

Bay Area Association of Governments  
Bay Area Metro Center  
375 Beale Street, Suite 800  
San Francisco, CA 94105

***RE: Proposed RHNA Methodology and Subregional Shares***

I am writing to you today as a resident of the City of Monte Sereno to express my opposition to the proposed RHNA methodology and subregional shares for my city. Monte Sereno does not fit the proposed Bay Area allocation for several reasons:

- 1) Monte Sereno has no jobs base. In other words, Monte Sereno is ***all*** residential and provides a housing surplus to surrounding area employment centers. Monte Sereno is effectively already a huge housing supplier and this point is not being recognized in the allocation numbers.
- 2) Monte Sereno has no bus stops or rail stops. Adding housing to Monte Sereno actually ***increases vehicle miles traveled*** (VMT), which increases greenhouse gasses. This is diametrically opposed to the goal of trying to provide housing closer to transit routes to reduce GHG's.
- 3) Monte Sereno has no commercial districts. Until recently, Monte Sereno had only one opportunity to add multifamily housing at Montalvo Oaks. This opportunity was used up during the last RHNA cycle. There are no affordable, practical, or conceivable options at this time, other than continued support of ADU's.
- 4) Up to 30%-40% of Monte Sereno is located in a Wildfire Urban Interface area. Roads are narrow and hilly and encouraging development in such areas would be detrimental to the health and safety to residents in the event of a wildfire like Chico or Oakland Hills. WUI and other severe fire zones should be excluded from consideration of housing allocation numbers.
- 5) Monte Sereno's population has actually decreased 4.1% since the last U.S. Census. It's hard to argue demand for housing is actually increasing in Monte Sereno based on demographic trends.

While I support efforts to increase much needed housing in the Bay Area, it is important to understand that Monte Sereno just doesn't have the physical resources to add housing nor does it have the financial resources to pay the hefty fines that will undoubtedly occur when we are unable to achieve the proposed housing goals. For Monte Sereno to participate in meeting the goals of the next RHNA cycle, there must be alternative allocation solutions or exemptions provided to help this small hillside community play a meaningful part.

Respectfully,

Liz Lawler  
Resident, [REDACTED]

