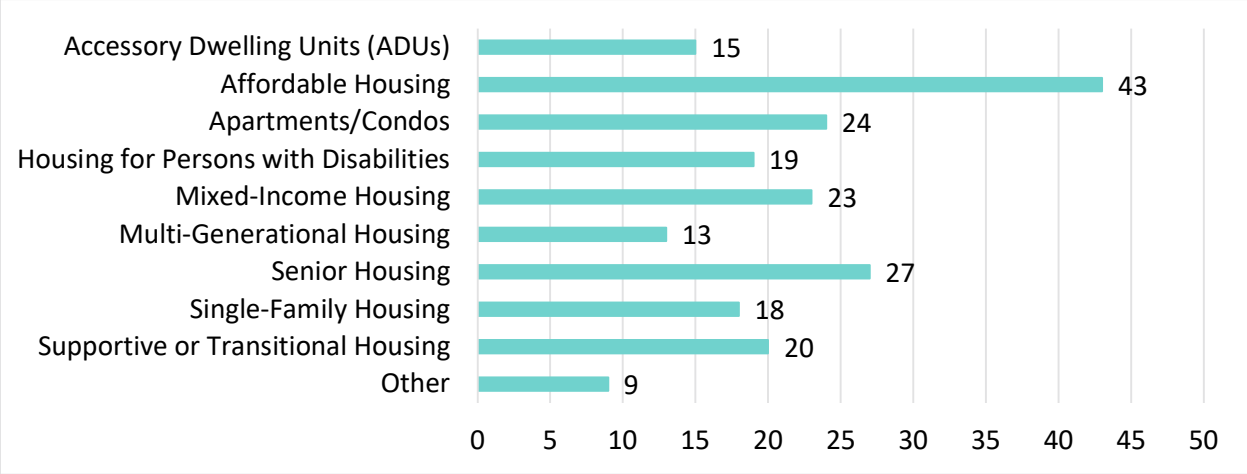
This section contains the summary reports for the community survey conducted between May 31, 2023 through December 7, 2023 and the physical survey handed out at community events.

Housing Element Update Survey Report

On May 31, 2023, the City launched an online community survey to gather input on housing needs and policy programs. The survey was available through December 7, 2023, and it gathered a total of 57 responses. This report details the input received and respondent demographics.

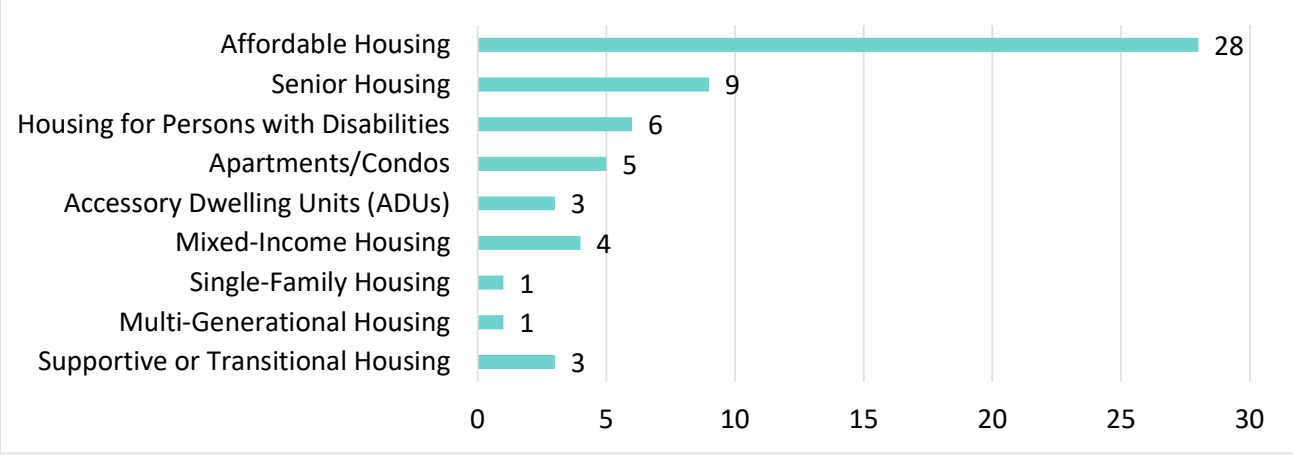
1. Housing Type Needs

The survey asked participants to select the housing types that they think are needed in Hollister. Overall, the data shows a need for Affordable Housing and Senior Housing over other housing types. Participants least favored Multi-Generational Housing. **Table 1** includes additional recommendations provided under the Other category.



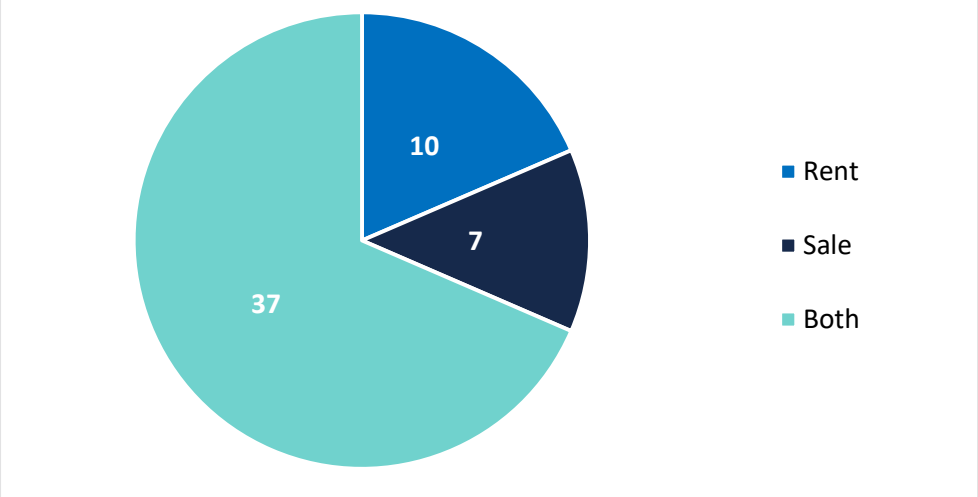
2. Priority Housing Types

Participants were asked to rank the housing types from the previous survey question from most important to least important to prioritize in future developments in Hollister. Overall, the data shows that participants prioritized Affordable Housing, Senior Housing, and Housing for Persons with Disabilities.



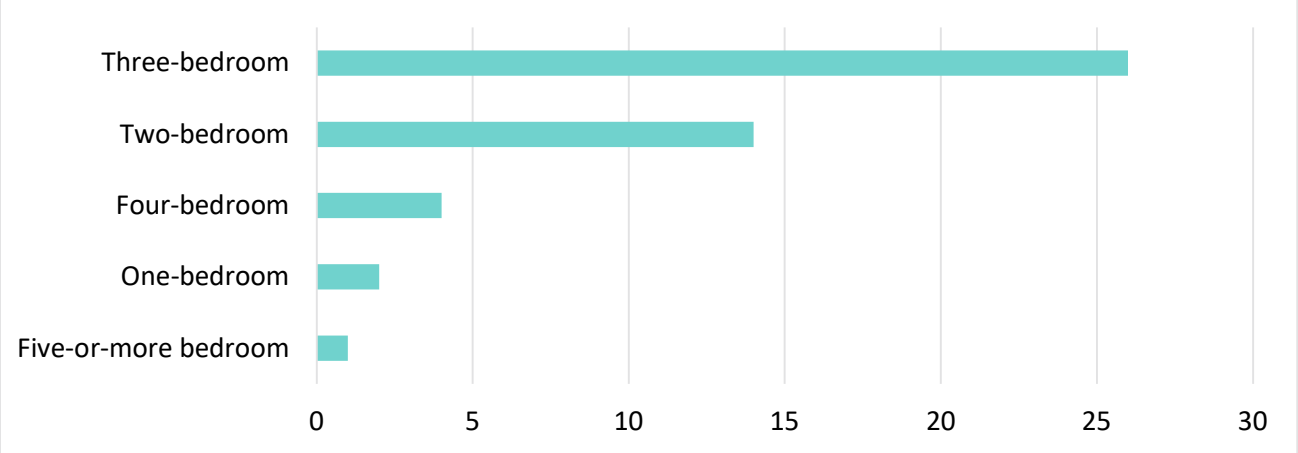
3. For-Sale or For-Rent Housing Needs

The survey asked participants what type of housing is more needed in Hollister between for-sale and for-rent housing. The responses show a need for both, but an emphasis on for-rent.



4. Housing Unit Types in Future Development

To assess housing opportunities, the survey asked participants to rank what type of housing units they would like to see in future development. Overall, most participants ranked three-bedroom as the highest followed by two-bedroom and four-bedroom. Five-or-more bedroom units were the least favored.



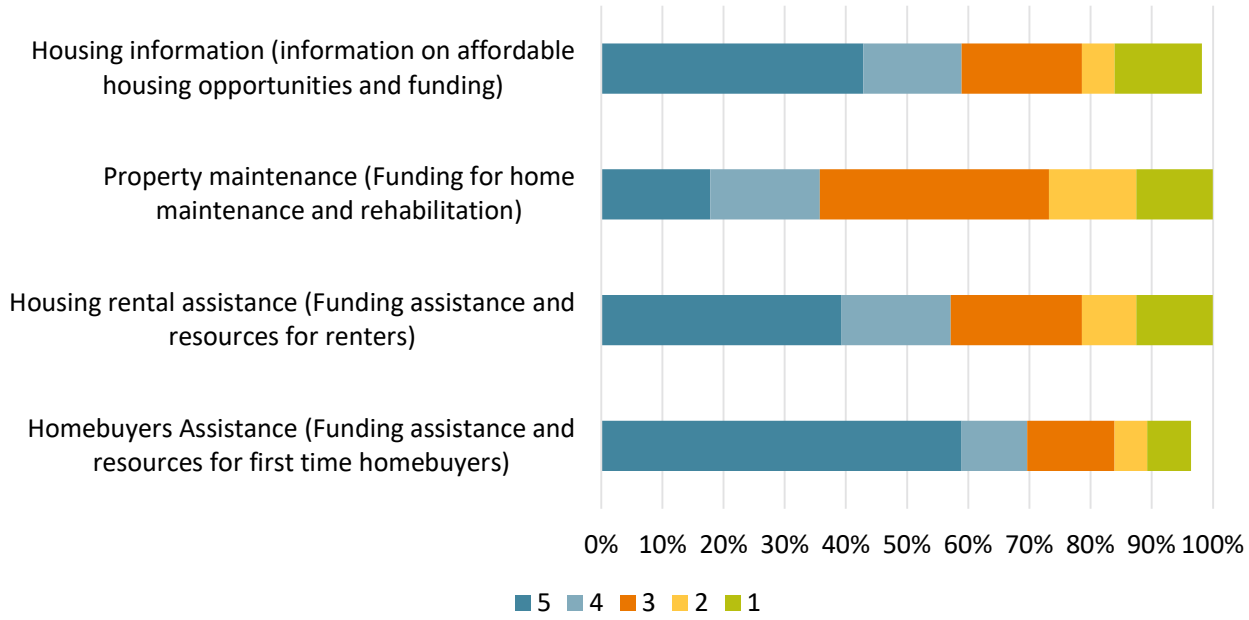
5. Type of Housing Units

The survey asked participants if they had any comments on the type of housing units that should be developed in the City. The majority of responses favored compatible housing that is affordable to residents. Participants generally showed interest in multi-family housing, such as apartments and condominiums, for-sale units, for-rent units, and diverse neighborhoods. All survey responses are shown in **Table 2: Type of Housing Units**.

6. Programs

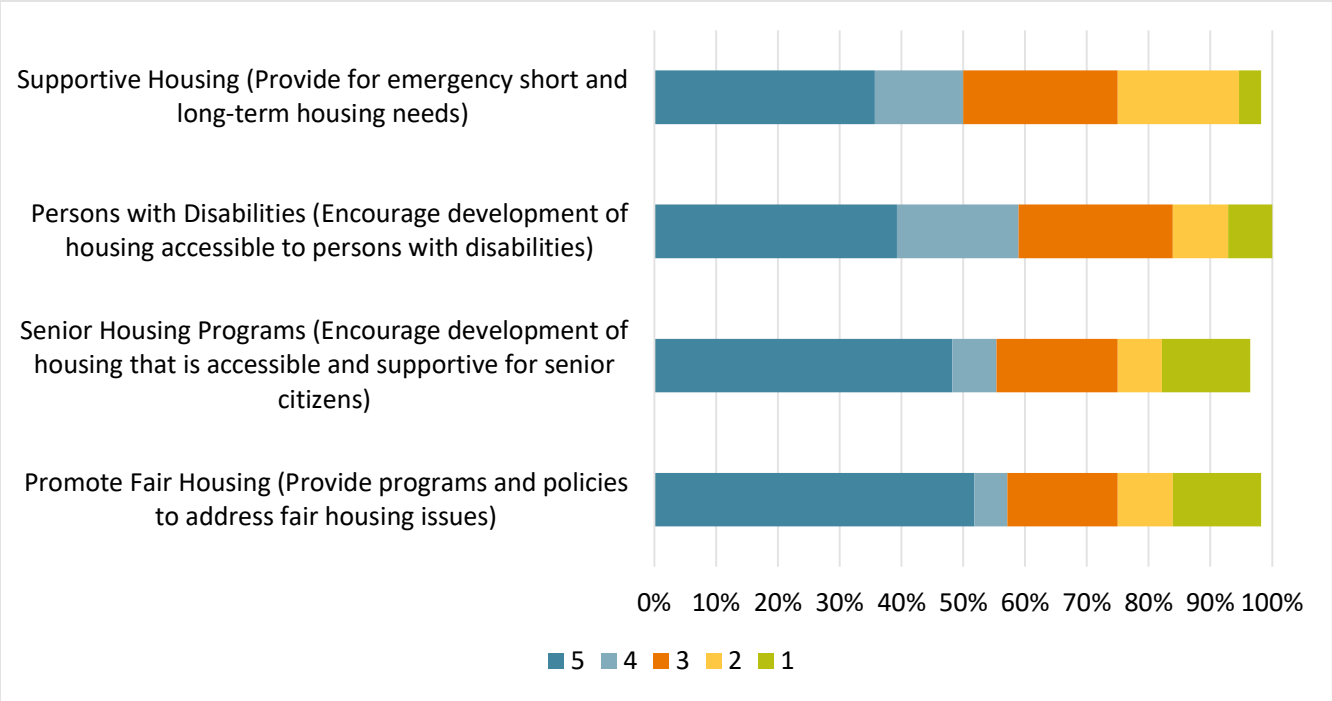
Community Assistance

To gain feedback and perspective on potential community assistance programs, participants were asked to rate different issues based on importance (1 being the least important and 5 being the most important). Overall, majority of participants rated homebuyers' assistance and housing information as most important. Property maintenance received the most 3-rating responses, indicating a general interest but not of heavy importance. Please note that rankings may not add up to 100 percent if a participant did not rank all programs.



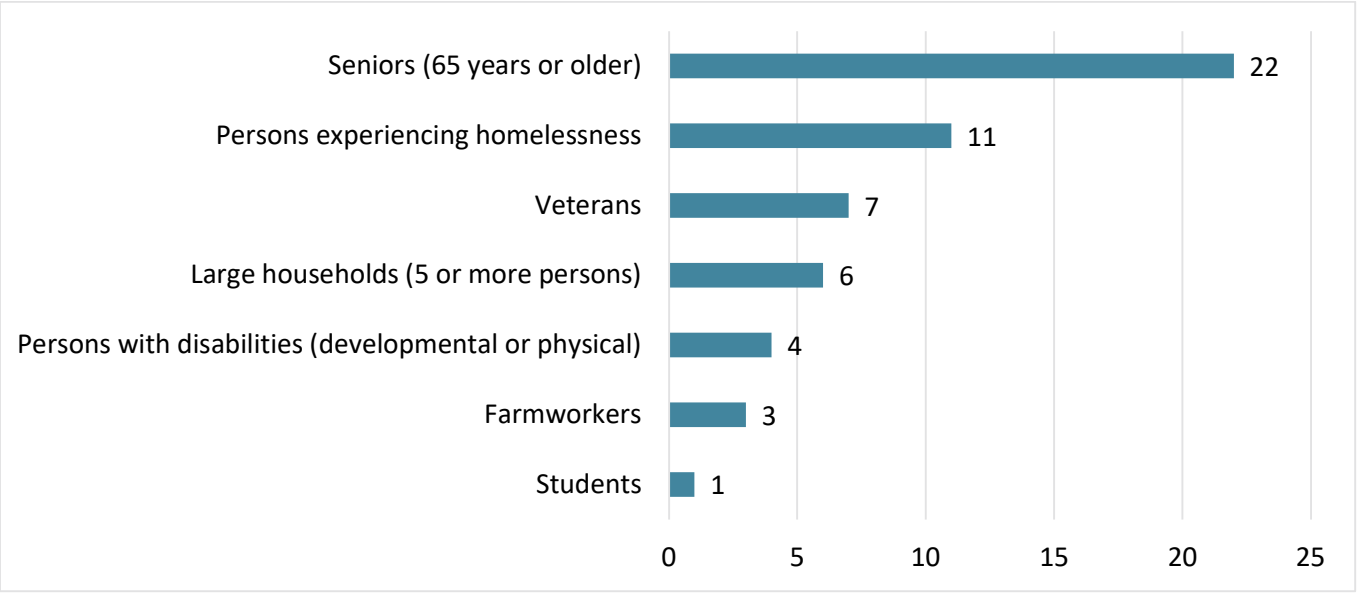
Fair Housing

To understand feedback on potential programs to assist special needs groups, participants were asked to rate various programs topics to assist special needs groups access housing that meets their needs and is affordable to all income levels based on importance (1 being the least important and 5 being the most important). Overall, the participants were in support of all four fair housing programs. Promotion of fair housing and senior housing programs both collected the most support through "5" ratings. Persons with disabilities programs and supportive housing programs both collected the most "3" ratings. Please note that rankings may not add up to 100 percent if a participant did not rank all programs.



7. Special Needs Groups and Housing

Jurisdictions are required to address the various housing needs of special needs groups. The survey asked participants which HCD-defined special needs groups were most in need of housing and/or related services in Hollister. Overall, participants believed that seniors and persons experiencing homelessness are most in need of housing and/or related services.



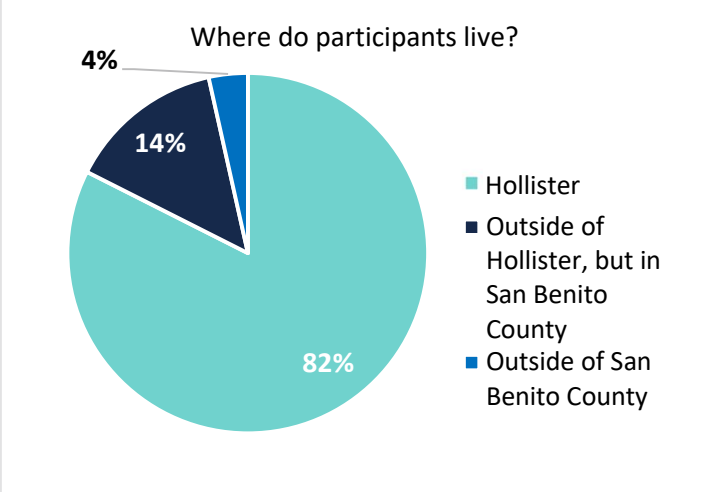
8. Vision

Participants were asked to describe their vision for the future of housing in Hollister. In total, 45 responses were received. Out of all the responses, residents envisioned a future with affordable housing for all income levels, infrastructure improvements, and more housing opportunities. All survey responses are shown in **Table 3: Vision for the Future of Housing in Hollister**.

9. Demographics

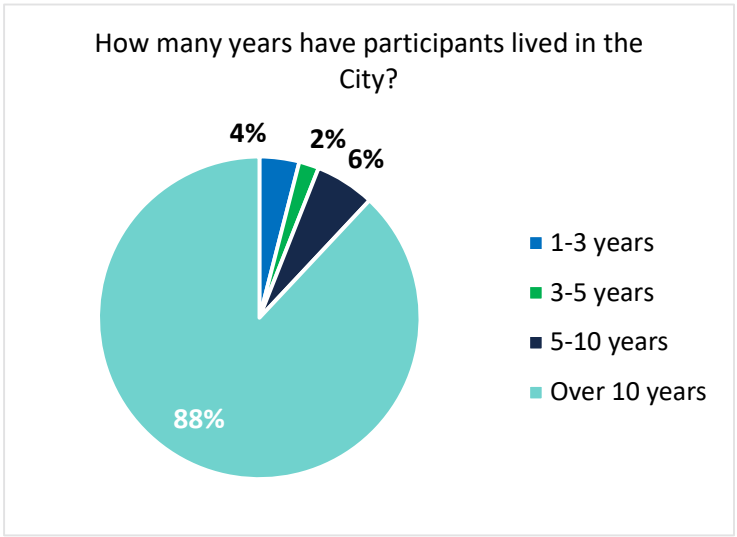
The survey concluded with questions on demographics to understand who was reached and who provided feedback. This was aimed at ensuring equity in engagement.

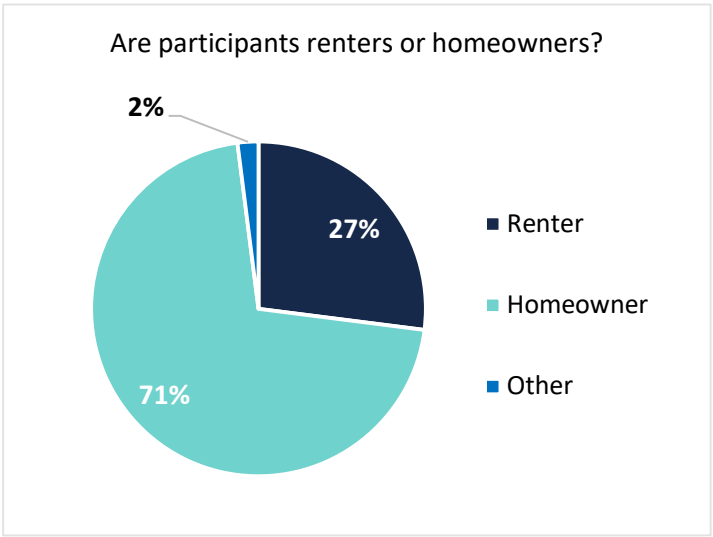
The questions collected information on where participants lived (in the City, outside of the City, or outside of the County), how many years lived in the City, what county participants work in, if participants are renters or homeowners, and their age.

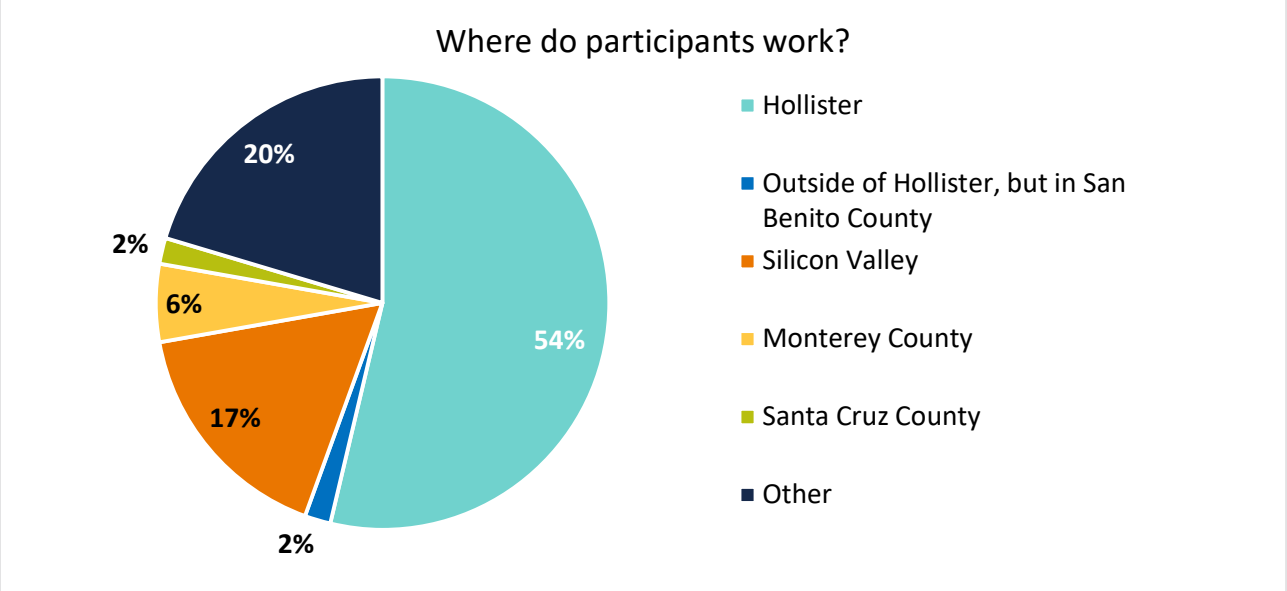


At 82 percent, majority of participants live in the City. Another 14 percent live in the County, and 4 percent do not live in neither the City nor the County. Similarly, majority of participants also worked in the Hollister. 20 percent of participants selected "other." Of those who noted they live in Hollister, 88 percent of participants has lived in the City for over 10 years. In addition, 71 percent of participants were homeowners, while 27 percent were renters.

Lastly, the age breakdown of participants remained fairly even. Participants ages 35-49 comprised 37 percent of survey participants, followed by 33 ages 50 to 64, followed by 16 percent ages 18 to 34 and 14 ages 65 or older.






