

# 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 - Attachment 1
  - CC: Senator Anna Caballero
  - CC: Assemblymember Robert Rivas



## Meetings:

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



# Methodology Option D:

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

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

Option E	Jobs			Resilience				RHNA	Units by Income			
	Jobs 2020	% Region Jobs	30% Units	% Area Not in High Risk Zone	70% Normalize by Jobs	% Region	70% Units		Total	30% Shift		Very Low
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.
<b>San Benito County</b>				<b>2,503</b>			<b>2,502</b>	<b>5,005</b>	<b>1,110</b>	<b>890</b>	<b>947</b>	<b>2,058</b>
Hollister	15,492	67%	<b>1,667</b>	130%	15,492	100%	<b>2,502</b>	<b>4,169</b>	845	678	829	1,817
San Juan Bautista	557	2%	<b>60</b>	68%	0	0%	<b>0</b>	<b>60</b>	12	10	11	27
Unincorp. San Benito	7,214	31%	<b>776</b>	101%	0	0%	<b>0</b>	<b>776</b>	253	202	107	214

## E

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



# RHNA Schedule