



Del Hombre Apartments Contra Costa Centre

Contra Costa County

RHNA Appeal

September 29, 2021

Contra Costa County's Big Bump in Draft RHNA

Disproportionate change to Draft RHNA Allocation between October 2020 and December 2020

October 2020

5,827 units

Big increase from 1,367 units in the 5th cycle RHNA

Tough to meet, but a 4.26x increase was at least less than double the Bay Area average

Staff was not going to recommend an appeal

December 2020 – May 2021

7,722 ➡ 7,645 units

Disproportionate increase compared to rest of Bay Area – 5.59x compared to 2.35x

An appointment was made to discuss the numbers, but staff did not receive a clear explanation of why an additional 33% increase was made after the public comment period.

HRA factor applied to entire unincorporated jurisdiction

Board of Supervisors approved staff recommendation to appeal

Appeal Letter

Highlighted Unique Challenges to Counties in General, and Contra Costa County in Particular

Each unincorporated community has its own opportunities and constraints – many can accommodate more units, including HRAs. Many, including those that are SB 1000 communities, cannot.

Plan Bay Area's "growth areas" show areas outside the ULL, meaning without water or sewer service. Adopted Urban Limit Line can only be changed by voters; supported by Greenbelt Alliance, Sierra Club, Save Mount Diablo, and other environmental organizations.

Protected Land – Federal Lands, conservation easements, State Parks, regional parks, agricultural core lands.

Allocation reinforces existing patterns of sprawl that County is actively working to change by creating growth geographies outside of transit-rich communities.

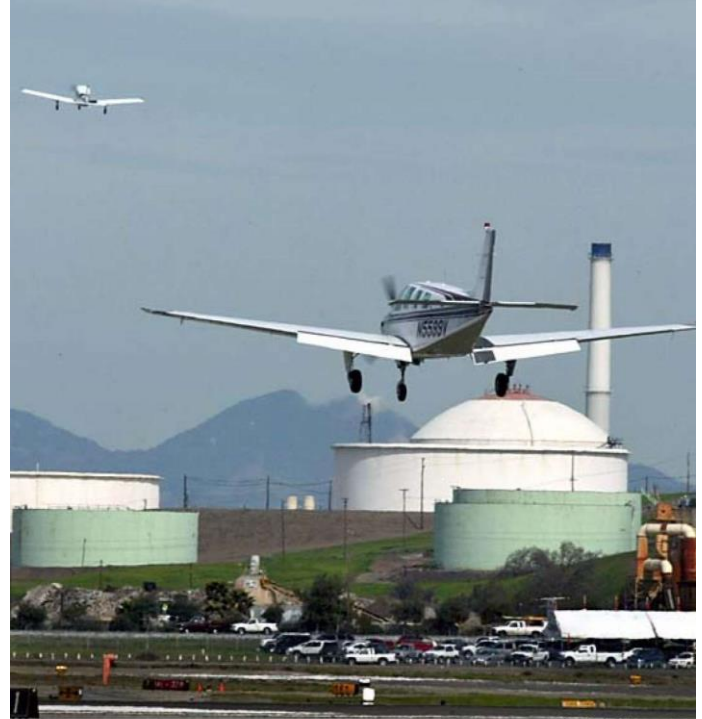
No consideration of hazard mitigation or avoidance – unincorporated Contra Costa has two active fault lines, active military installation (largest munitions depot on the West Coast), active permitted emitters, neighborhoods below sea level, Very High Fire Severity Zones, underground pipelines, etc.