Where do participants work?
20%
2%
6%
54%
17%
2%
Hollister
Outside of Hollister, but in San Benito County
Silicon Valley
Monterey County
Santa Cruz County
Other

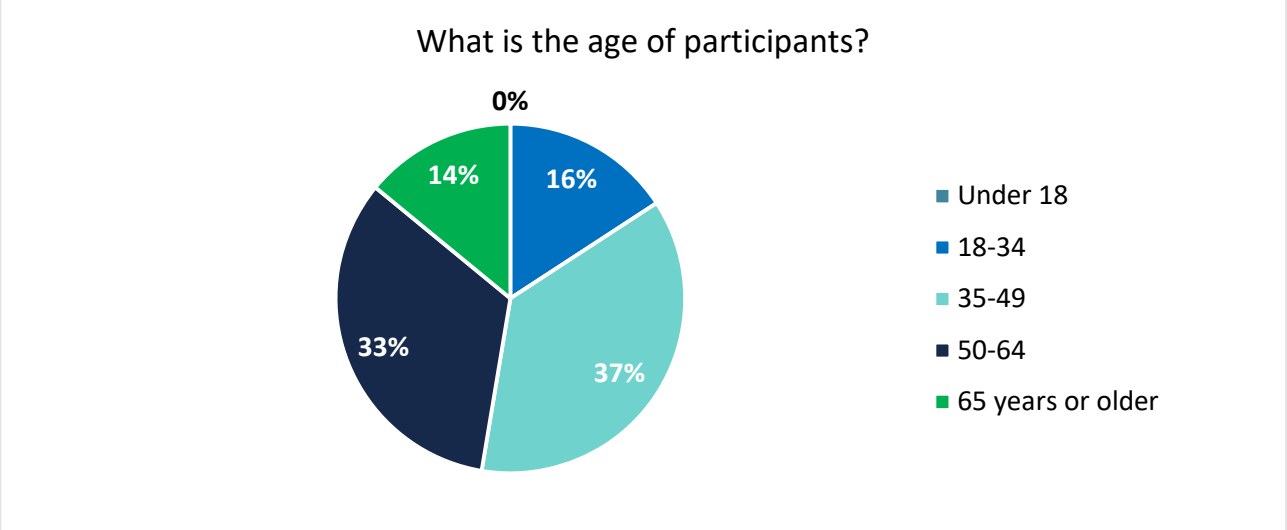

What is the age of participants?
0%
14%
16%
33%
37%
Under 18
18-34
35-49
50-64
65 years or older

Table 1: Other "Housing Types" Reponses
Multi-Generational Housing
Housing for displaced youth and parenting teens
I think we have enough housing… I think the infrastructure Hass to catch up to the housing that we have had in the recent past
Affordable senior living center
Below Market Homes
Affordable Housing is a scam. No such thing. Build more housing. More Housing = Lower Prices.
Homeless

Table 2: Type of Housing Comments
I think compatibility is important when addressing infill planning.
The city needs both for sale and for rent housing units. Market rate and affordable units should both be built. Neighborhoods should contain a mix of housing types and income levels.
Affordable housing is needed to assist the younger generation who were born and raised here in having the choice to stay in our community. They are being pushed out.
Middle income homes
None at this time
Make housing that is affordable to people who have lived here for years, no people from Bay Area.
I am disabled and on a limited income and those types of housing are non-existent for a single white person.
Affordable housing (i.e. apartments, condos and smaller homes) need to be mixed in with single-family homes to create mixed-income neighborhoods.
Affordable single family housing would be amazing!!!! With enough parking spaces and backyards. These new communities are all cramded.
Design higher density mixed use walkable neighborhoods.
There is a huge need for youth housing especially for foster youth aging out of the system, parenting teens, and displaced youth. We have nothing in San Benito County for this population. Please see the Tidal Wave of Change which was produced by the Coalition of Homeless Services Providers https://www.sbccab.com/_files/ugd/a38391_2084cf650cab4919a6bcead894b5556c.pdf
Stop building more houses until the roads are fixed. Traffics is ridiculous. Fix roads then build.
They need to be affordable for San Benito residents
I don't think we need any more housing. I think we need infrastructure to support the housing that has been added to our town in the last few years… Schools and roads to start u
Unhoused families need to take a priority in our community. Apartments, multi-family duplexes, fourplexes, tiny home communities.
No more housing!
Do not mix affordable housing in affluent locations, ie Ridgemark or the like.
Homes that are available too long time San Benito county or Hollister residents. Housing is difficult to come by because of people from our of town are moving into town
Need more diverse housing options so there is more mobility in the housing market. Smaller two bedroom houses on smaller lots to provide cheaper first time buyer houses.
Expand the sphere of influence. Create the American Dream. Which is single family detached homes. Develop all agricultural lands. Shelter is greater than food, which will all be grown in Mexico eventually.
NO MORE HOUSING

Table 3: Vision for the Future of Housing in Hollister
I would like to an inclusive community that with each new housing development provides a variety of housing types not just a single family home development. In each new development I would also like to see parks and similar amenities constructed, so people are not having to drive to the nearest park and can find opportunities to connect with their neighbors. I would also like to see areas of infill development and finding ways to connect with land owners to educate them on the potential use of their land. I am curious if the landowners are aware of the Housing Element process and how the City views the use of their land. I think by focusing on areas on infill will also help to decrease the sprawl of development in the outer city limits.
A city that can provide housing to singles and families but also housing for the homeless. Housing with diversity and uniqueness.
Equitable housing stock for all income levels especially for locals and not the commuters.
Mixed income housing spread across the county, not centralized. If more section 8 housing is provided, it should be spread to areas outside of the West end of town. Consider also the schools, transportation, and traffic congestion in the different areas of town.
Slow it down,
I'd like to see denser projects especially infill locations, where possible. Neighborhoods that support a variety of income levels would be great. I'd like to see affordable units spread throughout the city and integrated into neighborhoods in a way that does not make them stand out from market rate units.
Affordable housing for professionals who have returned to their community to live and work. Ex) single income - teacher
I envision those that are raised in our community are given an opportunity to live here as adults. I also envision the schools bring able to retain amazing teachers due to being able to live here with their wages. We have lost way too many.
Housing is important but so is infrastructure. We can’t keep building if our roads can’t withstand the amount of traffic.
affordable, and appartments for single families
More affordable housing
where people can work and live here mixed income developments with low/Medium income not just homes being built to cater out of town people
My vision of a promising Hollister is one in which houses are affordable for all income levels and the infrastructure has been improved to provide easy access to and from Hollister.
Housing for low income families and affordable housing.
Affordable housing for Hollister natives
Slowing down housing development until our infrastructure can catch up
I would like to see as a tax paying citizen that I receive priority over non US citizens
We need to think in "neighborhoods" and not only in "types of housing" with the goal of creating mixed-income neighborhoods, where you have a variety of home types also mixed in with commercial space, so we don't create exclusive wealthy neighborhoods vs. poor neighborhoods. We need to proactively work towards racial and economic integration via housing. We also need the City to waive permit fees and even create incentives to upgrade ADUs. There are many existing, unpermited ADUs in downtown Hollister but the fees to get them permitted are outrageous, so it promotes a continuation of sub-standard housing.
Affordable!!!!! Single family homes, no gangs ruining property. It sucks having a nice home in a ghetto neighborhood that has gangs tagging the parks, fences, etc. And keep hollister small town. I feel people who from San jose to hollister miss the small town feel in san jose which has been taken away

Table 3: Vision for the Future of Housing in Hollister
from people who can afford million dollar houses, all of our childhood friends and family moved out of state or other cities because of how high homes r going for in sj. Please keep hollister small.
Design higher density mixed use walkable neighborhoods. This would be a desirable are with modern housing mixed in with walkable restaurants, retail, grocery store, and entertainment options.
More infill. Less large development in the rural areas. More opportunities for home ownership.
Fair
I envision a community where homelessness is non-existant, that all individuals thrive and have a safe and secure place to lay their head at night knowing they have a sense of security.
There should be varying opportunities for housing, and developing a first time buyer program with available funding to assist would be the first step as I believe Hollister has not offered any FTHB programs in many years.
People born and raised here can afford to live here.
Start the process with building affordable apartments! Some of us don't have the luxury to afford to buy/rent, houses/apartments!
Affordable and sustainable - with impact fees charged to support the school district, road improvements, public safety staff and recurring city maintenance costs.
I would like to see a moratorium … And let the town catch up to the hundreds and hundreds of homes that have been built in the recent past
No more large developments with huge homes and no yard or accessible play areas for growing kids. More housing for the unhoused, especially those with kids. Child care facilities built into the development areas to support working parents. Clean living facilities for our hardworking migrant workers. Affordable assisted living/nursing facilities for seniors - most seniors cannot afford communities like Twin Oaks. Rent credits for teachers, nurses, or other lower-paid service workers, more low income housing options.
Community not housing homeless, not supporting poverty, Have an upper middle class community. Too many hand outs to people that are on welfare. Take care of hard working citizens! Why so many questions about lower income!
Reduce the housing increase until the roads, sewage, water etc can actually handle the growth. It's ridiculous currently with road works being done at the same time on two main arteries in & out of Hollister. Communicate with your constituents so you can be more streamlined in your approaches.
Slow growth contingent upon upgrading infrastructure.
Clean, nice areas.
I'd love more variety to meet more of our residents needs. We are a diverse community with a wide range of needs.
Having housing available for long term residents of the county. People who have lived here for generations
A housing market that has a variety of options so as people's income changes so can their living situation to allow them to live within their means.
Affordable housing less homeless
One where there is enough supply to meet the demand for all ages and families. One where a single person can afford a one bedroom apartment or a family can afford a house for a larger household. I believe downtown should vitalize the empty apartments and use those to promote affordable apartments.
There should be homes that are sold with deed restrictions so that corporations or to individuals who own multiple properties cannot buy them. New construction builders should allocated a high amount

Table 3: Vision for the Future of Housing in Hollister
of homes that are available only to first time home buyers. Homes with said restrictions should be owner occupied and should not be able to be rented out.
Affordable housing for those that were born and raised in this city and can't afford to buy a home here like myself
Build. Build. Build. The draconian Planning Department and City Council need to expand the Sphere of Influence and not promote ant-development tactics. Build hundreds of detached single family homes.
Affordable housing across the city, not just the westside. A mix of different types of housing. More apartments and condos, duplexes and fourplexes
Mix housing opportunities for community
NO MORE HOUSING. FIX AND EXPAND ROADS
Less or no additional McMansions till some of the other needs are closer to being met.

Community Workshop #1

This section contains the flyer and fact sheets distributed in preparation for the Community Workshop #1 held on May 31, 2023.

City of Hollister
2023-2031 HOUSING ELEMENT UPDATE

The City of Hollister is in the process of updating the 2023-2031 Housing Element. This Fact Sheet answers commonly asked questions and provides information about the update process.

What is a Housing Element?

The Housing Element is one of the required elements of the Hollister General Plan. The Housing Element provides goals, policies, and programs that support and encourage housing growth at all income levels.

Key Sections of the Housing Element:

- Population and housing analysis for Hollister.
- Evaluation of constraints to building housing and identifying potential resources for housing development.
- Evaluation of 2015-2023 Housing Element programs and policies to determine what worked and what needs to be changed.
- Analysis of potential housing sites that can accommodate Hollister's anticipated housing needs in the next eight years.
- Development of policies, programs, and quantified objectives for the 2023-2031 planning period.



What is the Regional Housing Needs Assessment (RHNA) Process?

The RHNA process is mandated by state law and identifies the number of housing units in different income categories that Hollister must plan for. The RHNA is determined by the State Department of Housing and Community Development (HCD) and distributed by the Council of San Benito County Governments (SBCOG) for the County and each city in San Benito County. For the 2023-2031 Planning Period, the City of Hollister is allocated 4,163 housing units based on the income categories listed below. The Housing Element is required by the State to identify sites to accommodate this estimated growth.

2023 - 2031 City of Hollister RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Extremely Low Income	0 - 30%	--	$31,550	423 units
Very Low Income	31 - 50%	$31,551	$52,550	423 units
Low Income	51 - 80%	$52,551	$84,100	678 units
Moderate Income	81 - 120%	$84,101	$126,100	826 units
Above Moderate Income	> 120%	$126,101	--	1,813 units
			Total	4,163 units

*Income range is based on the 2022 HUD Area Median Income (AMI) for a family of four in San Benito County of $105,100.

City of Hollister
2023-2031 HOUSING ELEMENT UPDATE

Why is the City Updating the Housing Element?

The City of Hollister is required by state law to update its Housing Element every eight years. The current adopted Housing Element is for the 2015-2023 planning period. The City is now planning for the 2023-2031 planning period.

Importance of Updating the Housing Element:

- Allows the community to provide feedback to guide the future of housing in Hollister
- Ensures the City complies with State housing laws
- Allows the City to become eligible for State grants and funding sources
- Demonstrates the ability to meet future anticipated housing growth needs

What is Included in the Update Process?

The update process is community-based and will include a variety of activities to interface with the Hollister community. Key features include:

- A series of community meetings and other community engagement opportunities
- Comprehensive review of the community to analyze existing conditions
- Identification of sites to meet 2023-2031 Regional Housing Needs Allocation (RHNA)
- Public Hearings before the Planning Commission and City Council

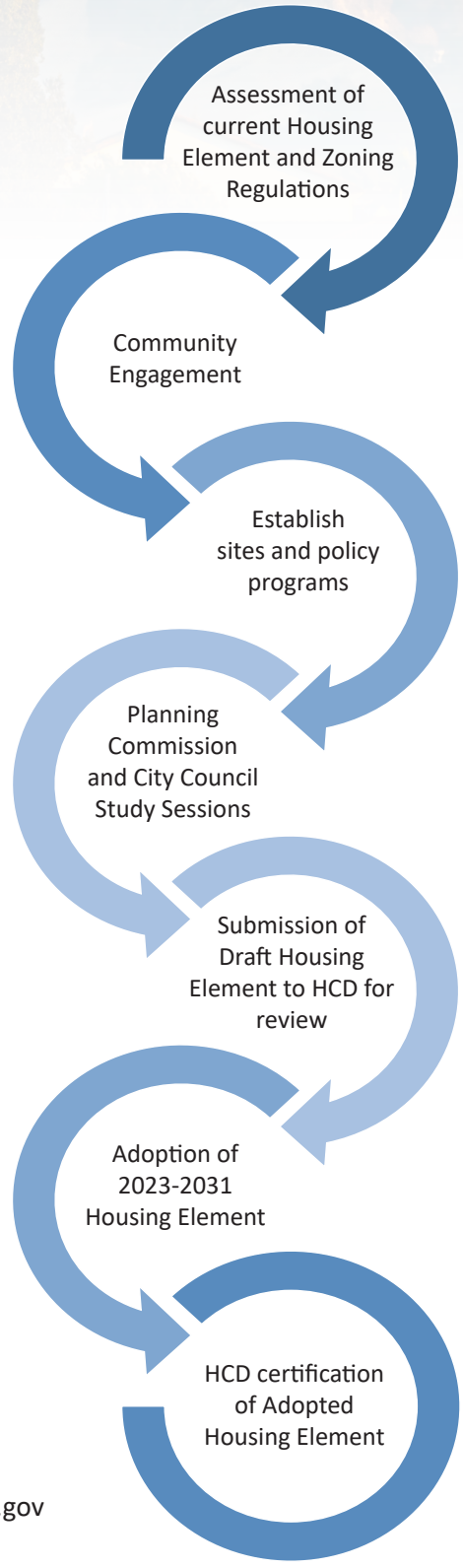
How Can You Participate in the Update Process?

There are a variety of ways you can participate throughout the planning process:

- Community Survey: Community members have the opportunity to provide feedback on housing needs in Hollister.
- Community Workshops: Learn about the process and provide feedback and guidance to the City. Spanish translation will be available at all Housing Element Update meetings.
- Planning Commission and City Council Study Session will provide updates on the Housing Element progress and will be open for public comments.
- Public Review Draft will be open for public comments in Fall 2023.



Project & Outreach Timeline



For more information, please contact
Ambur Cameron, Senior Planner
(831) 636-4360 | HousingElement@hollister.ca.gov

Ciudad de Hollister

ACTUALIZACIÓN DEL ELEMENTO DE VIVIENDA 2023-2031

La Ciudad de Hollister está en proceso de actualizar el Elemento de Vivienda 2023-2031. Esta Hoja Informativa responde a las preguntas más frecuentes y proporciona información sobre el proceso de actualización.

¿Qué es un Elemento de Vivienda?

El Elemento de Vivienda es uno de los elementos requeridos por el Plan General de Hollister. El Elemento de Vivienda proporciona metas, políticas, y pogramas que apoyan y promueven el crecimiento de viviendas en todos los niveles de ingreso.

Secciones Clave del Elemento de Vivienda:

- Análisis de la población y la vivienda para Hollister.
- Evaluación de las limitaciones para construir viviendas e identificar recursos potenciales para el desarrollo de viviendas.
- Evaluación de los programas y políticas del Elemento de Vivienda 2015-2023 para determinar que funcionó y que debe cambiarse.
- Análisis de posibles sitios de vivienda que puedan adaptarse a las necesidades de vivienda de Hollister anticipadas para los próximos ocho años.
- Desarrollo de políticas, programas y objetivos cuantificados para el período de planificación 2023-2031.



¿Qué es el Proceso de Evaluación de Necesiddes de Vivienda Regional (RHNA, por sus siglas en inglés)?

El proceso de RHNA es obligatorio por ley estatal y establece la cantidad de unidades de vivienda en diferentes categorías de ingresos para los que Hollister debe planificar. La RHNA es determinada por el Departamento de Vivienda y Desarrollo Comunitario del Estado (HCD, por sus siglas en inglés) y distribuida por el Concejo de Gobiernos del Condado de San Benito (SBCOG, por sus siglas en inglés) para cada ciudad del Condado de San Benito. Para el período de planificación 2023-2031, a la ciudad de Hollister se le asignan 4,163 unidades de vivienda según las categorías de ingresos que se enumeran a continuación. El Estado requiere que el Elemento de Vivienda identifique sitios para acomodar este crecimiento estimado.

Asignación de Necesidades de Vivienda 2023 - 2031 para la Ciudad de Hollister

Categoría de Ingresos	% del Ingreso Medio del Área (AMI)	Escala de Ingresos*		Distribución de RHNA (Unidades de Vivienda)
		Min.	Max.	
Ingreso Extremadamente Bajo	0 - 30%	--	$31,550	423 unidades
Ingreso Muy Bajo	31 - 50%	$31,551	$52,550	423 unidades
Ingreso Bajo	51 - 80%	$52,551	$84,100	678 unidades
Ingreso Moderado	81 - 120%	$84,101	$126,100	826 unidades
Superior al Ingreso Moderado	> 120%	$126,101	--	1,813 unidades
			Total	4,163 unidades

*El nivel de ingresos se basa en el Ingreso Medio del Área (AMI, por sus siglas en inglés) del HUD de 2022 de $105,100 para una familia de cuatro en el Condado de San Benito.

Ciudad de Hollister

ACTUALIZACIÓN DEL ELEMENTO DE VIVIENDA 2023-2031

¿Por qué está la ciudad Actualizando el Elemento de Vivienda?

La ley estatal requiere que la Ciudad de Hollister actualice su Elemento de Vivienda cada ocho años. El Elemento de Vivienda adoptado actualmente es para el período de planificación 2015-2023. La ciudad ahora está planificando para el período de planificación 2023-2031.

La Importancia de Actualizar el Elemento de Vivienda:

- Permite a la comunidad proporcionar comentarios para guiar el futuro de la vivienda en Hollister
- Garantiza que la ciudad cumpla con las leyes estatales de vivienda
- Permite que la ciudad sea elegible para subvenciones estatales y fuentes de financiación
- Demuestra la capacidad de satisfacer las futuras necesidades anticipadas de crecimiento de la vivienda

¿Qué se Incluye en el Proceso de Actualización?

El proceso de actualización se basa en la comunidad e incluirá una variedad de actividades para interactuar con la comunidad de Hollister. Las características clave incluyen:

- Una serie de reuniones comunitarias y otras oportunidades de participación
- Una revisión integral de la comunidad para analizar las condiciones existentes
- La Identificación de sitios para cumplir con la Distribución Regional de Necesidades de Vivienda (RHNA) de 2023-2031
- Audiencias Públicas ante la Comisión de Planificación y el Concejo Municipal

¿Cómo Puede Usted Participar en el Proceso de Actualización?

Hay una variedad de formas en las que puede participar a lo largo del proceso de planificación:

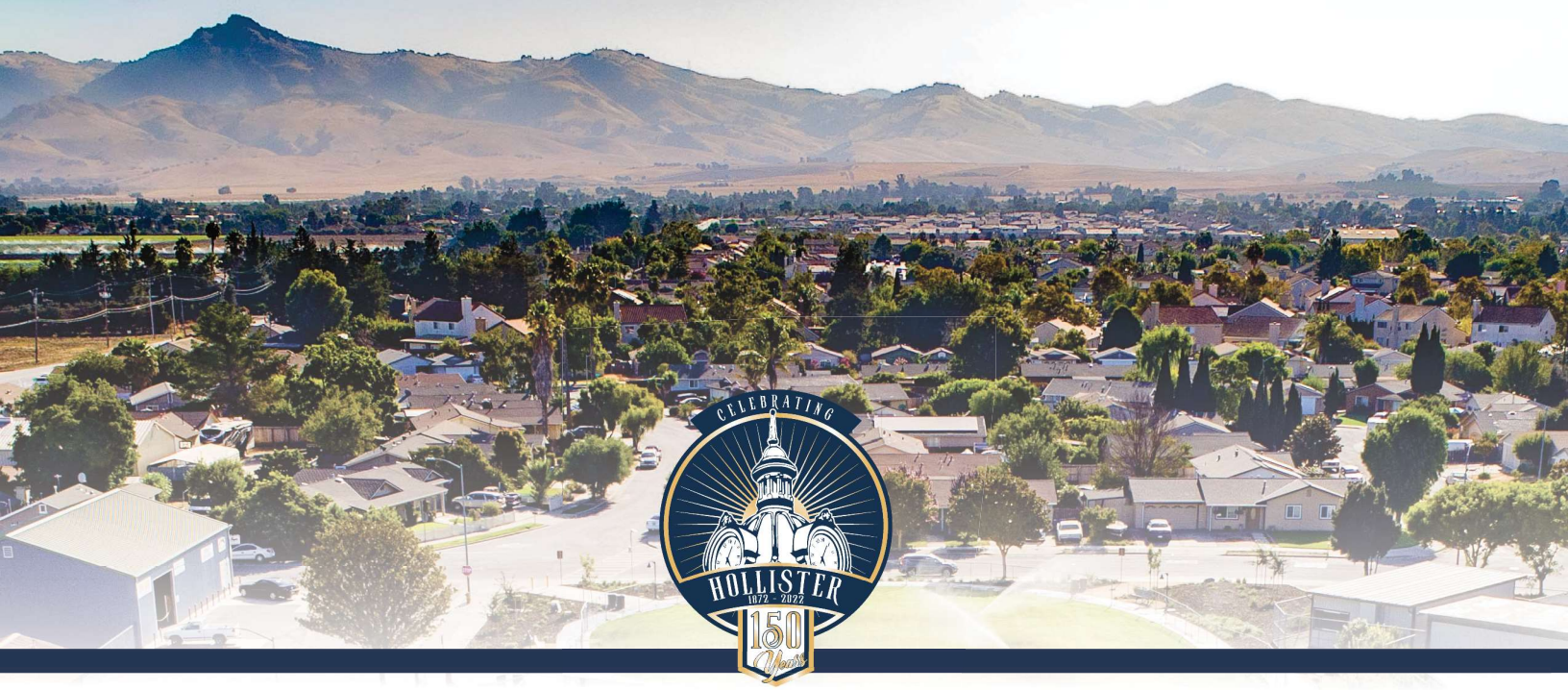
- Encuesta Comunitaria los miembros de la comunidad tienen la oportunidad de proporcionar sus comentarios sobre las necesidades de vivienda en Hollister.
- Talleres Comunitarios se aprende acerca del proceso y proporcionan comentarios y orientación a la ciudad. Habrá traducción al español en todas las reuniones de la Actualización del Elemento de Vivienda.
- La Sesión de Estudio de la Comisión de Planificación y el Concejo Municipal proporcionará actualizaciones sobre el progreso del Elemento de Vivienda y estará abierta para los comentarios del público.
- Borrador de Revisión Pública estará abierto para comentarios del público en el otoño de 2023.



Cronograma del Proyecto y la Divulgación



Para más información, por favor comuníquese con
Ambur Cameron, Planificadora Principal
(831)-636-4360 | HousingElement@hollister.ca.gov



2023-2031 Housing Element Update
Virtual Community Workshop #1

The City of Hollister is in the process of updating its Housing Element for 2023-2031. We invite you to join us at our first Virtual Community Workshop to learn about the Housing Element, the update process, and provide input!

This Community Workshop will include the following:

- An overview of the Housing Element and update process
- Background on the Regional Housing Needs Allocation (RHNA)
- Future opportunities for engagement and project schedule
- Community participation and discussion about housing in Hollister

When: Wednesday, May 31, 2023 at 6:00 p.m.

Where: Virtual (https://kimley-horn.zoom.us/j/93019928036)

If you have questions or would like to submit written comments, please contact the Planning Division:

Ambur Cameron, Senior Planner
(831) 636-4360 | HousingElement@hollister.ca.gov



Taller Comunitario Virtual #1 de la Actualización del Elemento de Vivienda 2023-2031

La Ciudad de Hollister está en proceso de actualizar su Elemento de Vivienda 2023-2031. ¡Le invitamos a unirse a nuestro Taller Comunitario Virtual para saber más acerca del Elemento de Vivienda, el proceso de actualización, y proporcionar sus comentarios!

Este Taller Comunitario incluirá lo siguiente:

- Una descripción general del Elemento de Vivienda y el proceso de actualización
- Antecedentes de la Asignación Regional de Necesidades de Vivienda (RHNA, por sus siglas en inglés)
- Oportunidades futuras de participación y cronograma del proyecto
- Participación comunitaria y discusión sobre la Vivienda en Hollister

Cuándo: Miércoles 31 de mayo de 2023 a las 6:00 p.m.

Dónde: Virtual (https://kimley-horn.zoom.us/j/93019928036)

Si tiene preguntas o desea enviar sus comentarios por escrito, comuníquese con la División de Planificación:

Ambur Cameron, Planificadora Principal
(831) 636-4360 / HousingElement@hollister.ca.gov

Joint Planning Commission/City Council Study Session #1

This section contains the flyer and fact sheets distributed in preparation for the Joint Planning Commission/City Council Study Session #1 held on December 4, 2023.



2023-2031 Housing Element Update
City Council and Planning Commission Study Session

The City of Hollister is in the process of updating its Housing Element for 2023-2031. We invite you to join us for a Joint City Council and Planning Commission Study Session to discuss the status of the Housing Element Update and strategies for addressing the 6th Cycle Regional Housing Needs Allocation (RHNA).

Discussion will review the following topics:

- HEU Status Update and Schedule
- Candidate Sites Analysis
  - Draft Sites Inventory
  - Housing Development Strategies

When: Monday December 4, 2023 at 6:00 PM

Where: In-Person, 375 5th Street, Hollister, CA 95023

Virtual: https://us02web.zoom.us/webinar/register/WN_MNOr95ZCQrWzERqd5zRuwQ

If you have questions or would like to submit written comments, please contact the Planning Division:

Ambur Cameron, Senior Planner
(831) 636-4360 | HousingElement@hollister.ca.gov

City of Hollister
2023-2031 HOUSING ELEMENT UPDATE

The City of Hollister is in the process of updating the 2023-2031 Housing Element. This Fact Sheet answers commonly asked questions and provides information about the update process.

What is a Housing Element?

The Housing Element is one of the required elements of the Hollister General Plan. The Housing Element provides goals, policies, and programs that support and encourage housing growth at all income levels.

