
*[The Housing Element is currently being converted into the InDesign format
to be consistent with the 2012 General Plan.]*

Adopted

TOWN OF WOODSIDE

**HOUSING ELEMENT UPDATE
(2015-2023)**

Planning Period -
January 31, 2015 - January 31, 2023

Prepared by:

**The Town of Woodside
in association with 21 Elements**

Certified by State: January 23, 2015

**Adopted by Town Council: March 10, 2015
(Resolution No. 2015-7034)**

RESOLUTION NO. 2015 - 7034

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WOODSIDE
ADOPTING THE NEGATIVE DECLARATION AND 2015-2023 HOUSING ELEMENT AND
DIRECTING STAFF TO SUBMIT THE ADOPTED HOUSING ELEMENT TO HCD**

WHEREAS, the Housing Element covers the planning period between January 31, 2015 and January 31, 2023, and is hereafter referred to as the 2015-2023 Housing Element.

WHEREAS, the Housing Element has been reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA), (Public Resources Code 21000-21177); and

WHEREAS, pursuant to the requirements of CEQA, the Town Council reviewed the proposed Negative Declaration (**Exhibit A**) for the Draft Housing Element after the 30-day public review period that was between December 1, 2014, and December 30, 2014; and no agency or public comments were received; and

WHEREAS, the Housing Element and Negative Declaration were reviewed by the Planning Commission on December 3, 2014; the Planning Commission conducted a duly noticed public hearing; no public comments were received; and comments made by the Planning Commission were integrated into the revised draft Housing Element (December 2014); and

WHEREAS, the Town Council reviewed the draft Housing Element on January 13, 2015, along with comments from the Planning Commission and revisions based on those comments; reviewed comments from the State Department of Housing and Community Development (HCD), and revisions based on those comments; and conducted a duly noticed public hearing; no comments were received; and

WHEREAS, comments and direction received from the Town Council and from HCD were integrated into the Revised Draft Housing Element (Housing Element 2015-2023, January 2015) (**Exhibit B**); and

WHEREAS, the Housing Element is internally consistent with the Woodside General Plan; and

WHEREAS, the Housing Element is internally consistent with the Woodside Municipal Code; and

WHEREAS, the Housing Element articulates the Town's goals, policies, and programs for the preservation, improvement, and development of housing to meet the needs of all economic sectors of the community; and

WHEREAS, the State Department of Housing and Community Development (HCD) issued a letter on January 23, 2015, stating that the draft element with revisions meets the statutory requirements of State Housing element law; that the element will comply with State Housing

element law when the draft and revisions are adopted and submitted to the Department (HCD) in accordance with Government Code Section 65585(g); and that to remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008), the Town must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2015, set for ABAG localities (**Exhibit C**); and

WHEREAS, on February 18, 2015, the Planning Commission reviewed the revised draft Housing Element (January 2015), and the letter of January 23, 2015, received from the State Department of Housing and Community Development; conducted a duly noticed public hearing, at which no comments were received; and recommended that the Town Council: adopt the Negative Declaration, then adopt the 2015-2023 Housing Element, and direct staff to submit the 2015-2023 Housing Element to HCD (**Exhibit D**).

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Woodside California, as follows:

A. The Town Council finds as follows:

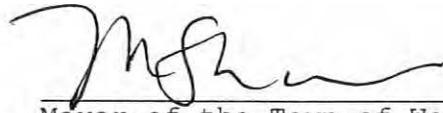
1. The Negative Declaration (**Exhibit A**) has been prepared in compliance with all requirements of the California Environmental Quality Act (CEQA), (Public Resources Code 21000-21177), finding that the update will not have any significant adverse impacts on the environment.
2. The Housing Element 2015-2023 (**Exhibit B**) has been prepared in compliance with all provisions of Government Code 65580 - 65589.8; and the State Department of Housing and Community Development has found that it meets the statutory requirements of State housing element law.
3. The Housing Element articulates the Town's goals, policies, and programs for the preservation, improvement, and development of housing to meet the needs of all economic sectors of the community.

B. Based on the foregoing findings, the Town Council adopts the Negative Declaration for the Housing Element 2015-2023, adopts the Housing Element 2015-2023, and directs staff to submit the approved Housing Element to the State Department of Housing and Community Development.

* * * * *

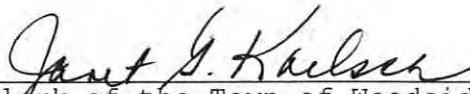
PASSED AND ADOPTED by the Town Council of the Town of Woodside, California, at a duly noticed public hearing held on the 10th day of March, 2015, by the following vote of the members thereof:

AYES, and in favor thereof, Councilmember: Burow, Gordon, Kasten, Romines, Tanner, Mayor Shanahan
NOES, Councilmembers: None
ABSENT, Councilmember: Mason
ABSTAIN, Councilmember: None



Mayor of the Town of Woodside

ATTEST:



Clerk of the Town of Woodside
HousingElement2015-2013

Exhibits

- A. Negative Declaration prepared for the Housing Element 2015-2023
- B. Housing Element 2015-2023, January 2015
- C. Letter of January 23, 2015, from the State Department of Housing and Community Development (HCD)
- D. Planning Commission Resolution 2015-004

I hereby certify that the above is
a true copy
of Resolution 2015-7034
Date March 17, 2015
Town Clerk
By 

WOODSIDE HOUSING ELEMENT UPDATE (2015-2023)

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1. Introduction and Key Findings

In 1980, the State legislature enacted AB 2853 requiring all cities and counties to adopt a Housing Element pursuant to Government Code Section 65583 and which specifies the scope and content of the document. The Housing Element must now be revised at least every eight years (the update cycles are now synchronized with the Regional Transportation Plan (RTP) and the Regional Housing Needs Allocation (RHNA)) and the revisions must include a review of the Town's progress toward fulfilling programmatic objectives. In general, the State legislature requires a Housing Element to include: (1) an assessment of housing needs and an inventory of resources and constraints, including the estimate of community housing needs prepared by the Association of Bay Area Governments pursuant to Section 65584(a) of the Government Code; (2) a statement of community goals and policies; (3) a statement of quantified objectives relative to the maintenance, improvement and development of housing; and (4) an eight-year implementation or action program.

On May 25, 2010, the Town adopted the most recent update to the Housing Element to address State requirements to provide for the Town of Woodside's share of regional housing needs in that time period.

In November 2012, the Town of Woodside began the process of updating its housing element. It was last updated in 2010, and was then incorporated into the comprehensive update of the General Plan in 2012. The process of updating the Housing Element is expected to be completed by January 2015, in compliance with SB 375.

For cities and towns (such as Woodside) within the purview of the Association of Bay Area Governments (ABAG), a deadline of January 2015 was set for the adoption and amendment of the housing element of the General Plan for the planning period from January 31, 2015 through January 31, 2023 (San Mateo County Housing Needs Allocation Subregion Policy Advisory Committee (PAC), April 11, 2013 (Resolution 13-01)).

Town staff participated in the coordinated San Mateo countywide efforts of *21 Elements*. The *21 Elements* group brought together all of the jurisdictions in San Mateo County to exchange ideas and provide support for each other to ensure that each municipality obtained certification by the State. *21 Elements* maintained a website (www.21elements.com) that provided the public with various resources related to Housing Elements, and advertised the dates of all hearings related to the Woodside Housing Element update.

Major Trends and Characteristics

- **Growing senior population.** Over the next decade and a half, the number of seniors in San Mateo County will increase by 76 percent. Woodside currently is home to approximately 1,128 seniors. The median age in Woodside is 48, higher than the county median of 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 1/3-1/2 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 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. Woodside currently has smaller Asian and Latino populations than the county as a whole.
- **As of January 2013, Woodside had a total population of 5,441.** According to census data, Woodside's population declined slightly (by approximately 1.2%) between 2000 and 2010. However, the Association of Bay Area Governments (ABAG) predicts that Woodside's growth will pick up over the next two decades, bringing the population to 5,600 by 2030.
- **Woodside has a relatively small homeless population.** As of the 2013 San Mateo Homeless Census, there are seven unsheltered homeless people in Woodside. There are no sheltered homeless in Woodside.
- **Woodside has a strong tradition as an equestrian community.** With its 594 horses (Town records as of November 2014), Woodside's rural, equestrian living environment supports approximately 1 horse for every 9.15 people. The many horses are indicative of one of the community's key priorities--that of maintaining the Town's rural, equestrian heritage, and bringing that tradition into the future. And, in fact, allowing Accessory Living Quarters (ALQs) within barns in some residential districts has added housing options within the Town, some of which are affordable units.

Housing and Household Characteristics

- **Almost all the housing units in Woodside are owner-occupied single-family detached homes.** Ninety four percent (94%) of the housing in Woodside is owner-occupied and 6 percent (6%) is renter-occupied.
- **Woodside is primarily a community of single-family homes.** Woodside has a total of 2,180 homes, a seven percent increase since 2000. The vast majority (95%) of homes in Woodside are single-family detached dwellings, with only four percent in single-family attached buildings. Similar to other parts of San Mateo County, Woodside has very low vacancy rates.
- **Very few of Woodside's households are lower-income.** Woodside's median household income was \$238,595 (in 2011), which is significantly higher than the countywide median of \$92,000. Nineteen (19) percent of Woodside's households are lower income, and seven percent of Woodside's households are extremely low income.
- **For-sale housing prices are very high and unaffordable to many households.** As of October 2013, the median sales price for a single-family home in Woodside was \$1.8 million. As of October 2014, the median sales price for a single-family home in Woodside climbed to \$1.95 million, and the median sales price in the county for a single family home was \$1.07 million.
- **Many households are overpaying for housing.** Many households earning less than \$75,000 annually are overpaying for housing in Woodside. In particular, all renters and almost all homeowners earning less than \$35,000 are overpaying, although there are very few total households in this income category (132 households).
- **Modifications are Needed to Some Houses:** Disabled persons in most communities may have difficulty affording housing due to an inability to work, and may incur costs of adapting housing to meet their mobility needs. Some people may be unable to find housing other than institutional care which is suited to their needs. The inability to find suitable housing is not considered to be a problem within Woodside because the relative affluence of the residents permits them to adapt existing housing stock for special physical needs.
- **The housing stock in Woodside is aging.** Almost half of the homes in Woodside were built before 1960, and almost 80 percent of the total housing stock was built before 1980. Often older homes can be more expensive to maintain and rehabilitate; however, Woodside's high-income residents and high housing prices indicate the age of the homes may be an appeal rather than a drawback of the housing stock.

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2. Review of 2007-2014 Housing Element

The Town of Woodside has made great progress in implementing many of the objectives of the 2007-2014 Housing Element, including exceeding our numerical objectives. The primary programs outlined in the previous element were intended to provide additional flexibility and incentives for development of Accessory Living Quarters (ALQs), and create and apply an Affordable Housing Overlay Zone for potential development of affordable senior housing at Cañada College. This section reviews and evaluates the Town's progress in meeting the objectives that were developed as part of the previous Housing Element. These programs are summarized below.

- Compliance with RHNA Allocation.** The Town's Regional Housing Needs Allocation (RHNA) for 2007-2014 was 41 units (10 very low, 7 low, 8 moderate, and 16 above moderate). The Town provided a total of 59 units during this planning period (20 very low income units, 4 low income units, 3 moderate income units and 32 above moderate income units (31 single family residential units and 1 accessory living quarters)). Therefore, the Town met and even exceeded its overall allocation, as indicated in the Table below.

	Very Low Income	Low Income	Moderate Income	Above Moderate
ABAG Projections	10	7	8	16
Units Constructed	20	4	3	32
Housing Need Met	200% (20/10)	57% (4/7)	38% (3/8)	200% (32/16)

1. Assumes units built between 2007-2014 were affordable to very-low (70%), low (15%) and moderate (10%) income households, based on the 'Affordability of Second Units' report prepared by Baird + Driskell Community Planning (April 9, 2014) (Appendix I).

- The Town Exceeded its Regional Housing Needs Allocation between 2007-2014.** As indicated in Table 2-1 above, 17 low and very low income units were required and 24 were provided. With the national economic downturn that began in 2008, the Town experienced an increase of new ALQs instead of new main residences, which supported the Town's efforts to provide affordable housing.

