

3.000 HOUSING ELEMENT (2014-2022 UPDATE)

3.100 Introduction

3.110 Purpose of the Housing Element

The State of California Government Code¹ requires that all cities within the San Francisco Bay Area update the Housing Element of their General Plan by January 2015. The purpose of this document is to meet this requirement by evaluating the existing and projected housing needs of all economic segments of Atherton, evaluating existing policies and programs aimed at the preservation, improvement and development of housing and where appropriate, identifying new priorities.

The contents of this update includes an analysis of housing needs, statements of goals and policies, a schedule of programs and actions and an estimate of the number of housing units the Town expects to be developed, improved and maintained in the local housing stock. Programs and policies included in the existing Housing Element were evaluated and modified where necessary to reflect changing market conditions and policy priorities.

Atherton is a residential community of approximately 6,900 residents with a land area of approximately six square miles. The Town is bordered by Menlo Park, Woodside, Redwood City and unincorporated San Mateo County. Founded in the early 1920's, Atherton is characterized by large lot residential land use, where minimum lot size is 1/3 to 1 acre throughout the Town. There is no commercial or industrial land use in Atherton. There are eleven schools in Town, three of which are private.

3.120 Definition of Income Categories

Since the determination of housing need is often discussed in terms of income categories, it is important to define the categories used in this update at the outset. The California Department of Housing and Community Development (HCD) has established household income categories based on a proportion of the area's median family income as summarized below:

¹ § 65588(e)(2)

TABLE HE-1: HCD INCOME CATEGORIES DEFINED

Income Category Definitions	
Extremely Low	Below 30% of area median income
Very Low	30%-50% of area median income
Low	50%-80% of area median income
Moderate	80%-120% of area median income
Above Moderate	Above 120% of area median income

The income limits established by HCD for San Mateo County in 2013 are presented in Table HI-2.

TABLE HE-2: ANNUAL INCOME LIMITS BY HOUSEHOLD SIZE - 2013(US\$)

San Mateo County Income Limits (2013)					
Income Category	Number of Persons Per Household (Maximum Income)				
	1	2	3	4	5
Extremely Low	\$23,750	\$27,150	\$30,550	\$33,950	\$36,650
Very Low	\$39,600	\$42,250	\$50,900	\$56,550	\$61,050
Lower Income	\$63,350	\$72,400	\$81,450	\$90,500	\$97,700
Median Income	\$72,100	\$82,400	\$92,700	\$103,000	\$111,250
Moderate Income	\$86,500	\$98,900	\$111,250	\$123,600	\$133,500

Source: HCD State Income Limits 2013 and State CDBG and HOME Income Limits also available at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>

TABLE HE-3: MONTHLY MAXIMUM AFFORDABLE HOUSING COST BY HOUSEHOLD SIZE – 2013 (US\$)

San Mateo County Income Limits (2013)					
Income Category	Number of Persons Per Household (Maximum Income)				
	1	2	3	4	5
Extremely Low	\$594	\$679	\$764	\$849	\$916
Very Low	\$990	\$1,056	\$1,273	\$1,414	\$1,526
Lower Income	\$1,584	\$1,810	\$2,036	\$2,263	\$2,443
Median Income	\$1,803	\$2,060	\$2,318	\$2,575	\$2,781
Moderate Income	\$2,163	\$2,473	\$2,781	\$3,090	\$3,338

Source: HCD State Income Limits 2013 and State CDBG and HOME Income Limits, calculations by Baird + Driskell.

3.130 Relation to Other Elements (including General Plan Consistency Analysis)

The Housing Element is closely related to the Land Use, Open Space and Circulation Elements. In the Housing Element, residential land use is translated into terms of household units to be accommodated in the future. Lands designated for residential use are identified in the Land Use Element; the location, site area and terrain suitable for housing is related to both open space and land use; and the capability of serving residential neighborhoods by an efficient circulation system is discussed in the Circulation Element.

State law requires that all elements of the general plan be consistent with each other. The General Plan was reviewed to ensure that that goals and policies of this Housing Element are consistent with the other elements of the Town's General Plan, and this is the case. The current Housing Element is very similar to the 2007-2014 Housing Element, which was also consistent with the General Plan. Changes in this Housing Element do not affect circulation, land use, or safety.

New development proposals, as well as the Master Plan of Menlo School and Menlo College, are reviewed against the General Plan to ensure they are compatible. Additionally, zoning changes or General Plan amendments, if they are proposed, would need to be internally consistent with the entire General Plan.

3.200

ASSESSMENT OF HOUSING NEEDS

3.210 Housing Needs Summary

See Appendix for detailed Housing Needs Analysis.

3.211 Housing Trends

The following are some general trends affecting the region.

- **Rise of the Millennials.** The Millennial generation (ages 20-34) has a preference for dense, mixed-use, walk-able and bike-able communities. Many have speculated that Millennials may be a “generation of renters,” but as the economy improves and as Millennials age, this conclusion may change.
- **Growing senior population.** Over the next decade and a half, the number of seniors in San Mateo County will increase by 76 percent. Atherton currently is home to approximately 650 seniors and has a higher median age (46) than the county as a whole (39). Advanced planning will be necessary to ensure the opportunity for seniors to age safely in the communities where they reside.
- **Worsening workforce-housing shortage.** San Mateo County is projected to see notable job growth over the next decade, and about 40 percent of these jobs will pay lower income wages. San Mateo County already has a severe workforce housing shortage in general caused by years of rapid economic growth and slow housing growth. By 2025, the Department of Housing projects that the County’s housing supply will only meet 1/3 to 1/2 of the demand.
- **Increasing ethnic diversity.** According to 2010 U.S. Census data, San Mateo County is a “majority-minority” county — that is, no one racial group makes up over 50 percent of the population. The two racial/ethnic groups growing the most rapidly in San Mateo County are Asians and Latinos. According to the regional Plan Bay Area, adopted on July 18, 2013, Latinos will emerge as the largest ethnic group, increasing from 23 percent to 35 percent of the total population in the Bay Area by 2040.

3.212 Housing Characteristics

- **As of January 2013, Atherton had a total population of 6,893.** According to census data, Atherton shrunk by four percent from 2000 to 2012. While ABAG predicts Atherton's population will grow more rapidly over the next decade, reaching a total of 7,600 in 2020 and remaining there through 2030, previous ABAG projections for Atherton have not been accurate. Because of Atherton's small size, it can be difficult to get accurate data and sometimes various sources of information do not match.
- **Almost all houses in Atherton are owner-occupied single-family attached homes.** Only 10 percent of Atherton's households are renters, though this percentage has increase by five percent since 2000. Atherton has a total of 2,477 homes, a slight decrease since 2000. In addition, Atherton has very low vacancy rates.
- **Just under a fifth of Atherton's households are lower-income.** Atherton's median household income is more than \$250,000 (in 2011), more than twice the median for the county. However, 17 percent of Atherton's population is lower income. Specifically, eight percent are extremely low income. Lower-income households are likely to be house rich but cash poor seniors, or people living in second units.
- **For-sale housing prices are rising and are unaffordable to many households** As of October 2013, the median sales price for a single-family home was over \$3 million. Single people and families earning a moderate income or below are hundreds of thousands of dollars short of being able to afford the median priced home.
- **Some households are overpaying for housing.** Most households earning less than \$75,000 annually are overpaying for housing in Atherton

3.213 Summary of At-Risk Units

“Assisted housing development” means a multifamily rental housing development that receives governmental assistance under any federal, State, county or local program. There are no existing assisted housing developments in Atherton that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage pre-payment, or expiration of restrictions on use. The only multifamily rental housing in Atherton is at Oakwood (Sacred Heart Schools campus and Menlo College. The existing low income housing provided at Oakwood and Menlo College was not built with federal or state assistance and consequently is not deed-restricted; its affordability is maintained by those institutions. This type of housing is not considered to be “at-risk housing” as defined in Housing Element Law.

3.220 Energy Conservation Opportunities

3.221 Energy Conservation Efforts

Given the importance of promoting land use and housing strategies to address climate change and energy conservation the City Council authorized the formation of the Atherton Environmental Programs Committee (EPC) in 2006. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters.

In 2006 the Atherton Environmental Programs Committee (EPC) was formed by action of the City Council. The EPC’s mission statement includes educating Atherton residents about environmental issues and seeking to improve the overall environmental performance of the town by reducing waste and pollution, enhancing energy efficiency and use of clean energy technologies, promoting smart consumer practices and greatly reducing our contributions to global warming by adopting effective and meaningful conservation practices throughout our community. The mandates listed below are among those that the EPC is working on:

- California Integrated Waste Management Act of 1989
- California [Global Warming Solutions Act of 2006](#)
- Mayors' Climate Protection [Agreement](#): signed by Atherton in 2006, this agreement commits the Town of Atherton to take three actions: 1) meet or beat the Kyoto protocol targets within our own community; 2) urge and support state and federal government passage of policies to meet the Kyoto protocol targets; and 3) support a national emission trading system.
- San Mateo County [green building policy](#)
- A Climate Action Plan for Atherton.

The EPC, in conjunction with the Thinking Green Think Tank's Green Building subcommittee and the Atherton Building Department, prepared a Green Building ordinance which was adopted in 2011, and updated in 2014.

The EPC has also been active in promoting energy conservation through energy audits, participation in PG&E and Cal Water programs and encouraging energy conserving retrofits in homes.

The Town supports water conservation policies and is currently operating under the provisions of the State water conservation law.

3.222 PG&E Programs

PG&E provides customers with information about their energy usage through programs like the Home and Business Area Network (HAN) and the Smart-Rate Add-on. These programs are designed to identify peak energy use times and unnecessarily energy-consuming appliances, to assist consumers in making energy-saving and money-saving decisions. Through Energy Upgrade California, PG&E also offers homeowners up to \$4,500 in rebates for implementing energy-saving home improvements. PG&E also has launched the Zero Net Energy Pilot Program (ZNE) to move towards all new residential construction be zero net energy by 2020, and all commercial construction by 2030.

PG&E also participates in several other energy assistance programs for lower income households, which help qualified homeowners and renters, conserve energy and control electricity costs. These include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program. The CARE provides a 15 percent monthly discount on gas and electric rates to income qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities. The REACH Program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income customers, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience severe hardships and are unable to pay for their necessary energy needs.

3.300 HOUSING RESOURCES

3.310 Inventory of Sites Suitable for Residential Development

3.311 Parcel-specific List of Available Sites

This section contains an inventory of specific sites suitable for residential development so that a comparison may be made with Atherton's new construction need by affordability category with its residential development capacity.

The table below identifies lands suitable for residential development in Atherton. Each site is identified by address and includes the site acreage and existing land use. Existing zoning falls into the categories listed below. It should be noted that Atherton has only four zoning districts, the three listed below plus a Parks and Open Space District.

R-1A (Residential District) - Limits land uses to single-family detached homes on minimum one-acre size lots.

R-1B (Residential District)-Limits uses to single-family detached homes on minimum size 13,500 square foot (0.31 acre) lots.

PFS (Public Facilities and Schools District) - Limits land uses to public and private schools including affiliated residential uses, town hall, library and other similar public and quasi public uses without limitation on lot size. This district also permits single-family and multifamily residences pursuant to a master plan.

There are few vacant parcels in town. The residential parcels included in the table are identified as underutilized since they are of sufficient size to be further subdivided according to the existing zoning and lot size limits.

3.312 Multifamily Housing

The Realistic Development Capacity Analysis of the individual multiple family housing areas in the PFS Zoning District is described below. These areas permit rental multifamily uses sufficient to accommodate the remaining need for lower income households, permit a minimum of 16 units per site, and require at least 50% of the lower income households needs to be accommodated on sites planned for residential use only. During the 2007-2014 cycle, the Town amended its Zoning Ordinance, in PFS Districts, to provide that where a School Master Plan that includes multifamily residential uses that could accommodate housing for very low- and low-income households has been accepted for filing by the Planning Commission, the Conditional Use Permit procedure shall be replaced by a Planning Commission public hearing and review process which concentrates on the location, size, proximity to heritage trees and environmental aspects of the project but shall not result in the denial of the use.

As demonstrated by past actions at other private schools, the Town has a track record of supporting the intensification of site development. For example, the Town has supported the development of several new buildings at Sacred Heart Schools including

the building of additional residential units for the retired religious persons in the Oakwood Community. At Menlo School the Town has supported the development of several new buildings over a period of 10-15 years and the inclusion of on-campus, higher density faculty housing in its Master Plan. The Town has also supported the development of several new buildings at Menlo College and the inclusion of on-campus, higher density student and faculty housing in its Master Plan.

Menlo College- 1000 El Camino Real

This is site number one in the Inventory of Sites Suitable for Residential Development. A total of 79 net new college and faculty units are proposed at this site, according to the Menlo College Master Plan. The Menlo College Master Plan was filed with the Town in 2002 and was most recently updated in spring 2008. The proposed 63 units of new student housing are planned in two adjacent three story buildings on 1.65 acres of land (the available acreage) currently occupied by a parking lot and a portion of an existing student dormitory building.² The density of the new housing development would be 38 dwelling units per acre. The proposed 16 units of new faculty housing is planned in a new two story building on 0.45 acres of land (the available acreage) currently occupied by the student union. The density of the new housing development would be 35.6 dwelling units per acre.

The 63 new apartment-style student housing units will be for juniors and seniors and designated for independent living with separate entries, kitchens, baths, and living space. Based on the affordability levels of current on-campus faculty and student housing (\$750 to \$1,500 per month), all units should be affordable to households in the extremely low and very low income categories. However, to be more conservative, the 16 faculty units are shown as moderate-income housing, and the 63 student units are shown to be equally spread between extremely low income, very low income and low income.

The methodology used to estimate the realistic capacity of these sites was to prepare preliminary floor plans and site plans based on Town standards and to apply them to the proposed development areas. The number of units, density and capacity of the site was then calculated. Preparation of preliminary architectural building designs and floor plans were completed by the firm of Miller/Kelley Architects who prepared the campus Master Plan. These designs and plans took into consideration applicable Town standards such as buildings lower than the 34 foot height limit and located within the 60 foot property line setback. The Town has not established residential maximum density, maximum lot coverage, open space, parking or FAR standards in the PFS Zoning District so these would not impact the residential development capacity of this site. There is a height limit of 34 feet and a property line setback of 60 feet. The proposed design respects these limits and therefore would not impact the residential development capacity. The project architects indicate that the proposal is consistent with existing development trends for this type of housing.

Existing use of the proposed new student housing site is a parking lot and an older dormitory building. Replacement parking is planned adjacent to the new residential

² Source: Menlo College Master Plan, *The Campus Framework Plan*, Miller/Kelley Architects, June 2003 (updated to 2008)

buildings and at other campus locations as provided for in the Master Plan. A new replacement dormitory for younger students is planned at another campus location; hence this existing use will not impede development of the site during the planning period. Existing use of the new faculty housing site is a student union. A new dining hall/student union was recently built at another location on campus; hence the removal of the existing building will not impede development of the site during the planning period.

The Town would provide the incentive of fast track permit processing for the Menlo College new student housing and faculty housing proposed at these sites.

The project status and timing is dependent upon Menlo College funding. A relatively straight forward planning review and building permit process taking 2-4 months would be necessary once the College is ready to proceed. It is expected that the project will be developed during the planning period.

In addition to the projects identified above, the Master Plan calls for 677 new units and the potential demolition of 320 older units, for a net increase of 347 units. These units are permitted as above, but will likely not happen during the planning period.

50 Valparaiso Avenue - Menlo School

This is site number 2 in the Inventory of Sites Suitable for Residential Development. According to the Menlo School Master Plan, a total of 11 net new faculty units are proposed at this site. The proposed 11 units of new faculty housing is planned in a two story, apartment style building on 0.6 acres of land (the available acreage) currently occupied by a parking lot.³ The density of the new housing development would be 18.3 dwelling units per acre.

Based on the historic affordability levels of current on-campus faculty housing (\$465 to \$757 per month), all units should be affordable to households in the extremely low category. However, to be more conservative, and because these are intended to be townhouse-style units, the 11 faculty units are shown as moderate-income housing.

The methodology used to estimate the realistic capacity of this site was to prepare preliminary floor plans and site plans based on Town standards and to apply them to the proposed development areas. The number of units, density and capacity of the site was then calculated. Preparation of preliminary site analysis was completed by Town Planning Staff using designs similar to the building architectural designs and floor plans prepared for the faculty housing at Menlo College (see above). These designs and plans took into consideration the applicable Town standards such as buildings lower than the 34 foot height limit and located within the 60 foot property line setback. The Town has not established residential maximum density, maximum lot coverage, open space, parking or FAR standards in the PFS Zoning District so these would not impact the residential development capacity of this site. There is a height limit of 34 feet and a property line setback of 60 feet. The proposed design respects these limits and therefore would not impact the residential development capacity.

³ Source: Menlo School, *Menlo School Master Plan 2007*, March 9, 2007 (updated to 2009)

The area planned for faculty housing at Menlo School is currently occupied by an uncovered, paved parking lot. There are a few larger oak trees that may be of "heritage tree" size scattered in the area. The existence of the parking lot will not impede development of the area for residential uses as sufficient parking exists in other campus locations. While the existence of scattered larger oak trees may offer some design challenges, they will not impede development of the area for the residential density proposed.

The Town would provide the incentive of fast track permit processing for the Menlo School new faculty housing proposed at this site.

The project status and timing is dependent upon Menlo School funding. A relatively straight forward planning review and building permit process taking 2-4 months would be necessary once the School is ready to proceed. It is expected that the project will be developed during the planning period.

150 Valparaiso Avenue – Sacred Heart Schools

The Sacred Heart Schools Master Plan called for the development of 2 additional units on the campus to be available to very low income staff, which were built during the 2007-2014 Planning Period. The Sacred Heart Schools Master Plan was filed with the Town in 2002 and was most recently updated in 2014. Like the other schools in Town, the site is zoned PFS (Public Facilities and Schools) District. The purpose of providing staff housing on campus is to retain quality staff through the provision of affordable housing.

3.313 List of Sites

Available sites are summarized below:

TABLE HE-4: INVENTORY OF SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT

Site No.	Assessor's No.	Address	Area (acres)	Zoning	Gen. Plan Designation and Density	Realistic Unit Capacity	Existing Use	Comments ⁴ -Other On-Site Constraints
Non-Residentially Zoned Sites that May Be Redeveloped for Residential Use								
1	070-250-190 Menlo College	1000 El Camino Real	22.0	PFS	Public and Quasi-Public Land Use No density specified	79 (63 student and 16 faculty)	Private college and faculty housing	Additional units shown in Master Plan
2	070-360-070 Menlo School	50 Valparaiso	14.0	PFS	Public and Quasi-Public Land Use No density specified	11 (faculty housing)	Private middle school and high school and apartments for faculty and students	Additional units shown in Master Plan
Subtotal						90		

⁴ A – Vacant residentially zoned site.
 B – Vacant non-residentially zoned site that allows residential uses.
 C – Underutilized residentially zoned sites which are capable of being developed at a higher density or with greater intensity.
 D – Non-residential zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions).