Key Sections of the Housing Element:

- Population and housing analysis for Hollister.
- Evaluation of constraints to building housing and identifying potential resources for housing development.
- Evaluation of 2015-2023 Housing Element programs and policies to determine what worked and what needs to be changed.
- Analysis of potential housing sites that can accommodate Hollister's anticipated housing needs in the next eight years.
- Development of policies, programs, and quantified objectives for the 2023-2031 planning period.



What is the Regional Housing Needs Assessment (RHNA) Process?

The RHNA process is mandated by state law and identifies the number of housing units in different income categories that Hollister must plan for. The RHNA is determined by the State Department of Housing and Community Development (HCD) and distributed by the Council of San Benito County Governments (SBCOG) for the County and each city in San Benito County. For the 2023-2031 Planning Period, the City of Hollister is allocated 4,163 housing units based on the income categories listed below. The Housing Element is required by the State to identify sites to accommodate this estimated growth.

2023 - 2031 City of Hollister RHNA Allocation

Income Category	% of Area Median Income (AMI)	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Extremely Low Income	0 - 30%	--	$31,550	423 units
Very Low Income	31 - 50%	$31,551	$52,550	423 units
Low Income	51 - 80%	$52,551	$84,100	678 units
Moderate Income	81 - 120%	$84,101	$126,100	826 units
Above Moderate Income	> 120%	$126,101	--	1,813 units
			Total	4,163 units

*Income range is based on the 2022 HUD Area Median Income (AMI) for a family of four in San Benito County of $105,100.

City of Hollister
2023-2031 HOUSING ELEMENT UPDATE

Why is the City Updating the Housing Element?

The City of Hollister is required by state law to update its Housing Element every eight years. The current adopted Housing Element is for the 2015-2023 planning period. The City is now planning for the 2023-2031 planning period.

Importance of Updating the Housing Element:

- Allows the community to provide feedback to guide the future of housing in Hollister
- Ensures the City complies with State housing laws
- Allows the City to become eligible for State grants and funding sources
- Demonstrates the ability to meet future anticipated housing growth needs

What is Included in the Update Process?

The update process is community-based and will include a variety of activities to interface with the Hollister community. Key features include:

- A series of community meetings and other community engagement opportunities
- Comprehensive review of the community to analyze existing conditions
- Identification of sites to meet 2023-2031 Regional Housing Needs Allocation (RHNA)
- Public Hearings before the Planning Commission and City Council

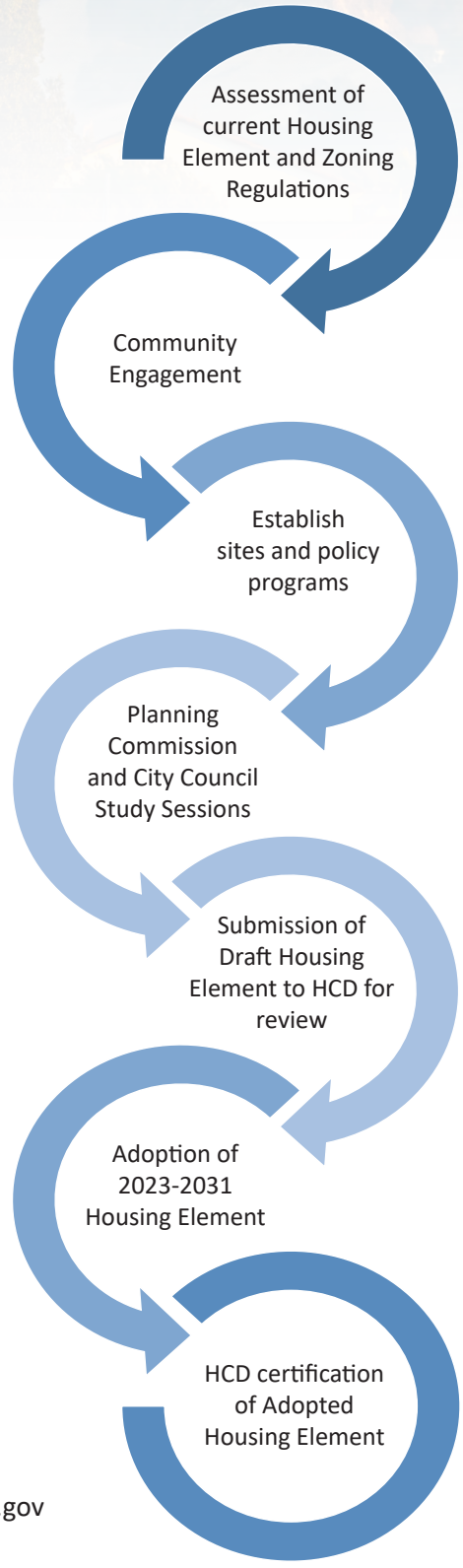
How Can You Participate in the Update Process?

There are a variety of ways you can participate throughout the planning process:

- Community Survey: Community members have the opportunity to provide feedback on housing needs in Hollister.
- Community Workshops: Learn about the process and provide feedback and guidance to the City. Spanish translation will be available at all Housing Element Update meetings.
- Planning Commission and City Council Study Session will provide updates on the Housing Element progress and will be open for public comments.
- Public Review Draft will be open for public comments in Fall 2023.



Project & Outreach Timeline



For more information, please contact
Ambur Cameron, Senior Planner
(831) 636-4360 | HousingElement@hollister.ca.gov

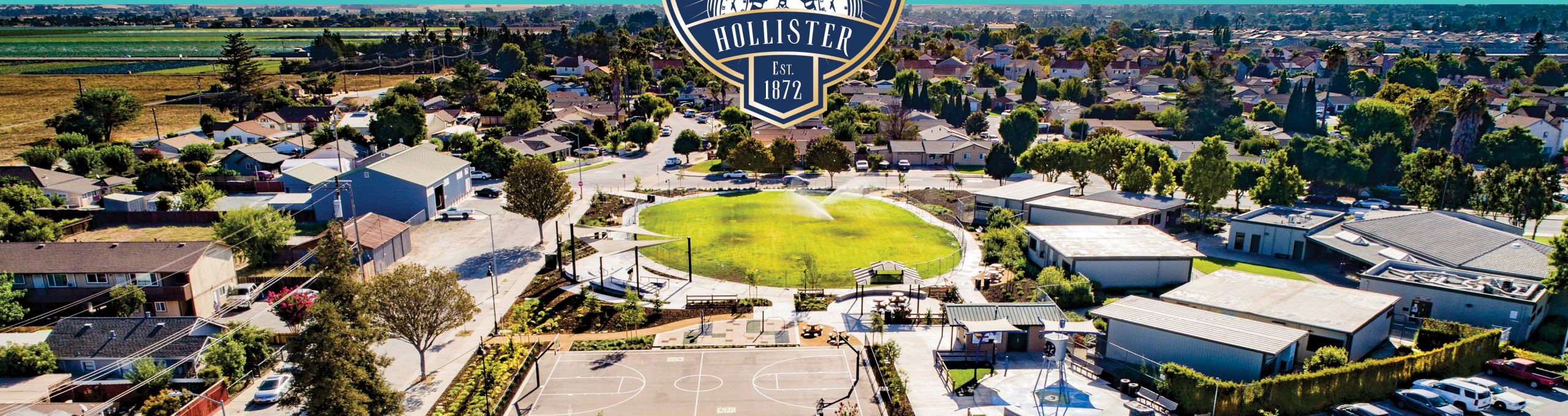
Joint Planning Commission/City Council Study Session #2

This section contains the flyer and fact sheets distributed in preparation for the Joint Planning Commission/City Council Study Session #2 held on February 12th, 2024.

CITY OF HOLLISTER
Housing Element Update

City Council and Planning Commission Study Session #2

February 12th, 2024 at 6:00PM



Agenda

- Overview of the Housing Element
- Regional Housing Needs Allocation (RHNA)
- Housing Element Efforts to Date
- Public Review Draft
- Site Selection
- Next Steps





Housing Element Overview

What is a Housing Element?

- Required Chapter of the City's General Plan
- Identifies projected housing needs by income category
- Provides goals, policies, programs, and quantified objectives to address current needs and guide future housing growth for all income levels
- Requires timely certification by the Department of Housing and Community Development (HCD) for compliance with State laws

Why are Housing Elements Updated?

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



Housing Element Certification

What is a "Certified" Housing Element?

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

Benefits of Certification

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

Housing Element Key Features

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



Regional Housing Needs Allocation (RHNA)

How is RHNA Determined?

Department of Housing and Community Development

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

San Benito Council of Governments (SBCOG)

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

City of Hollister RHNA

2023-2031

4,163 units

RHNA Income Categories

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

*Income range is based on the 2023 HUD Area Median Income (AMI) for San Benito County of $140,200 for a family of 4.
*Approximately 40% of all households in Hollister fall into the Extremely Low to Low-Income categories

5th Cycle vs. 6th Cycle RHNA

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

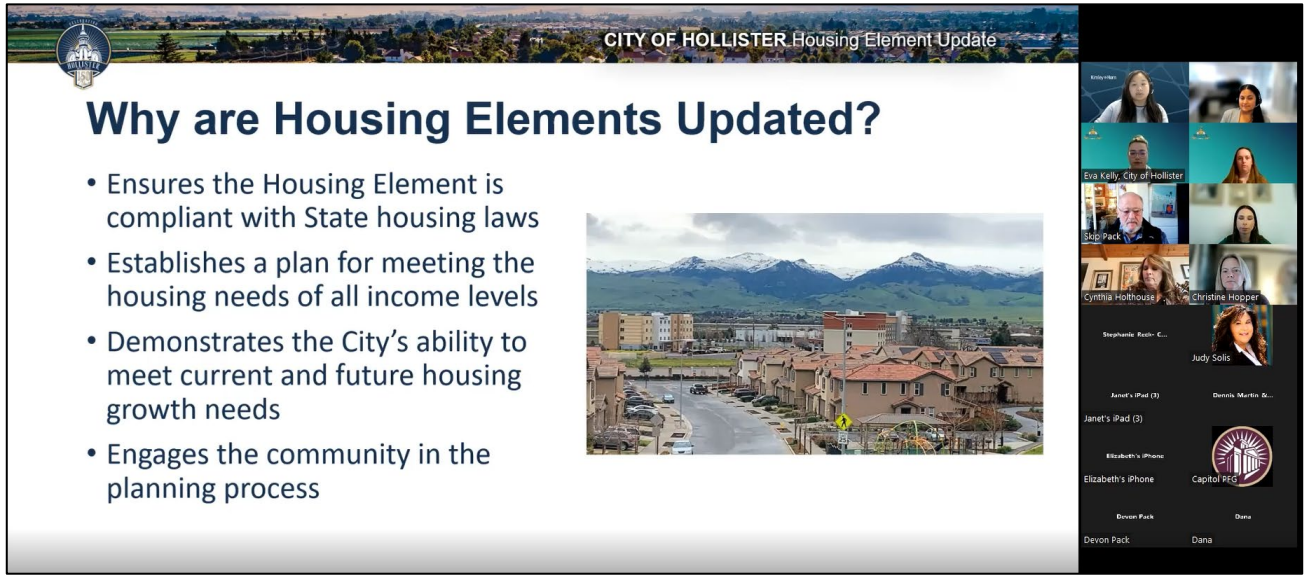
Note: All jurisdictions within California has had changes in their RHNA since the 5th Cycle. For example, the City of Santa Cruz had a 400% RHNA increase since the 5th Cycle.



Housing Element Efforts to Date

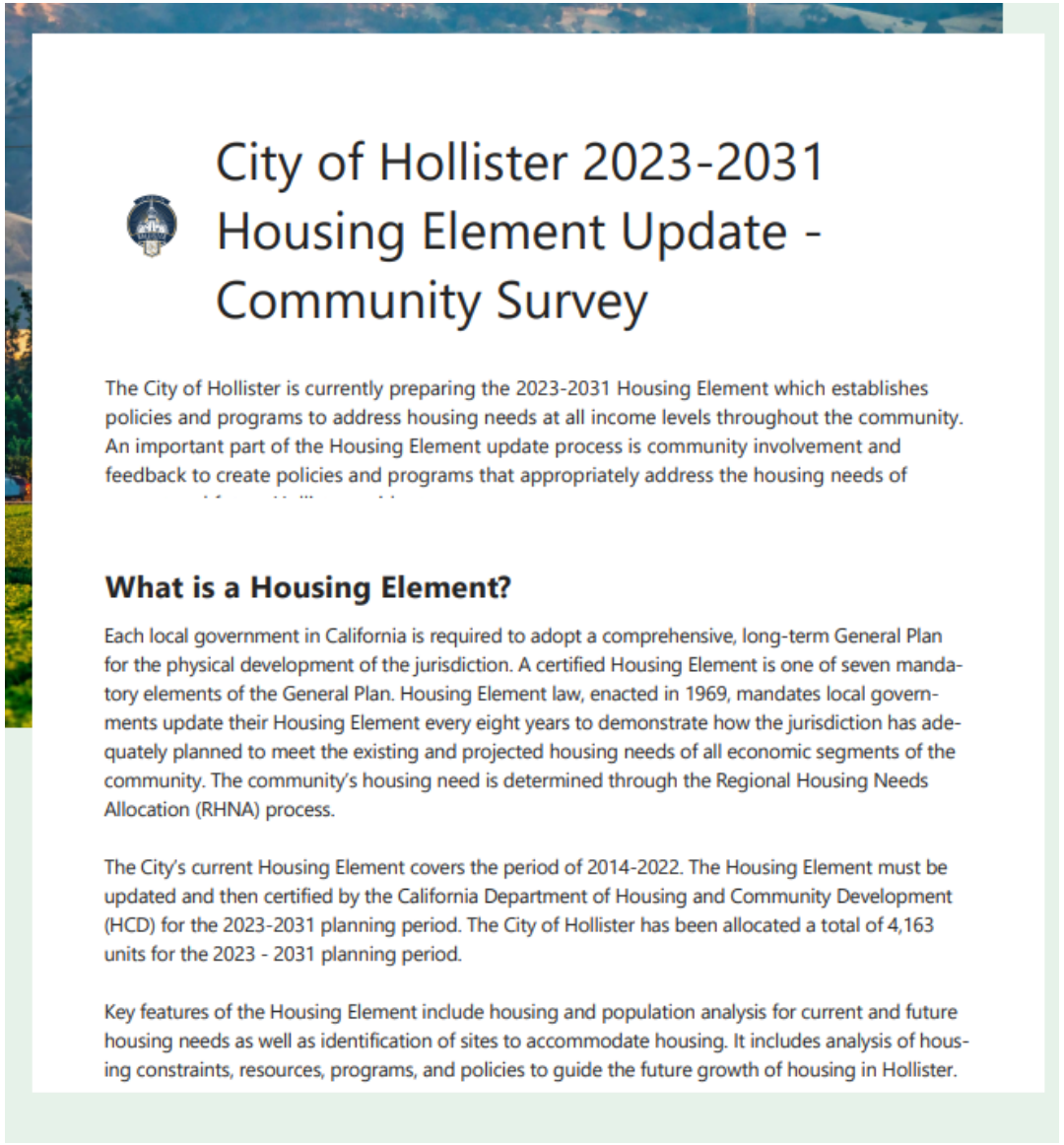
Community Workshop #1

- Live Virtual Workshop using Zoom in May 2023
  - Workshop recording available on the Housing Element Update Webpage
- A presentation included:
  - Housing Element Update process introduction and required components
  - Anticipated Project Timeline
  - Future Opportunities for Participation



Community Survey

- Community survey was used to gather community input on housing related topics from potential site areas to programs and policies.
- Survey was open from May 31, 2023 to December 7, 2023.
- 57 community members participated in the survey.



City of Hollister 2023-2031 Housing Element Update - Community Survey

The City of Hollister is currently preparing the 2023-2031 Housing Element which establishes policies and programs to address housing needs at all income levels throughout the community. An important part of the Housing Element update process is community involvement and feedback to create policies and programs that appropriately address the housing needs of

What is a Housing Element?

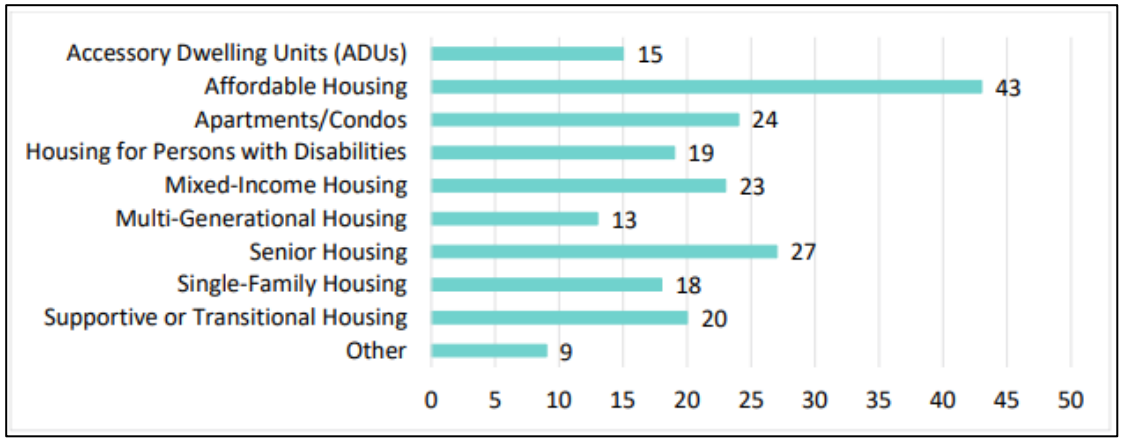
Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the jurisdiction. A certified Housing Element is one of seven mandatory elements of the General Plan. Housing Element law, enacted in 1969, mandates local governments update their Housing Element every eight years to demonstrate how the jurisdiction has adequately planned to meet the existing and projected housing needs of all economic segments of the community. The community's housing need is determined through the Regional Housing Needs Allocation (RHNA) process.

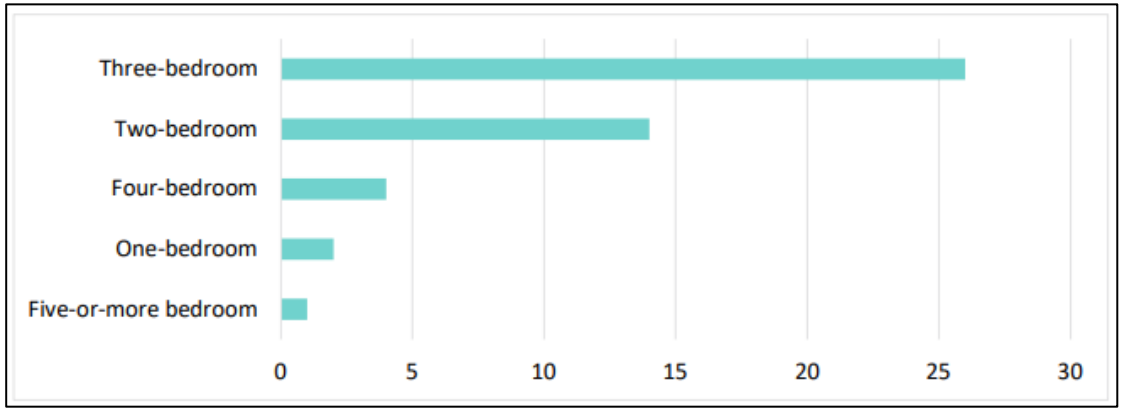
The City's current Housing Element covers the period of 2014-2022. The Housing Element must be updated and then certified by the California Department of Housing and Community Development (HCD) for the 2023-2031 planning period. The City of Hollister has been allocated a total of 4,163 units for the 2023 - 2031 planning period.

Key features of the Housing Element include housing and population analysis for current and future housing needs as well as identification of sites to accommodate housing. It includes analysis of housing constraints, resources, programs, and policies to guide the future growth of housing in Hollister.

Community Survey - Summary

- Prioritized a need for Affordable Housing and Senior Housing
- Prioritized larger housing types







Public Review Draft

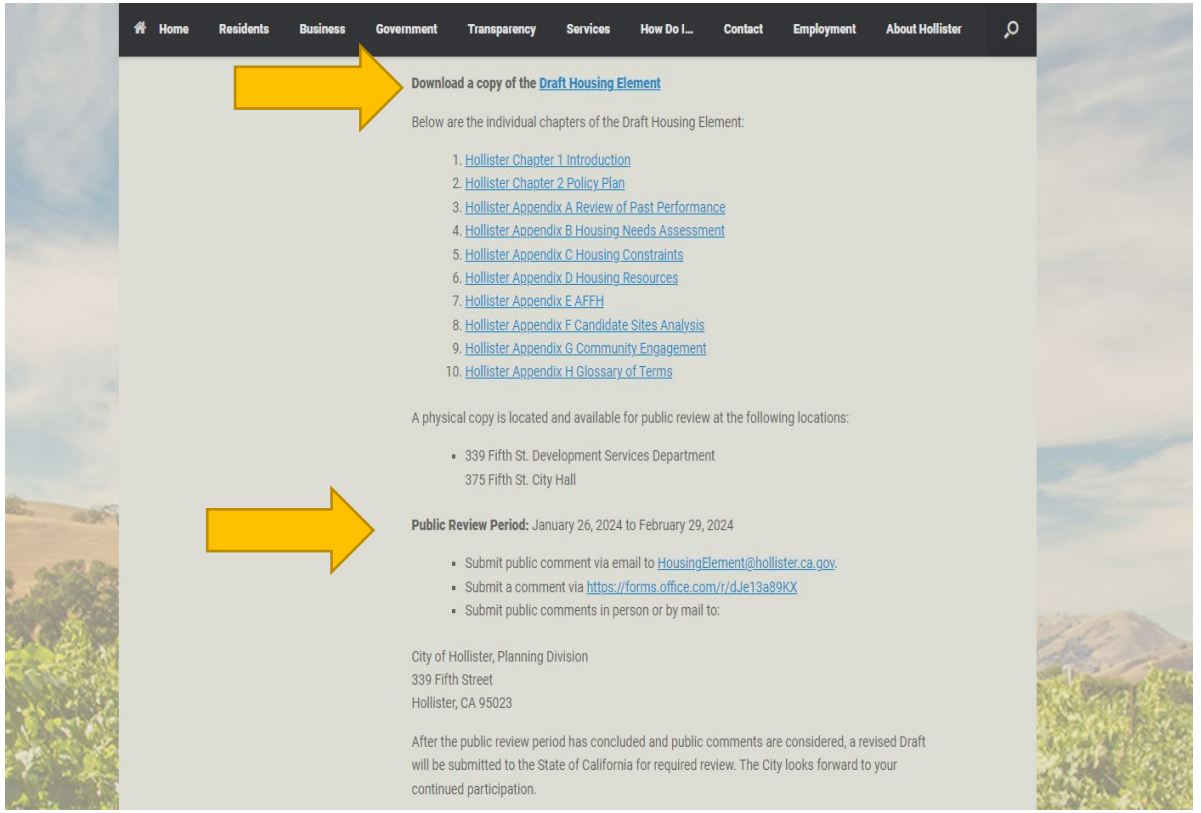
Document Status

- The City released the Public Review Draft of the Housing Element on January 26, 2024
- The Public Review Draft includes ten different sections
- The statutory public review period is 30 days, ending on February 29, 2024
  - NOTE: Public Comment will still be accepted past this date



Where and How to Review the Draft Document

- The Draft Document is available on the City's website at: https://hollister.ca.gov/housing-element/
- We invite you to download it, review and send us your feedback and questions!



Housing Needs Assessment

Appendix B: Housing Needs Assessment

- The Housing Needs Assessment analyzes:
  - Populations Demographic and trends
  - Special Needs Groups
    - Seniors
    - Persons with Physical and Developmental Disabilities
    - Large Households
    - Female-Headed Households
    - Farmworkers
    - Extremely Low-Income Household and Poverty Status
    - Persons Experiencing Homelessness
    - Students
  - Household income and Economics
  - Housing Unit Stock



Identified Housing Constraints

Appendix C & E: Housing Constraints and AFFH

- The Housing Constraints analysis considers:
  - Non-governmental housing barriers
  - Governmental housing barriers
  - Barriers to Fair Housing
    - Access to affordable housing
    - Access to funding
    - Access to essential resources
    - Transportation and Mobility
    - Discrimination and Fair Housing Issues



Identified Housing Resources

Appendix D: Housing Resources

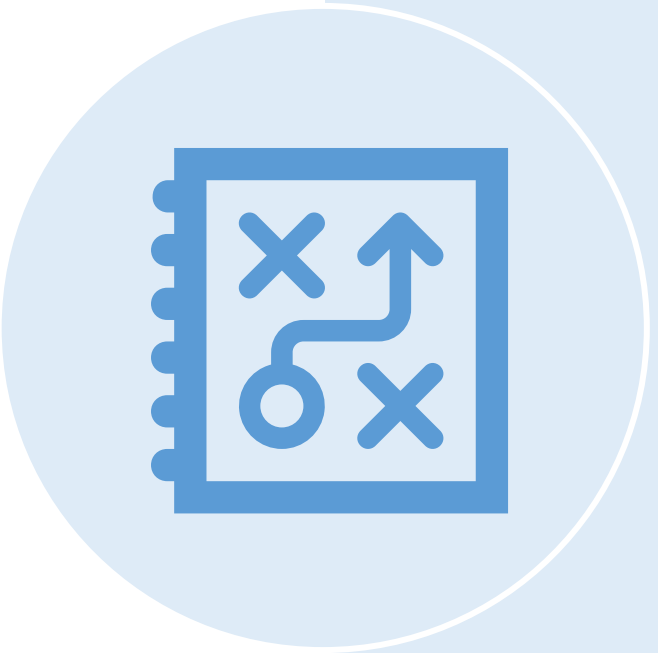
- The Housing Resources analysis considers:
  - Existing affordable housing in Hollister
  - Housing funding resources
  - Housing program opportunities
  - Opportunity areas for housing
  - Land to accommodate new housing
- Housing Resources also identifies opportunity areas for housing.



Hollister Policy Plan

Section 2: Policy Plan

- The Policy Plan takes into consideration Community feedback and all components of the draft document.
- It establishes goals and policies including:
  - Fair Housing Programs and goals
  - Housing opportunity for all incomes
  - Affordable housing access
  - Transitional supportive housing services
  - Housing for Special needs groups



What are Housing Element Goals and Policies

- Goals and policies are broad guidelines that determine a course of action
- The Housing Element provides policy tools to promote the development and accessibility of housing at all income levels
- Policies coordinates between housing, infrastructure, and long-term planning



What do Housing Element Programs do?

Reflect the following:

- Community input and feedback
- The results and analysis of the jurisdiction's local housing needs
- Available land and financial resources
- The mitigation of identified constraints

Include the following:

- Specific actions
- Timeframe and funding for implementation
- The agencies or officials responsible for implementation
- Identification of funding sources

Proposed Goals

- **Housing Goal #1:** Work together to build a sense of community and achieve housing goals.
- **Housing Goal #2:** Maintain and enhance existing neighborhoods and blend well designed new housing into neighborhoods and communities.
- **Housing Goal #3:** Use land efficiently to encourage a diversity of housing types and to implement “smart” and sustainability development principles.
- **Housing Goal #4:** Develop affordable housing opportunities.
- **Housing Goal #5:** Provide housing for special needs populations.