Based on the 2014 Baird + Driskell Community Planning's Report on second units, in more affluent communities such as Woodside, approximately 85% of ALQs are affordable to low income residents (distributed as follows: extremely low income (60%), very low income (10%), and low income (15%) residents). The Town's assumptions regarding affordability of units has changed with this update as follows:

**Table 2-2
Changes in Assumptions Regarding the Affordability
for Second Units for Housing Element**

Income	Assumptions Used for Previous two Housing Elements regarding Affordability of Second Units	Current Assumptions regarding Affordability of Second Units in this Housing Element Update
Extremely Low Income	12.45%	60%
Very Low Income	12.45%	10%
Low Income	25%	15%
Moderate Income	25%	10%
Above Moderate Income	25%	5%
Total:	100%	100%

With the assumptions used for previous housing elements, a total of 3 additional ALQs would have been needed to meet the very low and low income categories. The extremely low income category is a subset of the very low income category.

- The Town has Developed Flexibility and Incentives for Constructing Accessory Living Quarters.** The Town added a total of 28 ALQs during the 2007-2014 Housing Element Cycle. Except for Woodside's ALQs, it is extremely unlikely that housing affordable to low and moderate income households can be provided in Woodside under any circumstances without considerable subsidy, public or private. Given the high cost of housing in Woodside, the Town's capacity to meet its affordable housing objectives continues to be closely aligned with the development of Accessory Living Quarters (ALQs) in all residential districts. ALQs are a valuable addition to Woodside's housing stock, adding flexibility, affordability and diversity. They have proven to be a sustainable way to add housing options for a town such as Woodside, without using additional vacant parcels, many of which have environmental constraints. Advantages of ALQs include: affordable rents, income assistance for homeowners, housing for low income groups (such as seniors, multigenerational accommodations, people with disabilities, and workforce housing) and the preservation of neighborhood character.
- Development of Affordable Housing for Cañada College Faculty and Staff.** On May 21, 2008, the Local Agency Formation Commission (LAFCO) approved the detachment from Woodside and annexation of the Cañada College parcels into Redwood City. Cañada College has since constructed 60 affordable housing units for faculty and staff on these parcels. As part of the agreement between Woodside and Redwood City, 24 of the 65 housing units targeted to be built in Woodside between 2007 and 2014 through the Regional Housing Needs Allocation (RHNA) process were transferred to Redwood City's allocation. Under the agreement, Woodside's RHNA number was reduced from 65 to 41 and Redwood City's number was increased from 1,832 to 1,856. Out of the 24 targeted units transferred to Redwood City's RHNA number, 5 are for very low income units, 4 are for low

income units, 5 are for moderate income units and 10 are for above moderate income units. According to Cañada College personnel, with the availability of this affordable housing project, a number of the resident faculty and staff have been able to save funds and subsequently purchase homes in the region.

- **Establishment of an Overlay Zone for Affordable Housing at Cañada College.** The Town adopted an Overlay Zone Ordinance for multiple-family housing at Cañada College.
- **Density Bonus Ordinance.** The Town has contracted with a consulting firm for preparation of a Density Bonus Ordinance; however, the Town is still considering ways to highlight existing regulations which already allow additional units under current zoning in all residential districts, as a way to meet the density bonus ordinance objectives and requirements.
- **The Town's Inventory of Undeveloped Lots.** The Town maintains an inventory of vacant lots in each of its residential zones. Currently, the Town has a total of approximately 272 vacant parcels available in the Town that are over 0.2 acre in size and may be developable, depending on satisfying access, geotechnical, sewage disposal and design requirements. Lots less than 0.2 acres in size are likely not to be developed due to the steep terrain, streams and geological hazards in various parts of the Town. The lots are approximately evenly divided between the various zoning districts, and cover a total of 894 acres of land (Appendix D).

The Woodside planning area contains several significant natural characteristics that must be recognized as severely impacting the design, construction, and cost of housing on undeveloped lots. Most of these constraints are natural hazards which, if not appropriately recognized and accommodated in housing design, could endanger lives and property. For example, the major trace of the active and potentially hazardous San Andreas Fault and a number of its subsidiary traces cut through the approximate center of Town in a north-south direction. An additional fault trace has been mapped through the central portion of Town by the U.S. Geologic Survey. This fault, the "Hermit Thrust Fault", is shown on USGS Map 1-12.57 E, prepared by Brabb and Olson, 1986. In addition, approximately 20%-25% of the Town contains soils which are subject to earth moving or landsliding. The majority of these unstable areas are located west of the San Andreas seismic zone in the steep western foothills area of the Town. Severe periodic landslide problems have been experienced in these areas. Frequent damage has occurred to public roads, utilities, retaining walls, patios, driveways, and occasionally to structures.

The Town is also subject to high fire hazard (Fire Hazard Severity Zones). The Very High Severity Fire Hazard Zone (VHSFHZ) areas are characterized by steep terrain, highly flammable vegetation, inadequate water supply, and poor road access. In an emergency,

these areas cannot be reached quickly by fire fighters and when they are reached, difficult terrain and lack of fire suppression water often create extreme difficulties for fire fighters.

Only approximately 40% of Town properties are served by sewer and the area's physical constraints render the construction of new public sewage systems impractical, therefore the majority of housing units must be served by on-site sewage disposal systems (i.e., septic tank/drainfield systems). In order for these systems to function adequately, drainfields must be constructed in soils which accept and transmit wastewater so the surfacing of effluent does not occur and micro-organisms are rapidly eliminated from the subsurface water table. The western foothills portion of the Town contains large areas of Butano Claystone; the Central Valley portion primarily contains soils of the Santa Clara Formation; and certain portions of the northeastern part of the Town contain serpentine soils. All of these soils are generally characterized as having low intergranular permeability and are marginally acceptable for the location of septic tank drainfields. In order to protect the area's watersheds and to provide for individual site safety, the San Mateo County Department of Environmental Health requires percolation tests and 100% expansion areas identified for septic fields. Due to poor soil permeability and high water table within the valley portion of the Town, large individual housing sites are necessary to meet these requirements.

Much of the westerly portion of the Town is composed of steep heavily wooded canyons, deeply incised stream corridors and steep brush covered slopes. Projects constructed on steep slopes often require significant grading as well as additional drainage, retaining structures, and access improvements. These conditions and improvements result in a significant increase in housing costs.

- **Constraints to Developing Affordable Housing.** As described in the discussion of vacant lots above, the Woodside Planning area contains several significant natural hazard characteristics that affect development of lots and the affordability of construction. These characteristics include earthquake faults, unstable soils, steep slopes, in some cases lack of percolation capacity for septic systems, fire hazard, and the presence of sensitive areas such as stream zones. The Town relies on a capped allocation of sewer capacity from the City of Redwood City, for which no increase is foreseeable. Existing Town sewer policy is to allocate the Town's limited remaining wastewater treatment and collection capacity to serve only sites with prior sewer assessments and areas with a history of septic tank failures, especially in the north Cañada Road area.
- Development of lots in Woodside is also affected by high land and construction costs (given the general location on the Peninsula and the extensive engineering that is required for lots with some hazards). These conditions affect development of all lots, but particularly lots that are meant to provide affordable housing. In addition, as a residential community that was initially settled 50-100 years ago along often steep and narrow roadways, the majority of Woodside's lots are not served by public transportation, are not generally "walkable" to

Town services, and are not located within or near transit-oriented development that provides services and employment opportunities. The age of the existing housing stock also results in higher maintenance, renovation and rehabilitation costs, which can be a constraint for using existing housing for affordable units (Appendix E).

- **Summary of Public Participation.** The Town provided notices in the local newspaper of all Planning Commission and Town Council meetings related to review of the Housing Element Update. In addition to the newspaper advertising, the Town mailed a postcard to all residents within the Town of Woodside providing notification of the Planning Commission and Town Council meetings related to the update project.

Because of high land and construction costs and the Town's relatively remote location from transit, employment centers, and services, the focus of providing affordable housing continues to be in the development of accessory living quarters on single family residential lots. The Town also supports a range of regional agencies that are more directly involved in the provision of affordable housing including HEART, HOPE Plan. The public supported these strategies for addressing affordable housing during the development of the 2007-2014 Plan. Further, on an ongoing basis, the Town continues to engage with HEART, regional jurisdictions that worked together to develop the HOPE Plan, and the County's Home Rehabilitation project.

The Town also engages the public by keeping up-to-date information on housing resources within Town offices and on the Town's website. Resource information relates to the following resources: The U.S. Department of Housing and Urban Development, the California Department of Fair Employment and Housing, the San Mateo County Rehabilitation Loan Program, the San Mateo County Home Sharing Program administered through HIP Housing, the San Mateo County First Time Home Buyers Program, the San Mateo County Affordable Housing Services for Seniors Program, and San Mateo County's Accessibility Modification Program administered by the Center for Independence of the Disabled (CID) (Appendix G).

- **Town Engagement with Local Service Organizations.** The Town of Woodside has been a member agency of the Housing Endowment and Regional Trust (HEART) of San Mateo County since July 2005. HEART was formed in 2003 as a public/private partnership to fund construction of affordable housing in San Mateo County. Between 2005 and 2014, the Town donated \$14,777 to HEART (source: Town Hall records).

The Town is also helping to address homeless issues on a regional basis by supporting CDBG funding of County programs that service the homeless and provides occasional funding to the County's Homeless Shelter Fund. The Town contributed \$10,000 toward construction of a new homeless shelter during 2000-01.

- **Town's Promotion of Energy Conservation.** Energy conservation continues to be a significant issue in the consideration of local housing policy since energy costs have

dramatically increased in recent years. The Federal and State government has provided incentives for incorporating energy saving devices into residential units. Many Woodside residents have taken advantage of these incentives by installing various conservation devices such as solar panels for hot water heating. Additionally, Title 24 of the State Building Regulations requires that all new residential units (and additions) be designed to comply with relatively stringent energy standards. These standards are rigorously enforced by the Town's building inspectors and plan checkers. In addition, the review of all non-exempt projects under the jurisdiction of the California Environmental Quality Act (CEQA) requires that energy impacts be evaluated.

The Town of Woodside has taken the following steps to encourage energy conservation:

- (1) A system for the accumulation and dissemination of energy conservation information has been established at Town Hall. Information is made available to residents through the Town Hall and the Library.
- (2) Technical advice on the design and construction of individual units and energy efficient site planning is available through the Town's Planning and Building Departments.
- (3) The Town's Subdivision Ordinance includes requirements for the consideration of solar access and energy conservation.

On January 10, 2012, the Town of Woodside adopted a new general plan that includes a Sustainability Element. As described in the Sustainability Element:

Sustainability refers to efforts and practices aimed at minimizing and reversing where possible the depletion of our natural resources, including air, water, fossil fuels, minerals and soils, and flora and fauna, such that a balance between the activities of humankind and the quality of the natural environment can be sustained.

The key focus of the element is to implement policies and programs that:

- protect and conserve water resources;
- encourage and support renewable clean energy;
- encourage recycling and waste management;
- encourage increased building energy efficiency;
- encourage the reuse of buildings and building materials;
- maintain carbon absorption resources;
- reduce vehicle trips;
- reduce the carbon footprint of all Town activities;
- maintain greenhouse gas emissions data;
- encourage community programs and educational opportunities which promote sustainability; and
- lead by example by developing and maintaining sustainable Town practices.

The Town's Residential Design Guidelines (RDG), adopted on July 10, 2012, require that landscape design incorporate sustainable strategies to maximize water efficiency and preserve open space. Residents are encouraged to minimize planting of lawns and other water intensive plantings. The RDG also promote the use of graywater systems, rain water collection, and gravity drip irrigation. Further, they require maintenance of open space, which serves as carbon absorption areas.

During the 2007-2014 period, the Town processed 131 applications related to installation of arrays of solar panels. In addition, 1 geothermal system was installed during this period and another is expected to be completed in the near term (Sources: Deputy Building Official and Project Manager, Woodside).

- **Town Revisions to its Municipal Code.** The Town has made changes in its Municipal Code such as the definition of family which reads "An individual, or group of two or more persons occupying a dwelling and living together as a single housekeeping unit in which each adult resident has access to all parts of the dwelling." (WMC § 153.005). This definition is more supportive of people with disabilities as it does not limit the number of disabled people living with each other to create a supportive living environment.

In 2005, the Town amended the Municipal Code to include exceptions for minor improvements for disabled access (Woodside Municipal Code §153.063).

- **Complete Review of 2007-2014 Implementing Programs**

See Table 2-3 for a complete review of 2007-2014 Housing Element Implementing Programs.

