

RE: Follow-up to UrbanSim Question

Will Nelson <Will.Nelson@dcd.cccounty.us>

Thu 6/10/2021 11:16 AM

To: Elizabeth Theocharides <etheocharides@bayareametro.gov>

Cc: info@planbayarea.org <info@planbayarea.org>; John Kopchik <John.Kopchik@dcd.cccounty.us>; Amalia Cunningham <Amalia.Cunningham@dcd.cccounty.us>

External Email

Hello Elizabeth,

Thank you for your response. However, we still have a question. The UrbanSim map shows density on parcels that will not be developed with housing any time in the foreseeable future. These include parcels owned by the State that are part of the California Aqueduct, County-owned airports, operating refineries, and many others. It also shows density on many incorporated parcels (i.e., not our jurisdiction). We are trying to determine how these locations factored into our RHNA, whether they pushed it higher, and by how much? I'm worried it was pushed higher because of these, especially given the last sentence in your email. My understanding is there are 110 jurisdictions in the Bay Area (101 cities and 9 counties). Our RHNA is the ninth highest in the region. Contra Costa did not receive a "lower allocation," as suggested. To us it appears to be the opposite: artificially high.

Thank you in advance for your assistance.

Best,



William R. Nelson
Principal Planner
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
Phone (925) 655-2898
Web www.contracosta.ca.gov

****PLEASE NOTE, THE DEPARTMENT HAS NEW PHONE NUMBERS AS OF APRIL 1.
MY NEW PHONE NUMBER IS 925-655-2898.****

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From: Elizabeth Theocharides <etheocharides@bayareametro.gov>
Sent: Thursday, June 10, 2021 10:28 AM
To: Will Nelson <Will.Nelson@dcd.cccounty.us>
Cc: info@planbayarea.org
Subject: RE: Follow-up to UrbanSim Question

Hi Will- We've received your question, and have responded below. Please feel free to send any follow up to info@planbayarea.org.

The map reflects the Growth Geography framework and strategies approved by the MTC/ABAG boards as part of Plan Bay Area 2050 to accommodate the region's growth. Strategy H3: Allow a Greater Mix of Housing Densities and Types in Growth Geographies uses the Growth Geography framework to promote growth in transit-rich and high resource areas. Strategy EN4: Maintain Urban Growth Boundaries defines urban growth boundaries using a regional set of urban boundary lines, allowing (but not requiring) a baseline level of suburban densities in the expansion areas identified by voters.

Strategy H3 allows for growth through the "Maximum Dwelling Units per Acre", which is an input to the land use model. While this sets the maximum number of units allowed on a parcel, the forecast growth is a result of the likelihood of development on parcels. Development decisions model real-world decision making by developers based on the feasibility of development. Even when a development project is found to be feasible, the resulting building may not be built to the maximum capacity of the parcel. Non-developable sites cannot be redeveloped regardless of their capacity. Therefore non-developable parcels inside the Growth Geographies are still exempt from redevelopment.

The RHNA methodology uses the forecast land use pattern from the Plan Bay Area Final Blueprint as one piece of the calculation. Consistency for the plan is defined at the county and subcounty levels, as Plan Bay Area 2050 won't include adopted jurisdiction forecasts. Instead, the unofficial jurisdiction forecast for year 2050 serves as a starting point for developing the final RHNA numbers. The forecast share of households in 2050 is used as a baseline input, but it is significantly modified by a set of weighting factors used to produce the RHNA numbers. Places like Contra Costa County, with lower-resource areas and limited access to job centers, see lower RHNA allocations as a result.

From: Plan BayArea Info
Sent: Thursday, June 10, 2021 12:01 AM
To: Elizabeth Theocharides <etheocharides@bayareametro.gov>
Subject: FW: Follow-up to UrbanSim Question

From: Dave Vautin <DVautin@bayareametro.gov>
Sent: Friday, June 4, 2021 1:01 PM
To: Will Nelson <Will.Nelson@dcd.cccounty.us>
Cc: John Kopchik <John.Kopchik@dcd.cccounty.us>; info@planbayarea.org
Subject: RE: Follow-up to UrbanSim Question

External Email

Thanks for the question, Will. I'm sending your question over the appropriate email box, info@planbayarea.org, so one of the members of my team can respond to this.

Dave Vautin, AICP
Assistant Director, Major Plans
dvautin@bayareametro.gov - (415) 778-6709

BAY AREA METRO | BayAreaMetro.gov
Metropolitan Transportation Commission
Association of Bay Area Governments

From: Will Nelson <Will.Nelson@dcd.cccounty.us>
Sent: Friday, June 4, 2021 12:58 PM
To: Dave Vautin <DVautin@bayareametro.gov>
Cc: John Kopchik <John.Kopchik@dcd.cccounty.us>
Subject: Follow-up to UrbanSim Question

External Email

Hello Dave,

Thank you for answering my question during yesterday's webinar. I'm following up to make sure our staff completely understand something about UrbanSim.

The attached map was presented to us by Paul Fassinger when we met with him back in January. It is our understanding that this map represents housing capacity for unincorporated Contra Costa. If one multiplies the acreage by the corresponding densities in the legend, the product far exceeds our RHNA. We're trying to understand the relationship between this map and our RHNA, and whether certain parcels were considered developable for purposes of calculating our RHNA

Thanks in advance for your time.

Best,



William R. Nelson
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