Sample Housing Policy

Policy Action H3.4: Accessory Dwelling Units (ADUs)

The City will work to facilitate the development of accessory dwelling units (ADUs) and create a plan by 2025 that incentivizes and promotes the development of ADUs to be offered at affordable rents. The City will implement the following actions listed below.

Actions:

- Amend the ADU ordinance to comply with State law.
- Develop permit-ready ADU plans to minimize design costs, streamline permit processing, and provide development certainty.
- Streamline and expedite the plan check review process for ADUs affordable to lower income households.
- Provide informational ADU materials online and at City offices guiding applicants through the permitting and construction process.
- Create an ADU webpage informing the community on code, processes, and incentives.
- Waive permitting fees for ADUs under certain sizes and/or deed restricted as affordable to lower income households for a period of 55 years.
- Research and pursue potential State and Regional funding sources for affordable ADUs and make information publicly available.

Timeframe: Create and Implement ADU Plan by August 2025; Update necessary code sections as needed by August 2025.
Responsible Agency: Planning Division
Funding Source: General Fund



Sites Selection

Candidate Sites Analysis

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

Sites Strategy

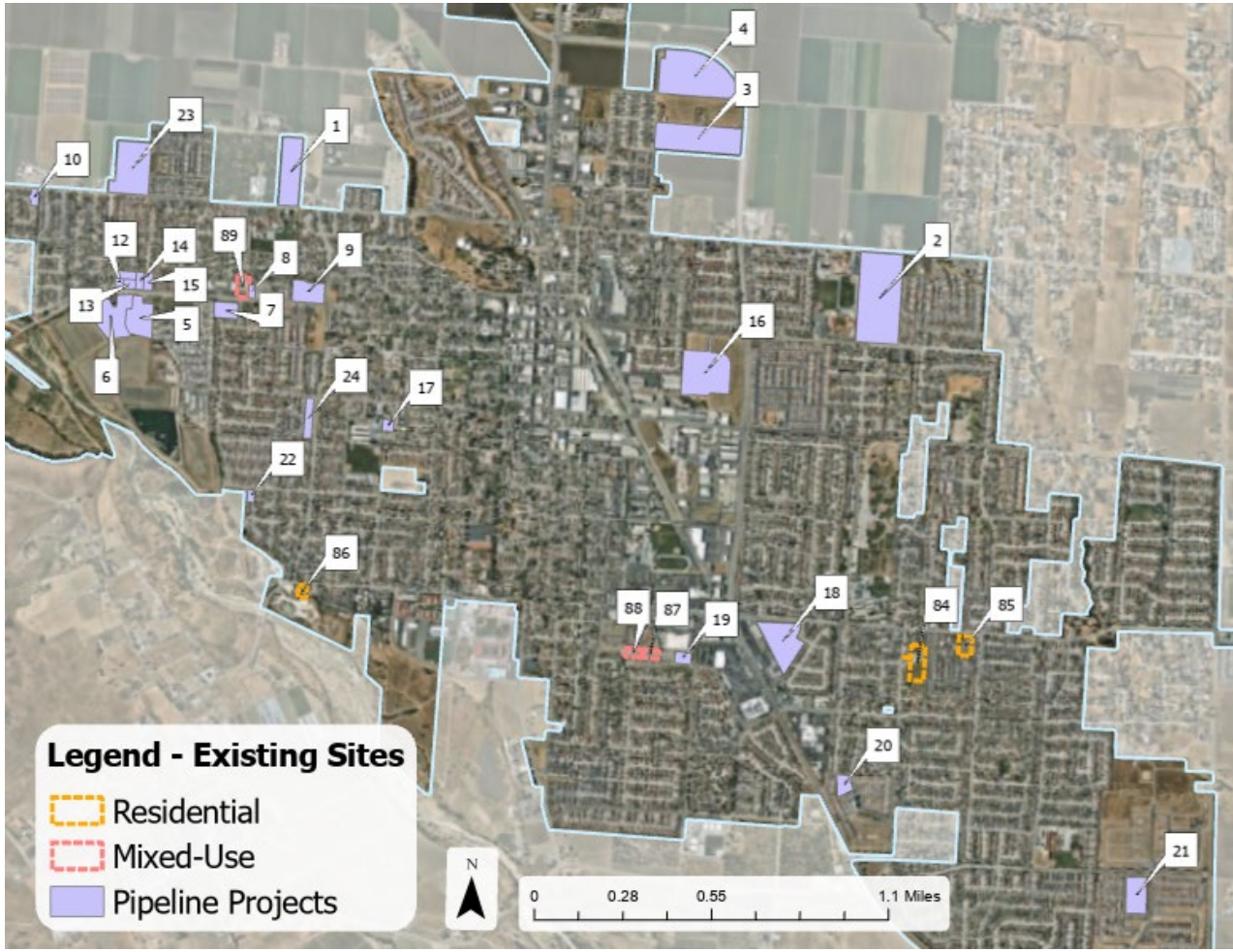
- The Sites Analysis determined that rezones were required to accommodate affordable units throughout the City
- The proposed candidate sites are focused in areas of the City with existing resources and transportation.
- Most of the City's Lower income need is planned to be accommodated in the rezone areas.
- The City's Moderate and Above Moderate need is planned to be strategically accommodated throughout the City.

Candidate Sites Analysis

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

Existing Capacity

Existing Capacity					
	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Projected ADU Construction	82		41	13	136
Pipeline Projects	152		18	1,560	1,730
Residential Zones	37		22	87	146
Mixed-Use Zones	22		14	51	87



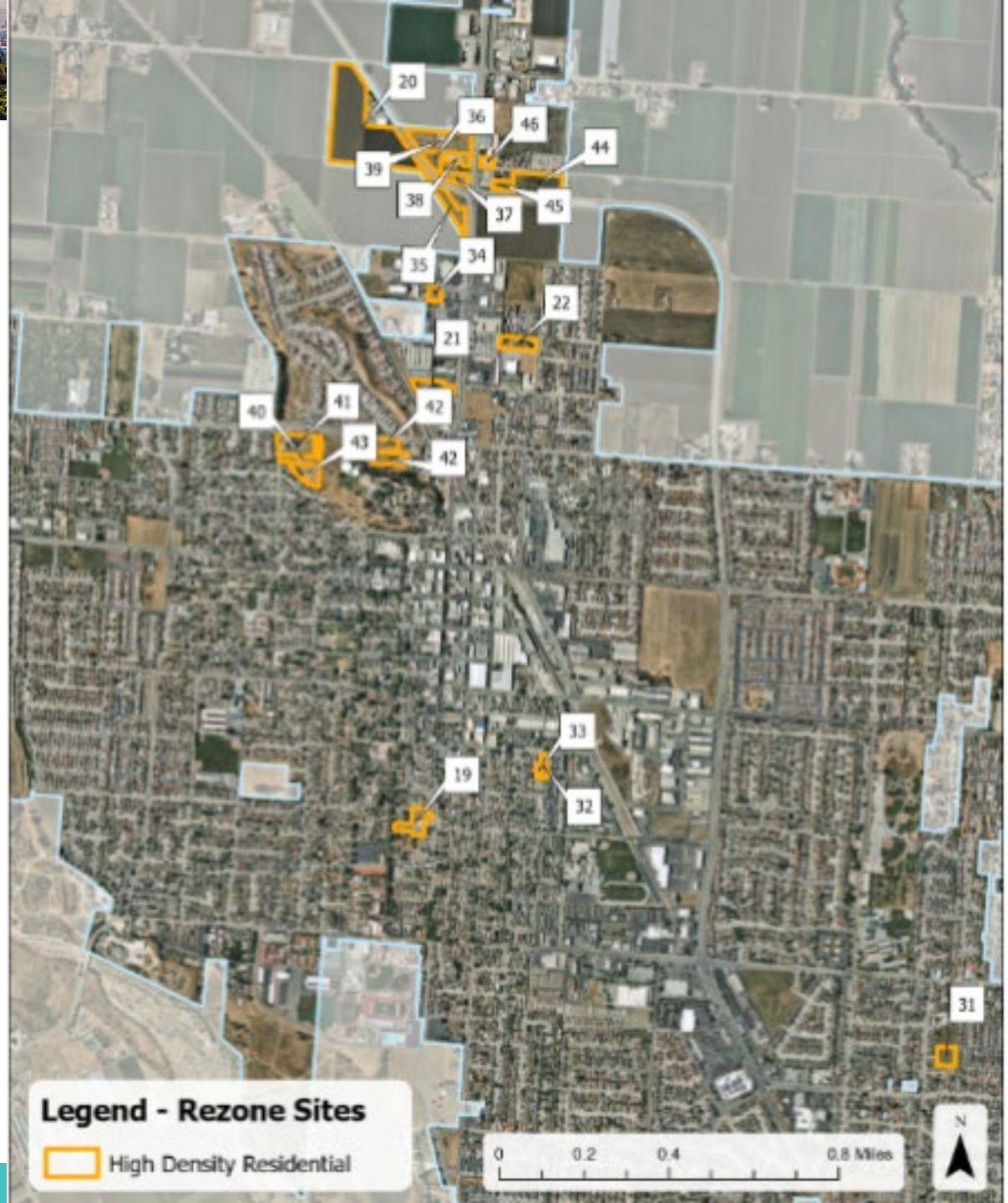
North Gateway Vacant Rezone

Rezone Strategies					
	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
North Gateway Vacant	159		95	382	636



High Density Residential Rezones

Rezone Strategies					
	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
High Density Residential Rezones	595		355	1,410	2,360



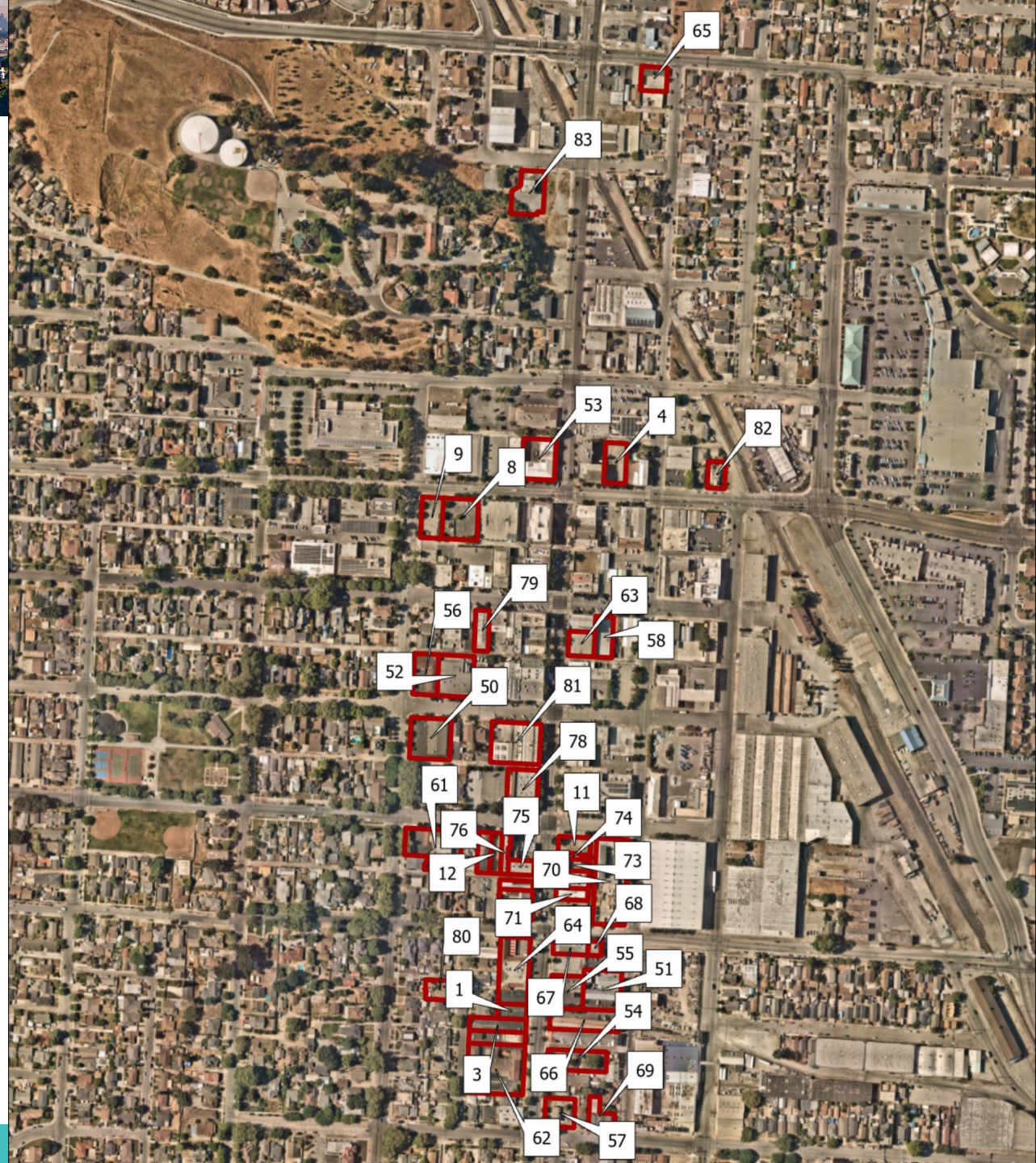
Mixed-Use Rezones

Rezone Strategies					
	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Mixed-Use Rezones	361		216	851	1,428



Downtown Mixed-Use Rezones

Rezone Strategies					
	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Downtown Mixed-Use Rezones	309		186	724	1,219





Next Steps

Tentative Project Timeline

Joint Study Session #1
12/04/23

Public Review
01/26/24

Joint Study Session #2
02/12/24

We are here!

Workshop #2
2/28/24

Public Review Period Concludes
02/29/24

Submit to HCD
Early March

We Want Your Input!

- Go to: https://hollister.ca.gov/housing-element/
- Look for the Public Review Documents and click to download.
- Provide comments, attachments, and responses by:
  - Submitting comments via email to HousingElement@hollister.ca.gov.
  - Submitting a comment via https://forms.office.com/r/dJe13a89KX
  - Submitting in person or mail to City of Hollister, Planning Division 339 Fifth Street Hollister, CA 95023



City of Hollister Draft 6th Cycle Housing Element Available for Public Review

The City of Hollister Draft 6th Cycle Housing Element Draft is now available for Public Review. The City of Hollister is seeking public comments on the Draft Housing Element prior to submission to the State of California.

Download a copy of the Draft Housing Element

Below are the individual chapters of the Draft Housing Element:

1. Hollister Chapter 1 Introduction
2. Hollister Chapter 2 Policy Plan
3. Hollister Appendix A Review of Past Performance
4. Hollister Appendix B Housing Needs Assessment
5. Hollister Appendix C Housing Constraints
6. Hollister Appendix D Housing Resources
7. Hollister Appendix E AFFH
8. Hollister Appendix F Candidate Sites Analysis
9. Hollister Appendix G Community Engagement
10. Hollister Appendix H Glossary of Terms

A physical copy is located and available for public review at the following locations:

- 339 Fifth St. Development Services Department
  375 Fifth St. City Hall

Submit Comments

Public Review Period: January 26, 2024 to February 29, 2024

- Submit public comment via email to HousingElement@hollister.ca.gov.
- Submit a comment via https://forms.office.com/r/dJe13a89KX
- Submit public comments in person or by mail to:

City of Hollister, Planning Division
339 Fifth Street
Hollister, CA 95023



Thank You! Questions?

Planning Division
housingelement@hollister.ca.gov
(831) 636-4360

Community Workshop #2

This section contains the flyer and presentation in preparation for the Community Workshop #2 held on February 28, 2024.

On Wednesday, February 28, 2024, the City held a Community Workshop at the City of Hollister City Hall from 6:30 pm to 8:30 pm. Workshop #2 was done in a hybrid format. There were 5 members of the community that attended in-person and 4 people virtually. One of the in-person attendee was a member from San Benito County and one commissioner attended virtually. There were 2 members of the consultant team in attendance, and 2 City staff. The Consultant team provided a presentation at the meeting which included the following:

- The Housing Element update and background information
- Community Outreach and Housing Element efforts to date
- An overview of the adequate site's analysis process
- And an overview of housing policies considerations and program strategies

Discussion

Following the presentation, staff facilitated focused discussions with the attendees. The discussions focused on the following:

- What are some challenges or unique characteristics for Housing In Hollister?
- What are some opportunities for Housing in Hollister?
- What are important priorities for Housing in Hollister?

Below is a summary of comments discussed by workshop participants:

- Challenges:
    - Distribution of affordable housing
    - Cost of housing & feasibility of density
    - Lack of affordable housing
    - Lack of support program
    - Lack of agriculture housing
    - The affects on landowners
- Opportunities:
    - Rental/ownership
    - Multifamily development
    - Coordination between the City & County
    - Streamline the process

- Priorities:
    - Rezone on vacant land
    - Upzoning high rise building for multifamily/mixed-uses
    - Use of vacant land



SIXTH CYCLE HOUSING ELEMENT UPDATE (2023-2031) COMMUNITY WORKSHOP #2

The City of Hollister Draft Housing Element for 2023-2031 is now available for public review. We invite you to join us at a Community Workshop to learn about the Draft Housing Element, the update process, and provide input!

This Community Workshop will include the following:

- An overview of the Public Review Draft Housing Element available here or at https://hollister.ca.gov/housing-element/
- Review of sites identified to accommodate estimated future housing growth
- Opportunity to provide feedback on the Draft 2023-2031 Housing Element
- Opportunity to share your ideas about housing in Hollister
- Review next steps and opportunities to participate in the future

When: Wednesday, February 28, 2024 from 6:30 pm to 8:30 pm

Where: Hollister City Hall (City Council Chambers, City Hall, 375 Fifth Street, Hollister, CA 95023)

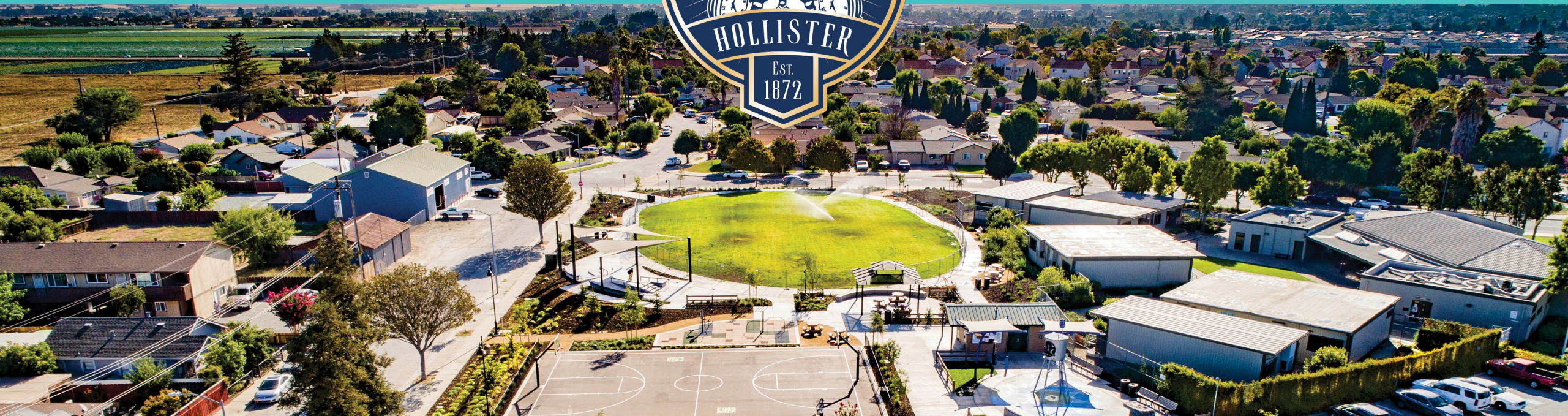
Via Zoom: http://tinyurl.com/HollisterWorkshop2

If you have questions or would like to submit written comments, please contact the Planning Division: Ambur Cameron, Senior Planner
(831) 636-4360 | HousingElement@hollister.ca.gov

CITY OF HOLLISTER
Housing Element Update

Community Workshop #2

Wednesday, February 28th, 2024 at 6:30PM

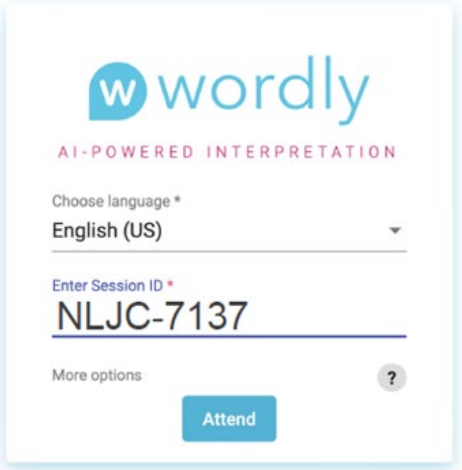


How to Use Live Translation/Cómo Utilizar la Traducción en Vivo

Step 1/ Paso 1

Scan QR Code or Go To/
Escanee el código QR o vaya a:
https://attend.wordly.ai/join/NLJC-7137

Step 2/ Paso 2



Choose language and click "Attend"/
Elija su idioma y hafa clic en "Asistir/Attend"

Step 3/ Paso 3



Read captions on your smart device, use headset for audio/ *Lea subtítulos en su teléfono o tableta, use audífonos para audio*

Agenda

- Overview of the Housing Element
- Regional Housing Needs Allocation (RHNA)
- Housing Element Efforts to Date
- Public Review Draft
- Site Selection
- Discussion
- Next Steps



We Want Your Input!

Thank you for joining us!

- The goal of today's workshop is to gather your feedback and input
- Your ideas will:
  - Inform the City on the needs of the Hollister community
  - Provide crucial feedback on the draft housing element
  - Provide guidance to Housing Element goals and policies

Guide for a Productive Workshop

- We will have discussion at the end of tonight's workshop - please hold your questions until then
- Actively participate – **we need your input!**
- Be respectful and courteous to others
- Please share your ideas with everyone

This presentation will be recorded and available on the City's website



City of Hollister
6th Cycle Housing Element
Overview

What is a Housing Element?

- Required Chapter of the Hollister General Plan
- Identifies projected housing growth need by income category
- Provides goals, policies, programs, and quantified objectives to address current and projected housing need for all income levels
- Requires timely certification by the Department of Housing and Community Development (HCD) for compliance with State laws

Why are Housing Elements Updated?

- Ensures the Housing Element is compliant with State housing laws
- Establishes actions to address changing housing needs
- Demonstrates the City can accommodate projected future housing growth
- Engages the community in the planning process



Housing Element Certification

What is a "Certified" Housing Element?

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

Benefits of Certification

- Provides access to State grants and alternative funding sources
- Protects the City from a variety of legal, financial and compliance issues

Housing Element Key Features

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



Regional Housing Needs Allocation (RHNA)

How is RHNA Determined?

Department of Housing and Community Development

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

San Benito Council of Governments (SBCOG)

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

City of Hollister RHNA

2023-2031

4,163 units

RHNA Income Categories

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

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

*Approximately 40% of all households in Hollister fall into the Extremely Low to Low-Income categories

5th Cycle vs. 6th Cycle RHNA

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

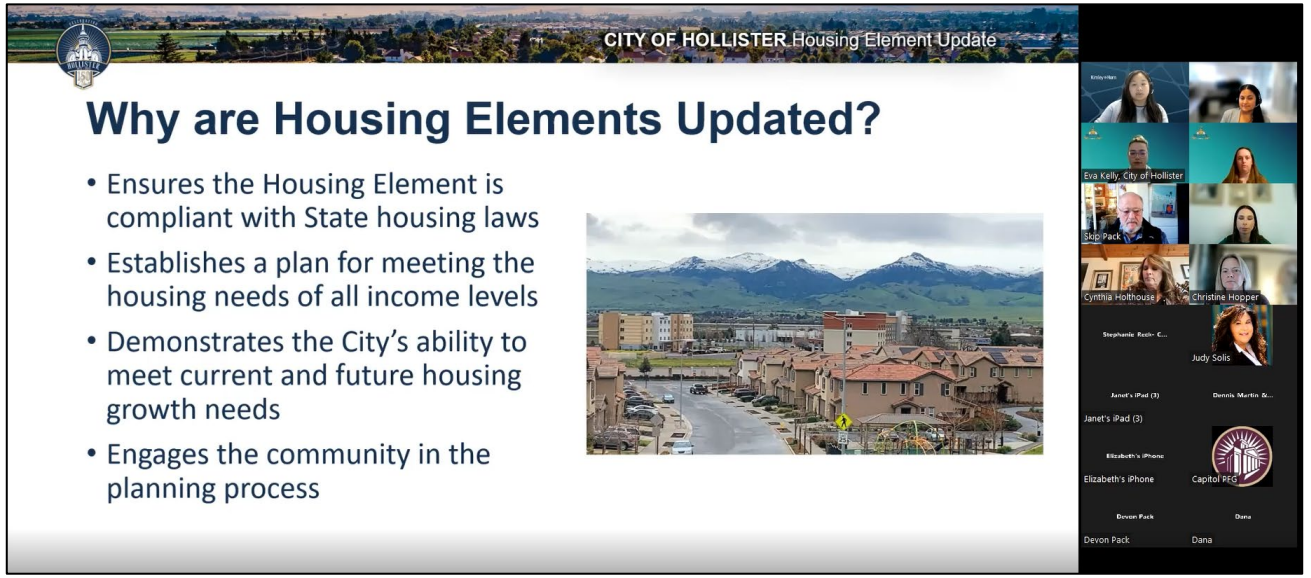
Note: All jurisdictions within California has had changes in their RHNA since the 5th Cycle. For example, the City of Santa Cruz had a 400% RHNA increase since the 5th Cycle.