Review of Woodside 2007-2014 Housing Element Implementing Programs

Table 2-3: Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation
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A. Affordable Housing Opportunities

1	<p>Accessory Living Quarters</p> <p>Promote accessory living quarters (ALQs) as an opportunity for affordable housing through community outreach and information, streamlined review; incentive programs; and consideration of new ordinances that would permit affordable rental units, provide amnesty for existing accessory units, reduce construction fees, and allow additional square footage for main residence where accessory units are deed restricted for affordability and limited size.</p>	<p>Ongoing</p>	<p>The Town promotes accessory living quarters (ALQs) by allowing them in all residential districts. The Woodside Municipal Code permits up to two ALQs as accessory uses to a primary use (i.e. main residence) without approval of any discretionary permits (discretionary permits may be required for the construction of additions or structures to accommodate an ALQ, but not for the use itself). The Town also has a voluntary survey for applicants of new units to track their use and affordability. The Town is also working to streamline their review, and will be considering a process that includes only one review meeting before the ASRB. Additional meetings may be required before the Planning Commission if other entitlements are required. In the 2011 fee schedule update, the Town Council removed the fee for rental certificates as a first step toward easing the requirements for rental units.</p>
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Review of Woodside 2007-2014 Housing Element Implementing Programs

Table 2-3: Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation
2 Alternative Construction	Promote affordable alternatives to conventional construction by continuing to allow mobile homes and exploring procedures for the consideration of alternative methods such as green building, straw bale construction, etc.	On January 10, 2012, the Town adopted the Sustainability Element as part of the 2012 General Plan. On July 10, 2012, the Town adopted the Residential Design Guidelines. These documents formalize the Town's commitment to increasing the prevalence of environmentally conscious design features in construction projects.	The Town continues to allow mobile homes, factory built and modular housing units, consistent with State law. The California Building Code provides an option for alternative construction, whereby an applicant submits an alternate design to the Building Official, the alternate design standards and testing of the proposed product, and the rationale for the request. The Town has approved alternate retention and reuse materials in the past, including rammed earth landscape walls, green roofs, rainwater retention and reuse systems, fuel cells, ground source heat recovery systems and Styrofoam core truss wall systems. The Town encourages green building measures in all of its projects, in compliance with applicable building codes which include sustainable features such as solar panels, green roofs, rainwater retention, fuel cells, radiant heating and other progressive design techniques.

Review of Woodside 2007-2014 Housing Element Implementing Programs

Table 2-3: Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation
3 Accessibility	Increase access to affordable housing by continuing to request the extension of public transit routes along major traffic corridors.	Ongoing. The Town continues to coordinate with SamTrans to expand bus service to provide better connections with surrounding jurisdictions.	SamTrans' Line 274 provides weekday and Saturday service between Cañada College and the Redwood City CalTrain station. Line 85 provides weekday service between Woodside, Portola Valley and Menlo Park. As part of the 2012 General Plan, the Town included a transit connectivity goal in the Circulation Element. Policy CL6.1 reads: "Support the expansion, development, and improvement of the public transit systems serving Woodside and the Midpeninsula which are effective, convenient, quiet, and economically feasible." Staff continues to engage with SamTrans regarding potential expansion of public transit in Woodside.
4 Multi-family Opportunities	Work with Cañada College to draft and adopt guidelines that would allow multi-family housing (either through overlay zoning or with a use permit) on existing land owned and operated by San Mateo County Community College District (Cañada College) in Woodside during the planning period. Allow waiver of certain standards that would limit development such as reduced parking, increased height allowances, and increased density, and consider a density bonus ordinance.	The Town is currently working with Cañada College to develop an overlay district that would allow for the development of multi-family housing.	The overlay district is currently being developed.
5 Easing restrictions on the construction of rental units and incentives to construct affordable deed restricted Accessory Living Quarters	Work with the Town Council and other Council designated commission and/or committee to develop municipal code amendments to ease restrictions on the construction of rental units and provide incentives to construct deed restricted affordable units.	Ongoing Consideration	Town residents have been active in developing accessory dwelling quarters. If the pace of development slows, the Town will consider the need for additional incentives to increase development of deed restricted and other affordable units.

Review of Woodside 2007-2014 Housing Element Implementing Programs

Table 2-3: Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	
B. Conservation, Rehabilitation and New Construction				
6	Conservation	<p>Conserve the existing housing stock by continuing to apply the California Building Code (California Code of Regulations (Title 24)) and allowing alternative standards for historic structures; improving the character of substandard structures; continuing to address code violations; and supporting the provision of sewage systems to areas with waste disposal problems.</p>	<p>The Town adopted an Historic Preservation Element on March 10, 2009. This element was updated and amended as part of the 2012 General Plan, adopted on January 10, 2012. The Town adopted Residential Design Guidelines on July 10, 2012 that encourage preservation or adaptive reuse of existing or historic structures over demolition. The Town's Community Preservation Officer completed Code Enforcement Officer Training in April 2009, meeting the goal for that adopted program. The Town works to conserve the existing housing stock on an ongoing basis.</p>	<p>The Town applies the most recent version of the California Building Code (Title 24) to all development in Town. The Town recommends preservation of existing structures when feasible and when structures meet historic thresholds. The Woodside Municipal Code includes allowances for adaptive reuse and flexible siting of historic structures on properties within the Town. The Town has also drafted an Historic Preservation Ordinance that is currently being reviewed by the Town Council. As part of this Ordinance, the Town is exploring incentives for historic preservation. The Town encourages green building practices which include preservation of existing structures, rather than demolition, to maintain the Town's housing stock.</p>
7	Rehabilitation	<p>Rehabilitate the existing housing stock by continuing to provide setback exceptions to support remodeling or small additions rather than demolition. Inform low and moderate income residents about the County's Rehabilitation Loan Program.</p>	Ongoing	<p>The Town processes building permits for additions and remodels on an ongoing basis. The Town maintains information on the County's Rehabilitation Loan Program at Town Hall and on the Town website.</p>

Review of Woodside 2007-2014 Housing Element Implementing Programs

Table 2-3: Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation
8 New Construction	Develop new housing stock that conforms with building codes and encourage the retention of smaller homes where possible.	Ongoing	All new construction requires a building permit demonstrating compliance with the California Building Code (California Code of Regulations (Title 24)). The Municipal Code limits the size of residential structures in all zoning districts, and encourages renovation rather than demolition of structures. This encourages retention of smaller structures. Because much of the Town has the potential to be affected by wildfire, the Town adopted a new fire safety ordinance that augments building requirements for new construction.
9 Energy Efficiency	Promote energy efficient housing by continuing to require compliance with Title 24; educating homeowners and disseminating energy conservation from PG&E and other agencies; encouraging energy saving siting, features and materials in retrofits and new construction; implementing the Sustainability Element, that is now part of the Town's General Plan; encouraging staff to attend energy efficiency trainings; pooling resources with neighboring jurisdictions; and exploring the adoption of green building regulations and incentives.	The Town adopts the most recent version of the California Building Code (California Code of Regulations (Title 24)). The Town adopted a Sustainability Element as part of its 2012 General Plan. The key focus of the element is to encourage and support renewable clean energy and encourage increased building energy efficiency. It also encourages the reuse of buildings and building materials. The Town also adopted Residential Design Guidelines in 2012. The Guidelines support reuse and encourage residents to consider solar design, utilize passive heating and cooling, and implement renewable technologies. The process of reviewing development projects is ongoing.	The Town reviews all proposed development to ensure compliance with Title 24, the Sustainability Element of the General Plan, the Residential Design Guidelines, and the Municipal Code to encourage energy efficiency and reuse of building materials in every part of the planning, demolition, site development, and building process. Since adoption of the previous housing element, the State adopted the California Green Building Code, which includes heightened energy efficiency and construction material requirements and standards. This has enhanced standards for greener private sector construction.

Review of Woodside 2007-2014 Housing Element Implementing Programs

Table 2-3: Housing Element Program Name/Number		Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation
C. Special Needs Housing				
10	Local Employees	Promote affordable housing opportunities for public-sector, school and equestrian-related employees by maintaining a list of these employees to ensure landlords can share information about vacancies.		The Town provides information at Town Hall and on the Town's website related to housing services. The Town also provides funding to HIP Housing, a local non-profit that focuses on affordable housing and home sharing programs.
11	Disabled Persons	Promote affordable housing opportunities for disabled persons by providing building code exceptions for accessibility modifications; incorporating language in the zoning code that exceptions are allowed for people with physical and developmental disabilities; amending the municipal code to define family consistently with State law; recommending that CDBG funds are directed to supporting the Housing Accessibility for Disabled Person program; and publicizing information about the program.	The Municipal Code was amended to add a definition of <i>Family</i> that is consistent with State law.	Woodside Municipal Code § 153.063 promotes affordable housing opportunities for disabled persons by providing municipal code exceptions for people with disabilities. The Code still needs to be amended to specify that code exceptions are needed for people with physical and developmental disabilities.
12	Seniors	Promote affordable housing opportunities for seniors by considering the possibility of allowing residential projects with medical facilities and ground transportation; encouraging the development of accessory units; providing mechanisms to keep seniors in the community; continuing to encourage the use of CDBG funds for the County's Reverse Annuity Mortgages program; and publicizing the program as well as home repair services and the Property Tax Postponement Program.	Ongoing	The Town promotes affordable housing opportunities for seniors by encouraging the development of accessory living quarters. The Town also provides information at Town Hall and on the Town's website on programs such as home sharing, home repair services, Reverse Annuity Mortgages, and the Property Tax Postponement Program (which has recently been reactivated for 2016).
13	Emergency Shelter & Transitional Housing	Promote and permit emergency shelters and transitional/supportive housing by continuing to allow shelters and transitional housing in the CC District as a permitted use, cooperating with agencies providing shelter for the homeless and those in crisis. Amend the code to define transitional and supportive housing consistent with State law.	The Town amended the zoning code to allow emergency shelters and transitional housing as a permitted use in the CC District.	The zoning code allows emergency shelters and transitional housing in the CC district as a permitted use.

Review of Woodside 2007-2014 Housing Element Implementing Programs

Table 2-3: Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation
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D. Housing Programs

14	Pooled Efforts	Increase housing opportunities by pooling efforts. Continue seeking opportunities for joint efforts to provide low and moderate income and special needs housing as well as to participate in subregional housing programs and the 21 Elements Technical Advisory Committee	Ongoing	<p>The Town of Woodside and other diverse stakeholders undertook an intensive community based planning process to develop a plan to end homelessness in San Mateo County. The HOPE Plan (Housing Our People Effectively) is the community's comprehensive policy and planning document related to homelessness and relating to emergency shelter, and transitional and supportive housing. The Town has also been a member of the Housing Endowment and Regional Trust (HEART) of San Mateo County since July 2005. Between 2005 and 2014, the Town donated \$14,777 to HEART. Town staff regularly participate in the San Mateo County Sub-Regional Housing Needs meetings, and are part of San Mateo County's 21 Element joint effort to update the County's individual jurisdiction Housing Elements.</p>
15	Shared Housing	Support shared housing in order to enable residents to remain in Woodside. Continue to support the use of CDBG funds to implement the Home Sharing Program and publicize information about the program.	Ongoing	<p>The Town helps to address homeless issues on a regional basis by supporting CDBG funding of County programs that service the homeless and provides occasional funding to the County's Homeless Shelter Fund. The Town contributed \$10,000 toward the construction of a new homeless shelter during 2000-01. The Town also maintains resource information on programs such as HIP's Home Sharing Program on its website.</p>

Review of Woodside 2007-2014 Housing Element Implementing Programs

Table 2-3: Housing Element Program Name/Number		Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation
16	Density Bonus/Incentives	Develop a density bonus ordinance and procedures, and/or explore other possible incentives for providing affordable housing.	The Town has a functional density bonus system in place that allows accessory living quarters in all residential zones.	The Town allows accessory living quarters in all residential zones, which increases the allowable density.
17	Equal Opportunity	Promote equal opportunity housing by continuing to support fair housing organizations, publicizing information about fair housing law, and referring complaints to appropriate agencies and organizations.	Ongoing	The Town supports a variety of fair housing organizations including HEART and broad range of organizations involved in the HOPE Plan. The Town also provides information on fair housing resources at Town Hall and on the Town's website, and refers calls to fair housing agencies, depending on the type of need.