Incompatible Land Uses

Identified as Potential Housing in ABAG Maps

AIRPORTS

ACTIVE MILITARY INSTALLATIONS



REFINERIES

LANDFILLS AND HEAVY MANUFACTURING SITES

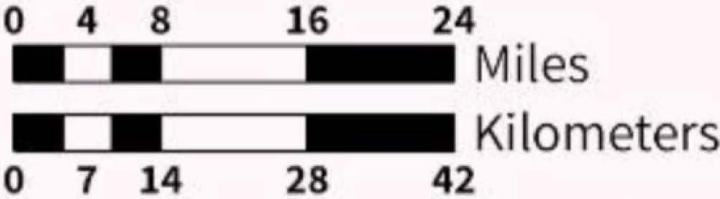
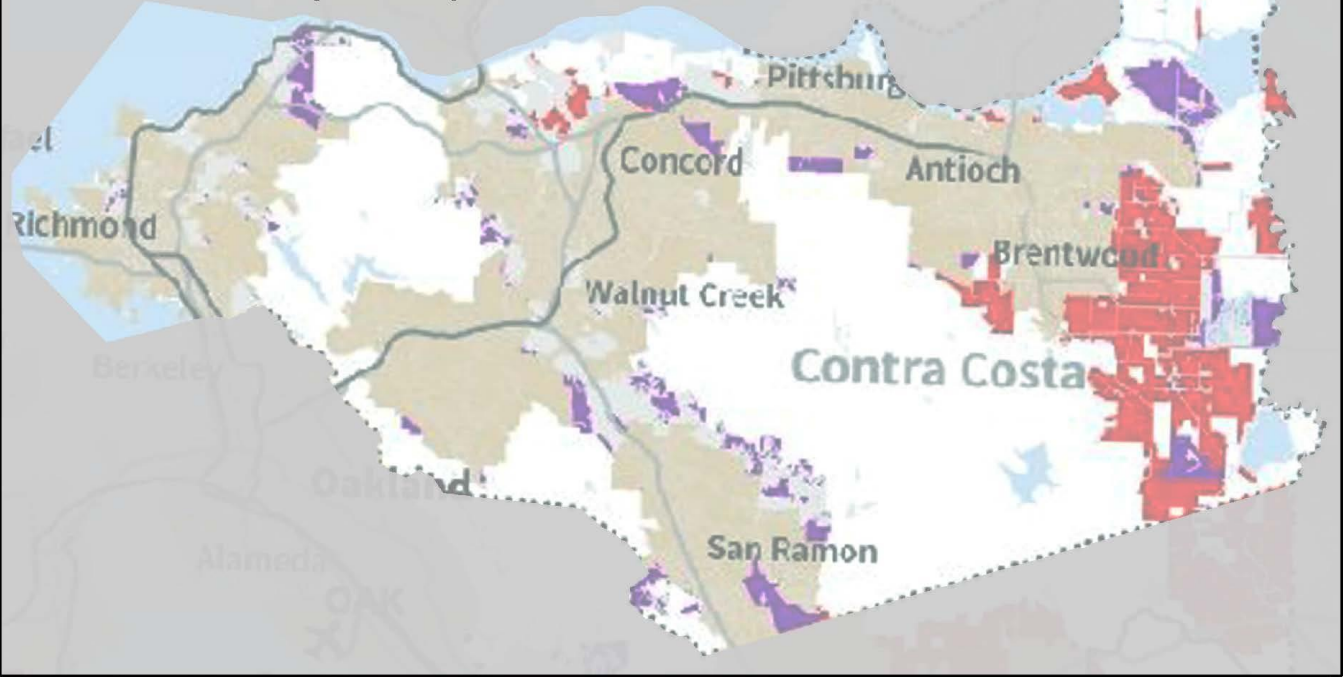


A Closer Look at the Growth Modeling

(ABAG's Urban Expansion Areas)

Source: Plan Bay Area 2050 Draft Forecast and Modeling Report

Attachment B: Figure 1- Urban Boundary Lines Across Alternatives
Contra Costa County close-up



Source: TomTom North America, 2019
Map Author: B.Lu, April, 2021

Source: ABAG/MTC's Plan Bay Area 2050
"Draft Forecasting and Modeling Report" - May 2021
Figure 17 - "Urban Boundary Lines Across Alternatives"

Urban Boundary Lines

Expansion Areas

Urbanized Area Outside Alternative 1

Alternative 1

Added Areas in Final Blueprint, Alternative 2, and No Project, Outside Urbanized Area

