

6th Cycle RHNA Methodology and Draft RHNA Allocations

San Benito County Board of Supervisors

Presenters:

Veronica Lezama, Council of Governments

Beth Jarosz, PRB



Presentation Overview

- **What is RHNA?**

- **Role of State, Region, & Local Governments**

- **RHNA Schedule**

- **Statutory Requirements**

- **Draft RHNA Methodology Options**

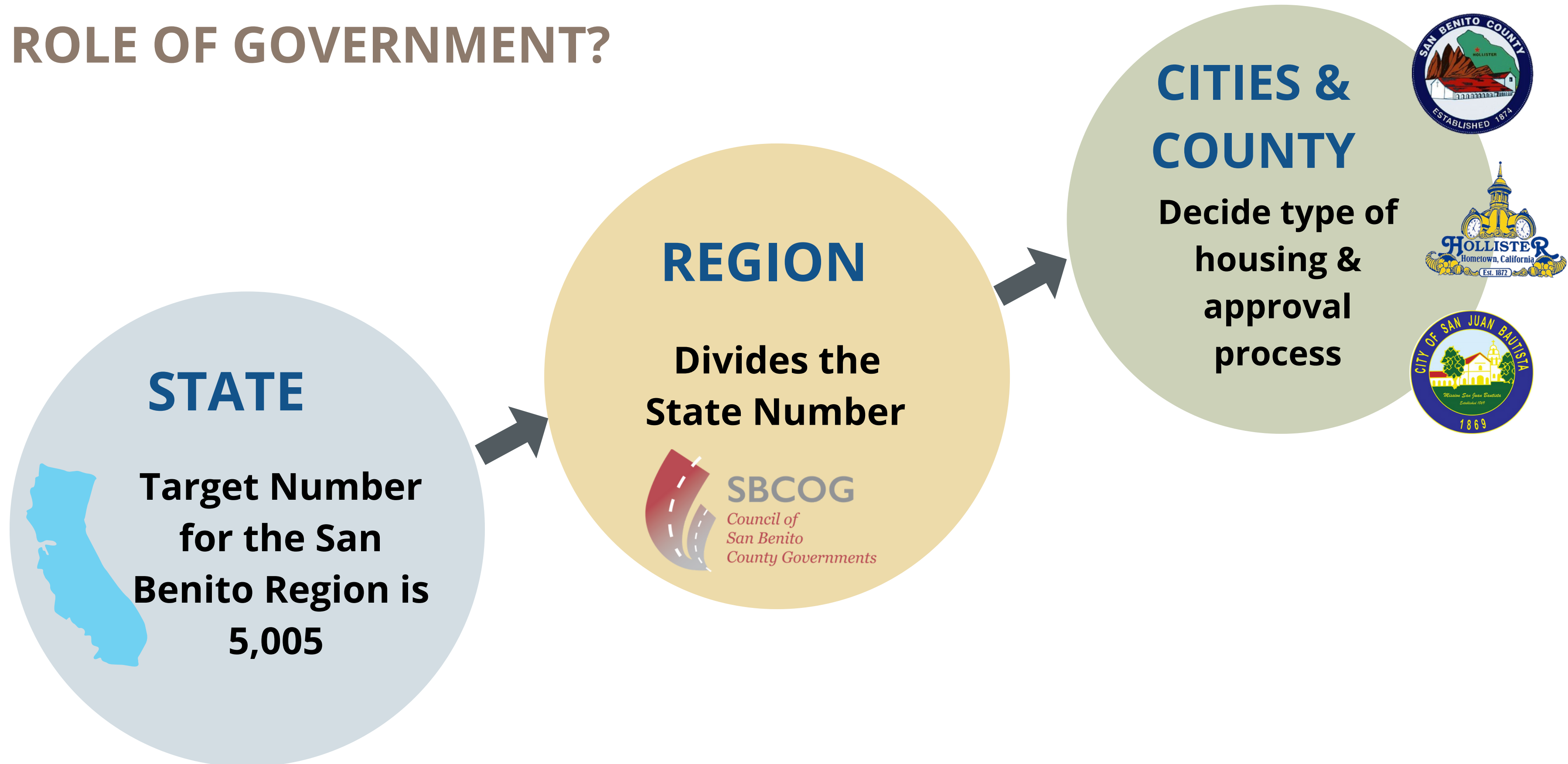
- **Questions**

WHAT IS RHNA?