E. Housing Information and Policy

18	Public Information	Provide public information regarding affordable housing availability, assistance programs for low and moderate income and special needs households, and incentives for preserving accessory dwelling units.	Ongoing	The Town supports a variety of affordable and fair housing organizations, and provides information on housing resources at Town Hall and on the Town's website. The Town collects volunteer surveys on accessory living quarters (ALQs), and rental ALQs through the required Rental Permit, in order to develop and maintain a database on Town housing resources.
19	Site Mapping	Map housing sites available for housing development, maintaining site information in the Town's parcel database, and making this information available to the public and in the Town's annual report.	Ongoing. See Housing Element Figure 3-1.	The Town uses Trakit, a shared database of all Town development and permitting information by parcel. The Town also maintains a list of vacant parcels in all of the residential zones that have the potential to be used as housing sites (Housing Element, Appendix D).

Review of Woodside 2007-2014 Housing Element Implementing Programs

Table 2-3: Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation
20 Permit Processing Improvement	Streamline and continuously improve permit processing by informing housing construction permit applicants about requirements at the earliest stage and continuing to assess the review requirements in order to minimize processing difficulties.	Ongoing	The Town developed a handout on Accessory Living Quarters Permitting At-a-Glance, to explain the process and clarify what approvals are needed. The Town's Architectural and Site Review Board's (ASRB) review involves two meetings. The first, the Conceptual Design Review planning process, is designed to make applicants aware of requirements and concerns at the earliest point possible, before they invest money in detailed design plans. The second meeting, the Formal Design Review process, involves the development of more detailed drawings, once basic project conditions, constraints and concerns are understood. The Town is considering a process that would include a single meeting before the ASRB for accessory living quarters.
21 Reporting & Policy	Maintain housing information and reporting; provide housing information to the public; solicit public input from a representative cross-section of Woodside residents on housing policy and proposals; revise the Housing Element based on such input; and ensure extensive notice is provided to all residents regarding projects, policies, and efforts to develop or maintain affordable housing.	Ongoing	The Town maintains information including resource brochures related to home sharing and other housing resources at Town Hall, and on the Town's website.

Review of Woodside 2007-2014 Housing Element Implementing Programs

Table 2-3: Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation	
22	Collaboration & Coordination	Collaborate and coordinate with other jurisdictions on housing-related issues and consider contributing financially to county-wide efforts to provide for the homeless.	Ongoing	<p>The Town of Woodside and other diverse stakeholders undertook an intensive community based planning process to develop a plan to end homelessness in San Mateo County. The HOPE Plan (Housing Our People Effectively) is the community's comprehensive policy and planning document related to homelessness and relating to emergency shelter, transitional and supportive housing. The Town has also been a member of the Heart of San Mateo County since July 2005. Between 2005 and 2014, the Town donated \$14,777 to HEART.</p>

3. Housing Program and Action Plan 2015-2023

The focus of the Housing Program and Action Plan is to develop and implement programs and strategies that will enable the Town of Woodside to provide affordable housing consistent with its 2015-2023 Regional Housing Needs Allocation (RHNA), and the specific needs of the Woodside community. Table 3-10 at the end of this chapter summarizes the Housing Action Program for the planning period.

Projected Housing Needs

RHNA Allocation

The State's housing element guidelines and State Planning Law (Government Code Section 65583) require that each community provide for its "fair share" of the region's total housing need. As provided by Government Code Section 65584, the Association of Bay Area Governments (ABAG) has determined the projected need for all of the region's cities and counties.

On April 12, 2013, the City/County Association of Governments of San Mateo County (C/CAG) submitted the Final Regional Housing Needs Allocation for the San Mateo Subregion and Finding of Consistency with the Sustainable Communities Strategy for the San Francisco Bay Region. The document was adopted as Resolution 13-01 by the San Mateo County Housing Needs Allocation Subregion Policy Advisory Committee (PAC) on April 11, 2011.

The Town of Woodside has agreed to provide a realistic and good faith effort to accommodate housing to meet ABAG's projections as shown in Table 3-1, for the 2015-2023 planning period. The RHNA target for Woodside is the provision of 62 units to be constructed between 2015-2023. The 62 units would include 23 very low income units (these include 11 extremely low income units and 12 very low income units); 13 low income units; 15 moderate income units; and 11 above moderate income units; as shown in Table 3-1 below:

Table 3-1 Regional Housing Needs Allocation (RHNA) for 2015-2023				
	Very Low Income	Low Income	Moderate Income	Above Moderate
ABAG Projections	23*	13	15	11

* The Housing Needs Assessment assumes 11 of these units are extremely low income units and 12 of the units are very low income (Appendix C).

The Housing Element must demonstrate the site development capacity equivalent to, or exceeding, the projected housing need, to facilitate development of a variety of types of housing for all income groups.

Special Housing Needs of 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 an intellectual disability 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.

Table 3-2. Type of Developmental Disability in San Mateo County (2013)

	San Mateo County Percent
Mild/Moderate Intellectual Disability	50%
Autism	18%
Epilepsy	18%
Cerebral Palsy	17%
Severe/Profound Intellectual Disability	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 Bay Area.

Table 3-3 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. Just over half the population with developmental disabilities in Woodside (within the 94062 zip code) lives with a parent or legal guardian. Another 14 percent live independently or with supportive care. Almost 30 percent of the people with developmental disabilities in Woodside (in the 94062 zip code area) live in community care facilities. (More specific information about the location and type of community care facilities was not available, and may be protected information.)

Table 3-4 Living Arrangements of People with Developmental Disabilities (2013)

Lives with	Number		Percent	
	Town of Woodside	San Mateo County	Town of Woodside	San Mateo County
Parents/Legal Guardian	181	2,289	53%	66%
Community Care Facility (1-6 Beds)	58	532	17%	15%
Community Care Facility (7+ Beds)	42	73	12%	2%
Independent/Supportive Living	49	349	14%	10%
Intermediate Care Facility	7	191	2%	5%
All Others	5	60	1%	2%
Total	342	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, aging family caregivers not being able to continue providing in-house care and the growing wave of people with autism (Appendix C).

Defining Affordability

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.

HCD uses these categories, sometimes with minor adjustments, to establish the annual numerical income limits for San Mateo County, also listed below.

HUD defines an affordable unit as one in which a household pays 30 percent or less of their annual pre-tax income on housing. The definition of affordable housing therefore shifts with income category and household size, as well as geography.

According to the HUD/HCD income limits and HUD's definition of affordability, the maximum affordable rents for lower income households in San Mateo County are as follows (Appendix C):

Table 3-5 San Mateo County Affordability Definition and Limits 2014

Income Category	HUD Definition	Annual Income Limit		Maximum Affordable Monthly Rent	
		One Person Household	Two Person Household	One Person Household	Two Person Household
Extremely Low	Below 30% of area median income	\$23,750	\$27,150	\$594	\$679
Very Low	30%-50% of area median income	\$39,600	\$42,250	\$990	\$1,056
Low Income	50%-80% of area median income	\$63,350	\$72,400	\$1,584	\$1,810
Moderate Income	Above 120% of area median income	\$86,500	\$98,900	\$2,163	\$2,473

source: HCD State Income Limits 2014, and 21 Elements.

THE HOUSING PROGRAM - Addressing the Town's Affordable Housing Needs

2015-2023 Housing Element Programs

The quantified objectives for the Town during the period 2015-2023 are summarized in the Tables 3-6 and 3-7. This data considers approved units, recent development trends in Woodside, and Town Staff projections for new housing development opportunities which could occur within the timeframe of the Housing Element update. The estimated units to be constructed by income category is included in Table 3-6. The estimated units to be rehabilitated and conserved by income category is included in Table 3-7.

Based upon the quantified Program targets, the Town of Woodside can meet all of its projected need for 62 additional dwelling units between 2015-2023. The Town exceeded the housing needs goal between 2007-2014. With the national economic downturn that began in 2008, the Town experienced an increase of new ALQs instead of new main residences, which supported the Town's efforts to provide affordable housing. Based on the number of constructed ALQs between 2007 and 2014 (28 new units), and factoring in rehabilitated units (as described below, approximately 3 per year), the Town is on-track for constructing an adequate number of ALQ's to meet its housing goals for all income groups during the 2015-2023 Housing Element cycle.

Housing Rehabilitation

Three bills were passed between 2009 and 2011 (AB 720, AB 1867 and AB 1103) which affect how cities can claim RHNA credit for homes that are rehabilitated, conserved or preserved. This is called the *Alternative Adequate Sites* provision (Government Code

65583.1(c)) and may be used to meet up to 25 percent of the RHNA allocation by income groups, under some circumstances. While Woodside's units are not multi-family units, in fact, much of its housing stock is rehabilitated in a manner that helps to provide housing for all income groups.

Between 2007 and 2014 the Town of Woodside issued 23 permits to repair or remodel ALQs (permits clearly labeled for a repair/remodel or an addition to an ALQ). This may not represent all of the permits issued for ALQs since past permit tracking systems did not always provide details about the type of structure that was being remodeled. This shows that on average at least three ALQs are being rehabilitated per year. It is likely the trend will continue through this Housing Element planning period (2015-2023), and the Town will have a better ability to track the repairs specifically made to ALQs.

Table 3-7 provides the estimated distribution of rehabilitated ALQs over the 2015-2023 Housing Element planning period, based on the methodology the Town uses to determine the affordability of ALQs. Assuming that approximately 3 accessory living quarters are rehabilitated each year, the Town anticipates rehabilitation of 24 units during the 2015-2023 planning period. Distribution of estimated units uses the same assumptions regarding affordability that are described in Table (Table 3-8).

Table 3-6. Estimated Construction of New Housing Stock						
Policy	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Explanation
H1.1 and H5.3 New Construction of Accessory Living Quarters (ALQs)	26	4	6		36	To yield 36 affordable units (the RHNA requirement for affordable units for 2015-2023), and assuming 85% of ALQs are affordable to very low and low income households, 42.3 new ALQs would be required during the 2015-2023 planning period, or approximately 5.3 per year.
H2.3, H3.3, H5.3 New Construction of Primary Residences				26	26	26 moderate/ above moderate units would also be required for a total of 62 units to meet the RHNA Allocation. Actual number of above moderate units is likely to be much higher.
Total Projected Units	26	4	6	26	62	
Percentage of ABAG Housing Need 2015-2023	113% (26/23)	31% (4/13)	40% (6/15)	236% (26/11)	100% (62/62)	The Town projects exceeding its Very Low Income unit allocation and meeting or exceeding the total allocation.

Table 3-7. Estimated Rehabilitation and Conservation of Housing Stock						
Policy	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Explanation
H21, and H2.2 Maintain Accessory Living Quarters (ALQs)	17	4	2	1	24	This number projects the number of ALQs that will be rehabilitated based on the number per year that were rehabilitated during the previous HE cycle. Distribution is estimated in the same way as new units (Table 3-8).
H2.1 and H2.2 Rehabilitate/Remodel Primary Residences*						
Remodel/Repair				341*	341	
Addition/Remodel				239**	239	
Units Preserved through Historic Preservation				10***	10	
Code Enforcement				4	4****	
Energy Upgrades				100	100*****	
Total Projected Units	17	4	2	695	718	

* Estimate based on the number of main residences remodeled repaired between 2007-2014.

** Estimate based on the number of main residences in which an addition was added and remodeling also conducted between 2007-2014.

*** Estimate by Woodside Planning Director based on the work of staff and the Historic Preservation Committee.

**** Estimate based on discussion with Woodside Building Official.

***** Conservative estimate made based on permits for solar arrays during previous Housing Element cycle.

The Town does not have any large groups of affordable units that are at risk for relocation or demolition. For example, the Town does not have any existing mobile home parks or feasible locations for new mobile home parks, large affordable housing sites, and the Town does not have a Redevelopment Agency (RDA) (All Redevelopment agencies in the State of California were dissolved during the economic downturn) that would threaten the demolition

of affordable units. Since there are no specific groups of affordable units that are threatened, the Town does not have any programs that would specifically track or preserve existing units.

Accessory Living Quarters (ALQs)

The Town of Woodside has been effective in meeting its affordable housing needs through the development of Accessory Living Quarters (ALQs) in all of its residential districts, so the majority of its implementing programs support the development of these structures. In addition, the Town will continue to evaluate its code requirements to facilitate the process of making structures more accessible to persons with developmental and other disabilities.