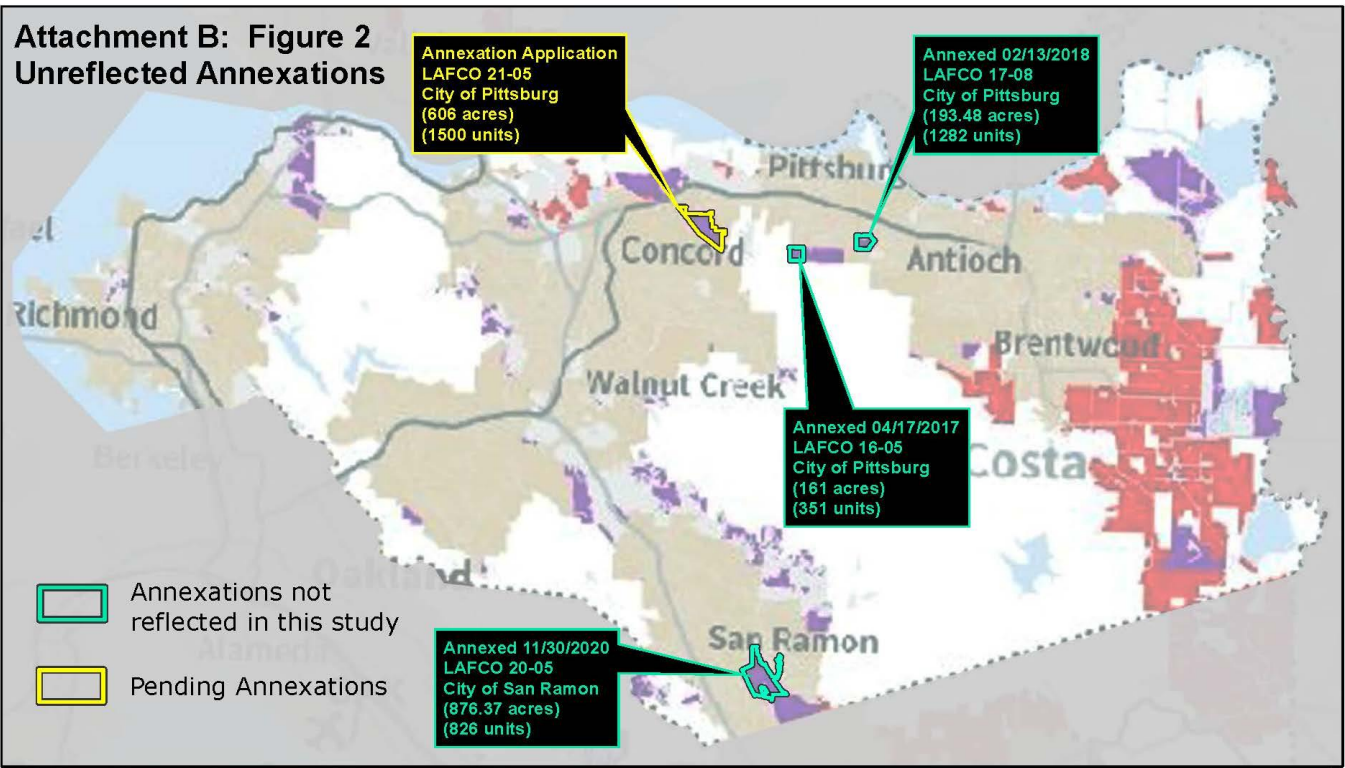
Added Areas Only in No Project, Outside Urbanized Area

A Closer Look at the Growth Modeling

(ABAG's Urban Expansion Areas)

Source: Plan Bay Area 2050 Draft Forecast and Modeling Report

Attachment B: Figure 2
Unreflected Annexations



Source: TomTom North America, 2019
Map Author: B.Lu, April, 2021

Source: ABAG/MTC's Plan Bay Area 2050
"Draft Forecasting and Modeling Report" - May 2021
Figure 17 - "Urban Boundary Lines Across Alternatives"