Underutilized Residentially Zoned Sites that Can Be Redeveloped at Higher Density								
3	061-260-140	60 Parkwood	2.40	R-1A	1 DU/Acre	1	Single Fam. Home ⁵	C
4	061-232-140	260 Oakgrove	2.48	R-1A	1 DU/Acre	1	Single Fam. Home	C
5	060-210-210	175 Fair Oaks	2.47	R-1A	1 DU/Acre	1	Single Fam. Home	C
6	060-220-060	188 Fair Oaks	2.35	R-1A	1 DU/Acre	1	Single Fam. Home	C
7	060-321-080	2 Fair Oaks	0.74	R-1B	3 DU/Acre	1	Single Fam. Home	C
8	060-321-110	62 Fair Oaks	0.80	R-1B	3 DU/Acre	1	Single Fam. Home	C
9	060-313-070	77 Fair Oaks	0.80	R-1B	3 DU/Acre	1	Single Fam. Home	C
10	060-312-060	4 Burmetta	1.03	R-1B	3 DU/Acre	1	Single Fam. Home	C
11	070-222-150	1 Winchester	0.75	R-1B	3 DU/Acre	1	Single Fam. Home	C
12	070-221-020	3 Odell	0.80	R-1B	3 DU/Acre	1	Single Fam. Home	C
13	070-221-010	1 Odell	0.80	R-1B	3 DU/Acre	1	Single Fam. Home	C
14	070-250-100	101 Isabella	2.29	R-1A	1 DU/Acre	1	Single Fam. Home	C
15	070-214-110	101 Britton	2.50	R-1A	1 DU/Acre	1	Single Fam. Home	C
16	070-221-450	124 Isabella	2.70	R-1A	1 DU/Acre	1	Single Fam. Home	C
17	070-250-130	85 Isabella	5.09	R-1A	1 DU/Acre	3	Single Fam. Home	C
18	070-240-050	82 Isabella	4.00	R-1A	1 DU/Acre	2	Single Fam. Home	C
19	070-060-030	137 Alemendral	2.43	R-1A	1 DU/Acre	1	Single Fam. Home	C
20	070-050-080	163 Alemendral	2.56	R-1A	1 DU/Acre	1	Single Fam. Home	C
21	070-110-210	75 Tuscaloosa	2.32	R-1A	1 DU/Acre	1	Single Fam. Home	C
22	070-230-270	29 Atherton	2.39	R-1A	1 DU/Acre	1	Single Fam. Home	C
23	070-120-140	42 Atherton	2.72	R-1A	1 DU/Acre	1	Single Fam. Home	C
24	070-120-130	30 Atherton	3.17	R-1A	1 DU/Acre	2	Single Fam. Home	C
25	070-110-090	52 Atherton	2.88	R-1A	1 DU/Acre	1	Single Fam. Home	C
26	059-281-150	158 Stockbridge	2.50	R-1A	1 DU/Acre	1	Single Fam. Home	C
27	070-070-250	170 Atherton	4.81	R-1A	1 DU/Acre	3	Single Fam. Home	C
28	070-032-310	396 Atherton	2.60	R-1A	1 DU/Acre	1	Single Fam. Home	C
29	070-180-180	150 Elena	2.00	R-1A	1 DU/Acre	1	Single Fam. Home	C
30	070-343-170	2 Prado Secoya	2.00	R-1A	1 DU/Acre	1	Single Fam. Home	C
31	070-343-310	43 Santiago	2.51	R-1A	1 DU/Acre	1	Single Fam. Home	C
32	070-342-260	279 Park Lane	2.06	R-1A	1 DU/Acre	1	Single Fam. Home	C
33	070-310-110	93 Camino Por Los Arboles	2.54	R-1A	1 DU/Acre	1	Single Fam. Home	C
34	070-191-120	207 Atherton	2.43	R-1A	1 DU/Acre	1	Single Fam. Home	C

⁵ Requires demolition of an existing dwelling unit

35	070-380-030	98 Faxon	2.63	R-1A	1 DU/Acre	1	Single Fam. Home	C
36	070-180-100	95 Faxon	3.00	R-1A	1 DU/Acre	1	Single Fam. Home	C
37	070-341-040	270 Park Lane	2.26	R-1A	1 DU/Acre	2	Single Fam. Home	C
38	070-341-030	266 Park Lane	3.30	R-1A	1 DU/Acre	1	Single Fam. Home	C
39	070-341-150	223 Camino al Lago	3.19	R-1A	1 DU/Acre	2	Single Fam. Home	C
40	070-310-010	1 Camino por Los Arboles	2.23	R-1A	1 DU/Acre	2	Single Fam. Home	C
41	070-320-160	220 Camino al Lago	5.03	R-1A	1 DU/Acre	1	Single Fam. Home	C
42	070-143-030	236 Camino al Lago	2.00	R-1A	1 DU/Acre	3	Single Fam. Home	C
43	070-180-240	95 Monte Vista	3.10	R-1A	1 DU/Acre	1	Single Fam. Home	C
44	070-180-230	73 Monte Vista	5.30	R-1A	1 DU/Acre	2	Single Fam. Home	C
45	070-131-010	15, 25 Monte Vista	2.00	R-1A	1 DU/Acre	3	Single Fam. Home	C
46	070-170-010	237 Atherton	9.52	R-1A	1 DU/Acre	1	Single Fam. Home	C
47	070-132-150	251 Atherton	2.00	R-1A	1 DU/Acre	7	Single Fam. Home	C
48	070-151-030	34 Linda Vista	2.80	R-1A	1 DU/Acre	1	Single Fam. Home	C
49	070-161-090	83 Fairview	2.00	R-1A	1 DU/Acre	1	Single Fam. Home	C
50	070-032-440	260 Atherton	5.75	R-1A	1 DU/Acre	1	Single Fam. Home	C
51	070-032-190	270 Atherton	2.35	R-1A	1 DU/Acre	1	Single Fam. Home	C
52	070-032-200	268 Atherton	2.65	R-1A	1 DU/Acre	1	Single Fam. Home	C
53	070-022-820	53 Euclid	2.00	R-1A	1 DU/Acre	1	Single Fam. Home	C
54	070-0120350	282 Polhemus	2.10	R-1A	1 DU/Acre	1	Single Fam. Home	C
55	070-012-180	290 Polhemus	5.30	R-1A	1 DU/Acre	3	Single Fam. Home	C
56	073-220-030	336 Walsh	2.50	R-1A	1 DU/Acre	1	Single Fam. Home	C
57	073-220-020	346 Walsh	2.90	R-1A	1 DU/Acre	1	Single Fam. Home	C
58	073-220-010	354 Walsh	2.50	R-1A	1 DU/Acre	1	Single Fam. Home	C
59	0740130-300	86 Tallwood	2.80	R-1A	1 DU/Acre	1	Single Fam. Home	C
60	074-130-320	383 Walsh	10.35	R-1A	1 DU/Acre	8	Single Fam. Home	C
61	073-261-030	10 Sargent	2.43	R-1A	1 DU/Acre	1	Single Fam. Home	C
62	073-263-010	75 Reservoir	3.27	R-1A	1 DU/Acre	2	Single Fam. Home	C
63	073-261-120	19 Sargent	4.43	R-1A	1 DU/Acre	3	Single Fam. Home	C
64	070-012-020	291 Stockbridge	2.00	R-1A	1 DU/Acre	1	Single Fam. Home	C
65	070-022-410	396 Selby	2.58	R-1A	1 DU/Acre	1	Single Fam. Home	C
66	060-332-060	51 Watkins	0.30	R-1B	3 DU/Acre	1	Single Fam. Home	C
67	060-332-050	59 Watkins	0.30	R-1B	3 DU/Acre	1	Single Fam. Home	C
68	060-332-040	69 Watkins	0.30	R-1B	3 DU/Acre	1	Single Fam. Home	C
69	060-332-160	38 Walnut	0.30	R-1B	3 DU/Acre	1	Single Fam. Home	C
70	060-331-260	32 Maple	0.30	R-1B	3 DU/Acre	1	Single Fam. Home	C

71	060-332-120	2 Walnut	0.30	R-1B	3 DU/Acre	1	Single Fam. Home	C
72	060-323-080	33/41 Maple	0.48	R-1B	3 DU/Acre	1	Single Fam. Home	C
73	060-321-120	76 Fair Oaks	0.59	R-1B	3 DU/Acre	1	Single Fam. Home	C
74	070-103-390	42 Tuscaloosa	1.85	R-1A	1 DU/Acre	1	Single Fam. Home	C
75	070-120-040	25 Tuscaloosa	1.00	R-1A	1 DU/Acre	1	Single Fam. Home	C
76	070-230-080	78 Winchester	1.04	R-1B	3 DU/Acre	1	Single Fam. Home	C
77	070-223-060	28 Isabella	0.74	R-1B	3 DU/Acre	1	Single Fam. Home	C
78	070-223-030	2 Isabella	0.58	R-1B	3 DU/Acre	1	Single Fam. Home	C
79	060-304-020	48 Lloydyn	1.20	R-1B	3 DU/Acre	2	Single Fam. Home	C
	Subtotal					110		
	Total					200		

Map Showing Location of Sites

The map entitled “Location of Sites Suitable for Residential Development” shows the location of sites in the residential land inventory.

Suitable Sites Maps

3.314 Environmental Constraints Analysis

The analysis of environmental constraints to development of housing is provided in the discussion below.

1. Areas Subject to Flood Inundation in Event of Dam Failure

The areas below Bear Gulch Reservoir and along Atherton Channel (shown on Environmental Constraints Map HE-2) are subject to flooding in the event that the Bear Gulch Dam were to fail. This dam is located within about 6,000 feet of the Cañada Fault zone and 10,500 feet of the San Andreas Fault zone⁶. Residential development is precluded in the area immediately downstream from the dam by ownership by the California Water Service Company and by open space zoning and General Plan designation. None of these sites are included in the Town's land inventory.

2. Areas Susceptible to Flooding

According to the Federal Insurance Administration, there are no areas in Atherton identified as flood prone. However, in the 1975 San Mateo County "Seismic and Safety Element" of the General Plan, a few areas in the Town of Atherton were identified as being located within the 100 Year Flood Zone (shown on the Environmental Constraints Map HE-2). The main concentration of these areas is along the Atherton Channel with other scattered sites in the area west of El Camino Real. Areas susceptible to flooding do not have any impact on development potential.

3. Areas Subject to Wildland Fire Hazard

Areas identified on the Environmental Constraints map as subject to Wildland Fire Hazard are generally west of Alameda de las Pulgas in the vicinity of Bear Gulch Reservoir and along Walsh Road and Reservoir Road. Residential building is precluded around Bear Gulch Reservoir because of its ownership by the California Water Service Company, and the open space zoning and General Plan designation. The adopted Fire Code requires all buildings exceeding 1,000 square feet be sprinklered and that roofs be constructed of fire resistant materials. All buildings in the wildland interface must have fire sprinklers to protect the interface from a dwelling fire incident. In addition, the Menlo Park Fire Protection District inspects the area annually and recommends homeowners to clear combustible vegetation near structures. This constraint requires mitigation but does not prevent residential construction.

3.315 Infrastructure Description

⁶ County of San Mateo Geotechnical Hazard Synthesis Map

Adequate infrastructure exists throughout the entire Town to accommodate the existing and planned density of development. This includes existing paved streets, sewer, water supply for domestic and fire suppression purposes and drainage facilities. Available public services include Police, Fire, Parks and Recreation, Public Works, Building Inspection and Town Administration.

There are no sites in the Town of Atherton identified as available for housing that are in areas not served by public sewer systems. Consequently there are no sites identified as available for housing for any of the four income level households in areas not served by a public sewer system.

3.316 Zoning Appropriate to Accommodate the Development of Housing Affordable to Lower Income Households

The Town is required to provide sites suitable for construction of 61 lower income units (17 extremely low income, 18 very low income and 26 low income). As described in sections 3.312- 3.314, currently available sites (not requiring any change in the Town's zoning) provide available sites for at least 63 lower income units, primarily housing planned at Menlo College and Menlo School.

Since the Town removed constraints on the production of Secondary Units in 2010, the Town has averaged a production of 5-8 Secondary Units annually. The town can therefore expect to produce an additional 40 Secondary Units (eight years times 5 per year), 30 of which should be affordable for lower-income households during the 2014-2022 planning period. For the housing element, we assume second units will be equally split between extremely low, very low, low and moderate income.

3.316a Second Dwelling Units

Second dwelling units in Atherton provide needed extremely low income and very low income housing. In 2008, the Atherton second unit survey revealed that 100 percent of the existing second units, and internal living quarters were affordable to households in the extremely low and very low income categories (compared with 80 -90 percent of second units in the County as a whole). This is because occupied second units in Atherton tend to be made available at low or no cost to family members or domestic employees. This level of affordability applied to all second units, not just older second units. Therefore, all new second units are projected to be available to households in the extremely low and very low income categories, but for the purposes of RHNA Atherton takes a more conservative approach. This is consistent with the research that 21 Elements conducted as well and matches the assumptions that Hillsborough used.

During the previous Housing Element Planning Period (1999 – 2006) there were only 4 new second dwelling units permitted and constructed. However, since Atherton updated their zoning ordinance in 2010 to incentivize second units, 20 units have been permitted in the 3 years 2011-2013, or 6.67 per year.

In addition, the Town changed its zoning ordinance to allow a full kitchen in internal living quarters, so that they also may be considered as second dwelling units in some cases.

Zoning Changes in Relation to Second Dwelling Units

During the 2007-2014 planning period, Atherton changed their Zoning Code to incentivize and facilitate the construction of more second units. Atherton instituted the following changes:

- Expanded the allowable size of second units to a maximum of 1,200 square feet from a maximum of 600 square feet.
- Allowed detached or attached second units, if located behind the rear line of the main building, to encroach into the side and rear yard setbacks by not to exceed 20% of the required setback.
- Exempted the floor area of the second unit from the accessory structure and overall lot floor area limitations, up to a maximum of 1,200 square feet, but not to exceed 10% of the allowed floor area for the lot.
- Eliminated the minimum lot size provisions for second units.
- Waived building permit fees for second units.
- Made changes to the zoning code related to internal units

An Atherton survey in November 2008 indicated that there are from 50 to 125 existing internal living quarters in Atherton.

Table HV-2 shows the expected additional 40 second units to be constructed in the Town as a result of these changes. This is based on a conservative assumption of 5 units a year.

3.317 Moderate and Above Moderate Income Housing

As noted, Master Plans for Menlo College and Menlo School include plans for 27 units of townhouse-style faculty housing. In the past rents for such housing have been affordable to very low income households, but to be conservative, the Housing Element projects these as moderate-income units.

Sites numbered 3 - 79 in the Inventory of Sites Suitable for Residential Development are suitable for above-moderate income housing. The inventory lists 79 sites with the potential for the development of 110 new, above market rate housing units. The listed sites are either large enough to be subdivided into smaller lots consistent with the existing zoning density limitations or are already legal lots that have been combined into a single building site. All are currently developed with a single family residence. There are no zoning or other constraints adopted by the Town that would prevent development of these 110 new homes.

However, over the past 20 years there has been a trend to demolish existing, older homes and replace them with new, larger homes. For example, during the last housing element period (2007-2014), there was a net decrease of 11 homes.

TABLE HE-5: SUMMARY OF AVAILABLE SITES BY INCOME CATEGORY

Summary of Available Sites by Income Category						
Sites	Household Income Categories					TOTAL
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
RHNA Allocation	17	18	26	29	3	93
Menlo College 1000 El Camino Real	21	21	21	16	0	79
Menlo School 50 Valparaiso	0	0	0	11	0	11
Lots suitable for subdivision	0	0	0	0	110	110
Town-wide 2 nd Dwelling Units*	10	10	10	10	0	40
Total	31	31	31	37	110	240
Amount RHNA Exceeded	14	13	5	8	107	147

3.320 Analysis of Zoning that Encourages and Facilitates a Variety of Housing Types

As required by State law, the Town allows factory-built housing or mobile homes on permanent foundations under the same terms applicable to other single-family homes in the R-1A and R-1B zones. The Town does not have architectural review of new homes, and consequently does not impose architectural review on factory-built housing.

Multifamily rental housing and single-room occupancy units are permitted in the PFS zones when included in an approved master plan and with a use permit. Multifamily housing now exists on the Menlo College site, and congregate housing for the retired religious on the Sacred Heart Schools site.

3.330 Identification of Adequate Sites for Emergency Shelters

In 2010, Atherton established a zone that meets requirements set forth in SB2 relating to emergency shelters. The Town amended the existing PFS (Public Facilities and Schools) Zoning District to provide for emergency shelters as an allowable use when located within 500 feet of the Town Civic Center. Within this zone shelters are permitted without a conditional use permit or other discretionary action. The zone contains approximately 6 acres, which can accommodate up to three shelter beds, providing adequate capacity to meet the identified need. A typical shelter approximately 1,000 sq. ft. in size is allowed in this zone by right, and the Town has adopted management and other standards as permitted by State law. One potential location for a new shelter, should it built, is the parking lot for the (inactive) CalTrain station, which is owned by the city and lightly used. As well as being underutilized, the approximately one acre lot is close to El Camino Real, providing easier access to stores and services.

3.340 Identification of Adequate Sites for Transitional and Supportive Housing

In June 2010, Atherton amended the zoning code to explicitly state that any use is permitted if required by State law. Under this revision, supportive and transitional housing only need to obtain the same types of permits and approvals as the same type of residential development in that zone. Residential uses, including transitional and supportive housing, are permitted without discretionary permits in the following zones; R-1A and R-1B; and are permitted with a use permit in the PFS zone.

3.350 Identification of Adequate Sites for Farm Worker Housing

As stated in previous sections, there are no agricultural jobs and no farm workers living in Atherton. The closest significant location of agricultural employment is located at least 30 minute drive away. Since there is no need for farm worker housing in Atherton, no sites are identified. See the Housing Needs section for more information on farm workers.

3.360 Other Housing Resources

The Town has no financial resources to spend on affordable housing. However, the Town is willing to consult with other agencies such as the County of San Mateo or non-profit institutions in the County about resources that might be available to the Town for affordable housing.

3.400

CONSTRAINTS ON HOUSING

This section contains analyses of potential governmental constraints contained in the Town ordinances, codes and policies that could constitute a barrier to the maintenance, improvement or development of housing for all income levels.

3.410 Governmental Constraints Analysis

3.411 Land Use Controls

The General Plan and Zoning Ordinance of a community are two primary tools for planning and regulating land use.

General Plan - The Town of Atherton updated its General Plan in 2002. The land use character of the Town has remained that of a mainly single family residential and institutional (e.g. schools) nature. The General Plan reveals that the most significant constraint to housing development is land availability. There is little vacant developable land in the Town, and most of the Town's land acreage is developed at existing General Plan densities.

Zoning Ordinance - The Atherton Zoning Ordinance designates land uses, height, bulk, density and parking standards throughout the city. The Zoning Ordinance was designed for consistency with the General Plan. The General Plan's four basic land use designations: Single-Family Residential, Single Family Residential Low Density, Public Facilities and Schools, and Parks and Open Space are directly reflected by the zoning districts of the R-1A (Single Family Residential one acre minimum), R-1B (Single Family Residential – 0.31 acre minimum), PFS (Public Facilities and Schools), and POS (Parks and Open Space). Table HVI-1 presents the Atherton Zoning Categories and Standards of density, setbacks, height limits, floor area ratios, lot coverage and parking requirements.

The zoning categories reflect the Town's low-density residential, large lot, single-family character. Commercial and industrial land uses are prohibited. The standards require large setbacks, limited floor area ratios and height restrictions. However, some standards are quite unrestrictive compared to other cities. For example, Atherton does not require on-site parking, nor is architectural review and approval required. Consistent with State law, the Town allows factory-built housing or mobile homes on permanent foundations under the same terms applicable to other single-family homes.

Second Dwelling Units are permitted in both the R-1A and R-1B zoning districts. The zoning ordinance was amended in 2003 to make Second Dwelling Units permitted by right in the R-1 districts. A second dwelling unit is allowed to encroach on 20 percent of the setbacks as the main dwelling and is limited to 15 feet in height and 1,200 square feet of floor area. The size and setback limits could be considered constraints to construction of new second units or conversion of existing Guest Houses to full time occupied second units.

Internal Living Quarters (additional living quarters inside homes) are permitted by right in both the R-1A and R-1B zoning districts. These may include a bedroom, a bath and three of three kitchen elements (stove, sink, and/or refrigerator). Internal living quarters are also commonly constructed in Atherton (approximately 7 per year).

TABLE HE-6: ATHERTON'S ZONING CATEGORIES AND STANDARDS

Atherton's Zoning Categories and Standards									
Zoning	Density	Front Setbacks	Side Setbacks	Rear Setbacks	Height Limit	FAR	Max Lot Coverage	Parking Required	Arch. Approval
R-1A (Single Family Residential)	1 d.u./acre	60'	50'	60'	30*	18%	N/A	None	None
R-1B (Single Family Residential)	0.3 d.u./acre	30'	26'	30'	28'	18%	N/A	None	None
PFS (Public Facilities and Schools)	None	60'	75'	75'	34'	N/A	40%	None	None
POS (Parks and Open Space)	None	60'	Varies	60'	34'	N/A	20%	None	None

* 34' maximum with increased setbacks and Conditional Use Permit

The Municipal Code and Ordinance provides a variety of lot sizes with densities ranging from one dwelling unit per five acres to three units per acre. Although the Town's low allowable densities constitute a constraint to affordable housing development, the impact is offset somewhat by the relatively large proportion of homes containing second dwelling units. In addition, Atherton's large homes provide opportunities for internal living quarters. These characteristics of the local housing stock assists the Town in meeting its regional share of affordable housing. Housing associated with the underlying use (including multifamily rental housing and single room occupancy units) is permitted in the PFS (Public Facilities and Schools) Zoning District.