Section 153.026(B)(1)(e) of the Municipal Code permits one ALQ on parcels that are less than one acre in size or within an R-1 district, and up to two ALQs on parcels that are equal to or greater than one acre in size. Based on the vacant lot information in Appendix D, the R-1 district can potentially accommodate a maximum of 33 main residences and 33 ALQs for a total of 66 units; the SR district can potentially accommodate a maximum of 51 main residences and 85 ALQs for a total of 136 units; the RR district can potentially accommodate a maximum of 47 main residences and 86 ALQs for a total of 133 units; the SCP-5 district can potentially accommodate a maximum of 38 main residences and 75 ALQs for a total of 113 units; the SCP-7.5 district can potentially accommodate a maximum of 88 main residences and 151 ALQs for a total of 239 units; and the SCP-10 district can potentially accommodate a maximum of 13 main residences and 25 ALQs for a total of 38 units. The maximum potential new housing units in Woodside on vacant parcels is 272 units (Appendix D). However, many of these lots are likely to have environmental constraints such as very steep slopes and slope stability issues, so the development of accessory living quarters on existing parcels is anticipated to be the primary source of affordable units during future housing element planning cycles.

Since 1987, State law (Government Code §65852.2(a)(1); §65852.2(b)(1)) has allowed cities to adopt an ordinance permitting and regulating second units or to permit such units without any discretionary review and in accordance with State regulations.

The Town of Woodside labels what is commonly referred to as a second unit or in-law unit, an Accessory Living Quarter (ALQ). An ALQ is a smaller but independent unit on the same site as a single family house. The ALQ can be part of the main house or it can be located in a detached building. The Woodside Municipal Code defines an ALQ as, "A living area that is: (1) within or attached to a main dwelling or within or attached to a detached building or structure, subordinate to the main dwelling; and (2) designed, built or used for human habitation. ACCESSORY LIVING QUARTERS shall include, but not be limited to, a rental unit as defined in this section." An ALQ designed for human habitation must have facilities for living, sleeping, eating, food preparation and storage, bathing and sanitation.

The Woodside Municipal Code permits up to two ALQs as accessory uses to a primary use (i.e. main residence) without approval of any discretionary permits (discretionary permits

may be required for the construction of additions or structures to accommodate an ALQ, but not for the use itself). Parcels over one and one-half acres in size may have any combination of attached and detached ALQs, but no more than two total per parcel. Parcels that are equal to or greater than one acre in size, but less than one and one-half acres in size, may have a maximum of one detached and one attached ALQ, for a total of two. For parcels less than one acre in size, no more than one ALQ shall be permitted, whether attached or detached. Parcels in the R-1 (Parcels in the R-1 districts are generally around 20,000 square feet or less) may have one attached ALQ, but no detached ALQs are permitted. ALQs vary in size, but may not exceed 1,500 square feet under existing Municipal Code regulations.

An ALQ may not be sold separately from the primary dwelling. Parking requirements for ALQs are two parking spaces per unit, but they are not required to be covered or within a garage, they must simply be on-site. Most roads in Woodside are too narrow for street parking, and most parcels are large enough to accommodate the parking requirements.

Woodside ALQ Survey

In June of 2000, the Town of Woodside conducted an accessory living quarters (second unit) survey with mailings to each individual household in the Town (about 3,000 surveys), soliciting input on guest houses, domestic quarters, family quarters, and rental units. Approximately 560 responses were received (18.7%), a considerably better response than a similar 1992 survey, which had 150 responses. The complete summary of the survey with supporting documentation is attached (Appendix H).

Of the 560 respondents, 209 (37.3%) indicated that they have at least one existing accessory living quarters on their site. Thirty-one (31) of those stated that they have more than one existing living quarters, so that a total of 240 accessory living quarters were identified. Approximately 42% of the units are used either for rental or for caretakers quarters, so they are potential sources of affordable housing. Family quarters, especially for aging parents, may also provide affordable housing, but it is difficult to estimate how many units are truly built or intended for that purpose, as well as the income level of the occupants. Guest quarters are not considered to be available as affordable housing units. Also, of those interested in possibly building an accessory living quarters, about 43% said they would like to use the unit for rental or caretaker purposes.

The survey results indicated that, of the 62 rental units identified, there was a close linkage between the unit size (and to a lesser extent the unit's age) and the rent charged. Approximately 25% of those units were rented at \$750 or less, about 15% at rates of \$750-\$1,000 per month, about 40% at \$1,000-\$1,500 per month, and about 15% at in excess of \$1,500 per month. According to State "affordability" criteria, it appears that, for smaller household size (1-2 persons), about 40% of the units would be available to "low income" households and another 40% available to "moderate income" households. For families (3-4 persons), it is likely that the larger units would meet "moderate income" limits, but is unclear whether any might be affordable to "low income" households.

Another key element of the survey was a focus on the allowance of living quarters in barns, particularly for housing equestrian caretakers. Of the 240 living quarters noted, 57 are attached to the main residence, 176 are detached and separate from the residence, and 11 are located within barns, which was not previously legal in the Town. Sixty-six (66) respondents indicated an interest in possibly building a living quarters in a barn, which is now permitted via the adoption of a Municipal Code amendment since the last Housing Element period.

Affordability of ALQs

The Woodside survey data supported the assumption that some of the Town’s accessory living units are available for caretakers or as rentals and that a portion of those units are rented at rates affordable to “low” to “moderate” income households. For the purposes of the prior Housing Element new construction projections, it was assumed (based on the survey results) that 40% of new accessory living quarters were available as separate units for rent or in lieu of salary, and that 50% of those units were affordable to “moderate” income households. ALQs in the Town of Woodside provide affordable housing for residents, including on-site staff of many large estates.

A report prepared in 2014 by Baird + Driskell Community Planning for San Mateo County concluded that secondary units are a more affordable option for lower income households, largely because approximately 25-55 percent of secondary units are available for free to family members or domestic workers. Based on Baird + Driskell's assumptions applicable in wealthier communities, 60% of ALQs are available as extremely low income units; 10 % for very low income units; 15% for low income units; 10% for moderate income units; and 5% for above moderate income units, as indicated in Table 3-8 below (Appendix I):

Table 3-8 Affordability Assumptions for Secondary Units for Housing Elements		
Income	A. Communities with More Affordable Second Units (Assumptions now used by the Town of Woodside)	B. Communities with More Market Rate Second Units*
Extremely Low Income	60%	25%
Very Low Income	10%	25%
Low Income	15%	20%
Moderate Income	10%	20%
Above Moderate Income	5%	10%
Total	100%	100%

* These numbers represent the most conservative estimates.

Source: Baird + Driskell Community Planning, "Affordability of Secondary Dwelling Units" - 21 Elements, April 9, 2014.

As a wealthier community in which many ALQs are provided at no cost or as part of an employment package, the Town of Woodside now utilizes the assumptions set forth by Baird + Driskell in Column A above. All assumptions regarding the distribution of affordable units are now based on these percentages.

Table 3-9, below identifies the changes in assumptions regarding the affordability of second units from the previous two housing elements to the current proposed housing element. The previous two housing elements assumed that a total 50% of second units were available to low, very low, and extremely low income households, as indicated below. The current housing element assumes that a total of 85% of second units are available to low, very low, and extremely low income households, with 60% of this total being available to extremely low income households. Using the 21 Elements/Baird + Driskell assumptions for wealthier communities, the Town of Woodside exceeds the RHNA numbers for low, very low and extremely low income units. (Using Baird + Driskell's more conservative assumptions, the Town still exceeds the allocation). Using the assumptions used for previous housing elements, the Town would need three additional ALQs to meet the allocation.

Table 3-9 Changes in Assumptions Regarding the Affordability of Second Units for Housing Elements		
Income	Assumptions Used for Previous two Housing Elements regarding Affordability of Second Units	Current Assumptions regarding Affordability of Second Units in this Housing Element Update (now used by the Town of Woodside)
Extremely Low Income	12.45%	60%
Very Low Income	12.45%	10%
Low Income	25%	15%
Moderate Income	25%	10%
Above Moderate Income	25%	5%
Total	100%	100%

Except for Woodside's ALQs, it is extremely unlikely that housing affordable to low and moderate income households can be provided in Woodside under any circumstances without considerable subsidy, public or private. Woodside has a track record of constructing a total of 64 ALQs during the previous housing element cycles (1999-2006 and 2007-2014), or approximately 4.57 per year (Appendix F). Based on Baird + Driskell's assumptions regarding affordability, just under four of these units (3.88) during any given year would be expected to be affordable to very low and low income households.

ALQs are a valuable addition to Woodside's housing stock, adding flexibility, affordability and diversity. They are a sustainable way to add housing options for a town such as Woodside without using additional vacant parcels. Advantages of ALQs include: affordable rents, income assistance for homeowners, housing for low income groups (such as seniors, multigenerational accommodations, workforce housing) and the preservation of neighborhood character.

Town ALQ Questionnaire

As a way to obtain basic information about the uses of second units in the community on an ongoing basis, staff has prepared, for use in connection with future second unit applications, a one-page questionnaire to ascertain the owner's initial intent for use of the unit (e.g., intergenerational family, housing for domestic workers, rental income, guest quarters, etc.). The Town has started to collect rental and use information related to new Accessory Living Quarters (ALQ) through a voluntary survey that is provided to all applicants constructing new ALQs. The results of the new survey will help the Town understand the intended use of new ALQs and how we may need to adjust our procedures and/or regulations to encourage more affordable units.

Detailed goals, policies and implementing programs of the Housing Program are described below:

Guiding Principles, Goals, Policies and Programs

The following guiding principles, goals, policies and objectives represent a restructuring and refinement of those adopted for the previous Housing Element based on the Town's experience over the past several years and include updates to satisfy new State requirements.

GP1: To provide adequate housing for all persons regardless of income, age, race, sex, sexual orientation, or ethnic background.

GP2: To assure a variety of housing types within the context of the Town's General Plan and existing physical constraints.

GP3: To prevent housing discrimination and assure open and free choice of housing for all.

GP4: To provide opportunities for housing to meet the needs of those families and individuals who wish to live in a rural setting; that is, in quiet residential areas which provide privacy, separation from traffic, undisturbed terrain, extensive vegetation, and opportunities to keep horses and other animals.

GP5: To assure that the character and quality of housing in the Woodside Planning Area is appropriate to the local environment, and that it provides adequate and safe housing for its occupants.

GP6: The Town shall review and permit housing with full consideration of the General Plan goals and policies, environmental constraints, service constraints, and implementing ordinances.

Goal H1, Policies, and Strategies

GOAL H1

Promote the availability of affordable housing.

Goal H1: Promote the availability of affordable housing.

Policy H1.1 - Promote accessory dwelling units as an opportunity for affordable housing

Policy H1.1 - Promote accessory dwelling units as an opportunity for affordable housing

Programs:

a. Accessory Living Quarters Survey

Utilize the Town's voluntary survey form related to ALQs on an ongoing basis. The survey is provided to the applicants of new accessory living quarters requesting information on the proposed occupancy and rental costs of the units. This information will assist the Town in tracking the affordability of units and/or their use at no cost for family members or as part of work agreements.

b. Rental Availability Information

Request the voluntary submittal of rental availability information and priority consideration to special housing needs groups.

c. Streamline ASRB Review

Streamline ASRB review of accessory dwelling units. Consider and evaluate using a single meeting review process for ALQs. Utilize on an ongoing basis the handout that advises applicants of the process requirements for accessory living quarters.

d. Rental Unit Incentive Program

Develop and establish incentive programs to encourage the construction of rental units for households meeting affordability criteria set by the State, such as the reduction of development standards, easing size restrictions, reduction of permitting fees, allowing increase in square footage for the main residence when constructing a deed restricted accessory living quarters (deed restricted over a set period of time to ensure its affordability during this period), etc.

e. Affordability Incentives

Annually evaluate the affordability and amend incentives or regulatory concessions as necessary to ensure second units can accommodate the Town's housing needs for lower

and moderate-income households. Consider the expansion of Town ordinances which permit affordable rental units.

f. Affordability Outreach

Conduct outreach efforts throughout the community to promote the units by sending announcements to organizations and hosting meetings on an annual basis, and posting information on Town’s website, etc.

g. Affordable Rental Ordinance

Discuss how the Town will consider expansion of ordinances to permit affordable rental units.

h. Sewer for Accessory Living Quarters

Coordinate with sewer providers to provide priority service to accessory living quarters.

i. Amnesty Program

Consideration of a new Town Ordinance to provide an amnesty program for the legalization of accessory living quarters constructed without permits including a reduction or elimination of penalty fees for a specific period of time, not to be less than one year.

j. Deed Restricted Units

Consideration of a new Town Ordinance to provide for the construction of new deed restricted units to ensure their affordability over time.

k. Additional Square Footage

Consideration of a new Town Ordinance to allow for additional square footage for a main residence if at least one of the accessory living quarters is deed restricted for affordability.

l. Prepare Brochure on ALQs

Prepare a brochure to help to explain opportunities for adding accessory dwelling units to existing lots in all residential zones. Clarify acreage requirements and unit opportunities for each zone.