Housing Element Efforts to Date

Community Workshop #1

- Live Virtual Workshop using Zoom in May 2023
  - Workshop recording available on the Housing Element Update webpage
- A presentation included:
  - Housing Element Update process introduction and required components
  - Anticipated project timeline
  - Future opportunities for participation

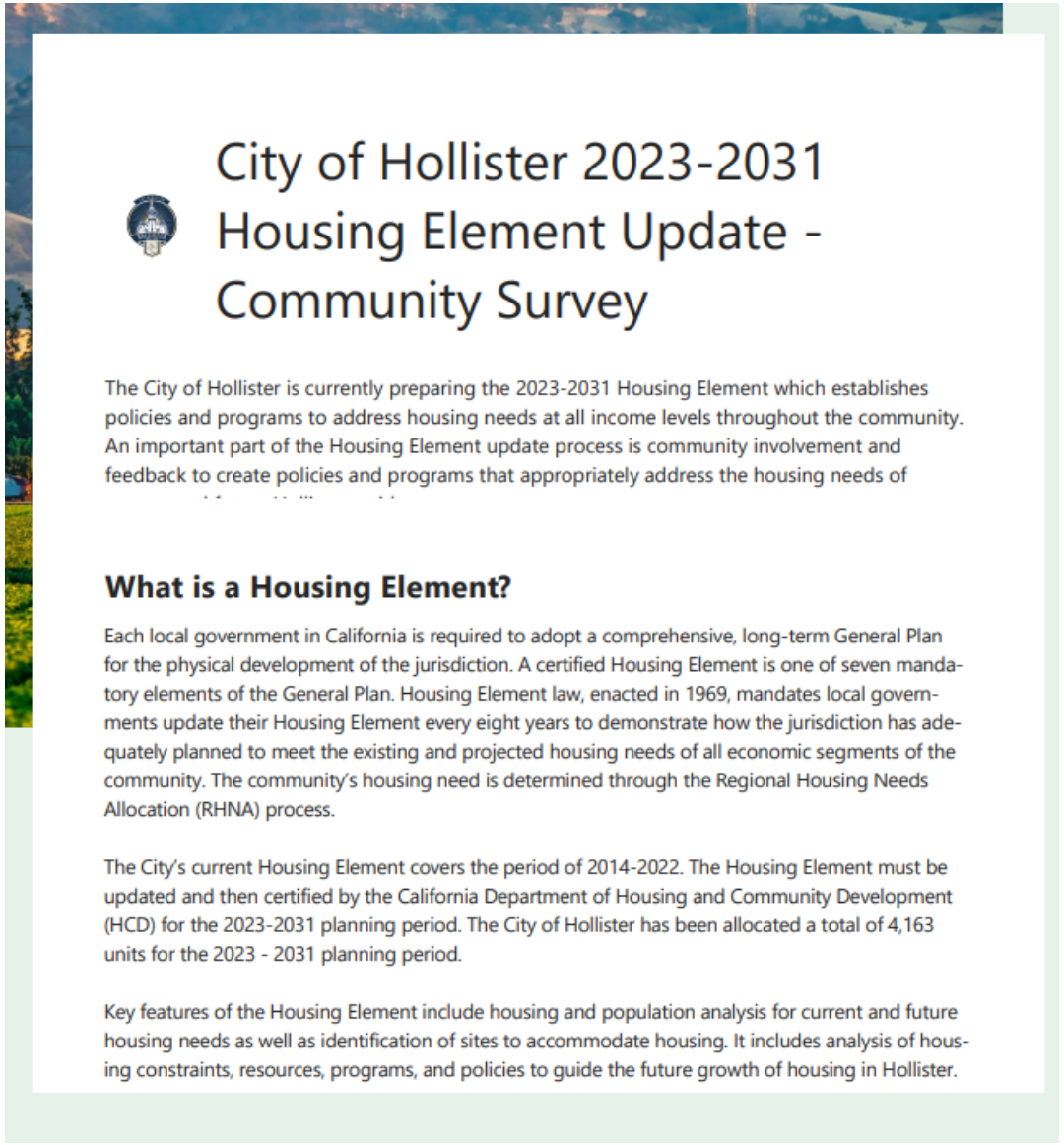


Workshop #1 - Summary

- The workshop solicited feedback and input from participants through live polling and a Q&A session
- The workshop was used as an opportunity for community members to identify challenges and opportunities related to housing in the City and facilitate conversation about potential solutions
- Feedback received included:
  - Lack of affordable housing options
  - Lack of housing options and housing types
  - Many identified downtown, Buena Vista Rd, and Santa Ana Rd as a key housing opportunities
  - Interest in infill development throughout the City

Community Survey

- Community survey was used to gather community input on housing related topics from potential site areas to programs and policies.
- Survey was open from May 31, 2023 to December 7, 2023.
- 57 community members participated in the survey.
- 64 received in person at Downtown Certified Farmers' Market



City of Hollister 2023-2031 Housing Element Update - Community Survey

The City of Hollister is currently preparing the 2023-2031 Housing Element which establishes policies and programs to address housing needs at all income levels throughout the community. An important part of the Housing Element update process is community involvement and feedback to create policies and programs that appropriately address the housing needs of

What is a Housing Element?

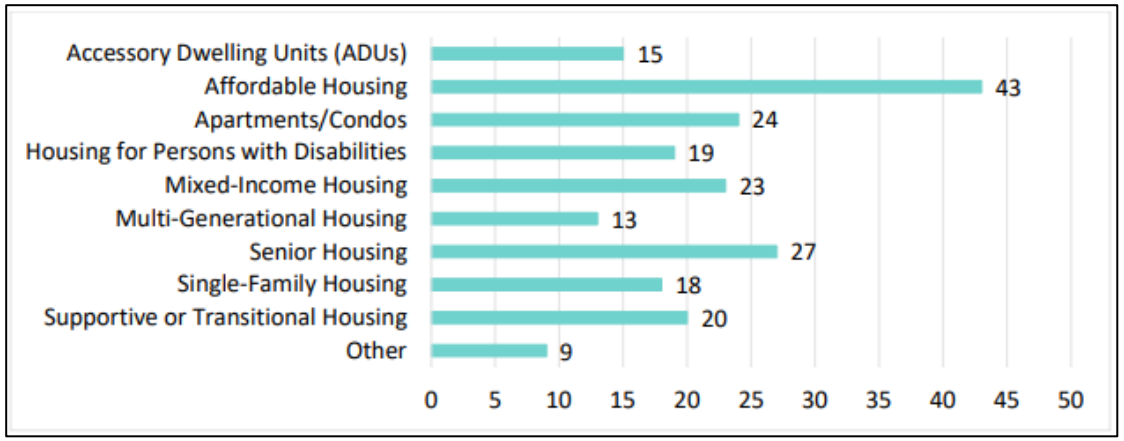
Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the jurisdiction. A certified Housing Element is one of seven mandatory elements of the General Plan. Housing Element law, enacted in 1969, mandates local governments update their Housing Element every eight years to demonstrate how the jurisdiction has adequately planned to meet the existing and projected housing needs of all economic segments of the community. The community's housing need is determined through the Regional Housing Needs Allocation (RHNA) process.

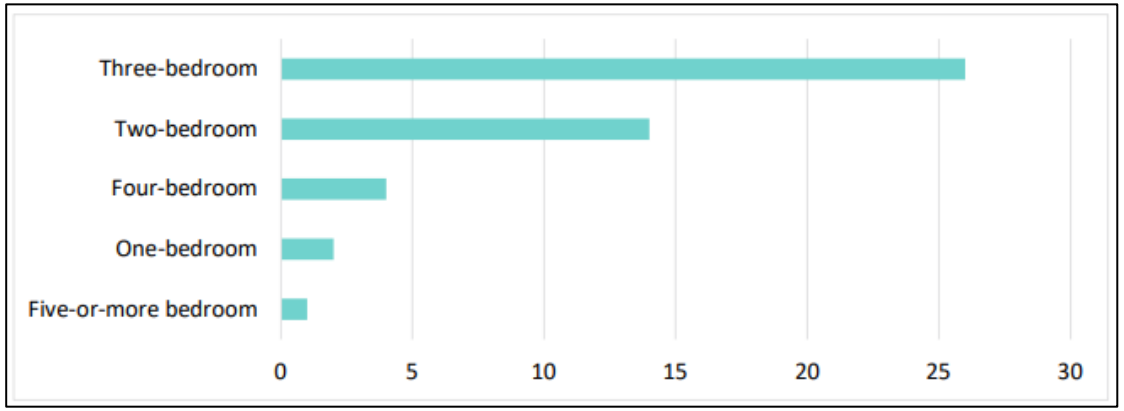
The City's current Housing Element covers the period of 2014-2022. The Housing Element must be updated and then certified by the California Department of Housing and Community Development (HCD) for the 2023-2031 planning period. The City of Hollister has been allocated a total of 4,163 units for the 2023 - 2031 planning period.

Key features of the Housing Element include housing and population analysis for current and future housing needs as well as identification of sites to accommodate housing. It includes analysis of housing constraints, resources, programs, and policies to guide the future growth of housing in Hollister.

Community Survey - Summary

- Prioritized a need for Affordable Housing and Senior Housing
- Prioritized larger housing types





Joint City Council and Planning Commission Study Sessions

- City Council and Planning Commission Study Session #1
  - December 4th, 2023
  - Provided Commissioners and Council with information on the Housing Element Update status, details on the City's RHNA allocation, and key milestones
- City Council and Planning Commission Study Session #2
  - February 12th, 2024
  - Provided Commissioners and Council Members the opportunity to comment on the Draft HCD Submittal and understand next steps for HCD review and Housing Element adoption



Public Review Draft
6th Cycle Housing Element

Document Status

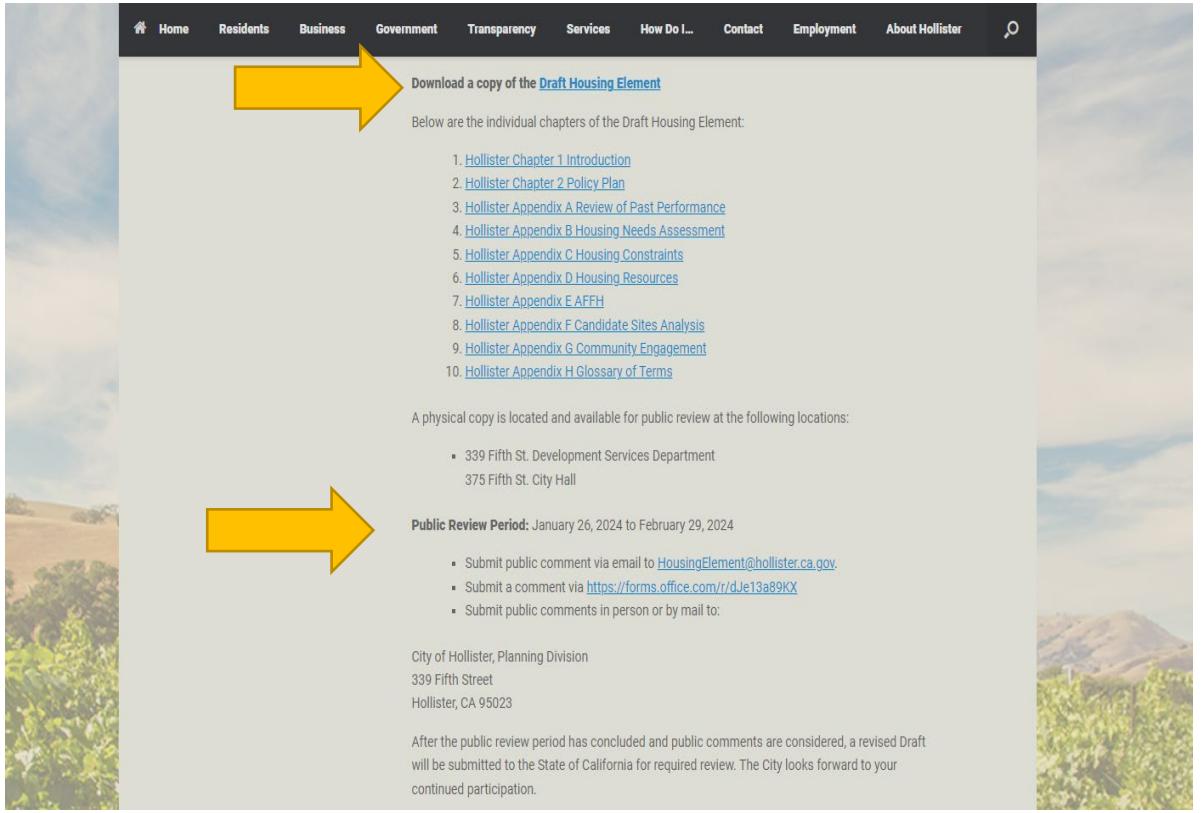
- The City released the Public Review Draft of the Housing Element on January 26, 2024
- The statutory public review period is 30 days, ending on February 29, 2024



NOTE: Public Comment will still be accepted past this date

Where and How to Review the Draft Document

- The Draft Document is available on the City's website at: https://hollister.ca.gov/housing-element/
- We invite you to download it, review and send us your feedback and questions!





Overview of the Draft 6th Cycle Housing Element

Housing Needs Assessment

Appendix B: Housing Needs Assessment

- The Housing Needs Assessment analyzes:
  - Populations Demographic and trends
  - Special Needs Groups
    - Seniors
    - Persons with Physical and Developmental Disabilities
    - Large Households
    - Female-Headed Households
    - Farmworkers
    - Extremely Low-Income Household and Poverty Status
    - Persons Experiencing Homelessness
    - Students
  - Household income and Economics
  - Housing Unit Stock



Identified Housing Constraints

Appendix C & E: Housing Constraints and AFFH

- The Housing Constraints analysis considers:
  - Non-governmental housing barriers
  - Governmental housing barriers
  - Barriers to Fair Housing
    - Access to affordable housing
    - Access to funding
    - Access to essential resources
    - Transportation and Mobility
    - Discrimination and Fair Housing Issues



Identified Housing Resources

Appendix D: Housing Resources

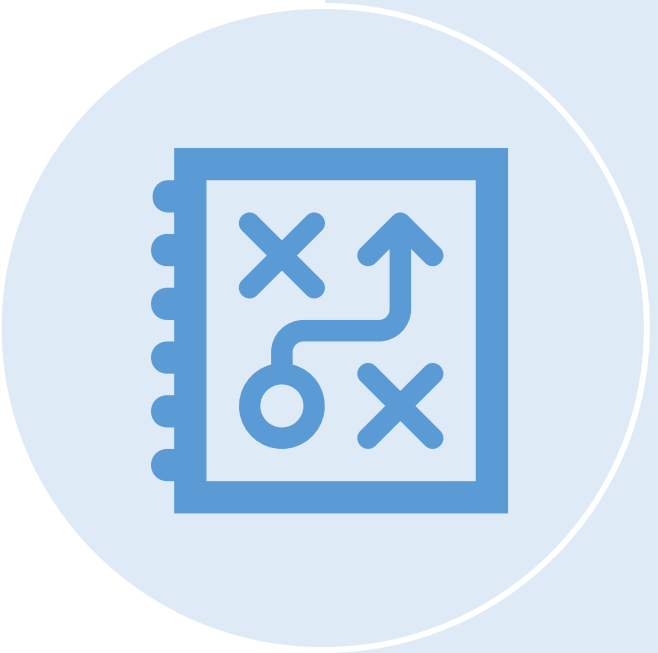
- The Housing Resources analysis considers:
  - Existing affordable housing in Hollister
  - Housing funding resources
  - Housing program opportunities
  - Opportunity areas for housing
  - Land to accommodate new housing
- Housing Resources also identifies opportunity areas for housing.



Housing Element Policy Plan

Section 2: Policy Plan

- The Policy Plan takes into consideration Community feedback and all components of the draft document.
- It establishes goals and policies including:
  - Fair Housing Programs and goals
  - Housing opportunity for all incomes
  - Affordable housing access
  - Transitional supportive housing services
  - Housing for Special needs groups



What are Housing Element Goals and Policies

- Goals and policies are broad guidelines that determine a course of action
- The Housing Element provides policy tools to promote the development and accessibility of housing at all income levels
- Policies coordinates between housing, infrastructure, and long-term planning



What do Housing Element Programs do?

Reflect the following:

- Community input and feedback
- The results and analysis of the jurisdiction's local housing needs
- Available land and financial resources
- The mitigation of identified constraints

Include the following:

- Specific actions
- Timeframe and funding for implementation
- The agencies or officials responsible for implementation
- Identification of funding sources

Proposed Housing Element Goals

Housing Goal #1: Work together to build a sense of community and achieve housing goals.

Housing Goal #2: Maintain and enhance existing neighborhoods and blend well designed new housing into neighborhoods and communities.

Housing Goal #3: Use land efficiently to encourage a diversity of housing types and to implement “smart” and sustainability development principles.

Housing Goal #4: Develop affordable housing opportunities.

Housing Goal #5: Provide housing for special needs populations.

Sample Housing Policy

Policy Action H3.4: Accessory Dwelling Units (ADUs)

The City will work to facilitate the development of accessory dwelling units (ADUs) and create a plan by 2025 that incentivizes and promotes the development of ADUs to be offered at affordable rents. The City will implement the following actions listed below.

Actions:

- Amend the ADU ordinance to comply with State law.
- Develop permit-ready ADU plans to minimize design costs, streamline permit processing, and provide development certainty.
- Streamline and expedite the plan check review process for ADUs affordable to lower income households.
- Provide informational ADU materials online and at City offices guiding applicants through the permitting and construction process.
- Create an ADU webpage informing the community on code, processes, and incentives.
- Waive permitting fees for ADUs under certain sizes and/or deed restricted as affordable to lower income households for a period of 55 years.
- Research and pursue potential State and Regional funding sources for affordable ADUs and make information publicly available.

Timeframe: Create and Implement ADU Plan by August 2025; Update necessary code sections as needed by August 2025.
Responsible Agency: Planning Division
Funding Source: General Fund



Candidate Sites Analysis

Candidate Sites Analysis

- Must identify sites to accommodate the 6th Cycle RHNA growth need
- Sites should be near community resources and services, public transportation, and have access to utilities
- Affirmatively Further Fair Housing
  - Sites accommodating lower income units aren't concentrated in particular areas of the community
  - The Housing Element reviews the City's existing zoning ability to accommodate housing development for special housing needs groups
- Density Assumptions
  - Zoning must accommodate 20 dwelling units per acre to be considered for lower income units

Sites Strategy

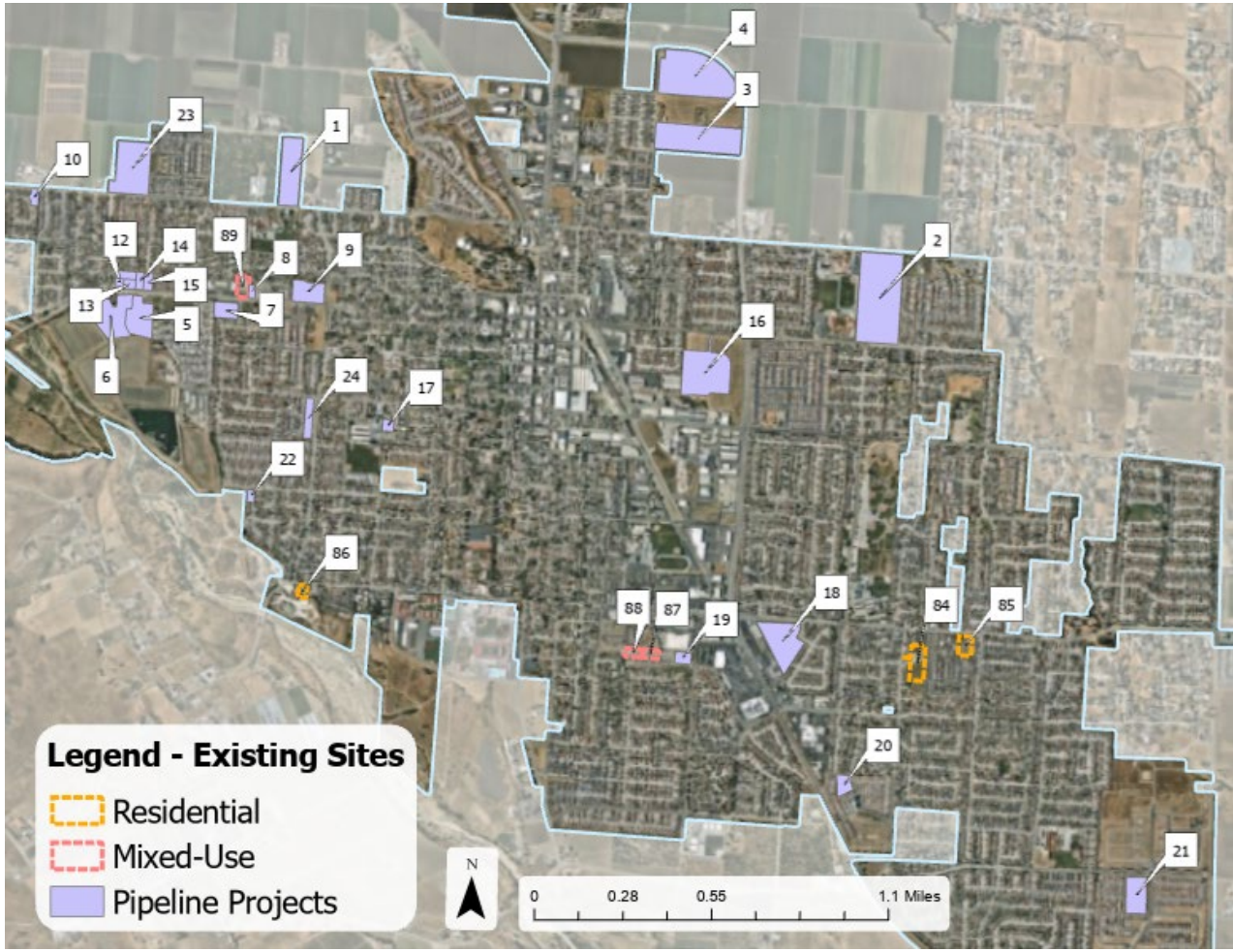
- The Sites Analysis determined that rezones are required to accommodate additional affordable units throughout the City
- The proposed candidate sites are focused in areas of the City with existing resources and transportation
- Most of the City's Lower Income need is planned to be accommodated in the future rezone areas
- The City's Moderate and Above Moderate need is planned to be strategically accommodated throughout the City

Candidate Sites Analysis

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

Existing Capacity

Existing Capacity					
	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Projected ADU Construction	82		41	13	136
Pipeline Projects	152		18	1,560	1,730
Residential Zones	37		22	87	146
Mixed-Use Zones	22		14	51	87



North Gateway Vacant Rezone

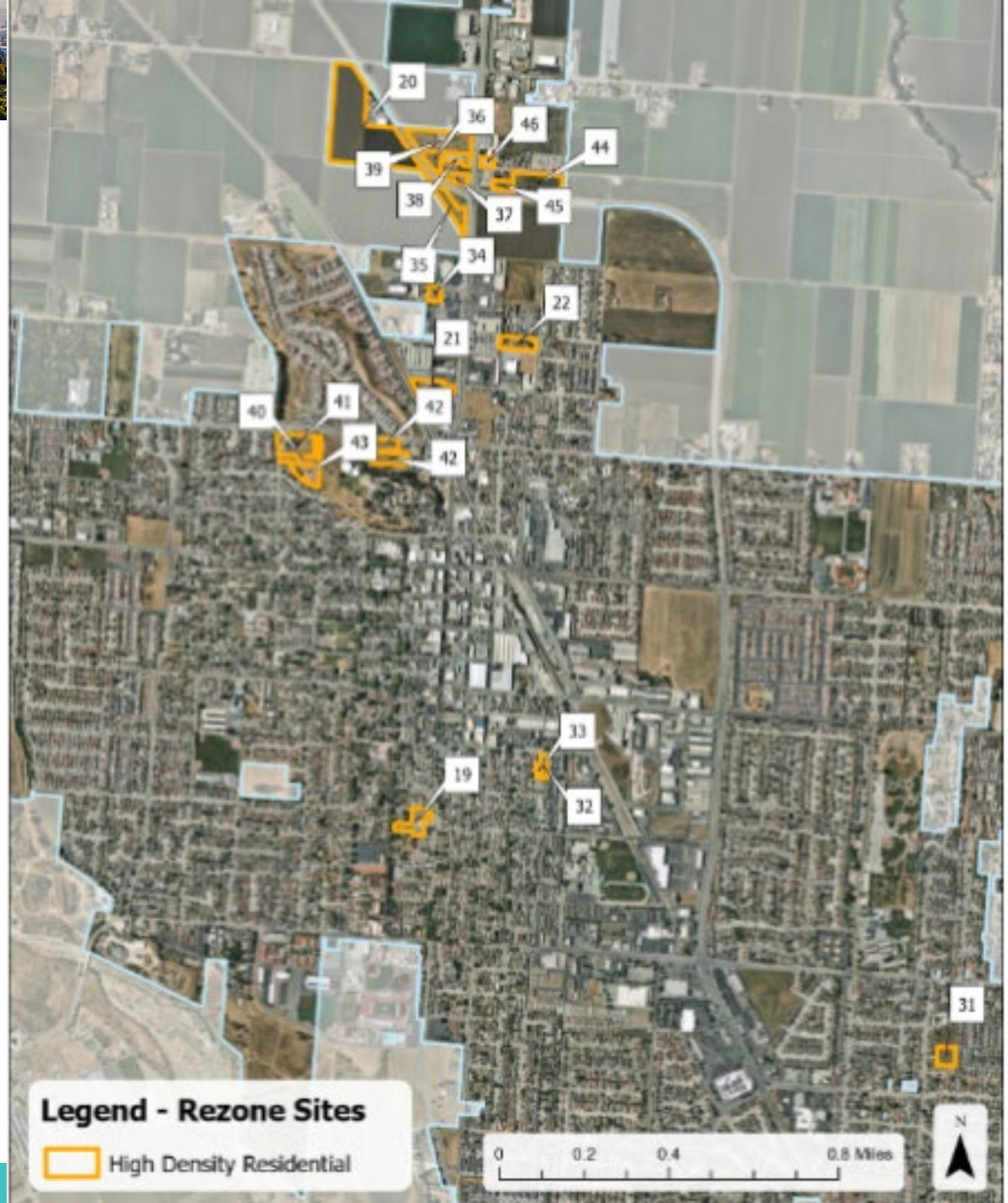
Rezone Density	
Existing Density	**Rezoned Density**
0 du/ac	65 du/ac

Rezone Strategies					
	Very Low-Income	**Low-Income**	**Moderate-Income**	**Above Moderate-Income**	**Total**
North Gateway Vacant	159		95	382	636



High Density Residential Rezones

Rezone Density					
Existing Density			**Rezoned Density**		
35 du/ac			65 du/ac		
Rezone Strategies					
	Very Low-Income	**Low-Income**	**Moderate-Income**	**Above Moderate-Income**	**Total**
High Density Residential Rezones	595		355	1,410	2,360



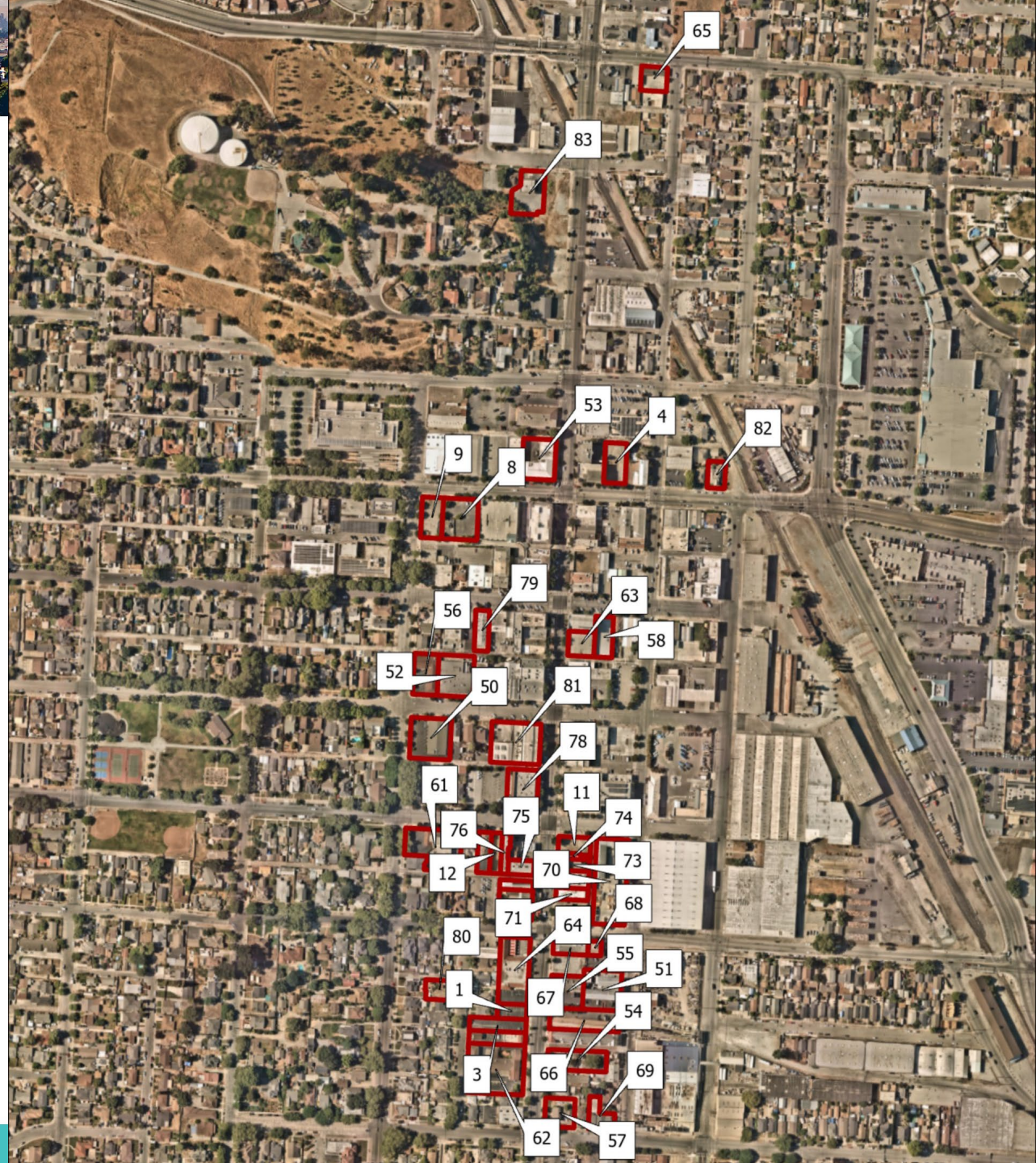
Mixed-Use Rezones

Rezone Density					
Existing Density			Rezoned Density		
40 du/ac			65 du/ac		
Rezone Strategies					
	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Mixed-Use Rezones	361		216	851	1,428



Downtown Mixed-Use Rezones

Rezone Density					
Existing Density			Rezoned Density		
45 du/ac			125 du/ac		
Rezone Strategies					
	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Downtown Mixed-Use Rezones	309		186	724	1,219





Discussion

Post-It Note Exercise

- Unique Considerations/Characteristics of Hollister
  - What are some challenges or unique characteristics for Housing in Hollister?
  - What are some opportunities for Housing in Hollister?
  - What are important priorities for Housing in Hollister?