Urban Boundary Lines

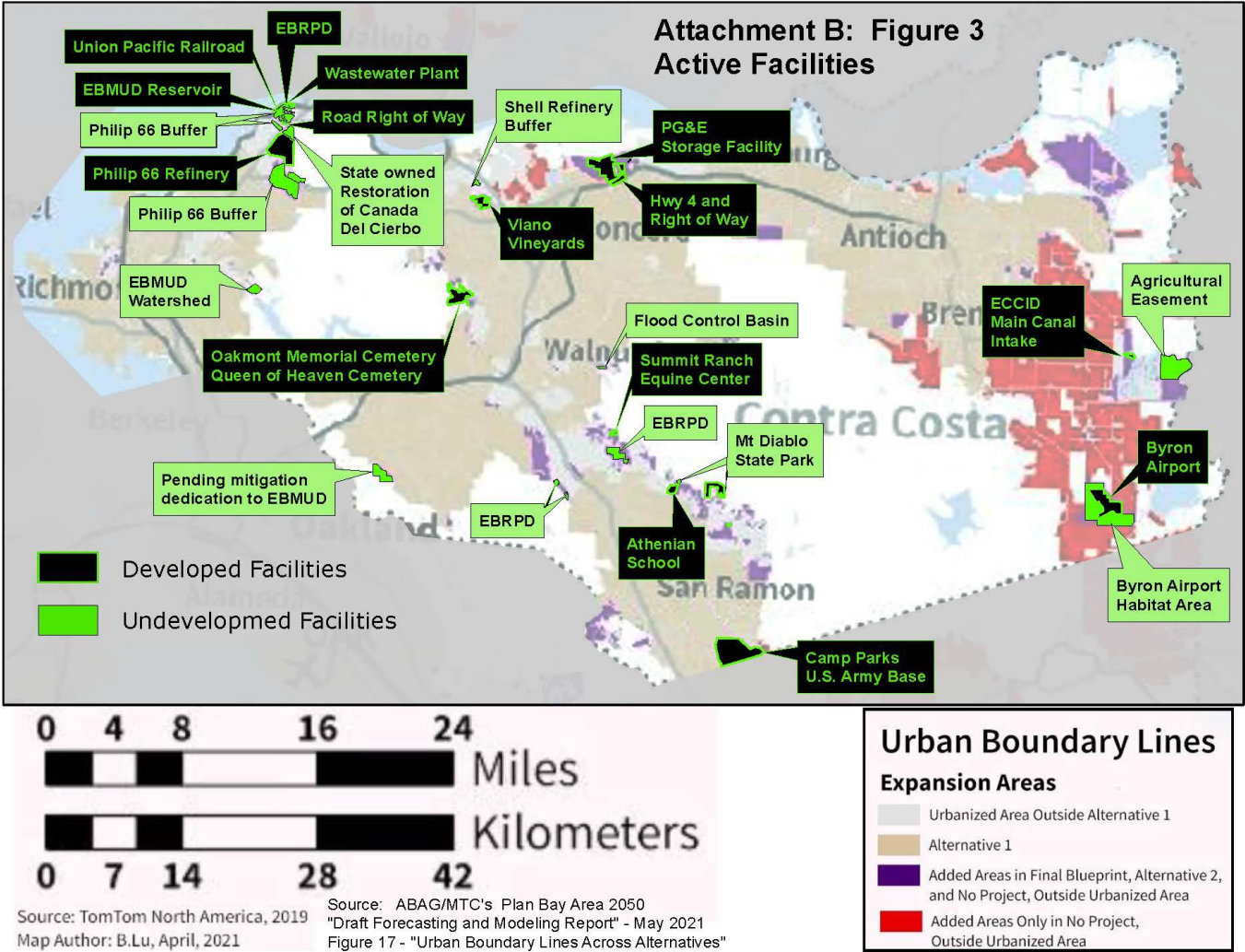
Expansion Areas

- Urbanized Area Outside Alternative 1
- Alternative 1
- Added Areas in Final Blueprint, Alternative 2, and No Project, Outside Urbanized Area
- Added Areas Only in No Project, Outside Urbanized Area

A Closer Look at the Growth Modeling

(ABAG's Urban Expansion Areas)