Policy H1.2 - Promote affordable alternatives to conventional construction

Policy H1.2 - Promote affordable alternatives to conventional construction

Programs:

a. Fabricated Units

Continue to allow mobile homes, factory built and modular housing units, consistent with State law.

b. Alternative Construction Methods

Explore adopting procedures under which alternative construction methods (e.g. green building methods, such as pre-manufactured construction components and manufactured housing, etc.) can be considered. The California Building Code provides an option for alternative construction, whereby an applicant submits an alternate design to the Building Official, the alternate design standards and testing of the proposed product, and the rationale for the request. The Building Official may approve an alternate construction methodology. The Town has approved alternate building materials in the past, including rammed earth landscape walls, green roofs, rainwater retention and reuse systems, fuel cells, ground source heat recovery systems, and Styrofoam core truss wall systems. The Town now encourages the use of green building materials through implementation of the Sustainability Element, and its Residential Design Guidelines, both adopted in 2012.

Policy H1.3 - Increase access to affordable housing

Policy H1.3 - Increase access to affordable housing

Programs:

a. Expand Public Transit

Continue to request the extension of public transit routes along major traffic corridors.

Policy H1.4 - Provide opportunities for multi-family housing

Policy H1.4 - Provide opportunities for multi-family housing

Programs:

a. Create Multi-Family Housing Opportunities

Amend the Municipal Code to allow for the development of multi-family housing on parcels owned and operated by San Mateo County Community College District (Cañada College) through overlay zoning. The amendment will keep all existing development standards in place, unless some of the standards are waived by the Planning Commission subject to specific findings.

b. Administer Multi-Family Housing Opportunities

The College District will retain complete control over its own property and multi-family would only be allowed if the College District decides to lease or sell some parcels of land on the Cañada College campus.

c. Liaison with College District

Town staff shall meet with College District staff, the College District Board, and Town Council to develop and approve the Municipal Code amendment prior to the end of the calendar year 2015.

d. Multi-Family Housing Regulations

Apply existing Suburban Residential (SR) development standards to any overlay district with an additional provisions that allow the Planning Commission to waive certain standards that would limit multi-family development, and increase allowable density requirements to be comparable to the existing staff and faculty housing at Cañada College in Redwood City, etc.

e. Density Bonus

Develop a density bonus ordinance consistent with State law to introduce concessions and incentives for multi-family housing, such as reduction in parking, increased density, expedited processing, reduced fees, etc.

Policy H1.5 - Ease restrictions on the construction of rental units and incentives to construct affordable deed restricted Accessory Living Quarters

Policy H1.5 - Ease restrictions on the construction of rental units and incentives to construct affordable deed restricted Accessory Living Quarters

Programs:

a. Amend Municipal Code

Town staff will work with the Town Council and/or their designees to determine how the Municipal Code may be amended to ease restrictions on the construction of rental units and to provide incentives for affordable deed restricted units.

b. Prepare Recommendations for Town Council

After final ideas are prepared in the form of proposed Municipal Code amendments staff will bring the proposal to the Planning Commission for their recommendation and to the Town Council for their review and approval.

Goal H2, Policies, and Strategies

GOAL H2

Conserve & rehabilitate the existing housing stock, & develop new housing stock.

Goal H2: To conserve & rehabilitate the existing housing stock, & develop new housing stock.

Policy H2.1 - Conserve the existing housing stock

Policy H2.1 - Conserve the existing housing stock

Programs:

a. Apply California Building Code

The Town shall continue to apply the California Building Code in order to preserve the existing housing stock and historic structures.

b. Maintain and Improve Housing

Maintain the character and quality of existing housing which is in good condition, and improve the character of housing wherever substandard structures are found.

c. Enforce Housing Standards

The Town's code enforcement staff and building inspector will continue to follow up on complaints regarding housing conditions. Violations shall be brought into conformance in a timely manner. The emphasis shall be on maintaining the existing housing stock. If circumstances dictate (e.g., low income households, or limited income seniors), the property owner will be referred to the County to determine if funds for housing improvements are available.

d. Sewage System

The Town shall continue to support the provision of a sewage system to those areas experiencing waste disposal problems and will encourage sanitary service districts to prioritize service improvements for designated potential affordable housing sites, if they become available.

Policy H2.2 - Rehabilitate the existing housing stock

Policy H2.2 - Rehabilitate the existing housing stock

Programs:

a. Continue Home Rehabilitation

The Town shall continue to encourage and facilitate the rehabilitation and/or expansion of existing housing units.

b. Exceptions and Variances

Continue to provide for setback exceptions and variances to recognize limitations on existing structures to allow remodeling or small additions rather than demolition and construction of new structures.

c. Utilize Town and County Rehabilitation Programs

Encourage the private sector to rehabilitate and construct new housing through the Town's policies and programs, and inform low and moderate income residents about the County's Rehabilitation Loan Program.

Policy H2.3 - Develop new housing stock

Policy H2.3 - Develop new housing stock

Programs:

a. Construct to Building Code

New housing shall conform with building codes.

b. Limit House Sizes

Continue to maintain house size limitations in all zones to encourage the retention of existing smaller homes where possible, especially in the R-1 zone.

Policy H2.4 - Promote sustainability including energy efficient housing [PC]

Policy H2.4 - Promote sustainability including energy efficient housing

Programs:

a. Promote and Enforce Energy Efficiency and Sustainability

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.

b. Building Design and Materials

Continue to encourage the inclusion of energy saving siting, features and materials in the retrofit of existing units, the construction of new units and the development of new subdivisions.

c. Sustainable Services and Development

Continue to implement the Town's Sustainability Element of the General Plan. Staff anticipates that energy conservation requirements will continue to be enforced consistent with Title 24 of the California Code of Regulations. Conservation practices are also guided by the provisions of the Sustainability Element and voluntary green building provisions. The Town will also:

1. Continue to subsidize the plan review and building inspection of roof-mounted and ground-mounted solar panel installations in order to encourage energy saving features in retrofits.
2. Continue to encourage staff to attend training in energy efficient building techniques in order to assist applicants in designing and incorporating energy efficient new homes and remodel projects. The Town attends the Build It Green Bay Area Public Agency Council meetings and San Mateo County Green Building meetings regularly, and a member of the planning staff is certified through the Build It Green Certified Green Building Professional training.
3. Continue to pool resources with neighboring jurisdictions. The Town has helped advertise Portola Valley's green speaker series in order to facilitate homeowners' education of energy conservation techniques.

d. Update Design Review

Continue to implement the requirements of Title 24 of the California Code of Regulations and the provisions of the Sustainability Element of the General Plan and the Residential Design Guidelines related to sustainability.

e. Green Building Incentives

Explore adopting green building regulations and incentives.

Goal H3, Policies, and Strategies

GOAL H3

Promote the availability of housing for special needs groups.

Goal H3: Promote the availability of housing for special needs groups.

Policy H3.1 - Promote affordable housing opportunities for public-sector, school, care-giver, and equestrian-related employees [PC]

Policy H3.1 - Promote affordable housing opportunities for public-sector, school, care-giver, and equestrian-related employees

Programs:

a. Maintain Local Public-Sector Employees

Develop a program to maintain a list of local public-sector employees (e.g., fire, sheriff, and Town employees), school teachers and staff, care-giver, and equestrian-related workers and professionals (e.g., blacksmiths, veterinarians) interested in rental of affordable units, and assure that interested landlords and those personnel share information about vacancies.

b. Employee Housing

Continue to inform that employee housing for six or fewer persons is treated as a single family structure and residential use, subject to the same restricts as conventional single family dwellings (California Health and Safety Code Section 17021.5)

Policy H3.2 - Promote affordable housing opportunities for persons with disabilities of all types, not limited to physical disabilities

Policy H3.2 - Promote affordable housing opportunities for persons with disabilities of all types, not limited to physical disabilities

Programs:

a. Continue Disabled Housing Programs and Policies

Continue to enable mobility-impaired persons to access their homes through Town development standard exceptions for accessibility modifications and other available programs. Continue to recommend that the County direct CDBG funds to support its Housing Accessibility for Disabled Persons program at the Center for Independence of the Disabled. The Town will direct inquiries for house modifications for the disabled to the County program. Public information regarding the program is available at Town Hall and publicized on the Town's web site.

b. Amend Zoning Ordinance to Expand Exceptions for all Disabilities

Establish language in the zoning ordinance to allow for exceptions for disabilities of all types, including developmental disabilities, not limited to physical disabilities. Work with the Town Council to amend the Municipal Code to contemplate and accommodate all disabilities.

c. Outreach Program

Work with the Golden Gate Regional Center (GGRC) and the Center for Independence of Individuals with Disabilities (CID) to implement an outreach program that informs families within the Town of housing and services available for persons with developmental disabilities, including housing-related training through workshops for individuals and families.

d. Group Homes

Continue to inform that group homes with six (6) or fewer persons are permitted uses in all residential districts, as required by State law.

e. Definition of Family

Amend the Municipal Code to change the definition of family to be consistent with State law (i.e., remove the reference to occupants of a residential facility serving six or fewer persons).

Policy H3.3 - Promote affordable housing opportunities for seniors

Policy H3.3 - Promote affordable housing opportunities for seniors

Programs:

a. Senior Amenities

Continue to consider the possibility of allowing residential projects, with medical facilities and ground transportation, for seniors.

b. Encourage ALQ for Seniors

Facilitate the accommodation of senior housing opportunities within the context of the Town's single-family setting. Encourage development of accessory living quarters (second units) to enable seniors to live in Woodside in an extended family situation or in a rental unit.

c. Home Repair Information

Provide information to the public about local organizations which offer home repair services for seniors, to make it easier for seniors to remain in their homes and to help maintain the housing stock.

d. Property Tax Postponement Program.

In February 2009, the State Legislature suspended the State Controller's Office Property Tax Postponement Program. Since that time, the Controller's Office has been working with the Legislature to restore the program or find alternative ways to assist senior, blind and disabled homeowners with their property tax. On September 28, 2014, the Governor signed

AB 2231 (Statutes of 2014, Chapter 703) which reinstates the State Controller's Property Tax Postponement Program. This program will allow senior citizens and disabled persons with an annual household income of \$35,500 or less to apply to defer payment of property taxes on their principal residence. Under this bill, applications may be filed with the State Controller beginning September 1, 2016 (California State Controller's Office).

e. Reverse Annuity Mortgages

Provide mechanisms to ensure that homeowners can continue to live in their home for as long as they want. The Town will continue to encourage CDBG funding to help support the County's Reverse Annuity Mortgages (Home Equity Conversion) program, allowing seniors to convert the equity in their homes into regular monthly income, without giving up their property. This program provides seniors with information about home equity conversion options, helps with the paper work, and provides financial analysis and consultation. The Town will maintain information regarding the program at Town Hall, and occasionally publicize its availability on the Town's web site.

Policy H3.4 - Provide for emergency shelter and transitional housing

Policy H3.4 - Provide for emergency shelter and transitional housing

Programs:

a. Cooperate with Agencies Providing Emergency Shelter

The Town shall cooperate with agencies providing emergency shelter and transitional housing for the homeless and those in crisis. The Town will prepare an analysis of parcels that could potentially be used to accommodate the Town's homeless population.

b. Amend Municipal Code

Amend the Municipal Code to allow Transitional and Supportive Housing in all residential districts as a permitted use. No additional regulations, other than those normally required for single-family residences, shall apply to Transitional and Supportive Housing. (Transitional and supportive housing aims to enable recently homeless persons to move to permanent housing as quickly as possible).

Goal H4, Policies, and Strategies

GOAL H4

Support programs which increase housing opportunities.

Goal H4: Support programs which increase housing opportunities.