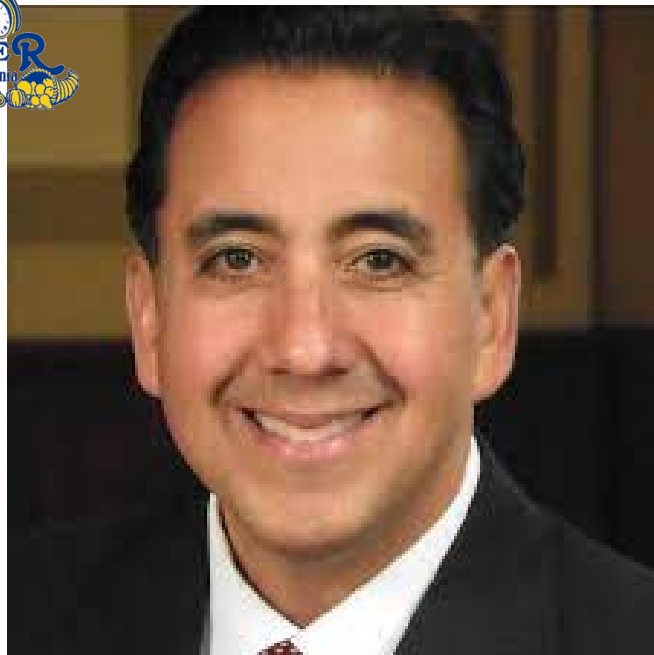
- State Housing Law requires that all jurisdictions must plan to meet the housing needs of the community.
- Regional Housing Needs Allocation (RHNA).
- California Department of Housing & Community Development (HCD) identifies number of units for which the region must plan.
- 6th Cycle RHNA, eight-year planning period 2023 to 2031.
- Regional 6th Cycle allocation is 5,005 units.



ROLE OF GOVERNMENT?



Council of Governments (COG) Board of Directors



Chair Velazquez



Vice-Chair Vazquez Edge



Director Tiffany



Director Hernandez



Director Resendiz

Coordination



Staff Level Planning Meetings:

Meeting No. 1, October 29, 2021

Meeting No. 2, November 10, 2021

Meeting No. 3, January 5, 2022

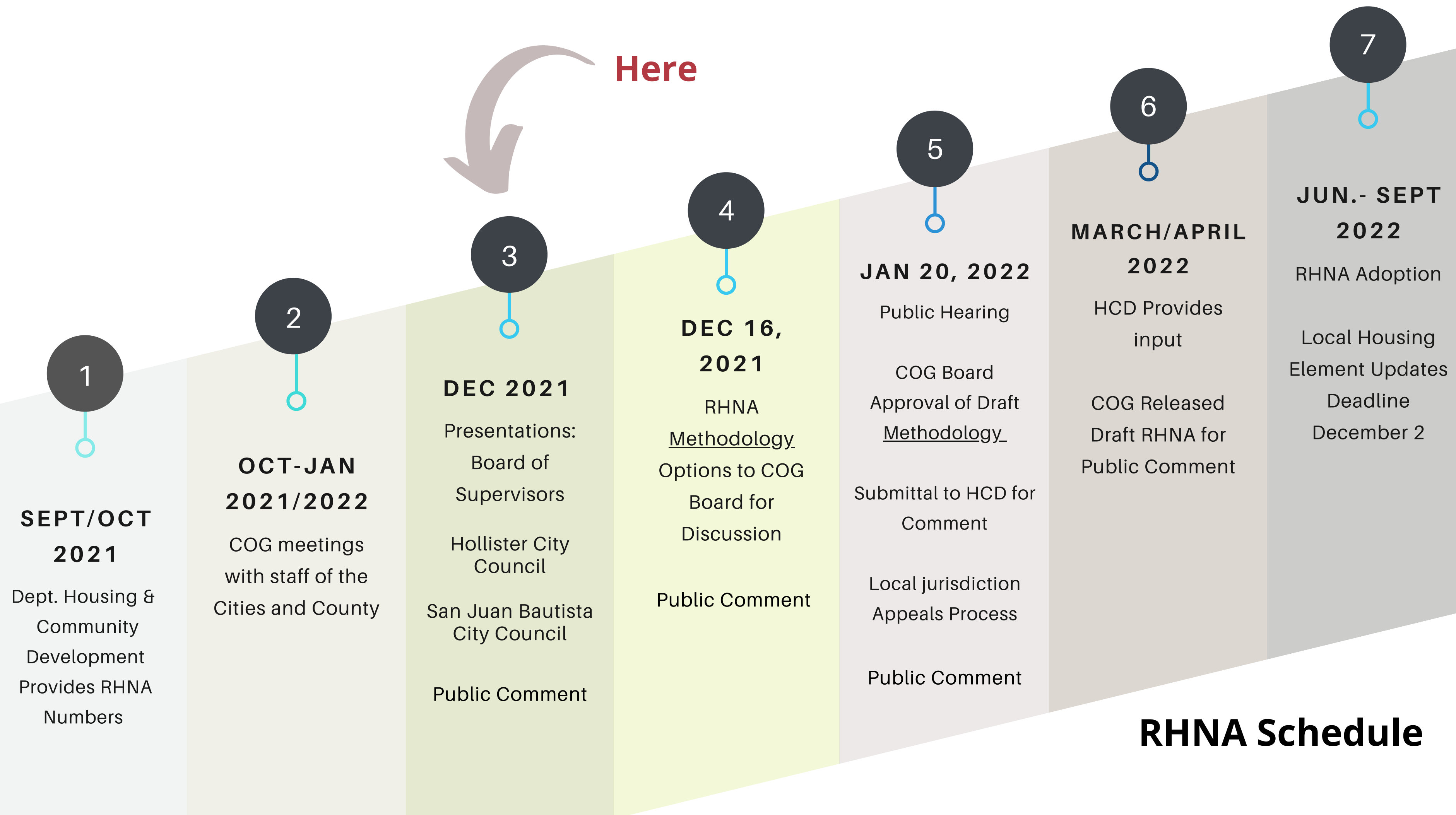
BOS/Council Meetings:

Board of Supervisors, December 14, 2021

Hollister City Council December 20, 2021

San Juan Bautista City Council, December 21, 2021





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RHNA Schedule

Beth Jarosz, Program Director, PRB

What are the statutory objectives of RHNA?

5 RHNA Objectives

Consider 5 RHNA Objectives

(1) Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low income households.

(2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.

5 RHNA Objectives

Consider 5 RHNA Objectives




(3) Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.

(4) Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.

(5) Affirmatively furthering fair housing.

13 RHNA Factors

1. Jobs and Housing Relationship
2. Opportunities/constraints (infrastructure, availability of land, preserved land)
3. Maximizing transit and transportation infrastructure
4. Directing growth toward incorporated areas
5. Loss of assisted housing units
6. High housing cost burdens
7. Rate of overcrowding
8. Farmworkers housing needs
9. Housing needs of college students
10. Housing needs of those experiencing homelessness
11. Loss of units during emergency
12. SB 375 GHG reduction targets
13. Other factors

	5th Cycle RHNA 12/31/2015 - 12/21/2023	TOTAL PERMITS	DIFFERENCE
	1,316	1,031	285
	41	PENDING	PENDING
	837	567	270
TOTAL	2,194	1,598 (72.8 % RHNA Attained)	596

Note: 2021 RHNA progress reports not available until 4/2022

San Benito County 6th Cycle Regional Housing Need Income Category Units

Source: California Department of Housing and Community Development

Very-Low	1,110
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Low	890
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Moderate	947
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Above-Moderate	2,058
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TOTAL	5,005

Methodology Option A:

	Housing	Jobs			Resiliency			RHNA	
Option A				85%				15%	
	Fcst. Unit Chg. 2025-35	Jobs 2020	% Region Jobs	Units	% Area Not in High Risk Zone	Normalized (% Area x Unit Chg)	% Reg. Area x Unit Chg	Units	Total
San Benito County	3,052	23,263	0%	1,660	0%	0	0%	293	5,005
Hollister	1,200	15,492	67%	1,105	100%	1,200	75%	219	2,524
San Juan Bautista	73	557	2%	40	81%	59	4%	11	124
Unincorp. San Benito	1,779	7,214	31%	515	20%	348	22%	63	2,357

Methodology Option B:

	Housing	Jobs			Resiliency				RHNA
Option B		85%			15%				
	Fcst. Unit Chg. 2030-35	Jobs 2020	% Region Jobs	Units	% Area Not in High Risk Zone	Normalized (% Area x Unit Chg)	% Reg. Area x Unit Chg	Units	Total
San Benito County	1,440	23,263	0%	3,030	0%	0	0%	535	5,005
Hollister	524	15,492	67%	2,017	100%	524	72%	387	2,928
San Juan Bautista	33	557	2%	73	81%	27	4%	20	126
Unincorp. San Benito	883	7,214	31%	940	20%	173	24%	128	1,951

Methodology Option C:

	Housing	Jobs			Resiliency				RHNA
Option C				40%				60%	
	Fcst. Unit Chg. 2030-35	Jobs 2020	% Region Jobs	Units	% Area Not in High Risk Zone	Normalized (% Area x Unit Chg)	% Reg. Area x Unit Chg	Units	Total
San Benito County	1,440	23,263	0%	1,426	0%	0	0%	2,139	5,005
Hollister	524	15,492	67%	950	100%	524	72%	1,549	3,023
San Juan Bautista	33	557	2%	34	81%	27	4%	79	146
Unincorp. San Benito	883	7,214	31%	442	20%	173	24%	511	1,836

DRAFT RHNA ALLOCATIONS SUMMARY

Regional Housing Need
Determination
5,005 units

Option A

Option B

Option C



2,524

2,928

3,023



124

126

146



2,357

1,951

1,836



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