3.412 Codes and Enforcement

The latest edition of the Uniform Building Code is enforced in Atherton. The Town's Building Department sees that new residences, additions, auxiliary structures, etc., meet all of the latest construction and safety standards. Building permits are required for any construction work. The Town has not adopted any local amendments to the State Housing Law or the Uniform Building Code. The Uniform Building Code is imposed by State law and does not pose an unusually significant constraint to housing development, maintenance or the supply and affordability of housing.

The Town has recently instituted a part-time code enforcement program. This is primarily a land use enforcement, complaint-based program. Typical complaints and violations relate to noise, construction activity without a Building Permit and parking of contractors' vehicles and has not resulted in housing being deemed unfit for human habitation or vacated. The code enforcement program does not pose a constraint to housing development, maintenance or the supply and affordability of housing.

3.413 On and Off-Site Improvement Requirements

The on and off-site improvements required for residential development in Atherton are listed below.

Street Width:	20 feet
Curbs and Gutters:	Rolled curbs and gutters required for new subdivisions
Sidewalks:	Prohibited
Water and Sewer Connections:	Required
Drainage:	Storage improvements required to prevent increased runoff during storm conditions (required by the San Francisco Bay Area Regional Water Quality Control Board)

Since Atherton is a completely developed urban area, all streets are paved, water mains and sewer trunks have been installed and major drainage improvements are in place. Atherton's improvement standards are substantially less restrictive than those imposed by many communities, which often require wider streets and additional off-site improvements. The on and off-site improvement requirements do not pose a significant constraint to housing development, maintenance or the supply and affordability of housing.

3.414 Fees and Exactions

In Atherton development fees are charged for both planning review and building permits. Planning fees are charged in order to recover the costs associated with the administration of the Town's land use regulations. Planning fees for review of projects that do not require Planning Commission action are charged on an hourly rate and do not require a set fee or deposit. Most of the residential projects in Atherton fall into this category. Review times are typically 1 to 5 hours. Planning fees for projects that require Planning Commission action consist of a non-refundable fee and a deposit, against which professional planning staff charge to provide review services. Charges currently range from \$70 to \$175 per hour depending upon the level of personnel involved in the review. Unused portions of the deposit are returned to the applicant at the end of the process. The fee structure reflects the Town's actual cost for the service. The Town reviews its fee structure and levels on a regular basis to ensure they reflect the cost of delivering services. Typical planning fees are shown in the table below.

TABLE HE-7: PLANNING FEES – 2013-2014

Town of Atherton Planning Fees (2013-2014)	
Type of Fee	Fee
Conditional Use Permit	\$2,600
Variance	\$2,600
Lot Line Adjustment	\$1,500

The Atherton planning fees are consistent with similar charges in other small jurisdictions and do not pose a significant constraint to housing development, maintenance or the supply and affordability of housing.

Building fees are charged to cover costs associated with checking that the building plans conform to requirements of the Uniform Building Code (UBC) as well as costs associated with conducting building construction inspections. Fees charged for building permits are based on the valuation of construction. The fee structure reflects the Town's actual cost for the service. The Town reviews its fee structure and levels on a regular basis to ensure they reflect the cost of delivering services. Currently new construction valuation is determined by use of a standard factor of \$350 per square foot for habitable space and \$125 per square foot for non-habitable space. The same factor is used for remodeling projects however, the Building Department has the option to adjust the permitted value to the actual cost of the remodeling provided evidence is presented in the form of an executed contract substantiating the value. The actual building permit fee is determined using the following formula: where construction is valued over \$1,000,000 the fee is calculated as \$6,193.74 for the first \$1,000,000 plus \$4.03 for each additional \$1,000 or fraction thereof. An additional 45% of the building permit fee is charged for plan checking. For example, where

construction is valued over \$1,000,000 the fee is calculated as \$6,193.74 for the first \$1,000,000 plus \$4.03 for each additional \$1,000 or fraction thereof. An additional 45% of the building permit fee is charged for plan checking.

While not imposed by the Town, local school districts charge a fee that is based on the square footage of new construction and must be paid prior to issuance of the building permits. The purpose of the fee is to compensate the school districts for the costs associated with the demand or additional services and classroom space generated by new residential construction. The Sequoia Union High School District collects the fees and distributes a portion to one of the three elementary school districts serving Atherton (i.e. Las Lomas School District, Menlo Park City School District and Redwood City School District). In areas served by the Menlo Park City School District the current fee is \$3.20 per square foot with \$1.92 distributed to the Sequoia District and \$1.280 distributed to the Menlo Park District. In areas served by the Las Lomas and Redwood City School Districts the current fee is \$3.20 per square foot with \$1.28 distributed to the Sequoia District and \$1.92 distributed to the Las Lomas or Redwood City Districts.

The Town does not have any park, open space, parking or other similar development or impact fees. Nor does it have any in-lieu housing or other fees, below-market-rate housing requirements or specific land dedication requirements for streets, public utility rights-of-way, easements, parks or open space.

A recent survey by 21 Elements⁷ revealed that a 2,400 square foot house built in Atherton would have construction fees of \$9,078, and no entitlement or impact fees (except for school fees, discussed above, which were excluded from the analysis). The 21 Elements Fee Survey revealed all jurisdictions in San Mateo County who responded to the survey (12 excluding Atherton) had development fees for single family homes that were higher than Atherton's; some had fees 2 and 3 times higher. With fees substantially lower than those of adjacent communities, they do not pose a constraint on housing construction.

Cumulatively, development review fees for 79 proposed student and faculty units at Menlo College would total \$386,893 or 1.6 - 2.0 percent of the estimated \$19.7 - \$24.5 million total project cost. Similarly, development review fees for the 11 proposed faculty units at Menlo School would total \$53,867 or 1.6 percent - 2.0 percent of the estimated \$2.7 - \$3.4 million total project cost.

⁷ 21 Elements:, *Development Fees Survey Summary*, June 2014

3.415 Processing and Permit Procedures

The following table describes the Town's permit process procedures in general. These processes are required for the development of all housing for all income categories. Only two levels of residential permit processing are available; a Conditional Use Permit or a Building Permit. The Town does not have an Architectural Review and approval process.

Most residential construction, including second dwelling units and guest houses (estimated 90 percent to 95 percent of building permits) does not require Planning Commission action or permits. Only Planning Department review of the project for conformance with Town zoning standards and Building Department review for Building Code conformance are required.

Where Conditional Use Permits are required, the process involves submitting an application to the Planning Commission for review of the proposal. Preliminary site plans and elevations are required as part of the submittal. An advertised public hearing is held by the Planning Commission with mailed notice to all property owners within 500 ft. of the proposed project. Upon Planning Commission approval, plans may be submitted to the Building Department for Building Plan Check and Building Permit issuance.

Building permits must be secured before commencement of any residential construction, reconstruction, conversion, alteration or addition. Approval of permit applications is based on conformity with the Uniform Building Code and the Zoning Ordinance, although the Town has the power to grant variances from the terms of the Zoning Ordinance within the limitations provided in the Ordinance.

The Building Permit process has very little impact on the development of above moderate income housing in Atherton as evidenced by building activity and the number of replacement housings being constructed. The Building Department currently has approximately 800 active permits and approximately 30 - 40 houses are demolished and replaced with new houses each year. While removal of the process and reduction of fees might function to reduce costs slightly, there are many other factors that act to deter development of such housing. Factors such as the high cost of land (currently at about \$3 million per acre), the limitations on density and non-availability of funds (e.g. in the private educational institutions and from local public sources) are the most likely deterrents to the development of low and moderate-income housing.

TABLE HE-8: RESIDENTIAL PERMIT PROCESSING PROCEDURES AND TIMES**Residential Permit Processing Procedures and Times**

Type of Construction	Use Permit	Building Permit	Plan. Commission Public Hearing	Typical Time for Staff Plan Check & Building Permit Issue (weeks)
Single Family Residential		X		4
Second Dwelling Unit		X		4
Guest House		X		4
Housing on PFS Sites	X	X	X	9

The Town does not have any overly zones such as community plan implementation zones, hillside overlay zones or environmentally sensitive areas.

Atherton has only two residential zoning districts; R-1A where the minimum lot size is 1 acre and R-1B where the minimum lot size is 13,500 square feet. Single family detached dwelling units, second dwelling units and guest houses are permitted by right in these districts. Attached and multiple family dwelling units are not permitted in either district. All construction in PFS zoning districts, including attached and multiple family dwelling units and single room occupancy units requires a conditional use permit. Housing in PFS zoning districts is permitted when the residential use is associated with a conditional or permitted use in that district. Such residential uses are typically associated with private schools.

3.416 Constraints on Persons with Disabilities

Chapter 17.17 of the Atherton Municipal Code entitled "Accessibility" provides for reasonable accommodation to people with disabilities and complies with the Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act in the application of the Town's land use, zoning, rules, policies, practices, and/or procedures.

"A request for reasonable accommodation may include a request for modification or exception to Town land use, zoning or building regulations, rules, policies, practices, and/or procedures that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing. The procedure provides for a staff-level process, conducted by the Town Planner, when the accommodation is related to a physical improvement that cannot be constructed to conform to the Town's setback or design standards. Should it be determined that the request is not at a staff-level it is referred to the Planning Commission. The Town Planner is required to make a written determination within 30 days after receipt."

Chapter 17.17 also provides a process for requests for reasonable accommodation relating to increased occupancy of a group home.

The Town does not define the term “family” and does not limit the number of unrelated individuals who may reside in a residence. Group homes for six or fewer residents are allowed by right in the single family residential districts. The Town does not have any spacing or concentration requirements. The Town has only two residential zoning districts; both of which are for single family residences. Therefore, allowances for group homes with more than six residents specifically for the disabled in other zoning districts are not necessary. The Town does not have any parking standards therefore there is no need for relaxed parking standards for persons with disabilities.

Atherton uses the 2013 California Building Code. The adopted Code does not include any amendments that might reduce the ability to accommodate persons with disabilities. Accessibility retrofits are handled through the standard permit process. However, permits are not required unless thresholds of health, life, and safety are exceeded. The California Building Code provides an option for meeting code requirements, whereby an applicant submits an alternative “methods and means” checklist to the Building Official noting the proposed design, the conventional design, and the rationale for the request.

3.420 Non-Governmental Constraints Analysis

3.421 Land Prices

Land scarcity and high real estate prices are the most significant non-governmental constraints to affordable housing in Atherton. There are virtually no vacant lots in Atherton. Land currently sells for over \$3.4million per acre and can only be acquired by purchase of a developed parcel or by subdividing the property, which also most likely involves the removal of an existing residence. The inventory of sites suitable for residential development described in section 3.3 showed a potential of 110 new parcels that can be created by subdividing existing developed parcels. Vacant lots are few in number and render discussions of lot prices virtually meaningless. This is a result of economic forces which are well beyond the capacity of the local government to influence or control. In this context, it is difficult to think in terms of market-based affordable housing provision.

3.422 Construction Costs

Construction costs include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees and insurance. For multi-family homes in San Mateo County, hard costs account of 60-65 percent of the building cost and soft costs average around 15-20 percent (the remaining 15-20 percent is land costs). For single family homes, hard costs often are roughly 40 percent of the total cost, soft costs are 20 percent, and land is 40 percent.

While multifamily construction is not relevant in most of the town, it is a potential on school facilities. According to housing developers in San Mateo County, construction costs for multi-unit buildings vary based on the form of parking (structured vs. surface) in addition to other environmental factors such as topography, pre-existing structures etc. For a larger, multi-unit building, costs can vary from \$185,000/unit to as high as \$316,000/unit. The cost per square foot ranges from \$172-\$200.

For the least expensive production single-family homes, the cost of preparing the vacant land is around \$100,000/lot, and the cost of construction is approximately \$145/sf. For more expensive, custom homes, however, the construction costs can be higher than \$435/sf. In general, soft costs add another approximate third to the subtotal. Such costs are not particularly higher in Atherton than in other surrounding jurisdictions.

3.423 Mortgage Financing Availability

Until mid-2008, home mortgage financing was readily available at attractive rates throughout San Mateo County and California. Rates vary, but ranged around 6.25 percent to seven percent from 2006-2008 for a 30 year fixed rate loan (HSH Associates Financial Publishers). However, rates have been as high as ten or 12 percent in the last decade.

As part of the aftermath of the subprime crisis in 2008, interest rates are very low. In San Mateo County, rates range from 4.0-4.5 percent for a fixed-rate, 30-year mortgage. One remaining challenge is that many mortgages in San Mateo County are for more than \$417,000, meaning they qualify as jumbo loans and often have higher interest rates.

The data in the table below is from the Home Mortgage Disclosure Act (HMDA) and represents loan applications in 2012 for of one- to four-unit properties, as well as manufactured homes. More than 65 percent of the loan applications were filed by households earning above a moderate income (greater than 120 percent of AMI). Moderate income households (80-120 percent of AMI) represented 18 percent of loan applicants, low income households (50-80 percent of AMI) represent 12 percent, and very low income households (less than 50 percent of AMI) only 4 percent. Almost 75 percent of all loans were approved and accepted by the applicants, and 10 percent were denied. Above moderate-income households had the highest rates of approval of any group. Loan approval rates have improved since the subprime crisis.

TABLE HE-9: LOAN APPROVAL**Disposition of Applications for Conventional Home Purchase Loans (2012)**

Income Level	number of loan app	% of all loans	% of loans originated	% of loan app denied	% other*
Less than 50% AMI (Very Low Income)	700	4%	57%	22%	21%
50-80% AMI (Low Income)	1,968	12%	67%	14%	20%
80-120% AMI (Moderate Income)	3,017	18%	73%	11%	17%
120%+	11,381	67%	76%	8%	16%
All	17,066	100%	74%	10%	17%

source HMDA Data, 2012 for San Francisco-San Mateo-Redwood City MSA

* includes loans applications approved but not accepted, loan applications withdrawn, and incomplete files

3.424 Construction Financing Availability

Construction loans for new housing are more difficult to secure in the current market than in past years. In past years, lenders would provide up to 80 percent of the cost of new construction (loan to value ratio). In recent years, due to market conditions and government regulations, banks require larger investments by the builder.

Due to Federal and state budget cuts, affordable housing developers have had a much harder time securing funding. Since 2009, the Federal Government has cut programs such as Community Development Block Grants, HOME, and HOPE VI funding by 27-50 percent (ABAG). Traditionally, these programs have been a large source of affordable housing funds. In addition to Federal cuts, the State dissolved Redevelopment agencies in 2012, leaving San Mateo County with a loss of \$25.5 million in funds for affordable housing

3.500 REVIEW AND EVALUATION OF THE 2007-2014 HOUSING ELEMENT

3.510 Effectiveness of the Element

A detailed analysis of the goals, objectives, policies and programs contained in the 2007-2014 Housing Element Update is presented in the table below.

3.520 Progress in Implementation

A comparison of the number of projected or planned housing units (i.e. 2007-2014 Housing Need Allocation) with what was actually achieved is summarized in Table H-2 below.


TABLE HE-10: PROGRESS IN IMPLEMENTATION

2007-2014 Actual RHNA Achievement					
Income Group	2007-2014 Allocation	Private Construction	Second Dwelling Unit Program	Total	Met (M), Exceeded (E), or Fell Short (S) of Goal
Very Low	19	2	19	21	M
Low	14	-	-	0	S
Moderate	16	-	-	0	S
Above Moderate	34	-11	-	-11	S
Totals	83	-9	19	10	S

The construction of new Above Moderate market rate housing fell short of the 34 unit objective. Although 171 new market rate units were constructed in Atherton between 2007 and 2013, 190 existing units were demolished to accommodate the new units. Therefore, the housing stock declined by nineteen units during the planning period.

During the Planning Period it was anticipated that new housing would be constructed at Menlo School and Menlo College. A net of eleven new faculty units affordable to very low and moderate income households were planned at Menlo School and 79 new units affordable to lower income and moderate income households were planned at Menlo College. Although the plans for these units remain on the Master Plans for these institutions there were insufficient funds available to construct them during the Planning Period. It is recommended that this program be carried forward to the 2014-2022 Planning Period. Two very low income units were privately constructed at Sacred Heart Schools during the 2007-2014 Planning Period.

During the Planning Period, 19 new Second Dwelling Units received permits. A survey of second units in the Town has shown that all are affordable to low income



households (with 60% affordable to extremely low income households).⁸ The objective was construction of 57 Second Dwelling Units. During the Planning Period many constraints on the construction of Secondary Dwelling Units were removed.

The Town supports the Shared Housing Program sponsored by HIP Housing, a San Mateo County non-profit organization that helps match people or households seeking affordable housing with owners of housing who are interested in renting or sharing space in their home. One placement was made in Atherton in a unit affordable to low income households during the Planning Period. However, because the shared housing program does not create new dwelling units, the unit is not shown in the table above.

3.530 Appropriateness of Goals, Objectives and Policies

The goals, objectives, policies and programs, which are new or revised and are appropriate for use in the 2014-2022 Planning Period, are shown in Table HIV-3.

⁸ Based on results contained in the study: *Affordability of Second Dwelling Units in San Mateo County*, 21 Elements: San Mateo Countywide Housing Element Update April, 2014 and on the study *Atherton Second Unit Survey*, December 2008.

**Housing Element
Program Name/Number**

Program Description and Objective

Timeframe and Achievements

**Program Evaluation and
Recommendation**

3.810 New Construction, Conservation, and Rehabilitation

3.811	New Construction of Above Moderate Units	Continue to facilitate and expedite the development of new above moderate income housing units in order to achieve the construction of <i>net</i> 5 new above moderate income units.	(2007-13) A net of 19 units were lost during this period. Market has limited construction to reconstruct 1 unit for each demolished unit.	Objective not met.
3.812	New Construction of Affordable Units	<i>See Actions 3.812A through 3.812F below.</i>	(2007-13) 21 new 2nd Units were constructed during this time frame. Construction increased as a result of zoning ordinance changes. (Applies to Programs 3.812A - 3.812D)	Objective met. This program has been effective in providing housing for lower income families and individuals. Recommend continuance.
3.812A	Internal Living Units	To increase housing options for extremely low income households, amend the zoning ordinance to permit Internal Living Units that may include all three kitchen elements (stove, sink, and refrigerator) to meet the definition of Second Dwelling Units. (Timeframe - by June 30, 2010)	Zoning Ordinance was amended 12/2010 to permit Internal Living Units that may include all three kitchen elements and to meet the definition of Second Dwelling Units.	Objective met. This program has been effective in providing housing for lower income families and individuals. Recommend continuance.
3.812B	Second Dwelling Unit Zoning Amendments	By June 30, 2010, amend the zoning ordinance to expand the allowable size of second units, allow attached and detached second units, exempt floor area of second units from the allowed floor area for the lot (with conditions), eliminate the minimum lot size provisions for second units, and waive building permit fees for second units.	(2009) Zoning Ordinance was amended 12/2010 to expand the allowable size of second units, allow attached and detached second units, exempt floor area of second units from the allowed floor area for the lot (with conditions), eliminate the minimum lot size provisions for second units, and waive building permit fees for second units.	Objective met. This program has been effective in providing housing for lower income families and individuals. Recommend continuance.