Policy H4.1 - Increase housing opportunities by pooling efforts

Policy H4.1 - Increase housing opportunities by pooling efforts

Programs:

a. Community Development Block Grant

The Town shall continue to participate in and support the use of Community Development Block Grant (CDBG) funds by the County Housing and Community Development Program for its numerous housing assistance programs. The Town will continue to update Housing Information on the Town website to advise owners and applicants of the different programs and assistance available through San Mateo County.

b. Sub-Regional Housing Program

Continue participation in sub-regional housing programs. A Woodside Town Council member represents the Town on the San Mateo County City/County Association of Governments (C/CAG), the countywide sub-regional body which oversees the Housing Element Regional Housing Needs Allocation (RHNA) through a Policy Advisory Committee (PAC). A member of the Town planning staff participated in the San Mateo County Sub-Regional Housing Needs Allocation Process meetings. Through this process the Town was able to coordinate with the City of Redwood City to provide multifamily affordable housing at Cañada College (as described in the section below). Planning staff has also cooperated with surrounding jurisdictions by attending meetings and participating in the San Mateo County 21 Elements Technical Advisory Committee to pool local resources on updating the Housing Elements for each jurisdiction.

c. Work with other Municipalities and Agencies

The Town shall work with nearby municipalities, the County, and non-profit agencies to investigate the possibilities of undertaking joint efforts to provide low and moderate income housing. In 2008, the Town worked with Redwood City and LAFCO to detach a portion of land within Woodside that is owned by Cañada College. That land was then annexed into Redwood City in order to facilitate the construction of a 60 unit affordable housing project for faculty and staff. Construction of the 60-unit development has now been completed and provides affordable housing for faculty and staff at Cañada College.

d. Work with Nearby Communities and Non-Profits

The Town shall continue to cooperate with surrounding communities and non-profit housing developers in filling the housing need goals established for the communities by the Association of Bay Area Governments.

e. Work with Citizens and Organizations

The Town shall encourage private citizens and organizations, such as churches and clubs, to undertake projects related to housing and transportation for persons with special housing and transportation problems. For example in 2005, the Town Council approved the Town's membership in the Housing Endowment and Regional Trust (HEART) of San Mateo County, a cooperative regional approach to raising funds to support the construction of affordable housing within the County. Between 2005 and 2014, the Town donated a total of \$14,777 to the organization (source: Town Hall records).

f. Meet with Housing Advocates

The Town will host a meeting with special needs housing advocate organizations to discuss opportunities and available incentives to encourage the development of housing for persons with special needs.

Policy H4.2 - Support shared housing

Policy H4.2 - Support shared housing

Programs:

a. Enable Home Sharing

Enable residents to remain in or to live in Woodside in a shared housing arrangement. Continue to support the use of Community Development Block Grant (CDBG) funds by San Mateo County to implement the Home Sharing Program. This service matches people needing housing and people owning a home who desire additional income and/or companionship. The Town will also provide information on HIP Housing's Home Sharing Program. The Town will continue to make information about Home Sharing programs available at Town Hall and will publicize the effort as part of the Housing Information that is available on the Town's website.

Policy H4.3 - Develop a density bonus ordinance and procedures, and/or explore other possible incentives for providing affordable housing

Policy H4.3 - Develop a density bonus ordinance and procedures, and/or explore other possible incentives for providing affordable housing

Programs:

a. Density Bonus Ordinance

Work with the Town's Consultant and the Town Council to refine the draft Density Bonus Ordinance, as provided by State law.

b. Affordability Incentives

Explore other incentives to provide affordable housing.

Policy H4.4 - Promote equal opportunity housing

Policy H4.4 - Promote equal opportunity housing

Programs:

a. Equal Opportunity Housing Organizations

Promote equal housing opportunity by continuing to support organizations such as the Mid-Peninsula Citizens for Fair Housing. Continue to make information available to the public at Town Hall, on the Town's website, and at the library, regarding the availability of fair housing services, and refer any housing discrimination complaints to that agency.

b. Referrals

The Town shall provide a referral service to link those persons experiencing discrimination in housing with public or private groups who handle complaints against discrimination.

Goal H5, Policies, and Strategies

GOAL H5

Provide, develop and maintain public information regarding housing availability; and develop housing policy.

Goal H5: Provide, develop and maintain public information regarding housing availability; and develop housing policy.

Policy H5.1 - Provide public information regarding housing availability

Policy H5.1 - Provide public information regarding housing availability

Programs:

a. Housing Availability Information

Provide public information regarding the construction of new affordable units (accessory living quarters) in Town and the availability of County programs to provide assistance to low and moderate income households. The Town will provide public information at Town Hall regarding the process and incentives for developing and preserving accessory living quarters (second units) for rental, family quarters, or caretaker purposes. The Town will also maintain information regarding all of the County's various programs available to low and moderate income Town residents, seniors, and the disabled, as discussed elsewhere in this chapter. The Town will regularly include such housing information on the Town's web site.

Policy H5.2 - Map housing sites

Policy H5.2 - Map housing sites

Programs:

a. Housing Inventory Database

Maintain an inventory of sites available for housing development. Continue to maintain the Town's parcel database with information about each parcel in Town, available to the public at any time. Continue to update the Town's map of vacant land. Available land information will be updated in each annual report (Appendix D).

Policy H5.3 - Streamline and continuously improve permit processing

Policy H5.3 - Streamline and continuously improve permit processing

Programs:

a. Facilitate

The Town shall continue to provide information and consultation to property owners and private developers in order to facilitate the construction of new housing.

b. Permit Requirements

To continue to inform housing construction permit applicants of all application requirements at the earliest stage.

c. Review Permit Process

To continue the review of administrative and Planning Commission review processes in order to minimize housing development permit processing difficulties.

Policy H5.4 - Maintain housing information and reporting, and solicit public input on housing policy

Policy H5.4 - Maintain housing information and reporting, and solicit public input on housing policy

Programs:

a. Disseminate Information

The Town shall regularly provide housing information to the public at Town Hall and on the Town's web site.

b. Annual Housing Report

Provide an annual report to the State's Department of Housing and Community Development. The Town must develop an annual report to the State outlining its progress in implementing the provisions of the Housing Element. The report will be completed and forwarded to the State by April 1 of each year. The annual report to the State's Department of Housing and Community Development will include an internal consistency review in order to ensure maintenance of General Plan consistency throughout the planning period.

c. New Data

The Town staff shall incorporate current Census and other data into the Housing Element Annual Reports and Updates, when available, and to revise and refine the Element on the basis of such information and citizen input.

d. Support Outside Input

The Town shall support the efforts of public and private organizations to bring about more understanding of housing issues and to devise solutions to defined housing needs.

e. Pre-Housing Element Update

The Planning Commission shall explore housing and related issues and report to the Town Council with recommendations 12 months prior to each required Housing Element Update.

f. Citizen Participation

The Town shall encourage the involvement of citizens in the study of housing and related issues and in the formulation of proposals to ameliorate housing problems.

g. Public Notification

Involve a representative cross-section of Woodside residents and obtain their input on the housing projects, policies and programs. Assure that extensive notice is provided to all residents regarding housing projects, policies and programs, including those intended to develop or maintain affordable housing. Continue to regularly advertise in the local newspaper (the “Almanac”), and to mail agenda postcards to each household when housing issues of community concern are being discussed by the Planning Commission or Town Council. Articles on the Town’s web site will address upcoming housing considerations. Public information will also include background on the need for affordable housing and an explanation about income qualifications for such housing. Continue to notify neighborhood associations of projects proposed in their area, and provide an opportunity for their comment.

h. Housing Forums

The Planning Commission shall hold well-publicized forums to discuss housing issues and to gather citizens’ input as needed in order to update the Housing Element.

Policy H5.5 - Collaborate and coordinate with other jurisdictions on housing-related issues

Policy H5.5 - Collaborate and coordinate with other jurisdictions on housing-related issues

Programs:

a. Multi-Jurisdictional Coordination

Collaborate and coordinate with other jurisdictions on housing and related issues that impact adjacent communities. The Town will continue to participate in multi-jurisdictional conferences and other formal and informal efforts which focus on the need to meet housing needs. In particular, the Town may continue to contribute financially to county-wide housing efforts such as providing for the homeless.

Consistency of the Housing Element with State Law

The updated Housing Element and proposed programs have been reviewed by the Town of Woodside to ensure their consistency with all other elements of the 2012 General Plan, including but not limited to the Land Use, Circulation, Natural Hazards and Safety, Historic Preservation, and Sustainability Elements. The updated housing element is also consistent with the major goals and provisions of the Plan Bay Area, adopted in 2013. The Housing Element has also been refined to reflect changes in State law. The Town will continue to monitor the General Plan and Housing Element to ensure their consistency on an ongoing and annual basis.

No specific construction project within Woodside's current jurisdiction is proposed as part of the Housing Element Update. The allowable total square footage and the number of allowable residential units would not change under any of the proposed programs for the updated element. Privately owned land in Woodside is predominantly built-out, and no additional land is currently proposed for annexation. The core goals and policies have not changed from the 2007-2014 Housing Element that was certified by the California Department of Housing and Community Development (HCD).

Program Monitoring

As required by State law, Section 65583(c) of the Government Code, an implementation program has been established in order to implement the goals, policies and objectives contained in the Housing Element. Table 3-10 describes Woodside's Action Program and identifies the schedule, status, agencies and officials responsible for the implementation of the various program actions.

Table 3-10: Housing Action Program

Goal H1: Affordable Housing Opportunities	Responsible Entity	Schedule	Status/Comments
Policy H1.1 Promote Accessory Living Quarters	Town Staff/Planning Commission/Town Council	Ongoing	Consider ordinance revisions, policy formation, and promotion plan to provide incentives for the development of Accessory Living Quarters (ALQs).
Policy H1.2 Promote Alternative Construction	Town Staff/Planning Commission/Town Council	Ongoing	Implement Sustainability Element.
Policy H1.3 Increase Access to Affordable Housing	TownStaff/samTrans	Ongoing	Continue to coordinate with samTrans to improve transit routes.
Policy H1.4 Multi- family Housing Opportunities	Town Staff/Planning Commission/Town Council	Winter 2014/2015	Refine Overlay Zoning Ordinance for Multi-family housing.
Policy H1.5 Ease size Restrictions for Rentals, Provide streamlined review, and Provide Incentives for Accessory Living Quarters	Town Staff/Planning Commission/Town Council	Winter 2016	Consider ordinance revisions, policy formation, and promotion plan. Streamline design review of Accessory Living Quarters (ALQs), so that it is accomplished in a single meeting rather than a two- step process.

Goal H2: Conservation, Rehabilitation, and New Construction	Responsible Entity	Schedule	Status/Comments
Policy H2.1 Conservation	Town Staff	Ongoing	Continue training of Town's Code Enforcement Officer (Code Enforcement Officer Certification)
	Town Staff/ San Mateo County Environmental Health/Planning Commission/Town Council	Ongoing	Continue coordination with Town's sewer providers.
Policy H2.2 Rehabilitation	Town Staff/Planning Commission/Town Council	Winter 2015	Explore incentives for Historic Preservation.
	Town Staff	Ongoing	Continue to make County Rehabilitation Loan Program materials available at Town Hall and on the website .
Policy H2.3 New Construction	Town Staff/Planning Commission/Town Council	Ongoing	Continue to implement fire safety ordinance.
Policy H2.4 Energy Efficiency	Town Staff	Fall 2016	Consider Green Building Ordinance.
Goal H3: To Promote the Availability of Housing for Special Needs Groups	Responsible Entity	Schedule	Status/Comments
Policy H3.1 Local Employees	Town Staff/San Mateo County Housing Staff	Ongoing	Work with housing agencies such as HIP Housing and the San Mateo Community Development Department to provide resource information available to the public.
Policy H3.2 Disabled Persons	Town Staff/San Mateo County Housing Staff	Ongoing and Program e (definition of family) in Winter 2015 and Programs	Continue to support affordable housing opportunities for disabled persons.

		a-c by end of 2016	
Policy H3.3 Seniors	Town Staff/Planning Commission/Town Council	Ongoing	Consider possible sites for locating a senior housing project.
Policy H3.4 Emergency Shelters & Transitional Housing	Town Staff/Planning Commission/Town Council	Ongoing	Continue to allow for emergency shelter and/or transitional housing in the CC zone district as a permitted use pursuant to State law
	Town Staff/Consultant	Summer 2015	Prepare an analysis of parcels that could potentially be used to accommodate the Town's homeless population.
Goal H4: To Support Programs which Increase Housing Opportunities	Responsible Entity	Schedule	Status/Comments
Policy H4.1 Pooled Efforts	Town Staff/Local & Regional Agencies/Planning Commission/Town Council	Ongoing and on an annual basis	Support and participate in pooled efforts to increase housing opportunities by pooling efforts. Set incremental and achievable goals for each year's work plan and report on progress in the Housing Element Annual Report.
Policy H4.2 Shared Housing	Town Staff/San Mateo County Housing Staff	Ongoing and on an annual basis	Continue to support shared housing opportunities.
Policy H4.3 Density Bonus/Incentives	Town Staff/Planning Commission/Town Council	Winter 2015	Continue to work with the Town Consultant to refine the Density Bonus Ordinance and procedures as provided by State law.
Policy H4.4 Equal Opportunity	Town Staff/Mid-Peninsula Citizens for Fair Housing	Ongoing	Continue to promote equal opportunity housing.