Next Steps

We Want Your Input!

- Go to: https://hollister.ca.gov/housing-element/
- Look for the Public Review Documents and click to download.
- Provide comments, attachments, and responses by:
  - Submitting comments via email to HousingElement@hollister.ca.gov.
  - Submitting a comment via https://forms.office.com/r/dJe13a89KX
  - Submitting in person or mail to City of Hollister, Planning Division 339 Fifth Street Hollister, CA 95023



City of Hollister Draft 6th Cycle Housing Element Available for Public Review

The City of Hollister Draft 6th Cycle Housing Element Draft is now available for Public Review. The City of Hollister is seeking public comments on the Draft Housing Element prior to submission to the State of California.

Download a copy of the Draft Housing Element

Below are the individual chapters of the Draft Housing Element:

1. Hollister Chapter 1 Introduction
2. Hollister Chapter 2 Policy Plan
3. Hollister Appendix A Review of Past Performance
4. Hollister Appendix B Housing Needs Assessment
5. Hollister Appendix C Housing Constraints
6. Hollister Appendix D Housing Resources
7. Hollister Appendix E AFFH
8. Hollister Appendix F Candidate Sites Analysis
9. Hollister Appendix G Community Engagement
10. Hollister Appendix H Glossary of Terms

A physical copy is located and available for public review at the following locations:

- 339 Fifth St. Development Services Department
  375 Fifth St. City Hall

Submit Comments

Public Review Period: January 26, 2024 to February 29, 2024

- Submit public comment via email to HousingElement@hollister.ca.gov.
- Submit a comment via https://forms.office.com/r/dJe13a89KX
- Submit public comments in person or by mail to:

City of Hollister, Planning Division
339 Fifth Street
Hollister, CA 95023



Tentative Project Timeline

Joint Study Session #1
12/04/23

Public Review
01/26/24

Joint Study Session #2
02/12/24

We are here!

Workshop #2
2/28/24

Public Review Period Concludes
02/29/24

Submit to HCD
Spring/Summer 2024

Thank You! Questions?

Planning Division
housingelement@hollister.ca.gov
(831) 636-4360

Public Comments and Feedback

This section contains all comments submitted by the community throughout the Housing Element Update process.

San Benito
HIGH SCHOOL DISTRICT
Continuing Excellence

1220 Monterey Street
Hollister, CA 95023

Phone (831) 637-5831x1132
www.sbhs.sbhsd.org

[redacted]

February 27, 2024

Via Electronic Mail and U.S. Mail
City of Hollister, Planning Division
339 Fifth Street
Hollister, CA 95023
Email: HousingElement@hollister.ca.gov

Re: Comments on City's 2023-2031 Housing Element Update (6th Cycle)
Lot 100 in West Fairview Specific Plan Area; APN 057-860-046

City of Hollister, Planning Division:

This letter is submitted to the City of Hollister ("City") on behalf of the San Benito High School District ("District"), a California public school district, and its Board of Trustees with regard to our review and assessment of the City's Draft 6th Cycle Housing Element for the 2023-2031 Planning Period ("Housing Element").

State law requires that the City review and revise its Housing Element once every eight years. The City must analyze specific categories in its Housing Element to identify and plan for the City's various existing and projected housing needs. The City's Regional Housing Needs Allocation ("RHNA") quantifies how much housing the City is expected to build. The City's RHNA for the 6th Cycle is 4,163 total units. This is a massive jump from its 5th Cycle total of 1,316 units. Thus, the City has a significant burden to provide thousands of units of housing to accommodate the continued population rise in the City. However, these new units will also place significant stress on the City's services, infrastructure, and resources. It is essential that the City plan and proactively mitigate these impacts as it continues to grow rapidly.

As a California public school district serving children who reside and attend school within the City, the steadily increasing population in the City is impacting the District's ability to provide the best education possible for its students. Accordingly, we submit these comments to the City to register the District's concerns regarding the impacts that the rapid growth of the City is having on the District. Moreover, these comments intend to emphasize the need to mitigate the effects of the increasing population in our region and to memorialize the District's belief that the City and District must be collaborative partners, sharing ideas and data, to best mitigate these impacts from the rise in population.

The District consists of a single public high school, Hollister High School, which is currently operating over capacity, with 3,448 students at a school designed for 3,437. The District also anticipates 1,900-3,130 additional students over the next 20 years from residential development, based on the City of Hollister 2020 Land Use and Market Demand Study, and information provided by the County. While the District does not generally oppose progress and development in the City, and it appreciates the gravity of the statewide housing shortage and the City's legal obligation to meet its RHNA targets, the City must also consider, and plan for, the impacts to our community resulting from more people calling the City home.

Housing Goal H1 in Chapter 2 of the Housing Element is "Work together to build a sense of community and achieve housing goals." Housing Goal H1 goes on to highlight the need to

collaborate with community groups and other local agencies. The District hopes that the City will look to the District for specialized insight into the pressing issues facing City residents that have come to the surface because of the recent population boom, including the lack of adequate school facilities, traffic safety and congestion issues around Hollister High School during peak hours, and environmental concerns impacting our community's children. In Appendix A of the Housing Element, the City states that it had this same Goal H-1 during the 5th Cycle, and the City showcases that it "partners, where appropriate, with other agencies, housing developers, community organizations, and members of the public to address small- and large-scale housing issues in the community."

The District has been proactive in its efforts to highlight to the City the impact of unmitigated growth on Hollister High School as considerable, significant, and adverse. However, the City has repeatedly failed to keep the District apprised of future housing development projects, update the District throughout the approval process, and provide notices for all opportunities to express the District's concerns. By refusing to keep the District in the loop on upcoming developments in the City, the District remains in the dark on the true rate that population is rising in the City. This has in turn resulted in the District underestimating the number of residential units to be developed within the District's boundaries when performing its school facilities need analysis to determine its rate of developer fees. Developer fees are an important funding resource for the District as they are used to accommodate the new students generated from development within the City. Thus, the District's projected funding and facilities needs continue to be rendered inaccurate and underestimated.

In addition to the District's inability to charge accurate development fees to accommodate student growth generated by development, the District is also concerned regarding the ongoing impacts of residential growth in the City on traffic, safety, and air quality conditions around Hollister High School. The District's students travel to a single high school from homes across the City. Such vehicle trips to and from the high school occur in both the morning and afternoon peak periods. The roadway infrastructure in and around the high school does not have sufficient capacity to serve existing levels of vehicular demand, and any additional traffic will further tax that infrastructure. Extreme levels of congestion occur around the school during the morning and afternoon peak hours which lead to unacceptable levels of delay and risky driver behaviors that can create safety impacts during periods of heavy pedestrian and bicycle activity. The increasing congestion also further decreases the air quality around Hollister High School. Consequently, as the Housing Element sets out the City's continued plan of accommodating its significant growth in population, the City needs to also consider the impacts resulting from that growth on the District.

The District desires to work collaboratively with the City to help our community accommodate the continued population growth in the City. According to the Housing Element, the City's population increased by 8.9% from 2015-2020 years, and will continue increasing by 11% from 2020-2040. While building homes addresses the immediate need of housing, our schools and roads must also adapt to facilitate this growth and mitigate its impacts. As a result, the District hopes that the City provides the District with the most up-to-date population growth numbers. Additionally, the District is eager to provide insight into other issues, such as roadway safety and environmental concerns, that our communities are facing as a direct result of the City's population rise. By bringing the District in as a partner, the District and the City can better ensure that our communities are prepared to handle the steady rise of new residents. By being better equipped with accurate growth information, and working with the City to address traffic and environmental concerns, the District will be able to continue providing the best education possible for the students of the community. We trust that the City recognizes the importance of providing those students residing within the City with school facilities that are safe, secure, and equipped with the best educational environment possible.

Very truly yours,

[redacted]

San Benito High School District

[redacted]

cc: [redacted]

February 29, 2024

Ms. Christy Hopper
Director of Community Development
City of Hollister
975 Fifth St.
Hollister, CA 95023
TRANSMITTED VIA EMAIL

Re: Comments to Draft 6th Cycle Housing Element

Dear Ms. Hopper,

The Building Industry Association of the Bay Area (BIA) respectfully submits the following comments to the City of Hollister's Draft 6th Cycle Housing Element (Housing Element). BIA offers these comments in the spirit of collaboration and support for the City's adoption of a compliant Housing Element that paves the way for achieving its challenging housing goals.

BIA views the approach taken by the City for the Draft Housing Element is fundamentally flawed because the City has clearly stated its reliance on the Draft General Plan Update to guide its progress and policies. The Draft General Plan Update was subject to considerable revision at the City Planning Commission and City Council hearings and should not be relied upon as the basis for the Draft Housing Element.

BIA has consistently provided comment at several hearings on the Draft General Plan Update and the Draft Housing Element. These comments have focused on several key areas of concern including:

- Reliance on an infeasible rezoning strategy for untested multifamily housing densities;
- Regionally high development services fees and impact fees;
- Burdensome Draft General Plan Update policies;
- Ingrained political opposition to new housing development.

Specific Areas of Significant Concern

Housing Element Law requires that the City identify adequate sites to accommodate its regional housing needs allocation (RHNA) at all income levels. In its Draft 6th Cycle Housing Element, the City has failed to realistically and feasibly satisfy this requirement. Because the City has continued to implement an imprudent Rezoning Strategy to meeting its RHNA, BIA encourages

the City Council and Staff to take immediately take steps to revise policies that will constrain the production of housing.

According to *"Building Blocks, A Comprehensive Housing-Element Guide to assist jurisdictions in creating comprehensive housing elements,"* the California Department of Housing and Community Development provides the following guidelines for updating housing elements:

> ***Realistic Development Capacity***
> *Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved.*
>
> ***Realistic development capacity for nonresidential, nonvacant, or overlay zoned sites***
> *The capacity calculation must be adjusted to reflect the realistic potential for residential development capacity on the sites in the inventory. Specifically, when the site has the potential to be developed with nonresidential uses, requires redevelopment, or has an overlay zone allowing the underlying zoning to be utilized for residential units, these capacity limits must be reflected in the housing element.*

Implausible Rezoning Strategy

The Draft Housing Element relies on an unpersuasive Rezoning Strategy to add 5,643 units to the City's housing capacity simply by increasing maximum densities in 5 districts by 150 – 300%. Neither the Draft Housing Element nor the City's permit history give evidence that the sites identified for intensification will develop the adequate number of housing units.

The City's permitting history justifies BIA's low confidence in the City's reliance on multifamily development, especially at the densities in the Draft Housing Element. Between 2015 and 2022 the City issued only 6% of its building permits to multifamily residential projects of 5 or more units. This rate of housing production is insufficient to meet the City's significant RHNA goals.

- **Downtown Mixed-Use Rezoning**
  The Downtown Mixed-Use District is the prime example of the City's implausible Rezoning Strategy. This area encompasses 38 mostly very small parcels. 22 parcels are less than .25 acres in size. These small parcels would likely need to be aggregated to provide enough land to develop. No parcels are greater than .74 acres. Of the 38 parcels, only 4 parcels are vacant, 5 are occupied with existing MFR, and the rest are utilized by existing small commercial businesses and nonprofits.

  BIA has very low confidence that the Downtown Mixed-Use District is likely to develop with any housing, much less the 872 housing units at 125 du/ac the Draft Housing Element has identified. Many of businesses and MF residents that would need to be evicted from their current homes for this DT Mixed-Use Rezoning Strategy to be successful. This scenario is highly unlikely to occur.

In fact, at the February 12, 2024 Housing Element Study Session local realtor and former City Councilmember Karson Klauer stated his low confidence regarding the DT Mixed-Use Rezoning Strategy:

> *...when we look at the totality of actually trying to build something it becomes very difficult and, in many cases, not feasible that's why you have sites downtown that been vacant for 35 years as long as I've been alive. The downtown sites I think you have to pay a developer to construct on them the land is worth essentially nothing and then we factor in inclusionary housing and we talk about the percentages and everything and what you can rent what you can sell them for you're going have to pay people to build on some of these sites.*

- **High Density Residential Rezoning**
  The selection of commercial sites in the current North Gateway Commercial District as candidate sites for High Density Residential Rezoning has been identified by the City Council as highly problematic. The parcels included in the High Density Rezone Strategy have been noted by the City Council as either near the City's gateway, too near the City's cannabis growing and manufacturing facilities, or in areas lacking in basic amenities such as transportation, shopping, services and even sidewalks.

  The reliance on development at 65 du/ac in the High Density Residential is unrealistic and unproven. The City must provide evidence that housing development at these densities is supported by market demand and is feasible including the imposition of infrastructure funding.

  During the City's February 12, 2024 Housing Element Study Session, Staff responded to these concerns regarding the lack of infrastructure in key high density and mixed-use zones by stating that North Gateway Area Plan and other masterplans throughout the City were going to be required in the Draft General Plan Update but were some 10 years away from being completed, far too late in the Draft Housing Element's 2023-2031 timeline to be effective.

Constraints Analysis Deficiencies

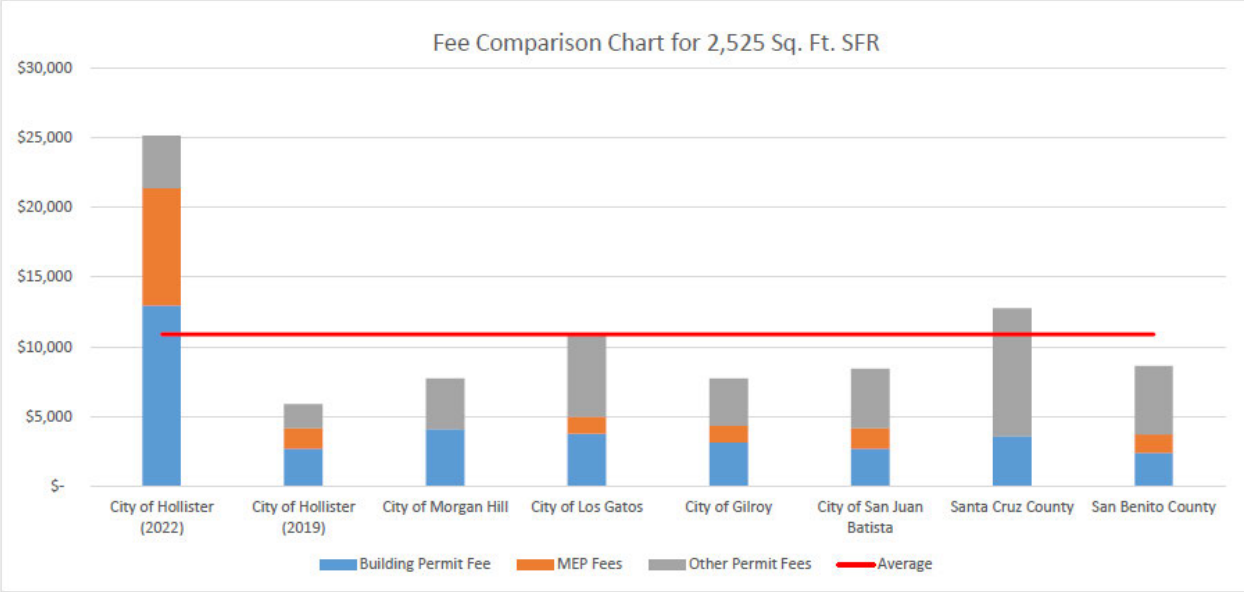
- **City Impact and Development Services Fees**
  The Constraints Analysis is deficient with respect to developer fees. Hollister development services fees and impact fees are among the highest in the region and the Draft Housing Element should contain an analysis of regional impact and user fees. In 2021 the City adopted a new development services fee schedule that quadrupled fees.

  The C-13 Table of Fees fails to include Sunnyslope Water District Fees that are applicable in nearly half of the City.

- **Building Permit Fees**

In comparing building permit fees in other jurisdictions, it was determined that building permit fees in the City are now substantially higher than comparable and neighboring jurisdictions.

BIA commissioned an independent peer review of the City's Development Services User Fee Study (Study). The peer review conclusion was that the Study fails to demonstrate a reasonable relationship between the services provided, related costs of services, and how those costs are allocated in its justification of the new Fees. A fee comparison for comparable jurisdictions is illustrated in the table below:



- **Draft General Plan Policies as Constraints**
  Along with the Draft Housing Element, the City is in process on another major planning initiative, i.e., a Draft General Plan Update. Staff and consultants are relying on the unadopted Draft General Plan Update to guide housing site selection, zoning densities and other aspects of the Draft Housing Element. The flaw with this approach is that the Draft General Plan Update the City Council has ordered significant revisions to the Draft General Plan that are not reflected in the Draft Housing Element. BIA views the Draft General Plan Update as a significant constraint to housing production because of several onerous policies:

    - **Draft General Plan Action LU-2.1 Inclusionary Housing.** No residential density or housing type is financially viable with a 20% inclusionary affordable housing requirement, according to the City's Consultant. To justify the inclusionary percentage, the City would be forced to authorize a massive increase in density in every residential zoning district, along with concessions and waivers of development standards, impact fees and other development requirements.

Draft General Plan Open Space and Agricultural Element

- **Draft General Plan Policy OS-2.1. Offsets for Loss of Agricultural Land.** Requiring 2:1 offset of any agricultural land used for development is may represent a loss of developable land that could result in a severe constraint to housing, especially if that land is located within the City's Urban Service Area. Monterey County is now forming their new Agricultural Land Offset policy with a 1:1 mitigation requirement.

- **Draft General Plan Policy OS-2.2. Agricultural Buffers.** 200 foot buffer zones close to the City's identified growth areas would rule out many developable parcels from proceeding because so much project land would be needed for the buffer zone. This policy could be revised to apply only to annexations outside the Sphere of Influence and allow the developer to provide a buffer zone proposal for projects larger than 40 acres adjacent to productive farmland. Coordinated Ag policies with the County of San Benito is key, especially as the City and County are updating their general plans at the same time.

Draft General Plan Circulation Element

- **Draft General Plan 4.1.5 Vehicle Miles Traveled.** Mitigating VMT on a project-by-project basis would help pave the way to failure for housing production under the Draft 2040 General Plan Update. BIA encourages the City to complete an overarching EIR evaluating VMT for the entire City and devise cohesive City-wide policies and solutions supported by residential development mitigation fees. Impact fees, restrictive land use regulations, infrastructure costs, and rising labor costs create serious impediments to addressing the housing affordability crisis the region is facing.

Political Opposition to Housing Production in Hollister as a Constraint to Housing

BIA is concerned that dogmatic opposition to housing production in the City has been ingrained in the Draft Housing Element through the extremely flawed Draft General Plan Update process. This is particularly apparent in the Site Selection Strategy wherein the City is attempting to allocate thousands of units into inadequate land inventory.

The City's opposition to housing production is well chronicled, but to illustrate the extent of the problem, BIA offers the following recent examples of efforts to throttle housing production:

- In 2018, the Hollister City Council, led by Mayor Ignacio Valesquez, proposed a Growth Management Ordinance (GMO) with a stringent growth cap of 133 building permits annually. The GMO was met with resistance from various housing advocates including BIA. HCD subsequently directed Hollister to make major revisions to the GMO, and eventually the Ordinance was rendered moot by SB330. Nevertheless, the GMO remains in the City's Code of Ordinances;
- In June of 2020, the City initiated a General Plan Update. A three-member General Plan Advisory Committee (GPAC) was appointed with Mayor Valasquez, Councilmember Rolan Resendiz and Planning Commissioner David Huboi as members. Valasquez and Resendiz, both vehement anti-growth politicians, dominated the GPAC with the result

being a Land Use Plan severely constraining growth to existing City Limits and subsequent housing production;

- In April 2023, the Draft Update was published with severely constrained land supply and an over reliance on high density and mixed used zoning in the Land Use Element to achieve housing production, despite zero history or evidence of development interest in high density housing. The current City Council adopted revisions to the Draft GP Update, but Staff continues to rely on the flawed GP Update for Site Selection and Zoning Strategy.
- At a December 4, 2023 City Council Housing Element Study Session, Councilmember Resendiz made remarks indicative of City disdain for actual housing production in the City. The preference for using the Draft Housing Element to stop all housing production was deliberate:
    - *Lots of other cities are zoning in a very creative quote unquote creative way so that we can stop The Reckless and irresponsible building to where we don't have to deny anything nothing's going to be built here period.*

It is critical that the City of Hollister continue to produce housing for all incomes. The City's high housing costs is a testament to the under production of housing to meet the demand. Unless significantly revised, the Draft Housing Element represents a grave threat to the City's obligation under RHNA and will almost certainly result in a constrained housing supply.

BIA offers these comments in the spirit of collaboration and support for the City achieving its housing goals. BIA is committed to working with the City of Hollister to find creative and community based solutions that benefit current and future residents and support a healthy economy and lifestyle.

Please feel free to contact me with any questions or comments.

Very truly yours,

[redacted]

cc: Mayor Mia Casey
Kevin Henderson, Chair, Planning Commission
David Mirrione, City Manager
Jennifer Woodworth, City Clerk

Hi,

Good morning. This is [redacted] I attended the February 28, 2024 Housing Element workshop in the City Hall. While going through the draft Housing Element report, I noticed some typo in page 223, in Table F-1-6th Cycle RHNA Site Inventory Analysis. The remaining need total should have been 1754 instead of 2064. 1163+654-63=1754 or 4163-2409=1754

I am not sure, but please check it before you send the draft to HCD for Certification. My [redacted]. I am attaching that table for your perusal.

Thanks, [redacted]

PXL_20240305_175643402.MP.jpg

Building Industry Association of the Bay Area
1000 Burnett Ave Suite 340
Concord, CA 94520

Mr. Paul McDougall, Senior Program Manager
Department of Housing and Community Development
Division of Housing Policy Development
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

Transmitted via Email

February 7, 2025

RE: City of Hollister Housing Element Certification Concerns

Dear Mr. McDougall,

BIA Bay Area (BIA) writes to call your attention to alarming issues regarding the pending 6th Cycle Draft Housing Element certification for the City of Hollister (City). The City submitted its Housing Element for HCD review on December 3, 2024.

We request that you and your department investigate these issues vis a vis the City's Draft Housing Element and determine if these issues warrant delay in certifying the City's Draft Housing Element and whether these issues should be analyzed and mitigated in the Constraints Analysis.

BIA Bay Area has previously submitted comments to the City's Draft General Plan 2040 Update and the City's 6th Cycle Draft Housing Element 2023-2031. Comment letters are attached.

Repeal of the City's General Plan

On December 3, 2024, the Hollister City Council adopted the 2040 General Plan update and certified its EIR. At the same meeting, the City Council also adopted a Climate Action Plan and an Agricultural Lands Preservation Program.

Afterward, a petition to rescind the 2040 Hollister General Plan, circulated by a local no-growth advocacy group Hollister Guardians Action, obtained enough signatures to be considered by the Hollister City Council. The petition requests that the City Council repeal the resolution adopting the General Plan 2040, or submit it to a vote of the people of the City of Hollister. The text of the referendum may be found at https://www.hollisterguardiansaction.org/referendum.