Source: Plan Bay Area 2050 Draft Forecast and Modeling Report

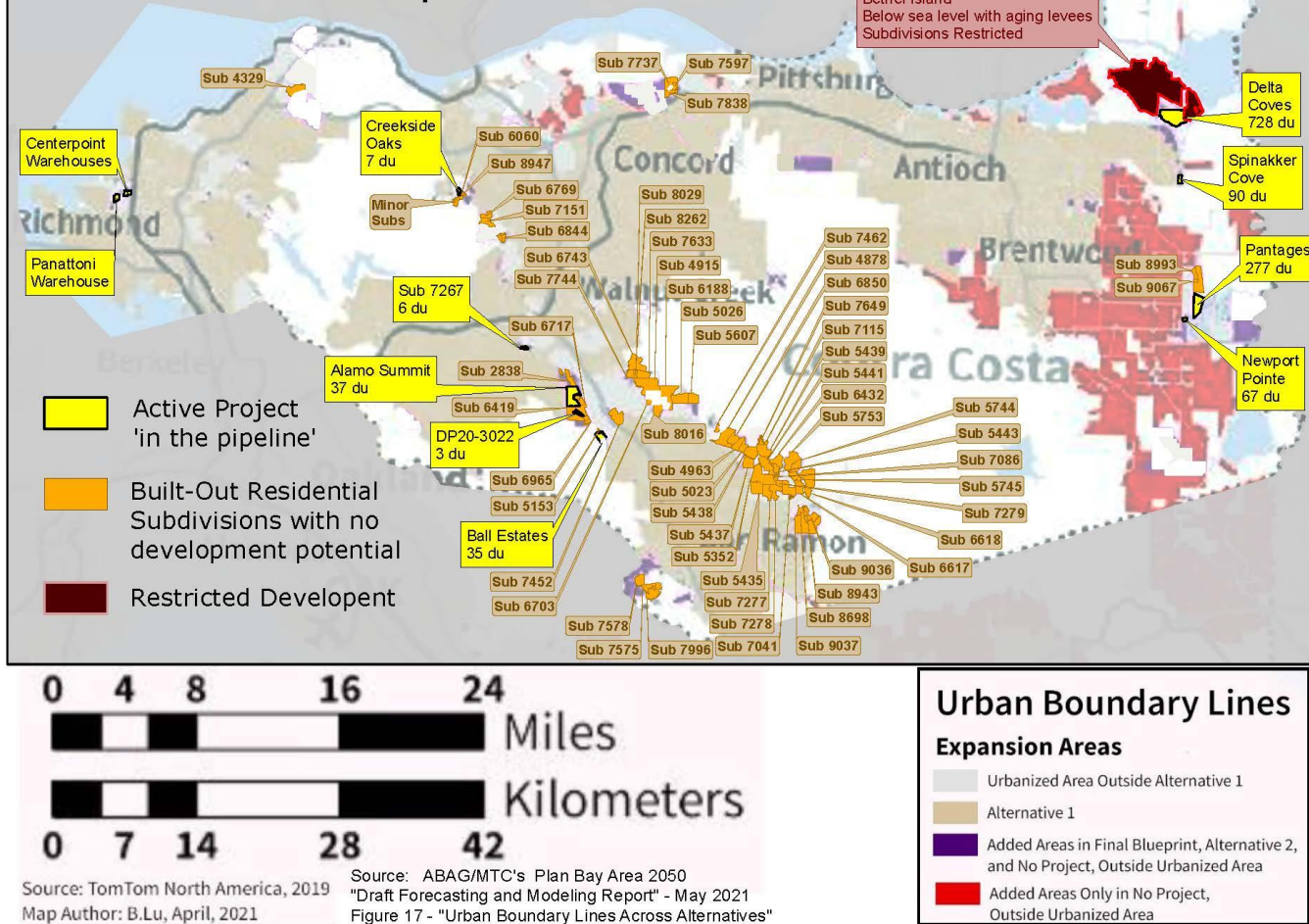


(ABAG's Urban Expansion Areas)