3.812C	Second Dwelling Unit Promotion	In order to achieve the construction of 57 new extremely and very low income Second Dwelling Units by January 1, 2014, encourage homeowners and developers to include Second Dwelling Units in existing or new homes by providing regulatory concessions related to size, floor area, and yard encroachment and permit fee waivers. Conduct a biannual evaluation of the success of the second unit-strategy for providing lower income housing.	(2009-13) Zoning Ordinance was amended 12/2010 to encourage homeowners and developers to include Second Dwelling Units in existing or new homes by providing regulatory concessions related to size, floor area, and yard encroachment and permit fee waivers. The biannual evaluations revealed an average of 6-7 new 2nd Units constructed each year after Zoning Ordinance amendment and gradually increasing each year. This rate favorably compares to the objective of 6-10 new 2nd Units per year in the Housing Element	Objective is being met, no changes to Ordinance are recommended. This program has been effective in providing housing for lower income families and individuals. Recommend continuance.
3.812D	Faculty and Student Housing	Annually, at the time for review of their master plans, work with private schools to facilitate development of affordable, multifamily faculty, student, and staff housing on their properties. By January 1, 2014, achieve the construction of 11 new faculty units at Menlo School, 79 new faculty and student units at Menlo College, and 2 new staff units at Sacred Heart in the extremely and very low income categories.	(2007-13) The Town has annually worked private schools to facilitate development of affordable, multifamily faculty, student, and staff housing on their properties. By January 1, 2014, the schools were unable to achieve their goals due, in part to unavailability of funds. However, the construction of 2 new staff units at Sacred Heart in the extremely and very low income categories was accomplished.	Objective partially met. Recommend that Town continue to work with private schools to meet objectives.
3.812E	School Master Plan Affordable Housing Review Procedures	By June 30, 2010, amend the zoning ordinance to provide that in PFS zones where an accepted-for-filing School Master Plan includes multifamily housing that could accommodate very low and low income households, the Conditional Use Procedure will be replaced with a public hearing and review process that focuses on the design of the project but, in no case, shall result in the denial of the use.	(2007-13) Zoning Ordinance was amended 12/2010 to provide that in PFS zones where an accepted-for-filing School Master Plan includes multifamily housing that could accommodate very low and low income households, the Conditional Use Procedure was replaced with a public hearing and review process that focuses on the design of the project but does not result in the denial of the use.	Objective met.
3.812F	Other Affordable Housing Actions	Within one year of Housing Element adoption, initiate communications with agencies and developers of affordable housing about the availability of affordable housing resources. In order to achieve the construction of 119 new affordable housing units by January 1, 2014, offer expedited planning and building processing through contract plan checking services and support	Element was adopted 8/18/10. Within one year of Housing Element adoption, communications were initiated with agencies and developers of affordable housing about the availability of affordable housing resources. In order to achieve the construction of 119 new affordable housing units by January 1, 2014, expedited planning and building processing were offered through contract plan checking services and support for	Objective met. Recommend that Town maintain contacts with agencies and developers of affordable housing and continue to offer expedited planning and building processing for affordable housing projects.

for funding applications to facilitate affordable housing construction.

funding applications to facilitate affordable housing construction.

3.813	Conservation and Rehabilitation of Existing Units	Continue to facilitate and expedite the rehabilitation and reconstruction of existing housing through improved review times and project assistance.	(2007-13) Between 50 and 100 permits issued each year for improvement, rehabilitation and conservation of existing units.	Objective met. Recommend continued implementation.
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3.820 Special Housing Needs

3.821	Seniors	<i>See Actions 3.821A through 3.821C below.</i>		
3.821A	Residential Care Facilities	By June 30, 2010, to ensure consistency with State Law, amend the zoning ordinance to state that a residential care facility is a residential use and must be permitted wherever residential uses are allowed, specifically in the R-1A and R-1B zones.	Zoning Ordinance was amended in 12/2010 to state that a residential care facility is a residential use and must be permitted wherever residential uses are allowed, specifically in the R-1A and R-1B zones.	Objective met. Recommend program continuance.
3.821B	Home Repairs Assistance	Publicize at Town Hall and in the Town's newsletter home repairs assistance programs offered by Senior Centers in the County and the County's Home Repair Program.	(2007-14) Handouts provided at Town Hall publicizing repairs assistance programs offered by Senior Centers in the County and the County's Home Repair Program. Publication in Town's newsletter was not accomplished. Program publicized on Town website in lieu of in newsletter.	Objective met. Recommend program continuance.
3.821C	Property Tax Postponement Program	Continue to support the County's Property Tax Postponement Program to support seniors in staying in their homes. Publicize the program at Town Hall and in the Town newsletter.	(2007-14) City Council's declaration of support of the County's Property Tax Postponement Program stated in adopted Housing Element. Handouts provided at Town Hall publicizing the program. Program publicized on Town website in lieu of in newsletter.	Objective met. Recommend program continuance.
3.822	Disable Persons	<i>See Actions 3.822A through 3.822C below.</i>		

3.822A	ADA Compliance	Continue to review new residential developments and major remodels for ADA compliance.	(2007-14) Building Department on-going program.	Objective met. Recommend program continuance.
3.822B	County Housing Accessibility for Disabled Persons Program	Continue to support the program, direct inquiries for house modifications for the disabled to the program, and publicize the program at Town Hall and through the Town's newsletter.	(2007-14) City Council's declaration of support of the County Housing Accessibility for Disabled Persons Program stated in the adopted Housing Element. Building and Planning Dept. staff directs inquiries for house modifications for the disabled to the program. Handouts provided at Town Hall publicizing the program. Program publicized on Town website in lieu of in newsletter.	Objective met. Recommend program continuance.
3.822C	Removal of Constraints	By June 30, 2011, assess whether the zoning ordinance constrains development of housing for persons with disabilities, and amend the ordinance as necessary to expedite retrofit efforts and require new developments to comply with the ADA. Provide adequate flexibility in the development of housing for persons with disabilities.	(8/10 - 6/30/11) Assessment completed by Planning Dept. It was determined that the zoning ordinance does not constrain development of housing for persons with disabilities, therefore no ordinance amendments were necessary.	Objective met. Recommend program continuance.
3.823	Equal Housing Opportunity	Refer housing discrimination complaints to Midpeninsula Citizens for Fair Housing. Disseminate fair housing information at various sites and through the Town newsletter.	(2007-14) Planning Dept. and City Attorney's Office on-going program. Fair Housing information available at Planning Dept. and City Attorney's office. Program publicized on Town website in lieu of in newsletter.	Objective met. Recommend program continuance.
3.824	Emergency Shelters, Transitional and Supportive Housing	<i>See Actions 3.824A and 3.824B below.</i>		
3.824A	Emergency Shelters	By June 30, 2010, to comply with Senate Bill 2 requirements, amend the Public Facilities and Schools zoning district to allow emergency shelters as a non-conditional use when located within the Town Civic Center property. Shelters will be subject to the same standards as other uses in the zone.	(By June 30, 2010) Zone established with zoning ordinance amendment 12/2010.	Objective met.
3.824B	Supportive and Transitional Housing	By June 30, 2010, amend the zoning ordinance to state that any use is permitted if required by State Law. Supportive and transitional housing will be permitted in the R-1A and R-1B zones and only require the	(By June 30, 2010) Zone established with zoning ordinance amendment 12/2010.	Objective met.

same permits and approvals as any other residential development.

3.830 Consistency with State Requirements

3.831	Energy Conservation	<i>See Actions 3.831A through 3.831C below.</i>		
3.831A	Title 24 Compliance	Continue to require Title 24 compliance, and disseminate information on other agency's energy conservation programs, such as PG&E's solar subsidy program and energy audits.	(2007-14) Building Dept. continues to require Title 24 compliance, and disseminate information on other agency's energy conservation programs, such as PG&E's solar subsidy program and energy audits.	Objective met. Recommend program continuance.
3.831B	Green Building	By June 30, 2011, consider adopting "green building" polices as part of the General Plan and incorporating "green building" provisions in the building code.	(By June 30, 2010) City Council adopted the State Green Building Ordinance on 1/1/2011. The Town adopted the basic mandatory provisions of the Code. The ordinance was updated 1/1/2014.	Objective met. Recommend program continuance.
3.831C	Energy Conservation Promotion	Continue to promote energy conservation through energy audits, participation in PG&E and Cal Water programs, and encouraging conservation retrofits.	(2007-14) Building Dept. and Public Works Dept. continues to promote energy conservation through energy audits, participation in PG&E and Cal Water programs, and encouraging conservation retrofits.	Objective met. Recommend program continuance.
3.832	Mobile and Manufactured Homes	By June 30, 2010, amend the zoning ordinance to clarify that "manufactured housing" is allowed, subject only to the same development standards that apply to conventional single family housing.	(By June 30, 2010) Zone established with zoning ordinance amendment 12/2010.	Objective met.

3.840 Other Housing Programs

3.841	Shared Housing	Continue to support and publicize the Human Investment Project's Shared Housing Program, with the goal of 1-2 home-share matches per year.	One renter has been placed in one Atherton home. Address is confidential.	Objective met. Recommend program continuance.
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3.600 HOUSING GOALS, QUANTIFIED OBJECTIVES AND POLICES

This section contains the Housing Goals, Quantified Objectives and Polices of the Town. These goals, objectives and polices will be implemented by the Housing Programs described in Section 3.800 of this Element.

3.610 **GOAL:** FACILITATE THE PRIVATE DEVELOPMENT OF HOUSING TO MEET A PORTION OF THE ABOVE MODERATE INCOME HOUSING NEED IDENTIFIED FOR ATHERTON

3.611 **OBJECTIVES**

A. Realize the construction of approximately 3 net new housing units in the above-moderate income category in Atherton from 2014-2022.

3.612 **POLICIES**

A. Within the limitations of the private housing market the Town shall work with private developers to encourage new housing development.

3.620 **GOAL:** USE SECOND DWELLING UNITS TO MEET A SUBSTANTIAL PORTION OF THE TOWN'S MODERATE TO VERY LOW INCOME HOUSING NEED.

3.621 **OBJECTIVES**

A. Realize the construction of 40 new second dwelling units planned for occupancy by moderate to extremely low income households in Atherton from 2014-2022

3.622 **POLICIES**

- a. Actively promote the Second Dwelling Unit provision of the Atherton Zoning Ordinance by encouraging homeowners and developers to include attached or detached Second Dwelling Units in existing or new homes..

3.630 **GOAL:** FACILITATE THE DEVELOPMENT OF FACULTY AND STUDENT HOUSING ON SCHOOL CAMPUSES TO MEET A PORTION OF THE MODERATE AND VERY LOW INCOME HOUSING NEED IDENTIFIED FOR ATHERTON

3.631 **OBJECTIVES**

A. Encourage the construction of 27 new faculty housing units and 63 new student housing units with kitchens at private schools in the moderate to very low income categories in Atherton from 2007-2014.

3.632 **POLICIES**

A. Encourage schools in Atherton to provide affordable faculty, staff and student housing on their campuses.

3.640 **GOAL:** PROMOTE PRIVATE EFFORTS TO CONSERVE AND IMPROVE ATHERTON'S EXISTING HOUSING SUPPLY.

3.641 **OBJECTIVES**

A. Promote the improvement, maintenance and enhancement of the existing housing stock through ongoing private and public rehabilitation efforts, with the objective of processing 1,000 applications for rehabilitation and home improvement between 2014 and 2022.

B. Obtain support from local lending institutions to provide loans for property improvement.

3.642 **POLICIES**

A. The Town shall promote conservation and improvement of the condition of its existing affordable housing stock with the goal of conserving all existing affordable units.

3.650 **GOAL:** ENCOURAGE SPECIAL CONSIDERATION TO THE MAINTENANCE AND EXPANSION OF HOUSING OPPORTUNITIES FOR HANDICAPPED AND LOW AND MODERATE INCOME AND HOMELESS PERSONS

3.651 OBJECTIVES

- A. Enforce uniform building code regulations regarding provision of access for handicapped in residential structures, where applicable.
- B. Support the conservation and development of affordable housing for citizens of modest means.

3.652 POLICIES

- A. The Town shall continue to enforce the uniform building code regulations regarding provision of handicapped access in residential structures.
- B. The Town shall continue to encourage the production and availability of more affordable housing through the development of new second dwelling units, internal living units, and private school faculty and student housing.
- C. The Town shall cooperate with agencies providing emergency shelter, transitional and supportive housing for the homeless and those in crisis.

3.660 GOAL: MEET THE NEEDS OF SENIORS ,IN LIGHT OF THE PENDING GROWTH OF THIS POPULATOIN IN SAN MATEO COUNTY.

3.661 OBJECTIVES

- A. Enforce uniform building code regulations regarding provision of access for handicapped in residential structures, where applicable.
- B. Support the conservation and development of affordable housing for seniors with lower incomes.
- C. Encourage policies that enable Seniors to “age in place” as much as possible.
- D. Continue to encourage the development of second units, which can provide an affordable option for Seniors.
- E. Identify and prioritize steps that Atherton can take to meet the needs of seniors.

3.662 POLICIES

- A. The Town will create a Plan to meet the needs of the growing senior population.

3.670 GOAL: CONTINUE TO PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, SEX, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN OR COLOR

3.671 OBJECTIVES

- A. Eliminate discrimination in housing to the extent feasible through Town actions.

3.672 POLICIES

- A. The Town shall actively support housing opportunities for all persons regardless of race, sex, marital status, ancestry, national origin or color.

Estimate of New, Rehabilitated, and Conserved Units (2007-2014)

	New Construction	Rehabilitation	Conservation
Ext Low	31	n/a	n/a
Very Low	31	n/a	n/a
Low	31	n/a	n/a
Moderate	37	n/a	n/a
Above Moderate	3	n/a	n/a
Totals	133	n/a	n/a

3.700 HOUSING PROGRAMS

This section contains Atherton's Housing Programs for the Planning Period 2014 – 2022.

3.710 New Construction, Conservation and Rehabilitation

3.711 New Construction of Above Moderate Units

- a. Continue to facilitate and expedite the development of new above moderate income housing units. An average of 24 new homes in this income category is constructed in Atherton each year. However an almost equal number of homes are demolished. It is projected that a net of 3 additional homes in the above moderate income category will be constructed during the 2014-2022 Planning Period.

Time frame for implementation: Ongoing (Long-term Action)

Agency/Official responsible for implementation: Building Department

Proposed Measurable Outcomes: Construction of net 3 new above moderated income dwelling units.

Funding Sources: General Fund, Building Department Budget

3.712 New Construction of Affordable Units

In 2010, the Town amended the Zoning Ordinance to encourage the development of second units by removing constraints on the development of secondary units, and to providing other incentives, such as fee permit waivers. Since 2010, 5-8 second units have been built annually. The Town predicts the development of 40 new second units (5/year, for 8 years) over the next planning period. The Town expects that these units will be equally divided between extremely low, very low, low and moderate income categories.

- a. Every two years the Town will conduct an affordability survey to evaluate the effectiveness of the second-unit strategy in addressing the housing needs of lower income households. Conduct the survey in January so updated affordability can be incorporated into annual Housing Element progress report. After each survey, evaluate success and identify additional actions the Town can take if the program is not meeting its goals.

Time frame for implementation: January 2016, 2018, 2020 and 2022

Agency/Official responsible for implementation: Planning Commission/Town Planner

Proposed Measurable Outcomes: 3-4 new second units annually in the extremely low and very low income categories.

Funding Sources: General Fund, Planning Department Budget

- b.** Work and cooperate with Menlo School, Menlo College and Sacred Heart to facilitate development of affordable faculty, student and staff housing on school properties, and provide incentives for development through and expedited review process. Town Staff will contact each institution annually at the time for review of its Master Plan in order to work with the school to facilitate multifamily development on their campuses.

The Oakwood Community at Sacred Heart Schools is currently developed with housing for the retired religious in a "single room occupancy" style. These units are all affordable to extremely low income households. Should demand warrant the Oakwood Community could be expanded. The surrounding area is landscaped and used for visual and passive recreation purposes. The existing uses would not impede development of additional residential space consistent with the character and income category of the Oakwood Community. No new program is necessary to allow such expansion.

Program 3.712c. involves regulatory concessions to facilitate development of multifamily housing at private schools in Atherton. The rental structure of this new housing will be similar to that of existing housing at these institutions according to the school representatives. It is anticipated that about 1/3 of the new units will be rented at rates affordable to extremely low income households. Therefore, implementation of this program will assist in the development of a variety of housing types to meet the housing needs of extremely low income households.

Time frame for implementation: Annual contact through Planning Period
Timeframe for implementation: January 2019 (Long-term Action)

Agency/Official responsible for implementation: Planning Department and Building Department

Proposed Measurable Outcomes: Construction of 11 new faculty units at Menlo School, 79 new faculty and student units at Menlo College in the extremely low to very low income category by January 1, 2022.

- c. Continue to maintain contacts with agencies and developers of affordable housing in the mid-peninsula area in order to consult about resources that might be available to and from the Town for affordable housing. Contacts exist with agencies such as the San Mateo County Department of Housing and Community Development, non-profit developers such as MidPen Housing, Bridge Housing and Habitat for Humanity. The Town offers expedited planning and building processing through use of contract plan checking services and support for applications for funding.

Time frame for implementation: 2020 or Ongoing (Long-term Action)

Agency/Official responsible for implementation: Planning Department and Building Department

Proposed Measurable Outcomes: Units counted above.

3.713 Conservation and Rehabilitation of Existing Units

- a. Continue to facilitate and expedite the rehabilitation and reconstruction of existing residential units. The prompt processing of subdivision, planning review and building permit issuance has resulted in average review times that are some of the most reasonable in San Mateo County. The Town will continue to assist the property owners and development community in the housing development, conservation and rehabilitation process.

Time frame for implementation: Ongoing (Long-term Action)

Agency/Official responsible for implementation: Planning and Building Departments

Proposed Measurable Outcomes: N/A

Funding Sources: General Fund, Planning and Building Department Budgets

3.720 Special Housing Needs

3.721 Seniors

- a. Continue to facilitate the provision of board and care opportunities, particularly for seniors, some of whom may be longtime Atherton residents who can no longer remain in their homes and who wish to continue living in Atherton. State law provides that a residential care

facility (defined as a facility serving six or fewer persons) is a residential use and must be permitted wherever residential uses are allowed.

Time frame for implementation: Ongoing (Long-term Action)

Agency/Official responsible for implementation: Planning Department

Proposed Measurable Outcomes: N/A

Funding Sources: General Fund, Planning Department Budget

- b. The Town will continue to provide information at Town Hall regarding the numerous Senior Centers in San Mateo County that offer assistance in home repairs. Some of these programs offer subsidized services and others maintain a list of skilled workers who charge below market rates. The information also includes San Mateo County's Home Repair Program to assist low and moderate homeowners in rehabilitating their residences. The Town will occasionally publicize the availability of these services in the Town newsletter.

Time frame for implementation: Ongoing (Long-term Action)

Agency/Official responsible for implementation: Planning Department

Proposed Measurable Outcomes: N/A

Funding Sources: General Fund, Planning Department Budget

- c. The Town will continue to support the County Property Tax Postponement Program, which provides seniors with a means of postponing property tax payment. This program has the benefit of extending the length of time they can remain in their homes. Inquiries will be directed to the County Tax Collector's Office and information regarding the program will be available at Town Hall and occasionally publicized in the Town's newsletter.
- d. The Town will create a plan to meet the needs of the growing senior population, which will double over the next decade and a half. The vast majority of seniors want to age in place, or remain in their current home or in their community as long as possible. Older seniors may have mobility limitations or may not be able to drive. These factors present unique challenges in Atherton. The best way to identify the necessary changes to ensure that Atherton is senior friendly is to conduct a thoughtful process, receiving input from various stakeholders and then identifying the policies and programs which are right for Atherton.

Time frame for Implementation: January 2017 (Short-Term Action)

Agency/Official responsible for implementation: Planning Department

Proposed Measurable Outcomes: Senior Friendly Atherton Plan

Funding Sources: General Fund, Planning Department Budget

3.722 **Disabled and Developmentally Delayed Persons**

- a.** Continue to review new residential developments and major remodels for compliance with the Americans with Disabilities Act (ADA).

Time frame for implementation: Ongoing (Long-term Action)

Agency/Official responsible for implementation: Building Department

Proposed Measurable Outcomes: N/A

Funding Sources: General Fund, Building Department Budget

- b.** Continue to support the County Housing Accessibility for Disabled Persons program at the Center for the Independence of the Disabled. The Town will direct inquiries for house modifications for the disabled to the County program. Public information regarding the program will be available at Town Hall and occasionally publicized in the Town's newsletter.

Time frame for implementation: Ongoing (Long-term Action)

Agency/Official responsible for implementation: Planning Department

Proposed Measurable Outcomes: N/A

Funding Sources: General Fund, Planning Department Budget

- c.** Work with the Golden Gate regional center to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops.

Time frame for implementation: Development of Outreach Program by 2016

Agency/Official responsible for implementation: Planning Department

Proposed Measurable Outcomes: N/A

Funding Sources: General Fund, Planning Department Budget

3.723 Equal Housing Opportunity

- a.** Refer complaints of discrimination in housing access based on race, religion, national origin, age, sex, marital status or physical handicap, and other arbitrary barriers that prevent choice of housing to groups such as the Project Sentinel. The Town will disseminate fair housing information at Town Hall, the Atherton Library, and the Permit Center. In addition, an article containing fair housing information will be published annually in The Athertonian, a Town newsletter that is mailed to all residents in Town.

