

**Athena Ullah - Fwd: RE: PRA Request - Town of Monte Sereno RHNA**

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**From:** Hing Wong  
**To:** Kenneth Moy  
**Date:** 6/27/2012 2:44 PM  
**Subject:** Fwd: RE: PRA Request - Town of Monte Sereno RHNA  
**CC:** Athena Ullah

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Ken -

I think it can be handled via Athena who is collecting all of the RHNA comments. ABAG will give a response to all comments in the near future and this can be one of them.

Hing Wong, AICP

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Senior Regional Planner, Association of Bay Area Governments (ABAG)  
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>>> Kenneth Moy 6/27/2012 2:39 PM >>>

Hing, I am inclined to treat this latest missive from Mr. Stanley as a comment on the Draft RHNA Methodology. The result of which would be for me to tell him so and then turn it over to you. Agreed?

Ken M

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This email and any files transmitted with it may contain privileged or otherwise confidential information. If you are not the intended recipient, or believe that you may have received this communication in error, please advise the sender via reply email and delete the email you received.

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On 6/27/2012 at 2:08 PM, in message  
<4759EB98EE6B2E4B97E0855BA86CC753012B39B29C@stanprop08.stanprop.com>, Russ Stanley  
<Russ@stanprop.com> wrote:

[Mr. Moy, thank you for your help in the past answering questions regarding Monte Sereno.](#)

[A question has arisen that your assistance is required to answer. The attached documents detail the 2014-2022 RHNA requirements for Monte Sereno. If you look at the overview of the SCS\\_RHNA Methodology attached under Step 3 it discusses "Fair Share Scoring to Growth in Non-PDA Areas". Step 3 indicates that past RHNA Performance \(1999-2006 for very low income and low income\) is a determining factor in calculating final RHNA needs for a jurisdiction.](#)

[Can you please answer the following questions:](#)

[A\) Determination as to whether Monte Sereno was given full credit for RHNA](#)

compliance in the '99-'06 period under step 3;

B) Please provide the complete calculation used by ABAG in scoring;

C) Please indicate whether Monte Sereno is located within a Priority Development Area or Non PDA

Thank you for your time and attention to this matter.

Regards,

Russ Stanley

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**From:** Kenneth Moy [mailto:Kennethm@abag.ca.gov]  
**Sent:** Wednesday, April 11, 2012 10:55 AM  
**To:** Russ Stanley  
**Subject:** Re: PRA Request - Town of Monte Sereno

Mr. Stanley,

I have attached a mass mailing letter that accompanied the report (also attached) re the RHNA for the jurisdictions in the region. Our usual protocol is to send such mass mailings to every jurisdiction, including Monte Sereno. However, we have no further documentation to that effect.

Regards,

Ken Moy

>>> On 4/6/2012 at 3:40 PM, in message <4F7F70DF.5BB : 14 : 40667>, Kenneth Moy wrote:

Mr. Moy, my earlier PRR request I had requested correspondence to Monte Sereno it you were unable to locate any. How did you transmit the RHNA allocation to each city? I would assume it was through a letter to the city?

Thanks for the websit link. Does that link contain the formula/calculation to be applied to Monte Sereno.

Thanks foe the help.

Regards, Russ Stanley

Sent from my iPhone, please excuse the typos.

On Apr 6, 2012, at 11:21 AM, "Kenneth Moy" <[Kennethm@abag.ca.gov](mailto:Kennethm@abag.ca.gov)> wrote:

Mr. Stanley:

The fifth RHNA cycle for the San Francisco Bay region is still a work in progress. The following web page will provide you with access to all public documents produced in connection with this ongoing effort:

[http://www.onebayarea.org/plan\\_bay\\_area/housing.htm](http://www.onebayarea.org/plan_bay_area/housing.htm)

The draft RHNA methodology and the draft allocations for individual jurisdictions are scheduled for release by ABAG's Executive Board meeting on May 17 at 7 PM at a venue to be determined. After a 60 day public comment period, ABAG will adopt the final methodology and release the final allocations at the July 19 meeting of ABAG's Executive Board. Documentation of the draft and final methodologies and allocations will be distributed at or prior to the meetings at which they will be considered. Any such documentation will also be posted to the web page referenced above.

The proposed draft methodology under development and discussion by the Housing Methodology Committee (see website for information on its role and meetings to date) and ABAG staff is not the same as the methodology used for the fourth RHNA cycle.

Kenneth Moy  
Legal Counsel  
ABAG

>>> On 4/3/2012 at 3:23 PM, in message <4F7B7869.5E6 : 14 : 40667>, Kenneth Moy wrote:

Mr. Moy, perhaps you can provide us the necessary formula for calculating Monte Sereno's RHNA for the 2014-2022 period based upon HCD's letter to ABAG dated February 24, 2012 (attached) which calculates total demand at 187,900 units for the 8.8 year projection. Assuming that the same formula were utilized going forward as was used in the latest period '07-'14 we would like to know what Monte Sereno's housing requirement would be?

In absence of your ability to calculate Monte Sereno's requirement, please provide the formula used in the '07-'14 period so that we may calculate it.

Thank you, Regards, Russ Stanley

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**From:** Kenneth Moy [<mailto:Kennethm@abag.ca.gov>]

**Sent:** Monday, March 19, 2012 4:27 PM

**To:** Russ Stanley

**Subject:** PRA Request - Town of Monte Sereno

Dear Mr. Stanley:

In response to your request for copies of any correspondence (including mass

mailings) between ABAG and the Town of Monte Sereno from January 1, 2006 to the present regarding the Housing Element Law or the regional housing needs allocation, I have attached the following:

- One file [*Monte Sereno-joined Subregion-Santa Clara County 10-4-06 Brian Bloventhal email.doc*] is an email thread wherein Monte Sereno described its interest in being included in a possible subregion that did not form
- Two files [*09-15-06 Factors Survey - form.pdf* and *2006 RHNA Survey Summary formatted.xls*]: the first is the survey sent to all jurisdictions in the region, including Monte Sereno and the second is a report on the survey results that indicates that Monte Sereno did not respond to the survey.
- Two files [*RHNA Public Comments as of 1-18-07.pdf* and *List of ltrs & emails rec'd.doc*] on all the jurisdictions' and public comments for the RHNA process: these files indicate that Monte Sereno did not write a comment letter.
- One file [*Exec Brd-RHNA 9-21-06.ppt*] on the slideshow presentation to the Executive Board which may have been mass distributed to ABAG members.
- One file [*ABAG Primary Housing Contacts.pdf*] on the local housing contacts that includes a contact for Monte Sereno
- Eight files [*all other files attached*]: all other mass mailings meeting the request parameters.

ABAG has now completed its response to your request.

Regards,  
Ken Moy