

Lennox Chaiveera

From: Roberto Garuti <[REDACTED]>
Sent: Tuesday, July 12, 2022 4:15 PM
To: Regional Housing
Subject: Feedback for RHNA reform workshop

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Hello,

Since I attended the RHNA reform workshop last week but couldn't leave my feedback, I'll give it by email.

Housing is a fundamental need and it's unaffordable for many for a simple reason: shortage. And that's caused by decades of LOCAL governments creating it with all sorts of rules and regulations. I grew up in another country that has much more bureaucracy than America but not when it comes to housing. I grew up in a large single detached home, surrounded by townhomes and apartments. I had no problems with traffic, parking, infrastructures or the "character of the neighborhood". The arguments against more dense housing in low density neighborhoods don't make sense. Some in the workshop have been too nice to call "lack of imagination" what to me are excuses for not being able to plan for more housing. If you work in the public sector, your job is to plan for infrastructures too, so that can't be an acceptable reason to not add more housing. Like many, my company went full remote, there are tons of offices that can be converted to apartments. Rezoning areas to allow a mix of residential and commercial buildings is a no-brainer, I'm not a planner but I can come up with such a solution.

The truth is that, as opposed to my home country, America has a history of groups with power trying to discriminate against others. Even as a foreigner I know single family zoning was created to segregate nonwhite people in a way that was not unconstitutional. Blowing out of proportion the issues against adding housing is done to protect the interests of the groups with more political power.

More housing, less excuses.

Thanks

Roberto Garuti

Walnut Creek, CA