Time frame for implementation: Article to be printed annually. Other activities ongoing (Long-term Action)

Agency/Official responsible for implementation: Planning Department

Proposed Measurable Outcomes: N/A

Funding Sources: General Fund, Planning Department Budget

3.724 Emergency Shelters, Transitional and Supportive Housing

- a.** Continue to support the possibility of Emergency Shelters, Transitional Housing, and Supportive Housing in Atherton

Timeframe for implementation: Ongoing

Agency/Official responsible for implementation: Planning Department

Funding Sources: N/A

3.730 Consistency with State Requirements

3.731 Energy Conservation

- a.** Continue to require compliance with Title 24 of the State's Building regulations. In addition, disseminate energy conservation information available from other agencies, such as PG&E's solar subsidy program and energy audits.

Time frame for implementation: Ongoing (Long-term Action)

Agency/Official responsible for implementation: Building Department

Proposed Measurable Outcomes: N/A

Funding Sources: General Fund, Building Department Budget

- b.** Continue to support Green Building in Atherton through upholding the Green Building Ordinance.

Time frame for implementation: Ongoing

Agency/Official responsible for implementation: Building Department

Proposed Measurable Outcomes: N/A

Funding Sources: General Fund, Building Department Budget

- c.** Continue to promote energy conservation through energy audits, participation in PG&E and Cal Water programs and encouraging energy conserving retrofits in homes.

Time frame for implementation: Ongoing (Long-term Action)

Agency/Official responsible for implementation: Building Department

Proposed Measurable Outcomes: N/A

Funding Sources: General Fund, Building Department Budget

- d.** Ensure that the City is in compliance with State Health and Safety Code Sections 17021.5, which concerns employee housing that serves six or fewer employees.

Time frame for implementation: 2018

Agency/Official responsible for implementation: Planning Department

Proposed Measurable Outcomes: N/A

Funding Sources: General Fund

3.740 Other Housing Programs

3.741 Shared Housing

-
- a.** The Town will continue to support the Human Investment Program (HIP), a non-profit organization that matches people needing housing and people owning a home who desire additional income and/or companionship. The Town will make information about the Home Sharing program available at Town Hall and will publicize the effort through the Town's newsletter. (Home sharing does not count toward the Town's Housing Needs Allocation.)

Time frame for implementation: Ongoing (Long-term Action)

Agency/Official responsible for implementation: Planning Department

Proposed Measurable Outcomes: 1 - 2 home-share matches each year

Funding Sources: General Fund, Planning Department Budget

Quantified Objectives

	New Construction	Rehabilitation	Conservation/ Preservation
Ext Low Income	31	5	n/a
Very Low Income	31	2	n/a
Low Income	31	3	n/a
Moderate Income	37	1	n/a
Above Mod Income	3	49	n/a

New construction represents Menlo College, Menlo School and Second Units. Rehabilitation based on an average of 60 permits per year and allocated based on US Census household income estimates.

3.800

EFFORTS TO ACHIEVE PUBLIC PARTICIPATION

Extensive public participation is an essential component to the housing element update process. During this Planning Period, Atherton has made a major effort to involve current and potential beneficiaries of housing programs and services and their advocates (e.g. lower-income representatives, tenants of affordable complexes groups targeted for special housing needs consideration, community based organizations, health and human service providers, homeless shelter and service providers) in the update process. Various community stakeholders including neighborhood leaders, local businesses, employers and environmentalists have been invited to participate. The participation of development professionals including local builders, for- and non-profit developers, architects, trade labor unions, realtors, mortgage bankers and brokers, area lenders, and others has been requested.

Atherton participated in the 21 Elements-coordinated outreach activities from October 2013-April 2014. 21 Elements facilitated four panel presentations and discussion with advocates representing people with developmental disabilities and other special needs, affordable housing developers and advocates, and funders. The panelists discussed their perspective on the unique housing needs of San Mateo County, and provided some policy suggestions.

The process was started with a public meeting in the evening on November 19, 2013. Approximately 12 community members attended. Key lessons from the meeting were that senior housing is an important topic for residents. Many residents feel passionately that they want to continue to live in Atherton as they age. Some are worried that their current houses do not meet their needs and are looking for options to stay.

Additionally, there was a Planning Commission meeting on August 27th, 2014. The workshop focused on State housing element statutory requirements and strategies for compliance. Current and potential beneficiaries of housing programs and services, community stakeholders and development professionals were invited to attend and participate. Notice was also mailed to every Town resident and a notice was published in The Almanac, the local newspaper of general circulation in Atherton.

Over 40 housing organizations and individuals were sent specific invitations to the community meeting on the Housing Element Update as well as to Planning Commission and City Council meetings. Examples of organizations that represent and serve lower income households include MidPen Housing, Habitat for Humanity (Peninsula Affiliate), InnVision Shelter Network, La Raza Centro Legal and the Housing

Leadership Council of San Mateo County. Community meetings were taped and detailed minutes were kept. Suggestions were analyzed and, where appropriate and relevant, were incorporated into the draft element.

Copies of a summary of the draft were circulated to and comments requested from local citizens, affordable housing advocates and other interested parties. The draft was available upon request. The distribution list included:

- Mid-Peninsula Housing Coalition
- Human Investment Project
- Housing Leadership Council
- Center for the Independence of the Disabled
- Samaritan House
- Peninsula Policy Partnership—Housing Action Team
- C.A.L.L. Primrose Center
- Shelter Network
- C/CAG (City/County Association of Governments)
- SAMCAR (San Mateo County Association of Realtors)

In addition, the draft summary and public hearing information was disseminated in the following ways:

- An article was published in the Athertonian, a Town sponsored newsletter that is mailed to every household in Atherton describing the Element and inviting residents to Planning Commission and City Council public hearings.
- Press Release- a press release went to all local newspapers
- Letters of invitation to all housing-related institutions that the Town has worked with such as Shelter Network, Samaritan House, Human Investment Project, C.A.L.L. Primrose Center, SAMCEDA, Mid-Peninsula Housing Coalition, Center for the Independence of the Disabled, and Housing Leadership Council.
- Posting in City Hall
- Mailing to the City Council and Planning Commission
- Mailing to the school district
- Distributed to the Police Department

In addition to the meetings described above, the Town held noticed public hearings on the draft Update on September 16, 2014. At the conclusion of the hearings the Planning Commission recommended that the City Council forward the Draft Housing Element to the California Department of Housing and Community Development for review and comment. City Council held a public hearing on October 15th and authorized the Housing Element to be sent to the Department of Housing and Community Development. Planning Commission reviewed the document on February 25th, 2015 and recommended that City Council adopt it. City Council held a hearing on March 18th, adopted the Housing Element, and directed that a copy be sent to HCD for certification.

Encouraging the community and organizations and service providers representing lower income households is important in developing, adopting and implementing an effective housing element. The Town will continue to engage the community through the adoption of the housing element, by making revisions available with sufficient notice to comment and considering and incorporating comments, where appropriate.

Appendix- Complete Housing Needs Analysis

Income Categories

The U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) use household income categories to help standardize analysis of housing needs. The income categories are summarized below and are based on a household's percentage of San Mateo County's Area Median Income (AMI).

Income Category Definitions	
Extremely Low	Below 30% of area median income
Very Low	30%-50% of area median income
Low	50%-80% of area median income
Moderate	80%-120% of area median income
Above Moderate	Above 120% of area median income

HCD uses these categories, sometimes with minor adjustments, to establish the annual income limits for San Mateo County, as shown in the table below.

San Mateo County Income Limits (2013)					
Income Category	Number of Persons Per Household (Maximum Income)				
	1	2	3	4	5
Extremely Low	\$23,750	\$27,150	\$30,550	\$33,950	\$36,650
Very Low	\$39,600	\$42,250	\$50,900	\$56,550	\$61,050
Lower Income	\$63,350	\$72,400	\$81,450	\$90,500	\$97,700
Median Income	\$72,100	\$82,400	\$92,700	\$103,000	\$111,250
Moderate Income	\$86,500	\$98,900	\$111,250	\$123,600	\$133,500

Source: HCD State Income Limits 2013 and State CDBG and HOME Income Limits also available at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>

General Demographics and Projections

According to California Department of Finance (DOF) estimates, Atherton had a January 2013 population of 6,893 residents. The most recent census estimates are from July 2012, and show a population for Atherton of 6,914 residents. According to census data, Atherton shrunk by four percent from 2000 to 2010. However, the Association of Bay Area Governments predicts Atherton will grow more rapidly over the next decade, reaching a total of 7,600 in 2020 and remaining at 7,600 through 2030.¹ Population projections provide a snapshot of future trends based on assumptions about development capacity, demographic changes and economic conditions. Population counts, estimates and projections are shown in the table below.

San Mateo County and Cities Population Change (2000-2030)

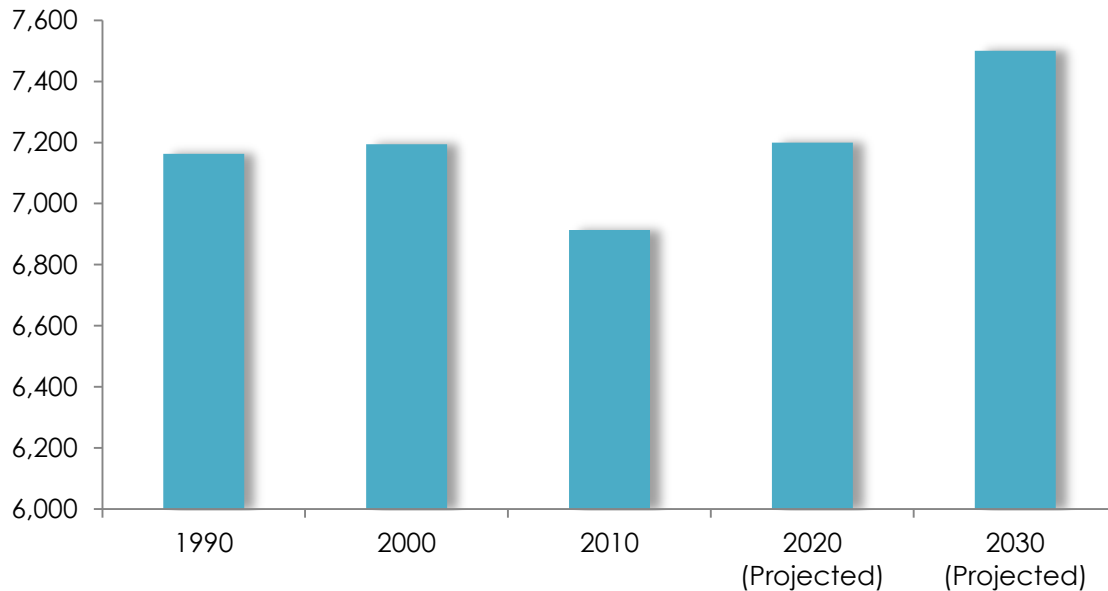
	2000	2010	Estimated Population 2013	Projected Population 2030	Projected Change 2010-2030
Atherton	7,194	6,914	6,893	7,500	8%
Belmont	25,123	25,835	26,316	28,200	9%
Brisbane	3,597	4,282	4,379	4,800	12%
Burlingame	28,158	28,806	29,426	34,800	21%
Colma	1,187	1,454	1,458	2,000	38%
Daly City	103,625	101,072	103,347	113,700	12%
East Palo Alto	29,506	28,155	28,675	33,200	18%
Foster City	28,803	30,567	31,120	32,700	7%
Half Moon Bay	11,842	11,324	11,581	12,200	8%
Hillsborough	10,825	10,825	11,115	11,600	7%
Menlo Park	30,785	32,026	32,679	35,800	12%
Millbrae	20,718	21,532	22,228	27,100	26%
Pacifica	38,390	37,234	37,948	39,200	5%
Portola Valley	4,462	4,353	4,448	4,700	8%
Redwood City	75,402	76,815	79,074	91,900	20%
San Bruno	40,165	41,114	42,828	51,100	24%
San Carlos	27,718	28,406	28,931	31,900	12%
San Mateo	92,482	97,207	99,061	115,400	19%
South San Francisco	60,552	63,632	65,127	78,800	24%
Woodside	5,352	5,287	5,441	5,600	6%
Unincorporated	61,277	61,611	63,603	73,900	20%
San Mateo County Total	707,163	718,451	735,678	836,100	16%

Source: U.S. Census (2000 and 2010); CA Department of Finance (2013); and, Association of Bay Area Governments, Projections 2013

¹ For many years, Atherton has objected to the ABAG projection of population growth as being too aggressive, considering the Town's population decline for the past 40 years.

The graph below and the table that follows show population trends in Atherton itself and in comparison to the rate of population growth in San Mateo County and throughout the State of California. Atherton's projected population changes through 2030 are similar to the rate of population growth in the county as a whole in percent change.

Population Growth in Atherton (1990-2030)



Source: U.S. Census (1990, 2000 and 2010); Association of Bay Area Governments, Projections 2013 for the years 2020 and 2030

Comparison of Population Growth Trends and Projections (2010-2030)

	Number			Percent Change		
	Atherton	San Mateo County	State of California	Atherton	San Mateo County	State of California
1990	7,163	649,623	29,760,021			
2000	7,194	707,163	33,871,648	0%	9%	14%
2010	6,914	718,451	37,253,956	-4%	2%	10%
2020 (Projected)	7,200	775,100	40,643,643	4%	8%	9%
2030 (Projected)	7,500	836,100	44,279,354	4%	8%	9%

Source: Association of Bay Area Governments, Projections 2013; US Census SF1 1990-2010; California Department of Finance projections for California (January 2013), <http://www.dof.ca.gov/research/demographic/reports/projections/P-1/>

The table below shows Plan Bay Area projections (approved July 2013) for housing units, households and local jobs. The following tables are ABAG Projections 2013, which provide more detailed information on household characteristics, types of jobs, etc. ABAG Projections 2013 provide an indicator of trends and conditions in San Mateo County and its jurisdictions.

ABAG Projections 2013 are based on 2010 demographic data taken directly from the U.S. Census. The 2010 employment data are derived from (1) California County-Level Economic Forecast, 2011-2040, California Department of Transportation; (2) Bay Area Job Growth to 2040: Projections and Analysis, Center for Continuing Study of the California Economy; and, (3) 1989-2009 National Establishment Times-Series (NETS) Database, Walls & Associates using Dun and Bradstreet data; and labor force data from U.S. Bureau of Labor Statistics and the U.S. Census Bureau's 2005-2009 ACS.

(ABAG's data for Atherton often does not accurately reflect conditions in the Town. ABAG routinely predicts rapid population and job growth for the Town, both of which have not occurred. Also, the number and type of jobs listed does not align with the experience of residents. Some of the discrepancy may be due to how ABAG codes jobs where employees are in the field all day and there is no central office. Additionally, there are inherent challenges in gathering data for small towns.)

ABAG/MTC Plan Bay Area Projections for Housing, Households and Jobs (2010-2040)

	2010 Housing Units	2040 Housing Units	Percent Change	2010 Households	2040 Households	Percent Change	2010 Jobs	2040 Jobs	Percent Change
Atherton	2,530	2,750	+9%	2,330	2,580	+11%	2,610	3,160	+21%
Belmont	11,030	12,150	+10%	10,580	11,790	+11%	8,180	10,450	+28%
Brisbane	1,930	2,180	+13%	1,820	2,090	+15%	6,780	7,670	+13%
Burlingame	13,030	16,700	+28%	12,360	16,170	+31%	29,540	37,780	+28%
Colma	430	680	+58%	410	660	+61%	2,780	3,200	+15%
Daly City	32,590	36,900	+13%	31,090	35,770	+15%	20,760	26,580	+28%
East Palo Alto	7,820	8,670	+11%	6,940	8,340	+20%	2,670	3,680	+38%
Foster City	12,460	13,350	+7%	12,020	12,950	+8%	13,780	17,350	+26%
Half Moon Bay	4,400	4,660	+6%	4,150	4,410	+6%	5,030	6,020	+20%
Hillsborough	3,910	4,230	+8%	3,690	4,010	+9%	1,850	2,250	+22%
Menlo Park	13,090	15,090	+15%	12,350	14,520	+18%	28,890	34,980	+21%
Millbrae	8,370	11,400	+36%	7,990	11,050	+38%	6,870	9,300	+35%
Pacifica	14,520	15,130	+4%	13,970	14,650	+5%	5,870	7,100	+21%
Portola Valley	1,900	2,020	+6%	1,750	1,900	+9%	1,500	1,770	+18%
Redwood City	29,170	37,890	+30%	27,960	36,860	+32%	58,080	77,480	+33%
San Bruno	15,360	19,820	+29%	14,700	19,170	+30%	12,710	16,950	+33%
San Carlos	12,020	13,800	+15%	11,520	13,390	+16%	15,870	19,370	+22%
San Mateo	40,010	50,200	+25%	38,230	48,620	+27%	52,540	72,950	+39%
South San Francisco	21,810	28,470	+31%	20,940	27,900	+33%	43,550	53,790	+24%
Woodside	2,160	2,250	+4%	1,980	2,080	+5%	1,760	2,060	+17%
Unincorporated	22,510	27,470	+22%	21,070	26,170	+24%	23,570	31,180	+32%
County Total	271,030	326,070	+20%	257,840	315,090	+22%	345,200	445,080	+29%
San Mateo County Change (2010-2040)		+55,040			+57,240			+99,880	

Source: Draft Plan Bay Area, Final Forecast of Jobs, Population and Housing, July 2013

http://onebayarea.org/pdf/final_supplemental_reports/FINAL_PBA_Forecast_of_Jobs_Population_and_Housing.pdf

The tables below are from ABAG Projections 2013. They provide more detailed information on household characteristics, types of jobs, etc. ABAG Projections 2009 will be updated by ABAG in early in 2014 to be consistent with Plan Bay Area projections. Until that time, ABAG Projections 2009 provide an indicator of trends and conditions in San Mateo County and its jurisdictions.