Source: Plan Bay Area 2050 Draft Forecast
and Modeling Report

Attachment B: Figure 4

Current and Former Development

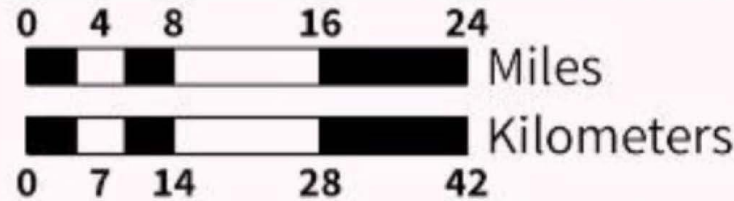
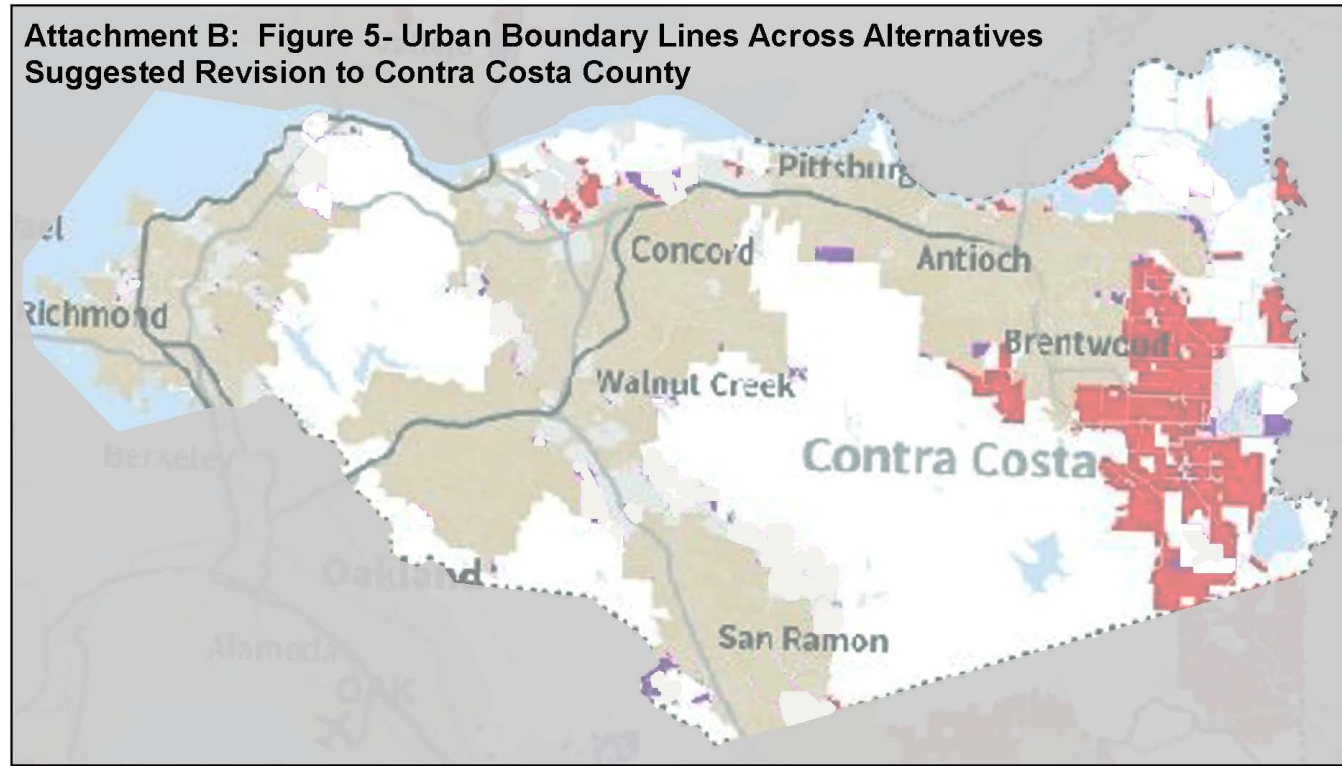


A Closer Look at the Growth Modeling

(ABAG's Urban Expansion Areas)

Source: Plan Bay Area 2050 Draft Forecast and Modeling Report

Attachment B: Figure 5- Urban Boundary Lines Across Alternatives
Suggested Revision to Contra Costa County



Source: TomTom North America, 2019
Map Author: B.Lu, April, 2021

Source: ABAG/MTC's Plan Bay Area 2050
"Draft Forecasting and Modeling Report" - May 2021
Figure 17 - "Urban Boundary Lines Across Alternatives"

Urban Boundary Lines

Expansion Areas

- Urbanized Area Outside Alternative 1
- Alternative 1
- Added Areas in Final Blueprint, Alternative 2, and No Project, Outside Urbanized Area
- Added Areas Only in No Project, Outside Urbanized Area



BELLA MONTE

Bay Point



HERITAGE POINT

Richmond



DEL HOMBRE

Contra Costa Centre



WILLOW VIEW

Bay Point



COGGINS SQUARE

Contra Costa Centre

Recent Affordable Housing Projects

Deed-restricted affordable housing financing and planning is a priority of the Contra Costa Board of Supervisors.



Conclusion

We respectfully request a fair realignment of RHNA to the draft number presented in October 2020.