The San Benito County Elections Office has notified the City that it predicts the required 2,313 valid signatures will be certified, thereby sending the petition to the City Council who could consider the referendum at its meeting on March 4 or March 18, 2025. Because of the high cost of a special election along with the recent changes to the makeup of the City Council in the last election, wherein a Council majority of no-growth councilmembers was seated, it is highly likely that the City Council will repeal the General Plan 2040 update.

If the City Council (or voters) repeal the General Plan 2040, the City would revert to the previous general plan, which was adopted in 2005. This action would also rescind the city's Housing Element, leaving the city susceptible Builder's Remedy projects, limiting how much power the City would have over residential projects and jeopardizing its ability to meet its RHNA.

City Adopts a 150% Increase in Agricultural Lands Preservation Program Dedication

On December 3, 2024, the City Council adopted ORDINANCE NO. 1256, Agricultural Lands Preservation Program (Program). Mitigation for the conversion of Agricultural land is a primary element of the Program:

> *17.28.050 – Overall Requirement.*
>
> *Before any Development Project that involves conversion of one (1) acre or more of Agricultural Land to uses other than Agricultural Uses may occur, Agricultural Conservation Easements on other Agricultural Lands that comply with criteria established in Section 17.28.090 shall be dedicated to the City of Hollister or to an Easement Holder selected by the City of Hollister, at a rate of at least one (1) acre of Agricultural Land for each one (1) acre of Agricultural Land to be converted [1:1 ratio].*

At its January 24, 2025 meeting, during the Second Reading of Agricultural Land Preservation Ordinance, the Council amended the Program to require the dedication or easement at a rate of 2.5 acres of Agricultural land to 1 acre of conversion, a 150% increase in the conversion mitigation requirement. The City's preservation requirement is higher than any other jurisdiction in the region. For instance, San Benito County's General Plan 2035 calls for a 1:1 preservation ratio for ag land conversion.

BIA Bay Area respectfully requests that HCD delay certification of the 6th Cycle Housing Element until the General Plan question has been resolved and the Agricultural Lands Preservation Program has been analyzed as a significant constraint in the Housing Element. Should you have any questions regarding these issues or wish to communicate further please do not hesitate to contact me.

Yours truly,

Dennis Martin
BIA Bay Area
Government Affairs

Building Industry Association of the Bay Area (BIABA)
1000 Burnett Ave., Suite 340
Concord, CA 94520
Phone: (925) 951-6840
www.biabayarea.org

December 15, 2025

City of Hollister
Community Development Department
375 Fifth Street
Hollister, CA 95023
TRANSMITTED VIA EMAIL

Subject: Comments on the Draft 6th Cycle Housing Element Update

Dear City Staff and Honorable Planning Commission:

The Building Industry Association of the Bay Area (BIABA) respectfully submits this comment letter on the City of Hollister (City) Draft 6th Cycle Housing Element. BIABA supports responsible planning and housing production, and seeks to ensure the Housing Element complies with State Housing Element Law, reflects market realities, and is reasonably likely to result in actual housing construction.

Based on BIABA review, the Draft Housing Element contains substantial deficiencies that must be corrected before resubmittal to the Department of Housing and Community Development (HCD). Key comments are summarized below.

1. Overreliance on Extremely High-Density Multifamily Development (Up to 125 du/ac)

The Draft Housing Element depends almost entirely on high density - extremely high-density multifamily development - particularly densities of 75–125 dwelling units per acre in the Downtown Mixed Use (DMU) zone - to meet RHNA obligations. The City has no history of constructing housing above 25–35 du/ac, and no evidence demonstrates the feasibility of the prototypes assumed.

Absent any concrete, measurable evidence that the City of Hollister can provide to prove feasibility, BIABA recommends that HCD strongly challenge with prejudice the City's request to count any units, especially Above Market (AM) units in the site inventory at densities exceeding 30 units per acre.

A. Densities of 75–125 du/ac Require 60–100 Foot Buildings, Which Are Not Feasible in Hollister

Achieving these densities requires 6–10 story construction, with:

- Structured or subterranean parking
- Steel or concrete podium/mid-rise systems
- Elevator and mechanical cores
- Enhanced fire/life-safety systems
- Institutional financing
- Urban rent levels far beyond Hollister's market

No such buildings exist in Hollister. These prototypes are not financially or physically feasible during the 6th Cycle—if ever.

B. Required Feasibility Evidence Is Missing

The Draft Housing Element provides no:

- Pro forma feasibility study
- Cost modeling
- Parking or height analysis
- Market demand documentation
- Developer interest assessment
- Infrastructure capacity evaluation

HCD requires evidence-based, realistic capacity—not theoretical zoning maximums.

C. Density Allocation Is Severely Imbalanced

Based on Table F-1:

- 72.7% of all capacity is assigned to high-density sites
- Only 2.9% comes from low- or moderate-density zones
- ADUs represent only 5.2%, below HCD expectations

This unprecedented reliance on high-density development exposes the Housing Element to significant compliance risk.

2. Inclusionary Housing Ordinance (2024) Significantly Impairs Feasibility

In 2024, the City adopted Ordinance No. 1252 (Inclusionary Housing Program, Chapter 17.36), requiring:

- 10–15% on-site affordable units
- 55-year covenants for rentals
- 45–55-year covenants for ownership
- Limited alternative compliance options
- No supporting economic feasibility study

A. Impacts on Low- and Moderate-Density Housing

In Hollister's cost-sensitive market, inclusionary requirements reduce feasibility due to:

- Modest land values
- High and rising construction costs
- Elevated development and permit fees
- Lengthy processing timelines

These factors undermine the viability of small-lot single-family, townhomes, and moderate-density subdivisions.

B. Severe Impacts on High-Density Multifamily Development

High-density multifamily—already infeasible due to rent levels, construction method, fee burdens, and lack of developer experience—is further constrained by inclusionary requirements that:

- Reduce project revenue
- Lower loan proceeds
- Increase required equity
- Deter institutional capital

C. Conflict With Housing Element Law

Because the Housing Element relies almost exclusively on high-density sites, the inclusionary ordinance is a major governmental constraint under Gov. Code §65583(a)(5).

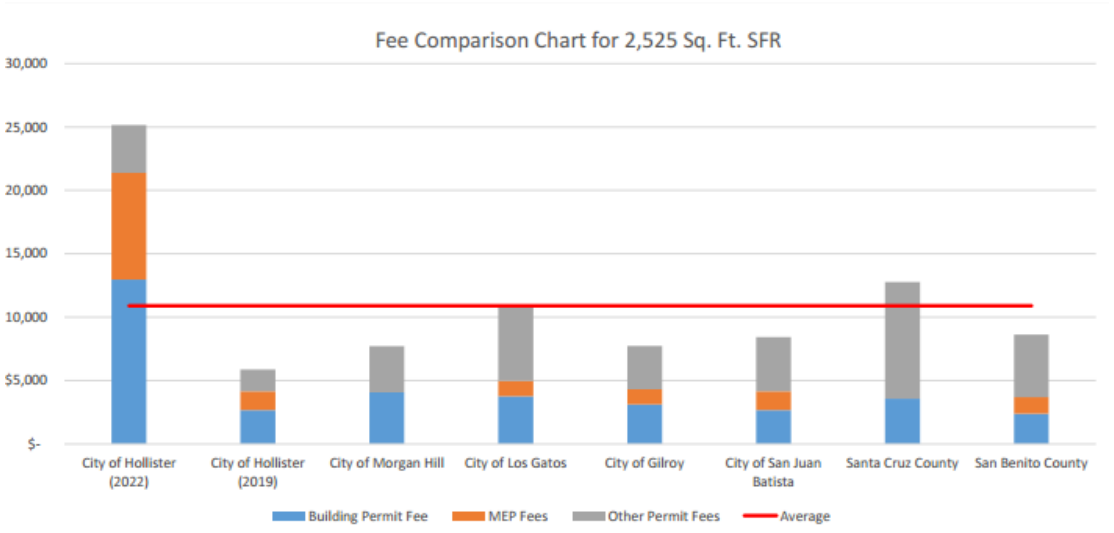
D. Required Revisions

The City must:

1. Acknowledge inclusionary impacts as a constraint
2. Provide feasibility modeling
3. Add programs to mitigate impacts
4. Reevaluate site assumptions accordingly

3. High Development and Permit Fees Remain a Significant Barrier

Independent analyses—including a 2021 DPFG independent peer review—confirm that Hollister's development fees significantly exceed those of peer jurisdictions. These fees disproportionately burden multifamily housing and materially reduce project feasibility.



• The DPFG Revised Hollister Peer Review (October 26, 2021) comparative fee chart evaluating Hollister's residential permitting fees against peer cities in the region. That analysis demonstrates that:

• Hollister's total residential impact fees rank among the highest in the peer group

Hollister's fees exceed those of nearby and similarly situated jurisdictions for both single-family and multifamily development. Multifamily projects—particularly higher-density formats—are

disproportionately burdened due to fee structures that do not scale appropriately with unit size, rent levels, or construction type

The DPFG comparative chart confirms that Hollister's fee burden is **not market-competitive** and is materially higher than what developers encounter in jurisdictions that are successfully producing housing.

A. Disproportionate Impact on Higher-Density and Multifamily Housing

The Draft Housing Element relies overwhelmingly on high-density multifamily development to meet RHNA obligations. However, the DPFG fee comparison demonstrates that Hollister's fee structure is fundamentally misaligned with the economics of these prototypes.

Higher-density multifamily projects already face:
• Higher per-unit construction costs (podium or structured parking)
• Lower achievable rents compared to major urban markets
• Increased financing complexity

Layering **above-average impact fees and development services fees** onto these projects:
• Reduces residual land value
• Increases required equity
• Depresses achievable loan proceeds
• Eliminates feasibility for podium or mid-rise construction

As a result, the City's fee structure directly undermines the very housing types the Housing Element assumes will be built.

B. Fees as a Governmental Constraint Under Housing Element Law

Government Code §65583(a)(5) requires jurisdictions to identify and mitigate governmental constraints that hinder housing production. The DPFG comparative fee chart provides clear, objective evidence that Hollister's fees constitute such a constraint.

Despite this evidence:
• The Draft Housing Element does not meaningfully analyze fee impacts
• The comparative DPFG data is not incorporated into feasibility assumptions
• No mitigation measures are proposed to offset excessive fee burdens

Failing to address fees that are demonstrably higher than peer jurisdictions renders the Housing Element's feasibility conclusions unsupported and inconsistent with HCD guidance.

C. Required Revisions

To comply with State Housing Element Law, the City must:

1. Acknowledge high development impact and permit fees as a governmental constraint

2. Evaluate how current fee levels affect the feasibility of assumed housing prototypes
3. Adopt concrete mitigation measures, such as:
    - Fee reductions or deferrals for multifamily housing
    - Scaled fees based on unit size and affordability
    - Fee waivers or credits for mixed-income or infill projects
    - Timing adjustments to reduce upfront capital burdens

Absent these revisions, the Draft Housing Element relies on housing production assumptions that are not economically viable under the City's own fee structure.

4. Entitlement, Building Permit, and Inspection Delays Constitute a Severe Governmental Constraint on Housing Production

In addition to infeasible density assumptions and excessive fees, the City of Hollister's entitlement, building permit, and inspection practices impose substantial and well-documented constraints on housing production. These issues reflect systemic delays, arbitrary policies, and administrative practices that materially impede the construction and occupancy of new homes, and conflict with the assumptions of the Draft Housing Element.

BIABA has formally raised these concerns with the California Department of Housing and Community Development (HCD), documenting recurring and escalating barriers within the City's Building and Permitting Departments. These practices directly conflict with the Housing Accountability Act (Gov. Code §65589.5), the Permit Streamlining Act, and Housing Element Law.

A. Arbitrary and Unlawful Restrictions on Building Permit Issuance

Beginning in 2024, the City instituted a policy refusing to accept or issue building permits unless a Final Map is recorded and Assessor Parcel Numbers (APNs) have been issued. This requirement:
• Was not imposed as a condition of project approval
• Conflicts with the Housing Accountability Act and Subdivision Map Act
• Prevents construction and marketing of approved housing
• Results in months-long delays and substantial carrying costs

B. Artificial Limits on Permit Applications and Payments

The City has imposed arbitrary caps on permit applications and payments, including limits on the number of permits submitted at one time and restrictions on payment appointments. These practices artificially throttle housing production and are unsupported by adopted policy or State law.

C. Chronic Delays in Issuing Impact Fee Invoices

Builders report delays of up to six weeks to receive requested impact fee invoices. Without invoices, permits cannot be issued and construction cannot proceed, increasing costs and financial risk.

D. Extensive Delays in Solar Permit Approvals

Solar permit approvals are routinely delayed due to queue limits, staffing shortages, and scheduling failures, preventing issuance of certificates of occupancy and delaying home closings.

E. Imposition of New and Unlisted Fees

Builders have experienced the imposition of new or duplicative fees not included in the adopted fee schedule, further increasing uncertainty and cost burdens.

F. Conflict With Housing Element Law and HCD Guidance

These practices constitute governmental constraints under Gov. Code §65583(a)(5) and must be identified, analyzed, and mitigated. The Draft Housing Element fails to do so.

G. Unexplained and prolonged delays in scheduling appointments for permit application submittal

Builders report delays in scheduling of building permit appointments, often stretching several weeks with no available slots.

H. Required Revisions

The City must eliminate unlawful permit policies, establish objective processing timelines, remove artificial caps, dedicate adequate staffing, and align permit practices with Housing Element assumptions.

- Excessive entitlement timelines
- Unpredictable permit issuance
- Multiple, inconsistent rounds of plan check
- Staffing shortages
- Outdated processing systems

These delays raise costs, increase risk, and operate as de facto governmental constraints.

5. Housing Element Programs Lack HCD-Required Specificity

Many programs lack:

- Clear implementation timelines
- Assigned responsible staff

- Quantified outcomes
- Funding strategies
- Measurable milestones

Without these elements, programs do not meet HCD's standards for enforceability.

6. Governance Instability and Policy Reversals Create Additional Barriers

A. Anti-Housing Council Majority (Elected 2024)

The new Council majority has expressed opposition to high-density housing, downtown intensification, and growth-supportive infrastructure.

B. Repeal of the Adopted General Plan (March 2025)

This action:

- Removed the land-use framework underlying the Housing Element
- Invalidated density assumptions
- Increased regulatory uncertainty
- Demonstrated political resistance to State housing obligations

Constraint	Description	Impact on Housing Production
Permit Issuance Tied to Final Maps/APNs	Building permits withheld until Final Maps and APNs are issued	Delays construction start; increases carrying costs
Permit Application Caps	Limits on number of permits and payment appointments	Artificially throttles housing production
Impact Fee Invoice Delays	Weeks-long delays in issuing invoices	Prevents permit issuance and construction
Solar Permit Delays	Queue limits and staffing shortages delay approvals	Delays certificates of occupancy and closings
Unlisted / Surprise Fees	New or duplicative fees not in adopted schedule	Increases cost uncertainty and feasibility risk

7. Combined Effect: RHNA Feasibility Is Undermined

Hollister's ability to meet its RHNA is compromised by:

- Infeasible density assumptions

- Height requirements of 60–100 feet
- High development and permit fees
- Permit processing delays
- Inclusionary requirements
- Political opposition to housing
- Repeal of the General Plan
- Lack of feasible development prototypes

8. Realistic Housing Feasibility in Hollister

A. Rental Housing

Feasible:

- Garden-style (12–24 du/ac)

Marginal to Infeasible:

- Podium apartments (40–65 du/ac)

Not Feasible During 6th Cycle:

- Mid-rise/high-rise (75–125 du/ac)

B. For-Sale Housing

Feasible:

- Traditional and small-lot single-family

Moderately Feasible:

- Townhomes

Not Feasible:

- Stacked flats or condo podium buildings

9. Implications for the Housing Element

To comply with State law, the City must:

- Develop realistic prototypes

- Provide evidence-based feasibility analysis
- Adjust density assumptions
- Update the sites inventory
- Mitigate governmental constraints
- Align programs with political and regulatory conditions

10. HCD Requirements for Realistic Development Feasibility

HCD's Site Inventory Guidebook requires jurisdictions to demonstrate:

- Realistic development potential
- Economic feasibility
- Consistency with past development trends
- Identification and mitigation of constraints
- Updates reflecting political and regulatory changes

The Draft Housing Element does not currently satisfy these requirements.

11. Summary of Prior HCD Enforcement Against the City of Hollister

HCD's own records confirm a history of intervention. HCD has repeatedly advised the City that continued noncompliance or regression would trigger formal enforcement, including findings of violation, referral to the Attorney General, and application of enhanced penalties. Despite these interventions, the City has not corrected its behavior — and instead has shifted its obstruction tactics to the post-entitlement phase. Examples of this behavior include:

1. 2019 – Growth Management Program Interdiction

   In 2019, HCD determined that Hollister's Growth Management Ordinance (GMO) unlawfully constrained housing supply in violation of the Housing Element Law and the Housing Accountability Act (HAA). HCD required the City to discontinue the allotment-based growth cap regime because it unlawfully impeded housing production.

2. 2022–2024 – Housing Element & Permit-Processing Enforcement

   HCD issued multiple letters to Hollister directing it to remove procedural and administrative barriers, modernize its permit-processing procedures, and commit to objective, nondiscretionary timelines under the Permit Streamlining Act (PSA) and HAA.

11. Summary of Required Corrections

The City must:

1. Replace infeasible high-density assumptions
2. Provide feasibility modeling
3. Identify and mitigate governmental constraints
4. Update the sites inventory to reflect market conditions
5. Incorporate political and regulatory changes
6. Strengthen programs with timelines and accountability

12. Longstanding Pattern of Obstructing Housing and Circumventing State Law

A. Institutional Resistance to Growth

B. Arbitrary Processing and Fee Practices

C. Policy Actions Undermining Housing Element Implementation

D. Excessive and Subjective Discretionary Review

E. Excessive Fees as Barriers

F. Pattern of Noncompliance with State Housing Law

These practices expose the City to:

- HCD decertification
- Attorney General enforcement
- Builder's remedy exposure
- Judicial intervention
- Loss of permitting authority
- Financial penalties

13. Insufficient Information to Support Above-Moderate RHNA Credit and Claimed Surplus (Table F-1)

As reflected in Table F-1, the Draft Housing Element asserts a surplus of Above-Moderate (AM) units relative to the City's 1,813-unit AM RHNA obligation. However, the City has not provided

sufficient project-level information to demonstrate that projects credited toward AM RHNA are legally eligible, realistically feasible, or likely to be constructed during the planning period.

Consistent with Government Code §65583(a)(3), §65583.2, and HCD's Site Inventory Guidebook, only projects that are fully entitled, feasible, and capable of construction within the planning horizon may be credited toward RHNA. HCD findings letters routinely conclude that projects lacking final approvals, valid building permits, or demonstrated construction likelihood may not be credited toward RHNA capacity.

Accordingly, without the information identified below, HCD cannot determine whether it is appropriate to reduce the City's 1,813-unit AM RHNA obligation, nor can it verify the claimed AM surplus shown in Table F-1. Absent verification, the City must assume that remaining AM units must be accommodated on new sites at realistic densities.

A. Information Required for "Approved" Above-Moderate Projects

For each project identified as "approved" and credited toward AM RHNA, the City must provide:

1. The date of final project approval, including all CEQA clearance, City Council action, and all post-entitlement approvals required prior to construction.
2. Confirmation that valid building permits have been issued for each residential unit.
3. If building permits have not been issued, confirmation that permits have been approved and identification of all remaining approvals required for permit issuance.
4. The total number of approved residential units and a detailed description of any nonresidential component, including use type, square footage, and phasing.
5. The residential product type for each unit.
6. Gross residential density calculated using the City's current methodology.
7. The General Plan land use designation and zoning classification in effect at the time of entitlement.
8. Whether the project relied on Planned Development (PD) zoning, including identification of all deviations from base zoning standards and all additional public benefits or exactions imposed.
9. Whether residential units are under construction; if not, whether the project is actively marketed or offered for sale to builders.
10. Whether the project is subject to the City's Inclusionary Housing Ordinance (Ordinance No. 1252).
11. Identification of the project applicant and current developer.

B. Information Required for Above-Moderate Projects Under Review or in Preliminary Review

For each AM project identified as under review or preliminary, the City must provide:

1. The total number of proposed residential units and any nonresidential component.
2. Proposed residential product types.
3. Gross residential density.
4. Applicable General Plan designation and zoning classification.
5. Whether PD zoning has been requested or applied for, including requested deviations and public benefits.
6. CEQA status, including remaining steps to certification.
7. Applicability of the Inclusionary Housing Ordinance.
8. Identification of all entitlements approved to date and all remaining discretionary, legislative, or ministerial approvals.

C. Implications for Table F-1 and Claimed AM Surplus

Until the City provides the above information, the Draft Housing Element fails to substantiate the AM capacity and surplus units claimed in Table F-1. HCD findings letters consistently require cities to either substantiate project-based RHNA credit with detailed evidence or remove unsupported capacity and accommodate remaining RHNA through additional sites at realistic densities.

Absent substantiation, the claimed AM surplus cannot be relied upon, and the Housing Element does not demonstrate adequate sites for Above-Moderate income households as required by State law.

Analysis of Historical Building Permit Trends Versus Site Inventory Assumptions

This section evaluates the City's historical residential building permit and final occupancy data (Table F-2) in comparison to the Draft Housing Element's site inventory assumptions (Table F-1). As required by Government Code §§65583.2(c) and HCD's Site Inventory Guidebook, site capacity assumptions must be grounded in demonstrated development trends and realistic development likelihood. As discussed below—and in Sections 1, 3, 4, and the Above-Moderate (AM) Findings section—the Draft Housing Element does not meet this standard.

Historical Permit and Occupancy Trends (2015–2022)
The City's own data shows that residential production in Hollister has been overwhelmingly low-density and single-family in nature:
• Approximately 86 percent of issued building permits were for single-family detached units.
• More than 87 percent of completed units were single-family attached or detached.
• Multifamily projects of five or more units accounted for roughly four percent of completed units.
• ADUs represented a small share of total production and do not reflect large-scale multifamily development.

These trends demonstrate that Hollister has no sustained history of producing higher-density multifamily housing.

Inconsistency With Draft Housing Element Site Inventory

In contrast, the Draft Housing Element (Table F-1) assumes that roughly three-quarters of RHNA units—particularly Above-Moderate units—will be produced on high-density residential and mixed-use sites at densities of 75–125 units per acre. As detailed in Section 1, these densities would require mid-rise building prototypes that have never been built in Hollister and are not financially feasible under current market conditions.

The City has not provided substantial evidence demonstrating a realistic shift away from its historical development pattern toward the assumed high-density outcomes.

Impact on Above-Moderate RHNA Surplus Claims

As explained in the AM Findings section, the City claims a significant surplus of Above-Moderate RHNA capacity based on assumed high-density projects and rezoned sites. Table F-2 undermines these claims by showing that multifamily production has been limited, episodic, and inconsistent with the densities assumed. Without evidence of approved, permitted, or under-construction projects at the assumed scale, these units cannot be credited toward RHNA compliance.

Relationship to Fees and Processing Constraints

The lack of higher-density production is further explained by the governmental constraints identified in Sections 3 and 4, including:
• Development impact and permit fees that exceed peer jurisdictions (Section 3);
• Lengthy and unpredictable entitlement, plan check, and permit processing timelines (Section 4).

Absent meaningful mitigation of these constraints, there is no basis to assume a dramatic change in development outcomes.

HCD Compliance Implications

Based on the City's own permit and occupancy data:

1. The Draft Housing Element fails to align site inventory assumptions with historical development trends, in violation of Gov. Code §65583.2(c).
2. The City has not demonstrated realistic development likelihood for high-density sites relied upon in Table F-1.
3. Claimed Above-Moderate RHNA surplus capacity is unsupported by substantial evidence.
4. The Housing Element must be revised to rely on feasible prototypes consistent with demonstrated market behavior and to identify additional realistic sites where necessary.

Absent these corrections, the Draft Housing Element remains vulnerable to HCD decertification and enforcement.

Conclusion

BIABA supports Hollister's efforts to plan for future housing needs. However, the Draft Housing Element requires substantial revision to address feasibility concerns, governmental constraints, and State law compliance.

We appreciate your consideration and welcome continued dialogue.

Sincerely,

Dennis Martin

Dennis Martin
BIA Bay Area

San Benito
HIGH SCHOOL DISTRICT
Continuing Excellence

1220 Monterey Street
Hollister, CA 95023

Phone (831) 637-5831x1132
www.sanbenitohsd.gov

Dr. Shawn Tennenbaum
Superintendent

December 15, 2025

VIA EMAIL

City of Hollister Planning Division
339 Fifth Street
Hollister, CA 95023
Email: housingelement@housing.ca.gov

Re: **Comments on Draft 6th Cycle Housing Element**

Dear City of Hollister Planning Division:

This letter is submitted to the City of Hollister ("City") on behalf of the San Benito High School District ("District") and its Board of Trustees with regard to our review and assessment of the City of Hollister's *Revised Draft 2023-2031 Housing Element*, labeled "HCD Resubmittal December 2025" ("Housing Element"). The Housing Element identifies programs and zoning strategies to accommodate the City's assigned Regional Housing Needs Allocation (RHNA) of 4,163 dwelling units at all income categories. As the District is a California public school district serving children who reside and attend school within the City, the proposed Housing Element affects resources within the District's expertise. Accordingly, we submit these comments to the City to register not only the District's concerns with impact of the pace and location of residential development in the City on the District's existing issues with overcrowding, traffic, and safety, but also the District's expectation of collaboration by the City to help the District address these issues.

I. The Housing Element generates population growth which directly affects the rate of student population growth in the District.

The District is concerned about the growing impacts of residential development on the District, specifically upon the District's ability to provide quality school facilities and programs to students that will be generated by new development. The District operates Hollister High School, the only public high school in the City and serving the Hollister community. All high school students generated and matriculating in the City and County of San Benito ("County") will be eligible for enrollment at Hollister High School. As the City grows, the accumulated impacts of residential and commercial development on the District are substantial.

As stated by the Housing Element, children ages 5-19 make up 24.6% of the City's population, the most of any age group.[1] Of this 24.6%, in the 2024-25 school year, 3,454 of these are students enrolled in the San Benito High School District. Based on the District's 2025 Facilities Master Plan which only accounts for residential development plans available at the time (and not those proposed by this Housing Element), the District anticipates a cumulative 788 additional students by 2031 (i.e., 4,242 students), and a cumulative 1,754 additional students by 2040 (i.e., 5,208 students).[2] This does not account for the matriculation of the students currently attending Hollister Elementary School District schools, which are also experiencing

[1] *Housing Element*, Table B-2: Comparative Age Distribution.