Projections for Population, Households and Total Jobs (2010-2040)

Geographical Area	2010	2015	2020	2025	2030	2035	2035	2010-2040 Change
Bay Area Regional Total								
Population	7,150,739	7,461,400	7,786,800	8,134,000	8,496,800	8,889,000	9,299,100	1,738,261
Households	2,608,023	2,720,410	2,837,680	2,952,910	3,072,920	3,188,330	3,308,090	580,307
Persons Per Household	2.69	2.69	2.69	2.70	2.71	2.73	2.75	0.06
Employed Residents	3,268,680	3,547,310	3,849,790	3,949,620	4,052,020	4,198,400	4,350,070	929,720
Jobs	3,385,300	3,669,990	3,987,150	4,089,320	4,196,580	4,346,820	4,505,230	961,520
Jobs/Employed Residents	1.04	1.03	1.04	1.04	1.04	1.04	1.04	0.00
San Mateo County								
Population	718,451	745,400	775,100	805,600	836,100	869,300	904,400	150,849
Households	257,837	267,150	277,200	286,790	296,280	305,390	315,100	47,553
Persons Per Household	2.75	2.76	2.76	2.77	2.79	2.81	2.83	0.06
Employed Residents	342,060	368,790	398,220	406,310	413,740	425,830	438,770	83,770
Jobs	345,190	374,940	407,550	414,240	421,500	432,980	445,070	87,790
Jobs/Employed Residents	1.01	1.02	1.02	1.02	1.02	1.02	1.01	0.00
Percent of Bay Area Population	10.0%	10.0%	10.0%	9.9%	9.8%	9.8%	9.7%	-0.3%
Percent of Bay Area Jobs	10.2%	10.2%	10.2%	10.1%	10.0%	10.0%	9.9%	-0.3%
Atherton Planning Area (Town Limits)								
Population	6,914	7,100	7,200	7,400	7,500	7,700	7,900	786
Households	2,330	2,370	2,420	2,460	2,500	2,540	2,580	210
Persons Per Household	2.80	2.83	2.81	2.85	2.84	2.87	2.87	0.07
Employed Residents	2,350	2,490	2,640	2,660	2,660	2,700	2,740	350
Jobs	2,610	2,730	2,870	2,920	2,980	3,080	3,160	470
Jobs/Employed Residents	1.11	1.10	1.09	1.10	1.12	1.14	1.15	0.00
Percent of County Population	1.0%	1.0%	0.9%	0.9%	0.9%	0.9%	0.9%	-0.1%
Percent of County Jobs	0.8%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.0%

Source: ABAG Projections 2013

Projections for Types of Jobs (2010-2040)

Geographical Area	2010	2015	2020	2025	2030	2035	2040	2010-2040
Bay Area Regional Total								
Agriculture and Natural Resources Jobs	24,640	25,180	25,690	24,800	23,940	23,330	22,750	-1,890
Mfg, Wholesale and Transportation Jobs	863,420	711,380	717,180	763,680	819,010	861,170	861,170	-2,250
Retail Jobs	402,670	367,180	347,400	370,880	399,950	453,870	453,870	51,200
Health, Educ. and Recreation Service Jobs	1,056,030	1,053,510	1,120,700	1,216,120	1,322,650	1,403,080	1,403,080	347,050
Financial and Professional Services Jobs	851,610	780,260	766,860	824,190	893,550	990,840	990,840	139,230
Other Jobs	555,260	513,240	499,180	534,850	580,460	645,670	645,670	90,410
Total Jobs	3,753,460	3,449,640	3,693,920	3,979,200	4,280,700	4,595,170	4,595,170	841,710
Total Employed Residents	3,452,117	3,225,100	3,410,300	3,633,700	3,962,800	4,264,600	4,264,600	812,483
San Mateo County County								
Agriculture and Natural Resources Jobs	2,220	2,270	2,330	2,170	2,050	1,920	1,810	-410
Mfg, Wholesale and Transportation Jobs	67,480	72,420	77,750	74,520	71,470	69,260	67,140	-340
Retail Jobs	35,350	36,680	38,060	38,210	38,340	38,760	39,180	3,830
Financial and Professional Services Jobs	86,150	93,920	102,400	106,780	111,300	116,930	122,770	36,620
Health, Educ. and Recreation Service Jobs	86,980	95,860	105,670	110,160	114,870	120,830	127,060	40,080
Other Jobs	67,010	73,790	81,340	82,400	83,470	85,280	87,110	20,100
Total Jobs	345,190	374,940	407,550	414,240	421,500	432,980	445,070	99,880
Total Employed Residents	342,060	368,790	398,220	406,310	413,740	425,830	438,770	96,710
Ratio of Jobs to Employed Residents	1.01	1.02	1.02	1.02	1.02	1.02	1.01	0.00
Atherton Planning Area (Town Limits)								
Agriculture and Natural Resources Jobs	10	10	10	10	10	10	10	0
Mfg, Wholesale and Transportation Jobs	80	90	100	90	90	90	80	0
Retail Jobs	50	50	50	50	50	60	60	10
Financial and Professional Service Jobs	710	740	760	780	790	810	830	120
Health, Educ. and Recreation Service Jobs	1,200	1,270	1,360	1,400	1,450	1,510	1,570	370
Other Jobs	560	570	590	590	590	600	610	50
Total Jobs	2,610	2,730	2,870	2,920	2,980	3,080	3,160	550
Employed Residents	2,350	2,490	2,640	2,660	2,660	2,700	2,740	390
Ratio of Local Jobs to Employed Residents	1.11	1.10	1.09	1.10	1.12	1.14	1.15	1.41

Source: ABAG Projections 2013

Atherton is less diverse than the county and state as a whole. Atherton is 85 percent white while San Mateo County is 59 percent white. Of the remaining population of Atherton, 10 percent is Asian, and five percent are mixed race or "other." Race and ethnicity are shown in the table below for Atherton, San Mateo County and the State of California.

Race and Ethnicity (2011)			
	Town of Atherton	San Mateo County	State of California
White	85%	59%	62%
Black	0%	3%	6%
Asian	10%	25%	13%
Other	2%	8%	14%
More than one race	3%	5%	4%
Hispanic	5%	25%	38%
Not Hispanic	95%	75%	62%
Total population	6,883	720,143	37,330,448

Source: 2009-2011 American Community Survey

Atherton's median age, 46, is a bit higher than the county average of 39. Just over a quarter of Atherton's residents are children between the ages of 5 and 19, and this number has grown since 2000. Almost 30 percent of the population of Atherton is over the age of 60. Atherton, like other cities in San Mateo County, can expect to see a dramatic increase in the number of seniors as the baby boomer population ages.

Looking out to the year 2030, the California Department of Finance (2013) projects that the number of people over the age of 75 in San Mateo County will increase from 6 percent of the population to 10 percent of the population, comprising 79,949 of the projected 803,288 people in San Mateo County in 2030.

The table below shows the current distribution of the population by age cohort.

Age of Residents (2011)

	Atherton in 2000	Atherton in 2011	San Mateo County in 2011	State of California in 2011
Under 5 years	5%	4%	6%	7%
5 to 19 years	21%	26%	18%	21%
20 to 34 years	10%	8%	19%	22%
35 to 44 years	13%	9%	15%	14%
45 to 59 years	24%	24%	22%	20%
60 to 74 years	15%	20%	13%	11%
75 years and over	11%	9%	6%	5%
Median age	45	46	39	35
Total population	7,194	6,883	720,143	37,330,448

Source: 2000 US Census SF1, 2009-2011 American Community Survey

Housing Characteristics

Physical Characteristics

According to California Department of Finance (DOF) estimates, Atherton had a total of 2,477 housing units as of January 2013, which is a slight decrease since 2000 when there were 2,505 housing units in Atherton.

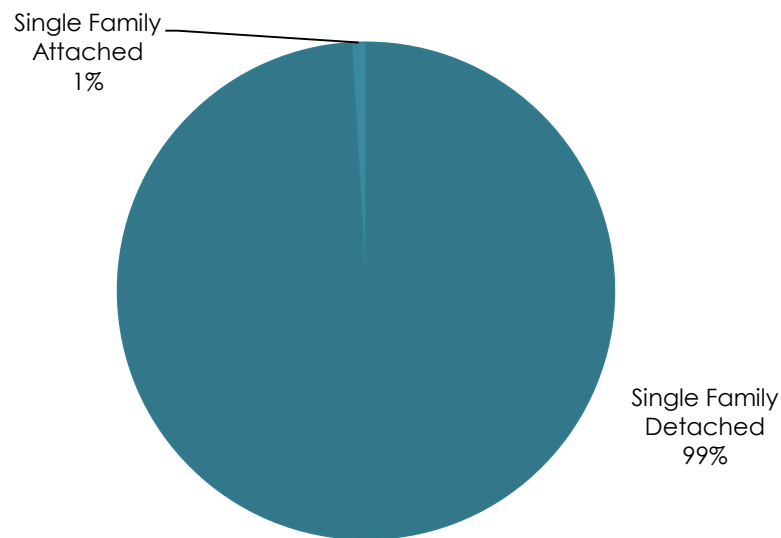
The table below shows housing units in Atherton compared to San Mateo County as a whole and the State of California. The pie chart that follows shows the distribution of housing units by residential building type in Atherton. Virtually all the housing in Atherton are single family detached homes.

Total Housing Units (2000, 2010 and 2013)

	Town of Atherton		San Mateo County		State of California	
	Number	Percent Change	Number	Percent Change	Number	Percent Change
2000	2,505	—	260,576	—	12,214,549	—
2010	2,459	-1.8%	271,031	4.0%	13,670,304	11.9%
2013	2,477	0.7%	272,477	0.5%	13,785,797	0.8%

Source: 2000 US Census and California Department of Finance April 2010 and January 2013 Estimates — <http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php>

Residential Building Types in Atherton (2011)



Source: 2009-2011 American Community Survey

The tables below are from the ACS and compare the distribution of building types and the number of bedrooms per unit between Atherton, San Mateo County as a whole and the State of California. In general, homes in Atherton are quite large: a third have five or more bedrooms, and only five percent have less than three bedrooms.

Residential Building Types Comparison (2011)

	Town of Atherton	San Mateo County	State of California
Single family detached	99%	57%	58%
Single family attached	1%	9%	7%
2 units	0%	2%	3%
3 or 4 units	0%	5%	6%
5 to 9 units	0%	6%	6%
10 to 19 units	0%	6%	5%
20 or more units	0%	14%	11%
Mobile home or other	0%	1%	4%
Total Housing Units	2,459	271,140	13,688,351

Source: 2009-2011 American Community Survey

Number of Bedrooms Per Unit Comparison (2011)

	Town of Atherton	San Mateo County	State of California
No bedroom	1%	4%	4%
1 bedroom	1%	16%	14%
2 bedrooms	3%	26%	28%
3 bedrooms	20%	34%	33%
4 bedrooms	42%	16%	16%
5 or more bedrooms	33%	5%	4%
Total	2,459	271,140	13,688,351

Source: 2009-2011 American Community Survey

Occupancy Characteristics

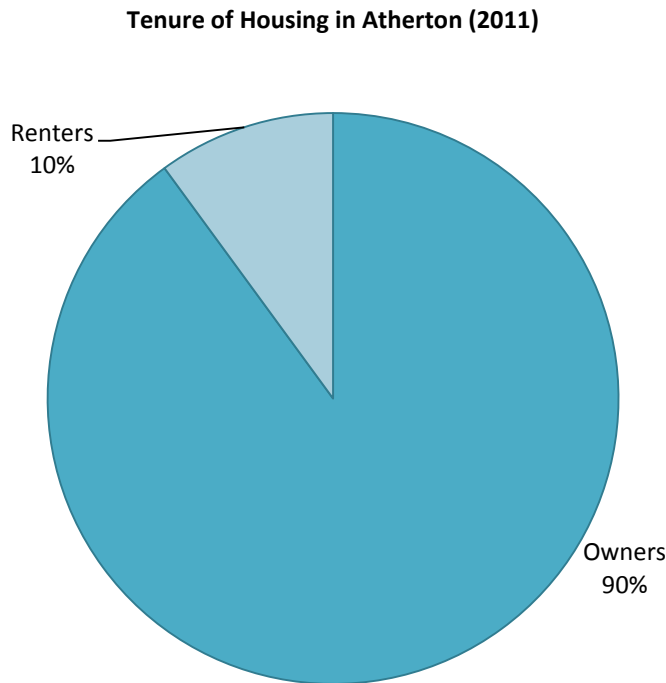
Similar the rest of San Mateo County and the Bay Area as a whole, the demand for both rental and ownership housing in Atherton is strong. Atherton, like San Mateo County as a whole, has low vacancy rates. In 2011, Atherton reported a vacancy rate for ownership units of 1.7 percent and a vacancy rate for rental units of zero. In considering the rental vacancy rate, it is important to note that Atherton's housing stock is only 10 percent rental units, so the sample size is quite small. Atherton has had a vacancy rate of less than five percent over the past 25 years. According to information from the California DOF, the overall vacancy rate in Atherton was 7.9 percent as of January 2013, although this figure includes all housing, including vacant housing unavailable for rent or sale. A housing market with a vacancy rate under five percent is considered to be tight and

contributes to concerns about overcrowding, housing availability and choice, and housing affordability. The recent increases in rents and construction of new rental housing in San Mateo County are indicative of the high demand for rental housing relative to the supply of available rental units.

Vacancy Rates (2000 and 2011)				
		Town of Atherton	San Mateo County	State of California
2000	Owner	0.5%	0.5%	1.4%
	Renter	3.8%	1.8%	3.7%
2011	Owner	1.7%	1.2%	2.2%
	Renter	0%	4.0%	5.5%

Source: 2009-2011 American Community Survey, 2000 US Census

The pie chart below shows that 90 percent of the homes in Atherton are owner-occupied. By comparison, the occupied housing units in San Mateo County are 59 percent owner-occupied.



Source: 2009-2011 American Community Survey

The table below compares the distribution of owner and renter housing in 2000 and 2011 with San Mateo County as a whole and the State of California.

Tenure of Housing (2000 and 2011)

		Town of Atherton	San Mateo County	State of California
2000	Percent Owners	95%	61%	57%
	Percent Renters	5%	39%	43%
2011	Percent Owners	90%	59%	56%
	Percent Renters	10%	41%	44%

Source: 2010 US Census SF1, 2009-2011 American Community Survey

Atherton's average household size was 2.9 as of January 2013 (California Department of Finance). Renters and owners in Atherton both have the same average household size.

Average Household Size of Owners Compared to Renters (2000 and 2011)

		Town of Atherton	San Mateo County	State of California
2000	Average Household Size	2.9	2.7	2.9
2011	Average Household Size	2.9	2.7	2.9
	Owners Average Household Size	2.9	2.8	3.0
	Renters Average Household Size	2.9	2.7	2.9

Source: 2010 US Census SF1, 2009-2011 American Community Survey

Most of the households in Atherton are family households (85 percent) — 37 percent with children and 48 percent without children. Atherton has a higher proportion of families with children than elsewhere in the county. Just over 10 percent of the households are comprised of a single person living alone.

According to a United State Census Bureau report, nationwide over the last 60 years the number of single person households has increased dramatically — from 10 percent of all households in the United States in 1950 to 17 percent in 1970, and by 2012 the proportion of single-person households increased to 27.4 percent of all households. The share of households that were married couples with children has halved since 1970, from 40 percent to 20 percent in 2012, according to the report. Households by type in 2011 are shown in the table below.

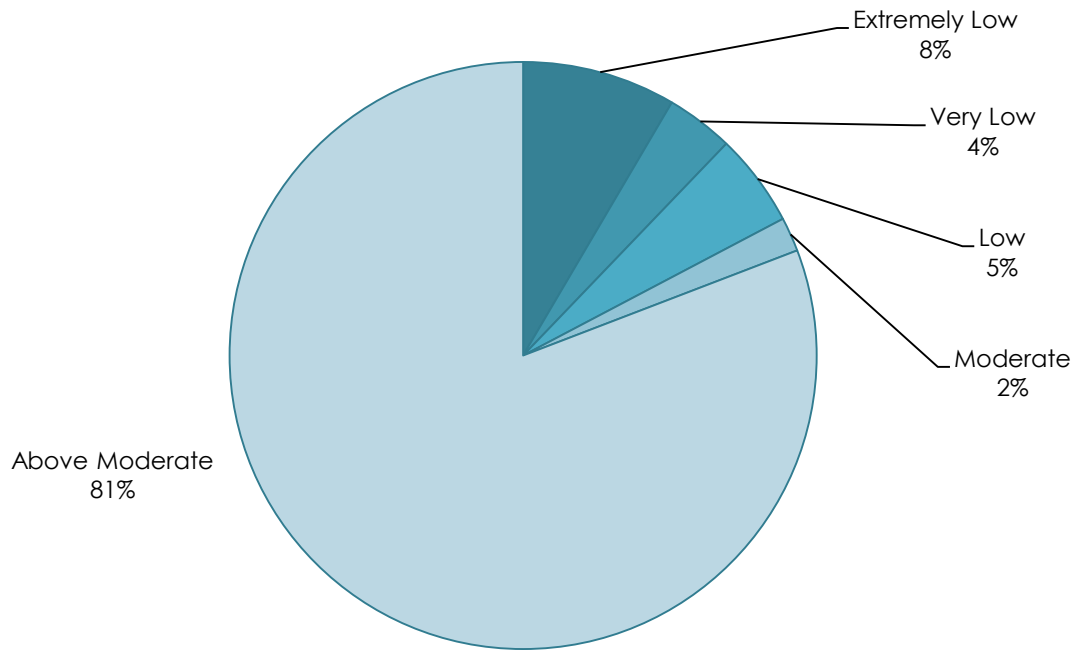
Households by Type (2011)

	Town of Atherton	San Mateo County	State of California
Single person	11%	25%	24%
Family no kids	48%	37%	35%
Family with kids	37%	31%	33%
Multi-person, nonfamily	4%	7%	7%
Total households	2,218	256,305	12,433,049

Source: 2009-2011 American Community Survey

The median income in Atherton, over \$250,000, is more than twice the median income for the county as a whole, and almost four times the median income for the state as a whole. Even though 80 percent of Atherton's households make more than \$100,000 annually, Atherton still has some poverty. Approximately nine percent of the population is low or very low income, and eight percent (or 180 households) are extremely low income.

Distribution of Households in Atherton by Income (2010)



Source: CHAS Data 2006-2010

Household Income (2013)

	Town of Atherton	San Mateo County	State of California
Under \$25,000	9%	12%	21%
\$25,000 to \$34,999	1%	6%	9%
\$35,000 to \$49,999	4%	10%	13%
\$50,000 to \$74,999	4%	16%	17%
\$75,000 to \$99,999	3%	12%	12%
\$100,000+	79%	44%	28%
Poverty Rate	5%	7.4%	16%
Total	2,218	256,305	12,433,049
Median Income 2000	\$270,001	\$95,606	\$64,116
Median Income 2011	\$250,000+	\$91,958	\$63,816

Source: Association of Bay Area Governments, adjusted to 2013 dollars

Generally, renters are as likely as owners to be lower income. However, lower income renters are more likely to be impacted when rents increase due to their income and the limited availability of choices in the rental housing market.

Town of Atherton Households by Income Category and Housing Tenure (2010)

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Owners	72%	95%	96%	75%	91%
Renters	28%	5%	4%	25%	9%
Total Number	180	79	109	40	1,720
Percent of all households	8%	4%	5%	2%	81%

Source: CHAS Data 2006-2010

Housing San Mateo County's Workforce

Though San Mateo County has a robust economy, much of its workforce cannot afford to live within the county. Job growth has been strong, although cyclical, over the past 10 years, and is projected to continue. However, housing development has not kept up the pace with the growth in local jobs. According to the Department of Housing (Housing Needs Study, 2007), by 2025, San Mateo County's supply of housing will only meet one third to one half of the demand. Additionally, 40 percent of new jobs in the county will pay lower income wages.

A home meets the standard definition of affordability if it does not cost more than 30 percent of a household's income. A household that spends more than 30 percent of its gross income on housing is considered to be overpaying for housing. Housing that costs more than 30% of household income is a more acute problem for lower income households, since there is less discretionary money for other necessities.

While individual household income conditions vary, an example can be useful to illustrate affordability conditions for a low income family in San Mateo County. A four-person family with one parent working fulltime as a cook and the other parent working in retail, can afford a monthly rent of about \$1,400 and a home sales price of \$222,000. A single parent family with the adult working as a police officer would be considered moderate income, and can afford a monthly rent of about \$2,400 and a home costing \$374,000. Neither of these example households can afford San Mateo County's median condominium, costing \$579,418, or single-family home, which costs \$1,246,121 (SAMCAR), although the example single-parent family can afford the median county rent of \$2,234.

Other examples of affordable home sales and rents based on occupation are shown in the table below.

Home Affordability by Occupation (2013)			
Occupation	Annual Salary	Affordable Home	Affordable Rent
Elementary School Teacher	\$66,590	\$255,805	\$1,665
Police Officer	\$97,487	\$374,495	\$2,437
Cook	\$29,247	\$112,352	\$731
Retail Salesperson	\$28,427	\$109,202	\$711
Registered Nurse	\$112,137	\$430,774	\$2,804

Source: HCD State Income Limits 2013; www.hsh.com/calc-howmuch.html
 Maximum Affordable House Price is based on the following assumptions:
 4.5% interest rate; 30-year fixed loan; 50% Yearly Salary as Down Payment;
 1% property tax; PMI, .5% insurance rate; and no other monthly payments/debt.

Employment

Atherton is largely a residential town: it has approximately 2,100 jobs, or one for every four residents.

According to ABAG projections, Atherton is expected to have a net loss of six percent of its jobs in the period from 2000-2025. In particular, Atherton is anticipated to lose most of its manufacturing, wholesale and transportation jobs, in addition to a large number of retail jobs. For comparison, over the same time period, the County is anticipated to see job growth of around 14 percent.

The largest sector of employment in Atherton is health, education and recreational service jobs, mostly in the eleven schools in the city. Atherton residents are primarily employed in the Finance, Professional, Educational and Health Services sectors of the economy. This has been a consistent pattern over the last 30 years. During that time 54 percent to 61 percent of the workforce living in Atherton has been employed in these sectors.

Like many other jurisdictions within San Mateo County, the vast majority of the workforce commutes into Atherton to work, and the vast majority of worker-residents commute out to work. The table below shows the distribution of the workforce in Atherton and San Mateo County by age, salary and education

Workforce Age, Salary and Education (2011)

	Town of Atherton	San Mateo County
Jobs by Worker Age		
Age 29 or Younger	15%	19%
Age 30 to 54	61%	61%
Age 55 or Older	24%	20%
Salaries Paid by Jurisdiction Employers		
\$1,250 per Month or Less	14%	14%
\$1,251 to \$3,333 per Month	20%	27%
More than \$3,333 per Month	66%	59%
Jobs by Worker Educational Attainment		
Less than High School	9%	9%
High school or Equivalent, No College	11%	13%
Some College or Associate Degree	21%	23%
Bachelor's Degree or Advanced Degree	45%	36%
Educational Attainment Not Available	15%	19%
Total Workers	2,072	303,529

Source: 2011 U.S. Census On The Map
(Educational Attainment Not Available is for workers 29 and younger)

Home Prices and Sales Housing Affordability

According to sale price data from Zillow (www.zillow.com), the median price of a single-family home in Atherton was \$3,315,000 as of October 2013, a decrease from prices in 2012. The housing prices in Atherton are much more expensive than elsewhere in the county. These prices mean that even a family earning a moderate income is still millions of dollars short of being able to afford a single-family home. A lack of affordable housing can lead to overcrowding or overpayment for lower income households, and may mean that lower income people are forced to live elsewhere. The tables below are from the San Mateo County Association of Realtors (SAMCAR) and show median single family and condominium home price trends between 2005 and the third quarter of 2013.

