

Regional Housing Needs Assessment (RHNA)

**Council of San Benito County
Governments**

January 11, 2022



COG Progress since the December 16, 2021 COG Meeting

Fourth RHNA Methodology Option:

- Option D



Presentations:

- County Board of Supervisors - 12/14
- Hollister City Council - 12/20
- San Juan Bautista City Council - 12/21



Correspondence:

- Letter to HCD
 - CC: Senator Anna Caballero
 - CC: Assemblymember Robert Rivas



Meetings:

- Informal Review Meeting with HCD on Option D - 12/21 & 1/10
 - RHNA Methodology Option E
- RHNA Working Group meeting with staffs of the County, Hollister, San Juan Bautista on January 5, 2022 - consensus reached



Methodology Option D:

	Jobs			Jobs/Housing Balance				RHNA	Units by Income			
Option D	50%			50%					30% Shift			
	Jobs	Region	%	Normalize					Very			Above
	2020	Jobs	Units	J/H Ratio	by Jobs	Region	Units	Total	Low	Low	Mod.	Mod.
San Benito County			2,503				2,502	5,005	1,110	890	947	2,058
Hollister	15,492	67%	1,667	130%	15,492	100%	2,502	4,169	845	678	829	1,817
San Juan Bautista	557	2%	60	68%	0	0%	0	60	12	10	11	27
Unincorp. San Benito	7,214	31%	776	101%	0	0%	0	776	253	202	107	214

Methodology Option E, per HCD Preliminary Discussion on 1/10/2022:

Option E	Jobs			Resilience				RHNA	Units by Income			
	30%			70%					30% Shift			
		%		% Area Not in High Risk Zone	Normalize by Jobs	% Region			Very Low	Low	Mod.	Above Mod.
	Jobs 2020	Region Jobs	Units				Units	Total				
San Benito County	23,263		1,502				3,503	5,005	1,110	890	947	2,058
Hollister	15,492	67%	1,000	100%	15,492	89%	3,127	4,127	838	671	820	1,798
San Juan Bautista	557	2%	36	81%	453	3%	91	127	26	21	25	55
Unincorp. San Benito	7,214	31%	466	20%	1,412	8%	285	751	246	198	102	205

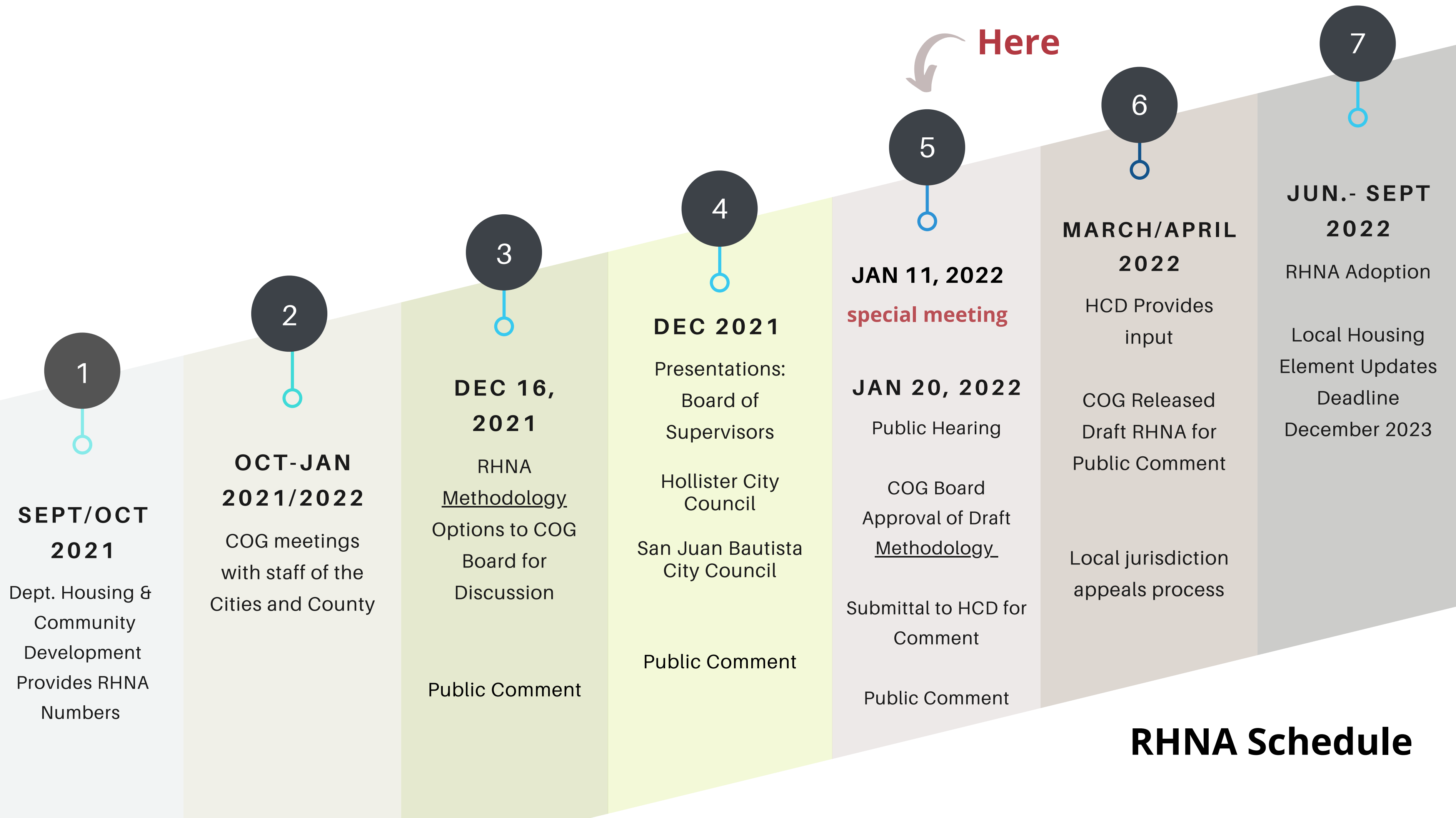
Methodology Options D and E

D

Option D (orig)			50%					50%		30% Shift			
	Jobs 2020	% Region Jobs	Units	J/H Ratio	Normalize by Jobs	% Region	Units	Total		Very Low	Low	Mod.	Above Mod.
San Benito County				2,503			2,502	5,005		1,110	890	947	2,058
Hollister	15,492	67%	1,667	130%	15,492	100%	2,502	4,169		845	678	829	1,817
San Juan Bautista	557	2%	60	68%	0	0%	0	60		12	10	11	27
Unincorp. San Benito	7,214	31%	776	101%	0	0%	0	776		253	202	107	214

E

Option E									Units by RHNA Income			
	Jobs			Resilience					30% Shift			
	Jobs 2020	% Region Jobs	Units	% Area Not in High Risk Zone	Normalize by Jobs	% Region	Units	Total	Very Low	Low	Mod.	Above Mod.
San Benito County			23,263	1,502			3,503	5,005	1,110	890	947	2,058
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RHNA Schedule