

**From:** [MTC-ABAG Info](#)  
**To:** [Fred Castro](#)  
**Subject:** FW: Agency Comments for Regional Planning Committee Meeting - January 14, 2021  
**Date:** Thursday, January 14, 2021 12:21:39 PM  
**Attachments:** [image002.png](#)  
[RPC RHNA Letter 1-14-21.pdf](#)

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Here's a late comment

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**From:** Will Nelson <Will.Nelson@dcd.cccounty.us>  
**Sent:** Thursday, January 14, 2021 9:26 AM  
**To:** MTC-ABAG Info <info@bayareametro.gov>  
**Cc:** John Kopchik <John.Kopchik@dcd.cccounty.us>; Maureen Toms <Maureen.Toms@dcd.cccounty.us>; Amalia Cunningham <Amalia.Cunningham@dcd.cccounty.us>  
**Subject:** Agency Comments for Regional Planning Committee Meeting - January 14, 2021

**\*External Email\***

Good Morning:

The Contra Costa County Department of Conservation and Development respectfully submits the attached letter for consideration at today's meeting of the Regional Planning Committee. This letter pertains to agenda item 7.a.

Please do not hesitate to contact me with any questions.

Regards,



**William R. Nelson**  
Principal Planner  
Contra Costa County  
Department of Conservation and Development  
30 Muir Road, Martinez, CA 94553  
**Phone** (925) 674-7791  
**Web** [www.contracosta.ca.gov](http://www.contracosta.ca.gov)

**We're planning for the future of Contra Costa County.  
Learn more and get involved at [envisioncontracosta2040.org](http://envisioncontracosta2040.org).**



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# Department of Conservation and Development

30 Muir Road  
Martinez, CA 94553

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# Contra Costa County



**John Kopchik**  
Director

**Aruna Bhat**  
Deputy Director

**Jason Crapo**  
Deputy Director

**Maureen Toms**  
Deputy Director

**Amalia Cunningham**  
Assistant Deputy Director

**Kelli Zenn**  
Business Operations Manager

January 14, 2021

ABAG Regional Planning Committee  
Bay Area Metro Center  
375 Beale Street, Suite 700  
San Francisco, CA 94105

RE: Draft RHNA Methodology – Illustrative Allocation for Unincorporated Contra Costa County

Honorable Committee Members:

Thank you for your hard work in attempting to develop a fair distribution of the Bay Area's Regional Housing Needs Determination (RHND) issued by the California Department of Housing and Community Development. I realize the challenge of this task and appreciate your diligence and thoughtfulness. However, today I am compelled to write because of serious concerns we have related to development of unincorporated Contra Costa County's RHNA. We ultimately seek resolution of the following:

1. Changes from the Proposed RHNA Methodology (October 2020) to the Draft RHNA Methodology (December 2020) caused unincorporated Contra Costa's illustrative RHNA to increase from 5,827 units to 7,722 units (+1,895 units, or 33 percent). This by far constitutes the largest unit increase for any jurisdiction in the Bay Area except San Francisco. During "office hours" with ABAG staff on January 7, 2021, my staff requested an explanation of the factors contributing to this increase, but a meaningful response was not, and has not, been provided.
2. The RHND for the upcoming housing cycle is 135 percent higher than the current cycle RHND. However, unincorporated Contra Costa County's illustrative RHNA is 465 percent higher than the County's current RHNA. Contra Costa's RHNA increase relative to the RHND increase is alarmingly and undeniably disproportionate.

We understand the illustrative RHNA is illustrative, and that the final allocation will be issued following the appeal period later this year. Nonetheless, a dramatic increase to an already disproportionate RHNA, without clear explanation, is disconcerting to say the least.

To begin remedying this situation, I ask that ABAG staff reach out to Principal Planner Will Nelson of my department to clarify the factors and reasoning behind the October to December increase and discuss corrections. Mr. Nelson may be reached at (925) 674-7791 or [will.nelson@dcd.cccounty.us](mailto:will.nelson@dcd.cccounty.us).

Very truly yours,

A handwritten signature in blue ink that reads "John Kopchik".  
John Kopchik  
Director