Median Single Family Home Sales Prices (2005, 2010, 2012 and 3rd Quarter 2013)

	2005	2010	2012	Third-Quarter of 2013	Actual Change (2005-2013)
Atherton	\$3,000,000	\$2,900,000	\$3,200,000	\$3,225,000	+\$225,000
Belmont	\$920,500	\$882,000	\$912,000	\$1,123,500	+\$203,000
Brisbane	\$690,500	\$532,500	\$597,500	\$720,000	+\$29,500
Burlingame	\$1,250,000	\$1,080,000	\$1,300,000	\$1,520,500	+\$270,500
Colma	\$792,500	\$462,500	\$432,500	\$400,000	-\$392,500
Daly City	\$730,000	\$520,000	\$485,000	\$630,767	-\$99,233
East Palo Alto	\$605,000	\$247,250	\$285,000	\$400,000	-\$205,000
Foster City	\$1,050,000	\$962,500	\$1,000,000	\$1,278,000	+\$228,000
Half Moon Bay	\$965,000	\$725,000	\$735,500	\$849,900	-\$115,100
Hillsborough	\$2,500,000	\$2,375,000	\$2,750,000	\$3,250,000	+\$750,000
Menlo Park	\$1,255,000	\$1,200,000	\$1,325,000	\$1,460,000	+\$205,000
Millbrae	\$976,500	\$870,000	\$910,000	\$1,205,000	+\$228,500
Pacifica	\$817,500	\$532,500	\$520,000	\$666,000	-\$151,100
Portola Valley	\$1,855,000	\$1,722,000	\$2,200,000	\$1,970,000	+\$115,000
Redwood City	\$835,000	\$1,017,500	\$999,999	\$949,950	+\$114,950
San Bruno	\$749,000	\$549,000	\$536,187	\$710,000	-\$39,000
San Carlos	\$965,000	\$895,000	\$1,000,000	\$1,201,000	+\$236,000
San Mateo	\$860,000	\$750,000	\$778,000	\$925,500	+\$65,500
South San Francisco	\$740,000	\$520,000	\$500,750	\$650,000	-\$90,000
Woodside	\$1,825,000	\$1,755,000	\$1,605,000	\$1,810,000	-\$15,000
San Mateo County Average Sales Price	\$1,095,951	\$934,680	\$976,787	\$1,246,121	+\$150,170

Source: San Mateo County Association of Realtors (SAMCAR), based on statistics compiled by MLS, Inc. — http://www.samcar.org/index.cfm/sales_statistics.htm

Median Condominium Home Sales Prices (2005, 2010, 2012 and 3rd Quarter 2013)

	2005	2010	2012	Third-Quarter of 2013	Actual Change (2005-2013)
Atherton	\$715,000	\$688,700	---	---	---
Belmont	\$527,000	\$410,000	\$525,000	\$804,000	+\$277,000
Brisbane	\$660,000	\$330,000	\$417,322	\$508,000	-\$152,000
Burlingame	\$650,000	\$539,250	\$648,000	\$685,000	+\$35,000
Colma	---	---	\$385,000	---	---
Daly City	\$485,000	\$277,500	\$261,000	\$417,500	-\$67,500
East Palo Alto	\$470,000	\$246,000	\$290,000	\$425,000	-\$45,000
Foster City	\$679,500	\$600,000	\$570,000	\$660,000	-\$19,500
Half Moon Bay	\$552,250	\$365,000	\$366,250	\$439,000	-\$113,250
Hillsborough	---	---	---	\$572,000	---
Menlo Park	\$830,000	\$816,000	\$895,000	\$864,000	+\$34,000
Millbrae	\$600,000	\$512,500	\$549,000	\$624,900	+\$24,900
Pacifica	\$573,281	\$360,000	\$311,250	\$452,250	-\$121,031
Portola Valley	---	---	---	---	---
Redwood City	\$539,500	\$438,500	\$490,000	\$592,500	+\$53,000
San Bruno	\$355,500	\$199,500	\$560,000	\$278,500	-\$77,000
San Carlos	\$614,750	\$525,000	\$500,000	\$727,000	+\$112,250
San Mateo	\$505,000	\$365,000	\$405,000	\$517,000	+\$12,000
South San Francisco	\$535,500	\$335,000	\$310,000	\$433,000	-\$102,500
Woodside	\$725,000	---	---	\$840,000	+\$115,000
San Mateo County Average Sales Price	\$586,034	\$449,467	\$457,835	\$579,418	-\$6,616

Source: San Mateo County Association of Realtors (SAMCAR), based on statistics compiled by MLS, Inc. — http://www.samcar.org/index.cfm/sales_statistics.htm

The ability of a household to be able to purchase a median priced single family home or townhome/condominium is shown in the table below. The annual income, or ability to pay, is based on the income limits by household size established annually by HCD.

Ability to Pay for For-Sale Housing

	Annual Income	Maximum Affordable Home Price	Median Priced Single Family Detached Home	Affordability Gap for Single Family Home
Single Person				
Extremely Low Income	\$23,750	\$97,114	\$4,029,081	-\$3,931,967
Very Low Income	\$39,600	\$161,925	\$4,029,081	-\$3,867,156
Low Income	\$63,350	\$259,039	\$4,029,081	-\$3,770,042
Median Income	\$72,100	\$294,818	\$4,029,081	-\$3,734,263
Moderate Income	\$86,500	\$353,699	\$4,029,081	-\$3,675,382
Four Person				
Extremely Low Income	\$33,950	\$138,822	\$4,029,081	-\$3,890,259
Very Low Income	\$56,550	\$231,233	\$4,029,081	-\$3,797,848
Low Income	\$90,500	\$347,655	\$4,029,081	-\$3,681,426
Median Income	\$103,000	\$370,055	\$4,029,081	-\$3,659,026
Moderate Income	\$123,600	\$505,402	\$4,029,081	-\$3,523,679

Source: Baird + Driskell Community Planning; San Mateo County Association of Realtors; www.hsh.com/calc-howmuch.html

Note: Maximum Affordable House Price is based on the following assumptions: 4.5% interest rate; 30-year fixed loan; 50% Yearly Salary as Down Payment; 1% property tax; PMI, .5% insurance rate; and no other monthly payments/debt.

Rents and Rental Housing Affordability

Given the very small number of rental units in Atherton, data on rental prices is scarce. Based on a small survey of Craigslist postings, the average rent for a home in Atherton is around \$7,000. This rent is significantly higher than countywide rental prices and is not affordable to households making under a moderate income.

Rents in San Mateo County have been generally rising since 2010, after seeing a dip during the recent housing and economic downturn. RealFacts' most recent report, prepared in October 16, 2013, concludes "Bay Area apartment rents slowed their march upward in the third quarter in a sign that the worst may be over in a region that has been slammed by two years of increases."

Average Rents in Atherton (2013)

	Town of Atherton	Survey Size
Studio	—	0
One Bedroom	\$2,875	4
Two Bedroom	—	0
Three Bedroom	\$5,000	1
Four Bedroom	\$10,150	6
Average Square Footage	5,036	9
Average Number of Bedrooms	3.9	15
Average Rent	\$7,036	15
Average Rent per Square Foot	\$2.63	9

Source: Craigslist Rental Survey conducted in June and July of 2013

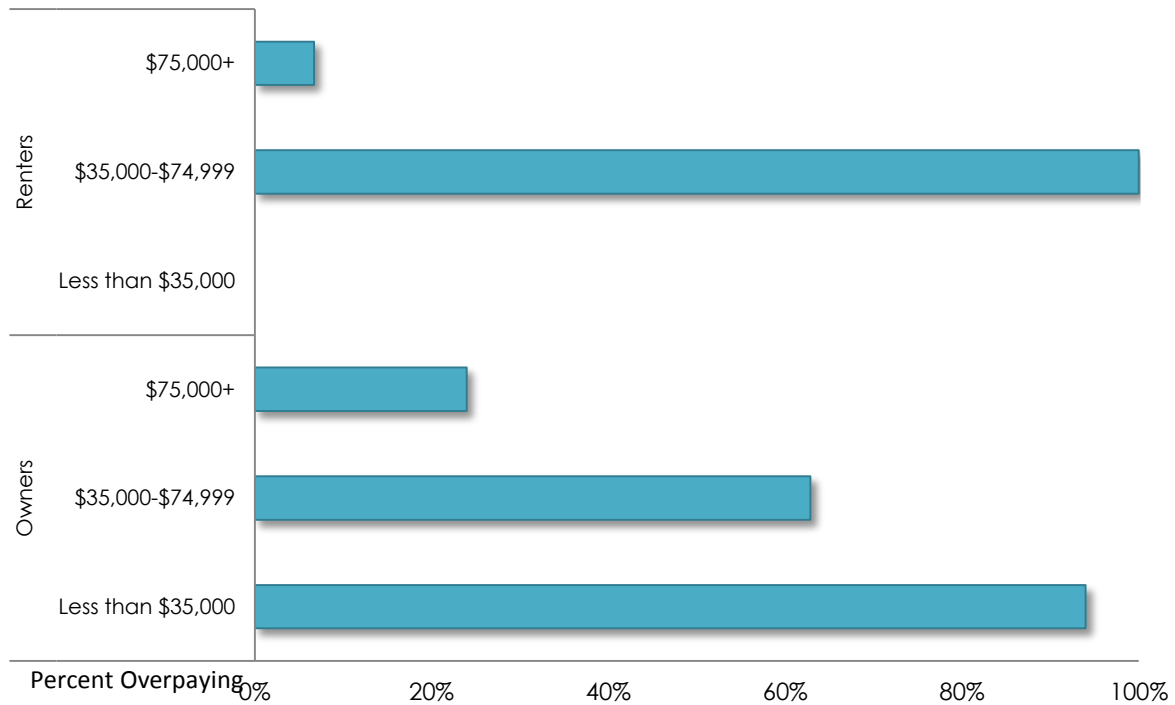
Overpayment for Housing

In Atherton, ninety-four percent of owner-occupied households making less than \$35,000 annually are overpaying for housing, and 63 percent of owner-occupied households earning between \$35,000 and \$75,000 are also overpaying.

Without choices and the availability of affordable housing in Atherton, lower-income people may choose to live elsewhere and commute into the city to work. Or, those households who live in Atherton may live in overcrowded homes, and have limited money to dedicate towards other necessities such as food, transportation, and medical care.

The two group quarters facilities existing in Atherton are Oakwood Home for the Retired Religious at Sacred Heart Schools and Menlo College on campus residency for students and faculty. Many lower income residents of Atherton reside at Oakwood or Menlo College.

Atherton Households Overpaying for Housing by Income (2011)



Source: 2009-2011 American Community Survey

Households Overpaying for Housing (2011)

	Income	Town of Atherton		San Mateo County	State of California
		Number	Percent	Percent	Percent
Owner-occupied	Less than \$35,000	156	94%	68%	68%
	\$35,000-\$74,999	88	63%	53%	54%
	\$75,000+	398	24%	33%	27%
Renter-occupied	Less than \$35,000	0	0%	95%	90%
	\$35,000-\$74,999	32	100%	61%	49%
	\$75,000+	9	7%	11%	9%

Source: 2009-2011 American Community Survey

Note: Excludes Households with no income or cash rent.

Housing Overcrowding

According to the U.S. Census Bureau, a unit is considered overcrowded if it the unit is occupied by more than 1.01 persons per room (excluding bathrooms and kitchens). Homes with more than 1.5 persons per room are considered severely overcrowded. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding correlates strongly with household size, particularly for large households.

According to data from the American Community Survey, Atherton has no overcrowded units.

Other Housing Issues

In addition to issues with affordability and overcrowding, housing can have physical problems such as lack of facilities or deterioration due to age. One of the best ways to assess the condition of the housing stock is through a windshield survey. The census also provides useful information as to the conditions of the housing stock.

Almost 60 percent of the housing stock in Atherton was built before the 1950s. Older housing can be more expensive and difficult to rehabilitate and maintain, however a 2008 windshield tour conducted by Atherton's Planning staff revealed that all but one house was in "good" or "excellent" condition. Atherton also has almost double the proportion of new construction (since 1990s) as the county as a whole.

The census tracks other housing problems, including a lack of plumbing and kitchen facilities. Homes in Atherton have a very small number of these other problems. Approximately 10 housing units in Atherton lack complete plumbing facilities and 10 lack complete kitchen facilities. This is half a percent of the housing stock. The tables below show the age of housing and the number of housing units with housing problems. The census uses the definition of a complete kitchen as including a sink with piped water, range or cook stove and a refrigerator.

Year Structure Built (2011)

	Town of Atherton	San Mateo County	State of California
Built in 2000 or more recently	11%	5.4%	12%
Built in 1990s	10%	6%	11%
Built in 1980s	6%	9%	15%
Built in 1970s	6%	17%	18%
Built in 1960s	9%	17%	14%
Built 1950s or Earlier	58%	45%	30%
Total	2,459	271,140	13,688,351

Source: 2009-2011 American Community Survey

Number of Potential Housing Problems (2011)

	Town of Atherton		San Mateo County	
	Number	Percent	Percent	Percent
Lacking complete plumbing facilities	10	0.5%	0.3%	0.6%
Lacking complete kitchen facilities	10	0.5%	0.9%	1.3%
No telephone service available	0	0%	1.2%	1.9%

Source: 2009-2011 American Community Survey

Regional Housing Needs Allocation (RHNA)

The Regional Housing Needs Allocation (RHNA) process addresses housing needs across income levels for each jurisdiction in California. All of the Bay Area's 101 cities and nine counties are given a share of the Bay Area's total regional housing need. The Bay Area's regional housing need is allocated by the California Department of Housing and Community Development (HCD), and finalized through negotiations with the Association of Bay Area Governments (ABAG). San Mateo County jurisdictions, through a unique process different from other Bay Area counties, collaboratively developed a formula to divide up San Mateo County's overall housing allocation among the 21 jurisdictions in the county.

Atherton's RHNA requires the city to ensure there is land available for a total of 93 new housing units between 2014 and 2022. Approximately three percent of those units will be for households making more than moderate income, 31 percent will be for households making moderate income, 28 percent for low income, 19 percent for very low income, and 18 percent for extremely low income households. Atherton's RHNA requires a much higher percentage of

lower income households than other jurisdictions in the county. The total number of housing units and the distribution by income category requires the city to make sure there are adequate housing sites and programs to address a variety of housing choices, types and densities.

Regional Housing Needs Allocation 2014 - 2022

	Extremely Low Income Up to \$31,650	Very Low Income \$31,651-\$52,750	Low Income \$52,751-\$84,400	Moderate Income \$84,401-\$123,600	Above Moderate Income \$123,601+	Total
Atherton	17	18	26	29	3	93
Belmont	58	58	63	67	222	468
Brisbane	12	13	13	15	30	83
Burlingame	138	138	144	155	288	863
Colma	10	10	8	9	22	59
Daly City	200	200	188	221	541	1,350
East Palo Alto	32	32	54	83	266	467
Foster City	74	74	87	76	119	430
Half Moon Bay	26	26	31	36	121	240
Hillsborough	16	16	17	21	21	91
Menlo Park	116	117	129	143	150	655
Millbrae	96	97	101	112	257	663
Pacifica	60	61	68	70	154	413
Portola Valley	10	11	15	15	13	64
Redwood City	353	353	429	502	1,152	2,789
San Bruno	179	179	161	205	431	1,155
San Carlos	97	98	107	111	183	596
San Mateo	429	430	469	530	1,242	3,100
South San Francisco	282	283	281	313	705	1,864
Woodside	11	12	13	15	11	62
Unincorporated	76	77	103	102	555	913
San Mateo County Total	2,292	2,303	2,507	2,830	6,486	16,418

Source: Association of Bay Area Governments, Final 2014-2022 Regional Housing Need Allocation by County. Yearly Income is based on a family of four.

Special Housing Needs

Certain groups have greater difficulty in finding decent, affordable housing due to their special circumstances. Special circumstances may be related to employment and income, family characteristics, disability, and household characteristics.

In addition to overall housing needs, cities and counties must plan for the special housing needs of certain groups. State law (65583(a)(6)) requires that several

populations with special needs be addressed — homeless people, seniors, people who are living with a disability, large families, female-headed households and farmworkers. This section provides a discussion of the housing needs facing each group.

Seniors

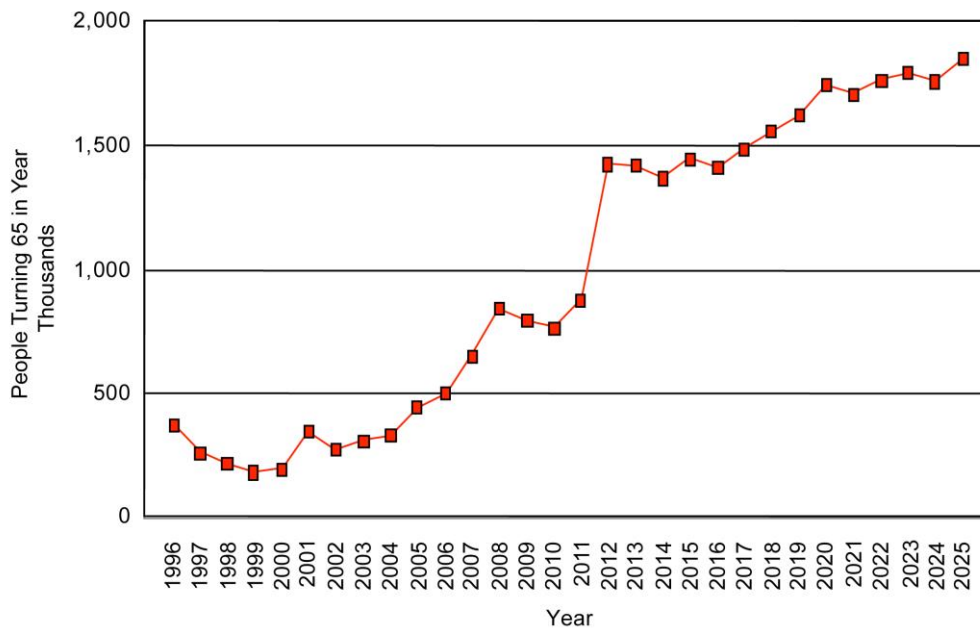
Seniors face many housing challenges as they age, including the likelihood of a fixed budget, higher medical costs and greater likelihood of disabilities. According to the ACS, there are approximately 1,300 seniors living in Atherton.

Seniors' income tends to decline as they age. Young seniors often have some retirement savings or employment income that can supplement social security. More than 42 percent of seniors in the 65-74 year age bracket worked in the past year, while only 10 percent of seniors age 75 or more worked. Older seniors are more likely to use up their savings and therefore are more likely to live in poverty.

Younger seniors tend to need less support. Most prefer to stay in their home for as long as they can. They may benefit from programs to help them rehabilitate their homes to make them better for people to age in place. Older seniors often are unable to maintain a single family home and look to move to a smaller home or some type of senior living development. Senior renters are particularly at risk for displacement because their incomes are decreasing while their housing expenses are increasing.

The graph below shows the significant increase in the senior population in the United States, with a significant increase between 2011-2014 as baby boomers reach 65 years of age.

Number of People Projected to Turn 65 Each Year in the United States (1996-2025)



Source: Pew Research Center, 2010

Unlike San Mateo County as a whole, the majority of seniors in Atherton have a high annual income of over \$100,000. Only 14 percent of seniors in Atherton are making below \$30,000.

All seniors in Atherton are homeowners. Thus, housing concerns for seniors in Brisbane might include retrofits to allow seniors to age in place (stay in their current home as they get older) or stay in the community but in a smaller home or with supportive services available.

Often, homeownership means greater housing security. According to the 2013 report, *Key Housing Trends in San Mateo*, 52 percent of seniors who rent in San Mateo County are economically insecure while only 27 percent of seniors who own their own home without a mortgage are economically insecure.

