
From: Kevin Burke [REDACTED]
Sent: Friday, July 16, 2021 12:43 PM
To: Regional Housing Need Allocation; [REDACTED]
Subject: Oppose Contra Costa County RHNA appeal

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I grew up in Alamo. The town's buildings have looked basically the same as they did when I was born in 1988; there's been basically no new development since I was born.

As the appeal points out, Contra Costa County has a lot of low resource and high fire risk areas. Alamo is one of the few areas that is *not* at risk of either of those. However the zoning is so strict that you need to buy a huge backyard to live there and as a result the town is basically off limits to anyone who can get a \$2 million mortgage and make \$15,000 a month. The Housing Element will give Alamo a chance to finally add denser housing and low income housing so a variety of families can live there.

I am disappointed to see multiple descriptions in the appeal that Alamo's subdivisions have "no development potential" and further that Alamo has "no redevelopment potential." Because land values are so high and the lots are so large **Alamo has the best redevelopment potential of any unincorporated area of the County.**

There are still horse stables in Alamo for heavens sake! The idea that there is no development or redevelopment potential in Alamo implies a severe lack of imagination from the County planning staff.

Just off the top of my head:

- Make any lot eligible for a fourplex. A fourplex with 800 units would be 3200 square feet, **about the same total size as the average new single family home proposed in Alamo.**

- Make any 1/3 acre lot or larger eligible for a lot split in the backyard and a new fourplex behind the existing single family home. I mean just look at this from Google Maps - it's laughable to describe this as "built out."



- Make any horse stables in Alamo eligible to be converted to housing at Mullin densities.
- Rezone Alamo Plaza for housing development on top of the commercial at Mullin densities.
- Rezone the lot behind the Mauzy School for teacher housing at Mullin densities (4 acres, undeveloped)

This is by no means an exhaustive list. The proposals for fourplexes and lot splits would also work in Diablo and Blackhawk. Property owners should be given the choice to build denser housing and make room for grandma, or for their own children (including my brother, sister and basically all of my friends from middle school and high school) who have been priced out of the area.

I have sent other suggestions for housing sites to County planning staff as well.

Contra Costa is right to be concerned about low resource and high fire risk areas, but ABAG should be mindful that lowering CCC's RHNA allocation will mean raising someone else's, or, worse, pushing more people out of the nine-county Bay Area and to jurisdictions like Stockton.

Don't lower the number.

Kevin