[2] *San Benito High School District, Facilities Master Plan, December 2025.*

increasing enrollment at their schools. However, as noted, the Housing Element anticipates approximately 4,163 new residential units in the City, or 216% the RHNA of the previous 5th Cycle Housing Element. According to the District's *2025 School Facility Needs Analysis and Justification Study*, **even calculating conservatively, 4,163 units is expected to generate at least 832.6 high school students for the District, almost 50 students more than contemplated by the District's current models.**[3]

As of the 2024-2025 school year, the District served 3,454 students at a school designed for 3,405 students. In other words, over the next six years, due to the units generated by this Housing Element, the District must plan to accommodate 881 more students than it has capacity for; over the next 15 years, this number will rise to at least 1,803 students over capacity. Notably, the City already has 26 projects in the pipeline that will provide an estimated total of 1,735 residential units towards meeting the City's 6th Cycle RHNA goals.[4] Clearly, the District is already over capacity, and residential development in the City will further exacerbate the issue of overcrowding by dramatically increasing the high school student population at, around, and within the Hollister High School campus area.

II. The District needs the City's support to establish a second high school to meet the demands caused by the Housing Element.

The solution to overcrowding at Hollister High School is simple: a new school. The public has entrusted the District with providing its students with a high-quality education, which includes ensuring the health and safety of our students and staff and the integrity of their learning environment. The District has repeatedly reminded the City that the District's campus is currently operating over capacity, and as residential projects continue to be approved, the demand placed on existing school facilities increases and the need for new school facilities and ancillary amenities continues to intensify.

Over the past few years, the District has worked extensively to engage and coordinate with the City to establish a second high school. Starting in 2022, the District engaged in a robust school site selection process as stipulated by state law, led by a Facilities Needs Committee consisting of approximately 60 community members and student representatives, and including input from both the County and the City.[5] Based on the City's representations and development plans, the Facilities Needs Committee eventually selected sites in the Buena Vista Corridor neighborhood as the best location for a new high school. Accordingly, not only did the City place a star symbolizing a new school site in the approximate location of the selected sites on the Buena Vista Specific Plan Area map in the General Plan 2040, but the General Plan even listed as a policy goal: "Construction of a Second High School. Support the San Benito High School District's efforts to construct a new high school" (Policy CSF-8.5).

Although in March of 2025, the City repealed the General Plan 2040 which would have enabled planning for development of a second high school beginning this year, the City's proposed 6th Cycle Housing Element nonetheless continues to reinforce the District's belief that the Buena Vista neighborhood is the best location for a second high school.

---

[3] *2025 School Facility Needs Analysis and Justification Study*, Table 101, p.5. The student generation rate for single-family detached units is 0.208; the student generation rate for single-family attached units and multi-family units is 0.200.

[4] *Housing Element*, p. F-22.

[5] See Ed. Code, § 17211.

Not only are 16 of the 26 Pipeline Projects clustered around the Buena Vista neighborhood, but additionally, as part of the new 2040 General Plan rezone process, 16 of the 20 parcels to be rezoned for high density are in and around the Buena Vista neighborhood.[6] According to the Housing Element, this high density rezoning alone will result in an additional increased capacity of 1,966 units in the neighborhood.[7] The Housing Element further notes that as part of Policy Action H5.4: Equal Housing Opportunity, the City hopes that by locating development in this area, it can involve "approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty such as...improving schools."[8] As previously foreseen by the District, a new high school in this area would not only help resolve the issue of overcrowding at Hollister High School by balancing the student enrollment at this second high school, but it would serve the local community by obviating the need for a cross-town commute, reducing traffic, and the risk of automobile accidents throughout the city.

Building a new high school is not a matter that can be delayed any more. Inherently, a school must be built and established to accommodate students *before* the students come, and the Housing Element anticipates almost 1,000 students in the next six years. It takes years of planning, coordination, and financing to build a school; it requires the dedication and cooperation of the community, local government, and state agencies. At the current rate, even without further delays, the soonest the District could realistically develop and open a second high school would be 2032—which is already outside the timeline contemplated by this Housing Element. Thus, in order to for the District to fully support this Housing Element, the City must act proactively and promptly help the District build a new high school and welcome new students to the Hollister community.

III. To further mitigate the impacts of increasing residential development, the City must follow through on its contractual obligation to vacate the Nash Road Closure Area.

As the District works towards a new high school, a more immediate solution to the impacts of development and overcrowding on safety at Hollister High School is the permanent closure of the portion of Nash Road which bisects Hollister High School ("Nash Road Closure Area"). Until we have a second high school, students must travel to a single campus from homes across the City and County. The roadway infrastructure in and around the current high school does not have sufficient capacity to serve existing levels of vehicular demand, and any additional traffic will further strain that infrastructure. Extreme levels of congestion occur around the school during the morning and afternoon peak hours which lead to unacceptable levels of delay and risky driver behaviors that can create safety impacts during periods of heavy pedestrian and bicycle activity. City staff is very aware of these problems and until recently, have done nothing to ameliorate the traffic and safety issues.

With over 4,000 residential units generated by the Housing Element, it can be expected that development over the next 6 years may yield over 4,000 additional vehicles traveling around the City and the Hollister High School campus. The District's *2023 Hollister High School Transportation Study* found that while the campus' main street intersections along Nash Road operate at acceptable levels of service based on the intersection capacity analysis, actual operations are considerably worse due to vehicles stopping to drop off and pick up students

---

[6] See *Housing Element*, pp. F-24 and F-35. See maps in **Attachment A**.
[7] *Housing Element*, p. F-34.
[8] *Housing Element*, p. 2-20.

and high levels of queuing due to pedestrian and vehicle conflicts.[9] Additionally, the Transportation Study found that from 2018 to 2023, there were a total of 42 collisions with reported injuries or property damage around the school campus, 34 of which involved automobiles.[10] The most recent accident occurred on November 3, 2025, and involved a vehicle and a student bicyclist at the intersection of Nash and Suiter.

Specifically, in recent years, the District has seen an increase in automobile accidents at the H-Gate which protects the east and west sides of the Nash Road Closure Area. Currently, the District, in partnership with the City and County, operates a temporary gate closure of the Nash Road Closure Area during regular weekday school hours and for special events on a permit-basis, but the District has recorded at least eight hit and runs at this area since 2021, the most recent being in June of this year. Repairs have cost the District almost $100,000, representing the severity of many of these incidents. As more and more students come to Hollister High School, it is only a matter of time before a student or faculty member is badly injured. We all do not want this to happen.

Since September 11, 2025, the District has formally met with City and County representatives six times to renew our efforts under the 2016 Interagency Cooperation Agreement ("ICA") to permanently close the Nash Road Closure Area, as well as to discuss mitigation measures to improve traffic and student safety around Hollister High School. As a result of these meetings, the City, led by Interim City Manager Jim Pia, has finally taken action in regard to traffic mitigation measures around the Hollister High School campus, including repainting crosswalks, approving the installation of Rectangular Rapid Flashing Beacons (RRFBs), and pushing forward an encroachment permit for the Baler Alley Parking Lot. The District and our students and faculty greatly appreciate these actions. However, despite the City's recent efforts toward street safety, for years the District has emphasized that **the most important measure to reduce traffic accidents at Hollister High School is to permanently shut down Nash Road**.

The 2016 ICA already set up the terms and processes for the City and County to vacate their portions of the Nash Road Closure Area in exchange for the District fulfilling its obligations to lease its portion of the County's Regional Park to the County and to finance other traffic mitigation measures. The District fulfilled all its obligations under the ICA as of 2021, and in 2025, the District even proposed additional offers to support the City and County's efforts to vacate the Nash Road Closure Area. Yet despite the District's best efforts to encourage the City to satisfy the terms of the ICA, the City has consistently failed to even acknowledge its contractual obligations to permanently close the Nash Road Closure Area, thereby blatantly ignoring the greatest threat to student safety at Hollister High School. Instead, the City exacerbates the threat by pushing forward a Housing Element which will only increase the amount of students and auto, bicycle, and pedestrian traffic at Hollister High School without meaningful mitigation.

IV. The City has failed to meaningfully "collaborate" with the District to address the District's long-standing concerns.

While the Housing Element recognizes the impact of residential growth on the District's facilities, the City can still do more to address the District's concerns. Specifically, in its discussion of Community Engagement, the Housing Element states:

---

[9] *2023 Hollister High School Transportation Study*, pp.3-4.

[10] *2023 Hollister High School Transportation Study*, p.7.

> "**San Benito High School District: Concerns regarding the impact increasing population will have on school facilities.** The City will continue collaborating with the San Benito County High School District in different capacities. The City will continue to refer permit applicant to the school district to [*sic*] the school district can receive appropriate fees. The City determined no revisions were necessary to address the concerns, but the City continues to work with the school district."[11]

The District is interested in both how the City believes it has collaborated with the District and how it intends to "continue collaborating" in the future. The District appreciates the City's recent action in regard to road safety mitigation measures around the Hollister High School campus, as noted above; however, the City ultimately fails to take action where it matters most: the permanent closure the Nash Road Closure Area. As long as the City refuses to fulfill its obligations under the 2016 ICA, the Nash Road Closure Area remains a public right of way beyond the District's control to fully protect the safety of its over 3,800 students and faculty who must cross the Nash Road Closure Area to move around the campus.

Further, the District has repeatedly emphasized that the ultimate resolution to overcrowding and traffic safety at Hollister High School is to build a second high school, yet by repealing the General Plan 2040 in March 2025, thereby removing the District's parcels acquired *in collaboration with the City* for the purpose of developing a second high school from the City's sphere of influence, the City actively prevented and unduly delayed the District's ability to develop a second high school in the Buena Vista neighborhood. Despite this, by this Housing Element, the City continues to push residential development toward that area. As stated above, due to the City's active obstruction of the District's efforts, even without further delays, the soonest the District could realistically develop and open a second high school would be 2032, already outside the timeline contemplated by this Housing Element. Thus, upon adoption of this Housing Element, the District seeks the City's full and whole-hearted collaboration to develop a second high school to serve the City's students as efficiently, safely, and expeditiously as possible.

Finally, the District notes that the Housing Element includes a commitment to work towards safe routes to school.[12] The District invites the City to contact the District for further collaboration in this area of work.

V. Conclusion

The District supports residential development and welcomes new students to the District. However, we also recognize the strain that uncontrolled residential development places on the District's resources and abilities to provide students the very best education we can. For these reasons, we once again request that alongside its efforts to meet housing needs, the City also work together with the District to meet the educational and safety needs of our students.

---

[11] *Housing Element*, p. G-4.
[12] *Housing Element*, p. 2-27.

Thank you for the opportunity to comment on the Revised Draft Housing Element. We look forward to consulting further with the City regarding the problems we face and the active inclusion of our needs as the City moves forward to implement its General Plan 2040 vision.

Sincerely,

Shawn Tennenbaum, Ed.D.
Superintendent

CC: Miguel Sahagun, SBHSD Board President
Elaine Klauer, SBHSD Assistant Superintendent
John Frusetta, SBHSD Chief Business Office

Attachment A

Housing Element Maps Showing Site Selection

Figure F-1: Pipeline Projects

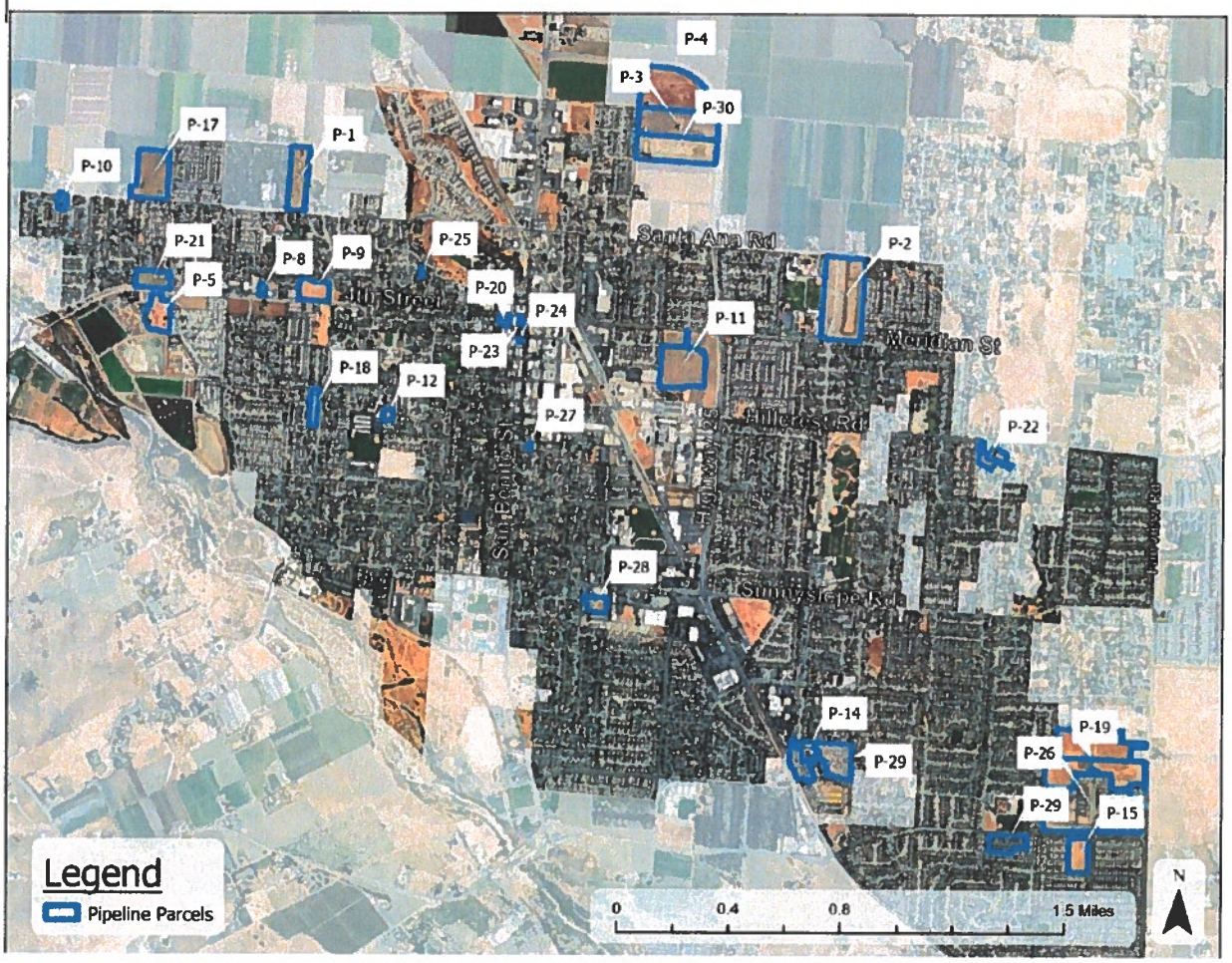
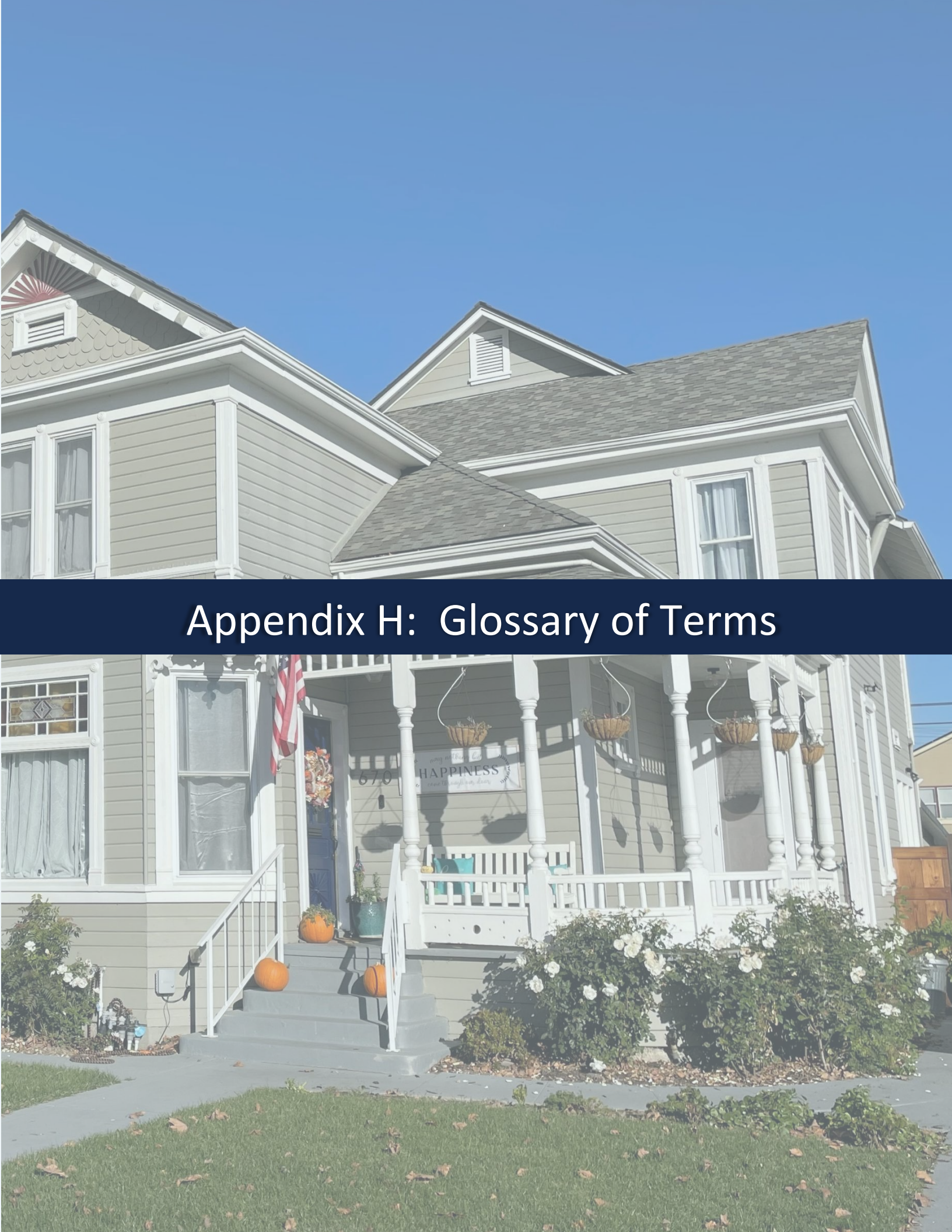


Figure F-5: High-Density Residential Rezone Sites





Appendix H: Glossary of Terms

A. Definitions

Above Moderate-Income Household. A household with an annual income greater than 120 percent of the area median income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Accessory Dwelling Unit. A second permanent dwelling that is accessory to a legally constructed primary dwelling on the same site in a residential zoning district. A secondary unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Affordable Housing. Housing units affordable to families earning at or below 120 percent of the county median income, including very low, low, median and moderate-income units. The specific affordability levels shall be established by resolution of the City Council.

Affirmatively Furthering Fair Housing. A legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws" (Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements).

Area Median Income. Area median income for San Benito County as published by the State of California pursuant to California Code of Regulations, Title 25, Section 6932, or successor provision. Commonly abbreviated as AMI. Area median income is the median or average income of a specific area and is based on household size.

Below-Market-Rate Housing. Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." The financing of housing at less than prevailing interest rates.

Community Development Block Grant. A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant

allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Density Bonus. An increase in the number of dwelling units over the otherwise maximum allowable residential density as established in the land use element of the Hollister General Plan in accordance with State law and this Article.

Density. The ratio of dwelling units to the acre, unless otherwise stated, for residential uses.

Density, gross. The ratio of dwelling units to the area that is divided into lots or residential parcels.

Density, net. The ratio of dwelling units to the area actually divided into lots or residential parcels, together with any open space or residential parcels, together with any open space or recreation areas or nonaccess streets, but excluding all land within access roads rights-of-way.

Deed. A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

Dwelling Unit (DU). A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis, not including a motel, hotel, bed and breakfast or boarding house. Also includes factory-built housing (modular housing) units, constructed in compliance with the Uniform Building Code (UBC).

Disability. A physical or mental impairment which substantially limits one or more major life activities.

Displacement. A tenant is displaced if a unit must be vacated.

Extremely Low-Income Household. A household with an annual income that is less than 30 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Program.

Family. One or more persons occupying premises and living as a single housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity or sorority house. A family shall be deemed to include necessary servants.

Family Child Care Home, Large. A home that provides family day care for seven to 14 children, inclusive, including children under the age of ten years who reside at the home, as defined in Health and Safety Code Section 1597.465.

Family Child Care Home, Small. A home that provides family day care for eight or fewer children, including children under the age of ten years who reside at the home, as defined in Health and Safety Code Section 1597.44.3

General Plan. The City of Hollister General Plan, including all elements thereof and all amendments thereto, as adopted by the Council under the provisions of Sections 65300 et seq., of the Government Code.

HOME Investment Partnership Program. A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for states and localities. HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions (PJs). This grant allots money for building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.

Household. All people living in a housing unit. Members of a household can be related (see family) or unrelated.

Housing and Community Development. A cabinet-level department of the federal government that administers housing and community development programs.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance, and utilities. For rental housing, this is defined as rent and utilities.

Housing and Urban Development, U.S. Department. A cabinet-level department of the federal government that administers housing and community development programs.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Land Use Classification. The systematic grouping of related land uses (activities on land) to facilitate the collection, tabulation, analysis, and presentation of land use data.

Live-Work-Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Lot Coverage. The percent of the total site area covered by structures.

Low-Income Household. A household with an annual income usually between 51 and 80 percent of the area median income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Mixed-use Development. The development of a site or structure with a combination of residential and commercial uses, as permitted by this chapter, in a single or physically integrated group of structures.

Mobile Home. A trailer, transportable in one or more sections, which is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including recreational vehicle, commercial coach or factory-built housing which is equipped for human habitation. For purposes of this chapter, a mobile home on a permanent foundation is considered a structure.

Mobile Home Rental Park. Any site that is planned and improved to accommodate two or more mobile homes used for residential purposes.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding. A housing unit in which the members of the household or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Overlay. A certain portion of the City wherein regulations relating to specific environmental, physical, or other characteristics (e.g., locational, economic, historical) are imposed in addition to those of the base district covering the land in question.

Parcel. A lot or tract of land.

Policy. A specific statement of principle or of guiding action that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program.

Poverty level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how", and "when" for carrying out the "what" and "where" of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

Regional Housing Needs Allocation (RHNA). A quantification by the local council of governments of existing and projected housing need, by household income group, for all localities within a region.

Residential dwelling unit — Apartments. A group of 5 or more dwellings set on one lot with common ownership of the land and building(s). The units may be attached through any combination of common walls, or detached from each other, provided all requirements of zoning are met.

Residential dwelling unit — Duets. A pair of individual dwelling units within one residential structure, each with its own entrance, which share a common wall from ground to ceiling set along a property line with each unit located on a separate lot.

Residential dwelling unit — Duplex, triplex, fourplex. A group of two, three, or four dwellings, respectively, set on one common lot. The units may be attached through any combination of common walls, or detached from each other, provided all requirements of zoning are met.

Residential dwelling unit — Multi-family. Includes duplexes, triplexes, fourplexes, apartments, and residential condominiums. Excludes 'single-family attached' dwelling units and 'Duets'. A residence with an accessory dwelling unit authorized by Section 17.22.040 (Accessory dwelling units) of this title shall not be considered multifamily housing.

Residential dwelling unit — Single-family attached. A group of three or more individual dwelling units contained within a single residential structure which share common walls from ground to ceiling along the side property lines; sometimes called a townhouse or row house. Typically, those units in the middle of a row shall have a zero-lot line common wall with a unit on either side; and those units on either end of the row of townhomes shall have one common wall at zero lot line and the required setback of the zoning district on the other. Excludes 'Duets'.

Residential dwelling unit — Single-family detached. A dwelling, set on a separate lot, which shares no common walls with another house or dwelling.

Residential Care Facilities. Any family home, group care facility, or similar facility determined by the State Department of Social Services, that is maintained and operated to provide nonmedical residential care services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, and provides twenty-four (24) hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. (California Health and Safety Code Section 1502.)

Section 8 Goal. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Program.

Specific Plan. A compilation of all ordinances, maps, regulations, documents, or other descriptive material, based on the General Plan, setting forth in detail a plan or program for the effectuation of a particular element, or portion of an element, of the General Plan.

Senior Housing. Housing that is available only to seniors, in accordance with state and federal housing laws and guidelines.

Special Housing Needs. Special housing needs are those associated with specific demographic or occupational groups that call for specific Housing Element program responses. State law specifically requires Housing Element analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale, or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Tenure. Tenure refers to whether a dwelling unit is owner-occupied, or renter occupied. A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is owner-occupied only if the owner or co-owner lives in it. All other occupied units are classified as renter-occupied including units rented for cash rent and those occupied without payment of cash rent.

B. Acronyms

3CE: Central Coast Community Energy
ACS: American Community Survey
ADRC: The Aging and Disability Resource **CSBC:** Connection of San Benito County
ADU: Accessory Dwelling Unit
AFH: Assessment of Fair Housing
AMBAG: Association of Monterey Bay Governments
AMI: Area Median Income
CALFHA: California Housing Finance Agency
CAR: California Association of Realtors
CCC: Chamberlain's Children Center
CCRC: California Community Reinvestment Corporation
CDA: California Department of Aging (CDA)
CDBG: Community Develop Block Grant
CEQA: California Environmental Quality Act
CHAS: Comprehensive Housing Affordability Strategy
CPUC: California Public Utilities Commission
CUP: Conditional Use Permit
DDS: California Department of Developmental Services
DFEH: California Department of Fair Employment and Housing
ED: Emergency Department
FBI: Federal Bureau of Investigation
FEHA: Fair Employment
FAR: Floor Area Ratio
FEMA: Federal Emergency Management Act
FHAA: California Fair Employment and Housing Act
HAMFI: HUD Area Median Family Income
HCD: Department of Housing and Community Development
HCV: Housing Choice Voucher
HMDA: Home Mortgage Disclosure Act
HUD: U.S. Department of Housing and Urban Development
ICC: International Code Council
JPA: Joint Powers Authority
LIHTC: Low-income Housing Tax Credit
LTSS: Long-term Services and Support
MGP: Manufactured Gas Plant
MSA/MD: Metropolitan Statistical Area/Metropolitan Division
OEHHA: California Office of Environmental Health Hazard Assessment
OPR: Office and Planning and Research
PD: Planned Development Zones
PG&E: Pacific Gas & Electric
PIT: San Benito County Point-in-Time
RCAA: Racially Concentrated Areas of Affluence
R/ECAP: Racially and Ethnically Concentrated Areas of Poverty
ROI: Regional Opportunity Index
SBCOG: San Benito Council of Governments
SRO: Single Room Occupancy
SSCWD: Sunnyslope County Water District
TCAC: California Tax Credit Allocation Committee
UDP: Urban Displacement Project