As the large baby boomer generation ages, Atherton, like the rest of San Mateo County, is expected to see a growing senior population. According to *Key Housing Trends in San Mateo County*, the county can expect to see a 76 percent increase in the number of seniors. A key challenge in the coming years will be how to accommodate the needs of aging residents. For more information about senior trends and preferences, see the 2013 *Key Housing Trends in San Mateo* report.

The tables below show a comparison of income and home ownership for seniors living in Atherton and San Mateo County compared to the State of California.

Senior Households by Income (2011)

	Town of Atherton	San Mateo County	State of California
Below Poverty Level	5%	6%	10%
Income under \$30,000	9%	28%	38%
\$30,000-\$49,000	9%	19%	20%
\$50,000-\$74,999	6%	16%	16%
\$75,000-\$99,999	6%	11%	9%
\$100,000+	69%	26%	17%
Total Seniors	646	55,093	2,474,879

Source and Notes: 2009-2011 American Community Survey, Seniors are age 65+

Senior Households by Tenure (2011)

		Town of Atherton	San Mateo County	State of California
All Ages	Owners	58%	60%	57%
	Renters	42%	40%	43%
	Total	10,291	256,423	12,433,172
Age 65-74	Owners	80%	79%	75%
	Renters	20%	21%	25%
	Total	1,003	27,053	1,265,873
Age 75-84	Owners	87%	81%	75%
	Renters	13%	19%	25%
	Total	790	18,014	823,750
Age 85 +	Owners	74%	75%	69%
	Renters	26%	25%	31%
	Total	325	9,136	342,029

Source and Notes: 2009-2011 American Community Survey, Seniors are age 65 +

People Living with Disabilities

The Census Bureau defines disability as, “A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.” Not surprisingly, people over 65 are much more likely to have a disability.

People with disabilities face many challenges when looking for housing. There is a limited supply of handicap accessible, affordable housing generally, and the supply is especially tight near transit. Being near transit is important because many people with disabilities cannot drive. People with disabilities are also often extremely low income due to the challenge of securing long-term employment, and to higher medical bills. Additionally, because some people with disabilities, particularly developmental disabilities, have lived with their parents they often do not have rental or credit history. This makes it harder to compete for the limited housing that is available.

People with disabilities may have unique housing needs. Fair housing laws and subsequent federal and state legislation require all cities and counties to further housing opportunities by identifying and removing constraints to the development of housing for individuals with disabilities, including local land use and zoning barriers, and to also provide reasonable accommodation as one method of advancing equal access to housing.

The Fair Housing laws require that cities and counties provide flexibility or even waive certain requirements when it is necessary to eliminate barriers to housing opportunities for people with disabilities. An example of such a request might be to place a ramp in a front yard to provide access from the street to the front door. The State Attorney General, in a letter to the City of Los Angeles in May 2001, stated that local governments have an affirmative duty under fair housing laws to provide reasonable accommodation and “It is becoming increasingly important that a process be made available for handling such requests that operates promptly and efficiently.” He advised jurisdictions not to use existing variance or conditional use permit processes because they do not provide the correct standard for making fair housing determinations and because the public process used in making entitlement determinations fosters opposition to much needed housing for individuals with disabilities.

A fundamental characteristic of a fair housing reasonable accommodation procedure is the establishment of appropriate findings that reflect the intent and specific language of both the federal and state fair housing statutes. In this regard, it is somewhat different than traditional or typical zoning cases because here the focus of review is the need of the individual with disabilities to overcome barriers to housing, not on the topography of the site or the unique character of the lot. The focus here is solely on the special need of the individual to utilize his or her home or dwelling unit, which is directly related to the individual's disability. It is this reasoning that underlies the Attorney General's warning not to utilize variance criteria for such determinations.

People with Developmental Disabilities

SB 812, signed into law in 2010, requires Housing Elements to include an analysis of the special housing needs of people with developmental disabilities. Additionally, SB 812 requires that individuals with disabilities receive public services in the least restrictive, most integrated setting appropriate to their needs

California defines developmentally disabled as a "severe and chronic disability that is attributable to a mental or physical impairment. The disability must begin before the person's 18th birthday, be expected to continue indefinitely, and present a substantial disability." Some development disabilities cause mental retardation and some do not. Common developmental disabilities include Down's syndrome, autism, epilepsy and cerebral palsy.

People with developmental disabilities in San Mateo County have various diagnoses. The common ones are summarized below. Because people can have multiple diagnoses, the numbers total more than 100 percent. The information below has been provided by the Golden Gate Regional Center (GGRC), which covers the San Francisco Bay Area.

Type of Developmental Disability in San Mateo County (2013)

	San Mateo County Percent
Mild/Moderate Mental Retardation	50%
Autism	18%
Epilepsy	18%
Cerebral Palsy	17%
Severe/Profound Mental Retardation	11%

Source: Golden Gate Regional Center, 2013

People with developmental disabilities tend to be younger than the general population. There are several reasons for this: for some diagnoses there is a shorter life expectancy; more importantly, starting in the 1990s there was an “autism wave” with many more young people being diagnosed with the disorder, for reasons that are still not well understood. The racial demographics of the developmentally disabled population mirror that of the population of the Bay Area.

Age of People with Development Disabilities in San Mateo County (2013)

	San Mateo County Percent
0-5	19%
6-21	30%
22-51	36%
52+	15%
Total	100%

Source: Golden Gate Regional Center, 2013

Many people with developmental disabilities are unable to secure long-term employment. This results in many people relying on Supplemental Security Income (SSI) and many earn 10-20 percent of the Area Median Income (AMI).

People with developmental disabilities have various housing needs and housing situations. All the people with developmental disabilities in Atherton live with a parent or legal guardian.

Living Arrangements of People with Developmental Disabilities (2013)

Lives with	Number		Percent	
	Town of Atherton	San Mateo County	Town of Atherton	San Mateo County
Parents/Legal Guardian	14	2,289	100%	66%
Community Care Facility (1-6 Beds)	0	532	0%	15%
Community Care Facility (7+ Beds)	0	73	0%	2%
Independent/Supportive Living	0	349	0%	10%
Intermediate Care Facility	0	191	0%	5%
All Others	0	60	0%	2%
Total	14	3,494	100%	100%

Source: Golden Gate Regional Center, 2013. Counts based on zip code and may include small areas outside of jurisdictional borders.

According to the Golden Gate Regional Center (GGRC), trends that are affecting people with developmental disabilities include California's moves to reduce institutionalization, ageing family caregivers not being able to continue providing in-house care and the growing wave of people with autism.

Deinstitutionalization – In 1977, California passed the Lanterman Developmentally Disabled Services Act, to minimize the institutionalization of developmentally disabled people, help them remain in their communities, and to allow them to live their lives as similar to non-disabled people as possible. To accomplish this end the State has been closing large institutional care facilities, resulting in more people with disabilities being integrated into the community. However, this has increased the demand for community-based independent living options to serve the needs of the developmentally disabled.

Aging Baby Boomers Unable to Care for their Children with Developmental Disabilities – As displayed in the table below, almost three quarters of people with developmental disabilities live with a parent or caregiver, and many of these caregivers are baby boomers. As these caregivers age their ability to continue to care for their developmentally disabled children will decrease to the point where it is no longer possible. This trend is also going to be a factor in the increased need for community-based independent living options for the developmentally disabled. Many service delivery systems and communities are not prepared to meet the increasing need.

Increasing Numbers of People with Autism - A large number of people with developmental disabilities have autism. They have been brought up as independent members of the community and want to remain independent and involved in the community. There is a coming need to supply community-based independent living options for these individuals.

Living Arrangements of People with Developmental Disabilities in San Mateo County (2014)

Age	Home of Parent or Guardian	Own Home	Licensed Group Home	Licensed Health Care Facility	Foster-Type Care	Homeless	Subtotal of Autism Only	Total Number for All Diagnoses
0-3	609	0	0	0	11	0	**	620
4-12	930	0	11	0	1	1	329	943
15-29	908	47	113	17	13	2	212	1,100
30-44	294	103	135	35	12	0	34	579
45-59	156	109	245	71	11	1	52	593
60-74	35	53	122	91	6	0	10	307
75-89	3	5	20	17	0	0	0	45
90-104	0	0	4	1	0	0	0	5
Grand Total	2,935	317	650	232	54	4	637	4,192

**No diagnosis yet

Source: Golden Gate Regional Center, February 2014

Other Disabilities

People in Atherton also have non-developmental disabilities, such as hearing disabilities or vision disabilities. Some residents have both developmental and non-developmental disabilities.

In San Mateo County, almost a third of the senior population has some kind of disability. Eight percent of the total population in the county has some kind of disability. The most common disabilities in the county are ambulatory disabilities (four percent of the population) and independent living disabilities (three percent).

The ACS does not have numbers specifically for Atherton because it is too small, but the percentages are likely similar to the countywide figures.

Age and Type of Disability (2011)

	Number		Percent	
	San Mateo County	State of California	San Mateo County	State of California
Under 18 with Disability	3,270	280,649	2.1%	3.0%
Age 18-64 with Disability	23,231	1,843,497	5.0%	7.9%
Age 65 + with Disability	28,703	1,547,712	31%	37%
Any Age with Any Disability	55,204	3,671,858	8%	10%
Any Age With Hearing Disability	15,651	1,022,928	2.2%	2.8%
With Vision Disability	8,199	685,600	1.1%	1.9%
With Cognitive Disability	19,549	1,400,745	2.7%	3.8%
With Ambulatory Disability	29,757	1,960,853	4.2%	5.3%
With Self Care Disability	12,819	862,575	1.8%	2.3%
With Independent Living Disability	22,735	1,438,328	3.2%	3.9%

Source: 2009-2011 American Community Survey. Some people may have multiple disabilities

Disability Policy Recommendations

The three major needs for people with disabilities are low cost (subsidized) rents, handicapped accessible homes, and buildings near public transportation. These needs are very similar to the desires of other segments of the population. Policies that promote affordable housing generally are also good for the disabled community. Specific recommendations from the Golden Gate Regional Center include:

- Jurisdictions assisting with site identification for low income developments
- Policies to promote accessible homes
- Inclusionary zoning
- Second units
- Mixed use zoning

Additionally, some people with development disabilities need supportive housing that is affordable and located near public transit. In supportive housing, additional services are provided at the home.

Female-Headed and Large Households

Households headed by a single parent can have special needs due to the economic limitation of earning only one income, and the challenges of childcare without a partner. Although gender equality has made strides over the past 50 years, women continue to earn lower incomes than men. Therefore,

female-headed households in particular have specific housing needs that must be addressed. The special needs of female-headed households can include low cost housing, suitable for children and located near schools and childcare facilities. Innovative, shared living arrangements, including congregate cooking and childcare, could also be appropriate

Female-headed households comprise 14 percent of the households in Atherton. The most vulnerable female-headed households can be those where women are living with children without a partner. Atherton has 126 such households. An additional, approximately 170 households are headed by women living alone or with other family members. Approximately 6 percent of the female-headed households in Atherton are under the poverty line.

Female Headed Households (2011)

	Town of Atherton		San Mateo County	State of California
	Number	Percent	Percent	Percent
Female living with own children, no partner	126	6%	4%	7%
Female living with other family members, no partner	17	1%	6%	6%
Female living alone	151	7%	15%	13%
Total Households	2,218	100%	256,305	12,433,049
Female Households Below Poverty Level	—	6%	8%	17%

Source: 2009-2011 American Community Survey

Large households are defined as households with five or more members living in the same home. Large households are a special needs group because of the difficulty in finding adequate and affordable housing. Many jurisdictions have few large homes, and often these larger homes are significantly more expensive than smaller ones. Large households throughout San Mateo County are much more likely than smaller households to live in a home with some type of housing problem, such as high rent or cost, or problems with the physical condition of the home.

Atherton has 364 households with five or more people. Close to 40 percent of the households with five or more members have some kind of housing problem, a much higher rate than in Atherton's population as a whole.

Households with 5 or More Persons by Tenure and Housing Problems (2011)

		Town of Atherton		San Mateo County	State of California
		Number	Percent		
Owner-occupied	Housing Problems	130	38%	59%	61%
	No Housing Problems	210	62%	41%	39%
Renter-occupied	Housing Problems	14	58%	84%	81%
	No Housing Problems	10	42%	16%	19%

Source: 2006-2010 CHAS Data

Extremely Low Income Households

Extremely Low Income (ELI) households earn 30 percent of the area median income or less. In San Mateo County this amounts to an annual income of \$33,950 or below for a family of four. Many ELI households live in rental housing and most likely facing overpayment, overcrowding or substandard housing conditions. Some ELI households are recipients of public assistance such as social security insurance or disability insurance. Housing types available and suitable for ELI households include affordable rentals, secondary dwelling units, emergency shelters, supportive housing and transitional housing.

There are 180 ELI households in Atherton according to 2010 CHAS data. Reflecting the general tenure balance in Atherton overall, most of these households (72 percent) live in owner-occupied homes, making Atherton's ELI population unique in San Mateo County. None of Atherton's ELI renter households have housing problems, but 77 percent of the ELI owner households face overcrowding, overpayment, and/or lack complete kitchen or plumbing facilities.

Housing Needs of Extremely Low Income (ELI) Households in Atherton (2010)

Household Category	Renter Households	Owner Households	Total Households
Total households any income	230	1900	2130
Total ELI households	50	130	180
ELI households with housing problems	0%	77%	56%
ELI households with cost burden (paying 30% or more of income)	0%	72%	52%
ELI households with cost burden (paying 50% or more of income)	0%	69%	50%

Source: HUD Comprehensive Housing Affordability Strategy (2006-2010)

Homeless Needs

All 21 jurisdictions within San Mateo County have adopted the ten-year HOPE Plan (Housing Our People Effectively: Ending Homelessness in San Mateo County), designed to end homelessness within ten years. The HOPE Plan adopts a Housing First policy, which seeks to move homeless people into permanent housing instead of shelters by increasing the stock of affordable and subsidized housing. Although the HOPE planners recognized that there is a lack of needed resources throughout the housing continuum, including emergency and transitional housing, the greatest need and the most effective use of new and/or redirected resources is the creation and protection of quality affordable and supportive housing.

According to the January 2013 countywide homeless survey, there are 2,281 homeless people living in San Mateo County. Close to 90 percent of the homeless population was living in San Mateo County when they became homeless,

The homeless in San Mateo County are both sheltered, meaning they live in emergency shelters, transitional housing, treatment centers or other similar institutions; and unsheltered, meaning they live on the street, in encampments or in a vehicle.

The number of homeless people living on the street in San Mateo County has decreased since 2007, while the number living in an RV, car or encampment, has risen dramatically to just over 40 percent of the total homeless population. The remaining 43 percent are considered sheltered homeless.

The vast majority of homeless people are single adults (who may be living with another adult, but no children). However, one-fifth of the sheltered homeless are families. Most homeless people are white (60%) and male (a range between 60-71 percent depending on sheltered and unsheltered). Notably, 72 percent of the unsheltered homeless population has an alcohol or drug problem, while only eight percent of the sheltered population has a similar problem.

Homelessness in San Mateo County and the Town of Atherton

As of the 2013 San Mateo Homeless Census and Survey there were no homeless people living in Atherton. . The tables below provide additional information on the homeless and are from the San Mateo County January 2013 homeless count.

Homeless Count in San Mateo County (2013)			
Year	San Mateo County		Total Homeless
	Unsheltered Homeless	Sheltered Homeless	
2007	1,094	970	2,064
2009	803	993	1,796
2011	1,162	987	2,149
2013	1,299	982	2,281
2007 - 2013 Actual Change	205	12	217
2007 - 2013 Percent Change	+19%	+1%	+11%

Source: 2013 San Mateo County Homeless Census and Survey, 2011 San Mateo County Homeless Census and Survey, 2009 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness

Demographics of the Homeless Population in San Mateo County (2013)

	San Mateo County 2013 Homeless Count	
	Unsheltered Homeless	Sheltered Homeless
Single Adult or Living w/Another Adult	94%	79%
Family	6%	21%
Male	71%	60%
Female	29%	40%
White	60%	—
Latino	19%	—
African American	13%	—
Other Races	10%	—
Non-Veteran	89%	76%
Veteran	11%	24%
Alcohol / Drug Problems	72%	8%
Physical Disability	52%	—
Chronic Health Problem	47%	—
Mental Illness	37%	10%

Source: 2013 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness. May not total 100% due to rounding

Location When Homelessness Occurred (2013)

	San Mateo County Count
Living in San Mateo County when became homeless	87%
Hometown in San Mateo County	69%

Source: 2013 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness

Location of the Homeless Population in San Mateo County (2007-2013)

	2007	2013	Percent Change
On the Street	29%	15%	-41%
In Car, R.V., or Encampment	24%	41%	90%
In Emergency Shelter	14%	11%	-18%
In Motel with Motel Voucher	5%	1%	-73%
In Transitional Housing	15%	19%	41%
In Institution	13%	12%	7%
Total:	2,064	2,281	217

Source: 2013 San Mateo County Homeless Census and Survey, 2011 San Mateo County Homeless Census and Survey, 2009 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness

Farm Workers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural labor. They have special housing needs because of their relatively low income and the unstable nature of their job (i.e. having to move throughout the year from one harvest to the next). ABAG has determined that housing for farmworkers is not suitable in the urbanized portion of the Bay Area located far from agricultural areas.

Sources Referenced

"How Much House Can I Afford?" Mortgage calculator. www.hsh.com/calc-howmuch.html

Notes: Maximum affordable house price is based on the following assumptions: 4.5% interest rate; 30-year fixed loan; 50% Yearly Salary as Down Payment; 1% property tax; PMI, .5% insurance rate; and no other monthly payments/debt.

2009-2011 American Community Survey 3- year estimates and 2007-2011

American Community Survey 5-year estimates. www.census.gov/acs

Notes: The American Community Survey is conducted by the US Census. While data from the ACS is actually the result of a three-year or five-year running average, it has been referred to as 2011 data for simplicity's sake throughout this report. Most data in this report are from the American Community Survey.

Association of Bay Area Governments: Projections 2009.

Notes: The Association of Bay Area Governments provides the most accurate population and employment data for cities in the nine county Bay Area. These projections are based on theoretical models and can run high.

Association of Bay Area Governments. 2014-2022 Regional Housing Needs Allocation.

Notes: The Regional Housing Needs Allocation (RHNA) addresses housing demand across income levels and coordinates housing policy throughout California. Each jurisdiction in the Bay Area (101 cities, nine counties) is given a share of the anticipated regional housing need. The Bay Area's regional housing need is generally allocated by the California State Department of Housing and Community Development (HCD), and finalized through negotiations with the Association of Bay Area Governments (ABAG).

California Department of Finance demographic reports available at <http://www.dof.ca.gov/research/demographic/reports/view.php>

California Department of Housing and Community Development. State Income Limits for 2013. <http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k13.pdf>

Notes: The California Department of Housing and Community Development sets income limits annually based on data on the median family income. These limits are used to determine eligibility for government-sponsored low income housing, but are also useful categories for discussing broader affordability concerns.

California State Board of Pharmacy. Care of Children & Adults with Developmental Disabilities. 2001.

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<http://www.ccag.ca.gov/pdf/documents/archive/Final%20Housing%20Needs%20Study%20July%202007.pdf>

Craigslist, June-July 2013. www.craigslist.com.

Notes: Craigslist is a very popular rental listing website. To gather average rental data for various jurisdictions, listings were compiled from Craigslist during June 2013 and July 2013.

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Notes: Based on reporting from large apartment complexes (50 or more units).

San Mateo County Association of Realtors. San Mateo County Home Sale Statistics: Single Family Residences and Common Interest Development. Annual Reports 2005-2012. http://www.samcar.org/index.cfm/sales_statistics.htm.

San Mateo Human Services Agency, Center on Homelessness: San Mateo County Homeless Census and Survey. 2007-2013.

US Census, 1990-2012. www.census.gov

US Department of Health and Human Services. The Developmental Disabilities Assistance and Bill of Right Act. 2000.

US Department of Housing and Urban Development. Comprehensive Housing Affordability Strategy (CHAS) Data, 2006-2009.
<http://www.huduser.org/portal/datasets/cp.html>

Notes: CHAS data is provided to the US Department of Housing and Urban Development by the US census to provide a fuller picture of affordable housing concerns across the country.

Zillow, www.zillow.com.

Notes: Zillow is a real estate website which provides both information on for-sale homes and apartment rentals, but also proprietary information on real estate market trends.