Goal H5: To Provide, Develop and Maintain Public Information Regarding Housing Availability; and Develop Housing Policy	Responsible Entity	Schedule	Status/Comments
Policy H5.1 Public Information	Town Staff/San Mateo County Housing Staff	Ongoing	Continue to work with a variety of organizations that provide housing resources. Maintain resource information for special housing needs at Town Hall and on the website.
Policy H5.2 Site Mapping	Town Staff	Ongoing	Maintain an inventory of housing sites.
	Town Staff	Ongoing	Continue to implement "Trakit" parcel database and permit tracking software to maintain records on vacant parcels.
Policy H5.3 Permit Processing Improvements	Town Staff	Ongoing	Continue to implement "Trakit" parcel database and permit tracking software on line.
Policy H5.4 Reporting & Policy	Town Staff/Community Planning Commission/Town Council	Ongoing	Maintain housing information and reporting, and solicit public input on housing policy. Set incremental and achievable goals for each year's work plan and report on progress in the Housing Element Annual Report.
Policy H5.5 Collaboration & Coordination	Town Staff/Other Jurisdictions	Ongoing	Collaborate and coordinate with other jurisdictions on housing and related issues that impact adjacent communities. Set incremental and achievable goals for each year's work plan and report on progress in the Housing Element Annual Report.

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APPENDICES

- A. Definitions and Acronyms
 - B. Legal Updates Since the Previous Housing Element
 - C. Housing Needs Assessment
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Appendix A. Definitions and Acronyms

The following terms and acronyms are used in the Housing Element:

Accessory Living Quarters (ALQ): Accessory living quarters are quarters within, attached to, or detached from the main dwelling unit, are permitted within all residential zones, except that detached units are not allowed in the R-1 zone. Accessory living quarters can be provided for guests, family members, caretakers, and employees and for rental purposes, with certain limitations on the number allowed, depending on the zoning district and lot size. An ALQ designed for human habitation must have facilities for living, sleeping, eating, food preparation and storage, bathing and sanitation. See also, Second Dwelling Units.

Area Median Income (AMI): The middle point at which half an area's households earn more and half earn less, within a specific county, in this case San Mateo County. Income limits, including the median income, are updated annually by the U.S. Department of Housing and Urban Development (HUD).

- **Extremely Low Income Households:** Extremely low income is a subset of the very low-income regional housing need, defined as households earning less than 30% of the median household income, which for a family of four as of 2013/2014, would be less than \$33,950 per year in San Mateo County.
- **Very Low Income Households:** Households earning less than 50% of the median household income, with some adjustments for areas with unusually high or low incomes relative to housing costs--as of 2013/2014, a family of four earning less than \$56,550 per year in San Mateo County.
- **Low Income Households:** Households earning 50-80% of the median household income, with some adjustment for areas with unusually high or low incomes relative to housing costs--as of 2013/2014, a family of four earning \$56,550 to \$90,500 per year in San Mateo County.
- **Moderate Income Households:** Households earning 80-120% of the median household income--as of 2013/2014, a family of four earning \$90,500 to \$123,500 per year in San Mateo County.
- **Median Income Households:** The middle point at which half an area's households earn more and half less--as of 2013/2014, a family of four earning \$103,000 per year in San Mateo County.
- **Above Moderate Income Households:** Households earning over 120% of the median household income--as of 2013/2014, a family of four earning more than \$123,600 per year in San Mateo County.

Accessible Housing: Accessible Housing is defined by the Housing and Community Development Department (HCD) as units that are accessible and adaptable to the needs of the physically disabled.

Developmental Disability: A developmental disability is a disability attributable to any of the following conditions: intellectual disability ; cerebral palsy; epilepsy; autism; or other disabling conditions found to be closely related to an intellectual disability or to require treatment similar to that required for individuals with an intellectual disability . In addition, the disability must originate before age 18, be likely to continue indefinitely and constitute a "substantial disability" for the individual as defined by the California Code of Regulations (Title 17, Section 54001).

Emergency Shelter: Emergency shelter is housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Family: An individual, or group of two or more persons occupying a dwelling and living together as a single housekeeping unit in which each adult resident has access to all parts of the dwelling (WMC §153.005)

Housing Density: Housing density refers to the number of dwelling units per acre of land. Gross density includes all the land within the boundaries of a particular area, while net density excludes certain areas such as streets, open space, easements, water areas, etc.

Income Levels: Income categories are defined with respect to the area median income and adjusted for household size.

Income Limits: Income limits establish a schedule to determine eligibility for subsidized housing and define the categories used in regional housing needs allocations.

Overlay Zoning/Overlay Zone: Overlay zoning is a regulatory tool that is placed over an existing base zone(s) to identify special provisions in addition to those in the underlying base zone. Regulations or incentives are attached to the overlay district to protect a specific resource, guide development within a special area or provide guidance for development of a specific use. The overlay district can share common boundaries with the base zone or cut across base zone boundaries.

Regional Housing Needs Allocation (RHNA) (2015-2023): The RHNA for the 5th cycle of housing element updates in the Bay Area identifies the number of housing units needed at various income levels for the 2015-2023 timeframe.

Second Dwelling Units: A dwelling unit on a residential lot in addition to a primary dwelling. A secondary dwelling unit provides independent living facilities for one or more persons and includes permanent provision for living, sleeping, cooking and sanitation. They are also called

granny units, in-law units, or accessory dwelling units. The Town of Woodside generally refers to them as Accessory Living Quarters (ALQs).

Senior Housing: Housing projects developed for and used as housing for senior citizens. Under Federal Law, housing that satisfies the legal definition of senior housing or housing for older persons can legally exclude families with children (Senior housing is based on (1) if the U.S. Department of Housing and Urban Development (HUD) has determined that the dwelling is specifically designed for and occupied by elderly persons under a Federal, State or local government program; (2) if it is occupied solely by person who are 62 or older; or (3) if it houses at least one person who is 55 or older in at least 80 percent of the occupied units and adheres to a policy that demonstrates intent to house persons who are 55 or older.

Special Needs Housing: Special needs housing is the provision of housing for populations with special needs that must be addressed in a housing element--these include the needs of homeless people, seniors, people who are living with disabilities, persons with developmental disabilities, large families, and female-headed households.

Target Population: Persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition; or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500 of the Welfare and Institutions Code), and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people (California Housing Element Law).

Transitional Housing: "Housing with supportive services for up to 24 months, which is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development's requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing". (WMC §153.005)

Acronyms

AARP	American Association of Retired Persons
ABAG	Association of Bay Area Governments
AHO	Affordable Housing Overlay
ALQ	Accessory Living Quarters
AMI	Area Median Income
BMR	Below Market Rate Housing
CAP	Climate Action Plan
CDBG	Community Development Block Grants
CHAS	Comprehensive Housing Affordability Strategy
DOF	California Department of Finance
GGRC	Golden Gate Regional Center
HCD	California Department of Housing and Community Development
HEART	The Housing Endowment and Regional Trust
HIP	Human Investment Project
HOPE	Housing Our People Effectively: Ending Homelessness in San Mateo County
HUD	U.S. Department of Housing and Urban Development
LIHTC	Low Income Housing Tax Credit Program
LTIRC	Landlord and Tenant Information and Referral Collaborative
NPH	Non-Profit Housing of Northern California
RDG	Residential Design Guidelines
RHNA	Regional Housing Needs Allocation
SRO	Single Room Occupancy Unit

Appendix B. Legal Updates Since the Previous Housing Element (2007-2014)

The following Senate and Assembly Bills were signed into law during the 2007-2014 Housing Element Planning period. Their requirements are now integrated into the Town's Housing Element.

SB 2. In 2007, SB 2 was adopted to increase planning requirements for emergency shelters to require, at a minimum and regardless of the need, that all jurisdictions have a zone in place to permit at least one year-round emergency shelter without a conditional use permit or any discretionary permit requirements. If such zoning does not exist, a local government is required to designate zoning within one year of the adoption of the housing element. In addition, SB 2 amended the Housing Accountability Act (formerly known as anti-NIMBY law) to include emergency shelters, transitional housing, and supportive housing. Transitional housing and supportive housing must be considered a residential use of property, and be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. If these conditions do not currently apply, a programmatic action must be included to address the constraint. As appropriate, efforts to remove governmental constraints, especially relating to single-room occupancy units, supportive housing, transitional housing, and emergency shelters should be included (Government Code § 65583).

SB 375. In 2008, the Legislature adopted SB 375, extending the housing element planning period from 5 years to 8 years to better synchronize the Regional Transportation Plan (RTP) process with the Regional Housing Needs Allocation (RHNA) and housing element process. Any local government that does not adopt a housing element within 120 days of the statutory deadline, falls out of the 8-year cycle and must adopt an element every four years. Where rezonings are needed because the housing element does not identify enough existing land to accommodate the locality's housing need, all necessary rezonings must be completed within three years of the housing element's adoption, or 90 days after the locality receives its comments from HCD, whichever occurs first. SB 375 also identifies consequences for failing to rezone. In addition to rezoning, SB 375 clarifies that housing element programs must include a timeline for implementation. It also requires an annual check-in in which the local government must account for its progress in meeting the deadlines in the housing element including program implementation and rezonings. Housing Element progress must be considered by the Town Council (or comparable legislative body). The local jurisdiction must hold a public meeting and take comment, and include a report on its progress in its annual report to HCD (Government Code § 65400).

Alternative Adequate Sites: Three bills were passed between 2009 and 2011 (AB 720, AB 1867 and AB 1103) which affect how cities can claim RHNA credit for homes that are rehabilitated, conserved or preserved. This is called the Alternative Adequate Sites provision (Government Code 65583.1(c)) and may be used to meet up to 25 percent of RHNA by income group, under certain circumstances.

AB 720. In 2009, the Legislature adopted AB 720 expanding the timeline for a local government to provide committed assistance for the rehabilitation, conversion or preservation of affordable housing units. "Committed assistance" is defined as a legally enforceable agreement which obligates sufficient available funds to provide the assistance necessary to make identified units affordable and available for occupancy within two years of the execution of the agreement. Jurisdictions can now enter into these agreements from the beginning of the RHNA projection period through the end of the second year of the housing element planning period. AB 720 also encourages cities and counties to include weatherization and energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. This may include energy efficiency measures that encompass the building envelope, its heating and cooling systems, and its electrical system. This change in state law gives jurisdictions more time to enter into an agreement to provide funding for the rehabilitation, conservation or preservation of a unit. The effect that this has on San Mateo County will be that jurisdictions that want to use the adequate sites alternative (rehabilitation, conservation, preservation) will need to enter the agreement between January 1, 2014 and January 2016. Cities are also now encouraged to include weatherization and energy efficiency improvements as part of publicly subsidized housing and rehabilitation projects (Government Code § 65583.1).

AB 1867. In 2010, the Legislature adopted AB 1867 which allows multi-family "ownership" housing converted to rental housing affordable to lower income households by acquisition or purchase of affordability covenants to qualify towards meeting the alternative adequate sites requirement. AB 1867 reduces the required number of units in a complex to qualify for this section from four to three units (Government Code § 65583.1).

SB 812. In 2010, the Legislature adopted SB 812 requiring that the housing need section include an analysis of the special housing needs of people with developmental disabilities. The analysis should include an estimate of the number of persons with developmental disabilities; an assessment of the housing need; and, a discussion of potential resources. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes conditions such as mental retardation, cerebral palsy, epilepsy and autism (Government Code § 65583(a)).

AB 1103. In 2011, the Legislature adopted AB1103 which allows, under specific conditions, foreclosed properties to be converted to housing affordable to lower income households by acquisition or the purchase of affordability covenants to qualify under the alternative adequate sites requirement. The Housing Element must demonstrate these units meet the same requirements as converted multi-family rental units. After January 1, 2015, in order for foreclosed properties to qualify, the same multi-family rental production requirements enacted by AB 1687 must be followed (Government Code § 65583.1).

Appendix C. Housing Needs Assessment

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, Woodside had a January 2013 population of 5,441 residents. The most recent census estimates are from July 2012, and show a population for Woodside of 5,461 residents. According to census data, Woodside grew by about two percent from 2000 to July 2012, and saw a decrease in population between 2000 and 2010. The Association of Bay Area Governments (ABAG) predicts Woodside's population will grow over the next several decades to reach 5,700 in 2030.

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.

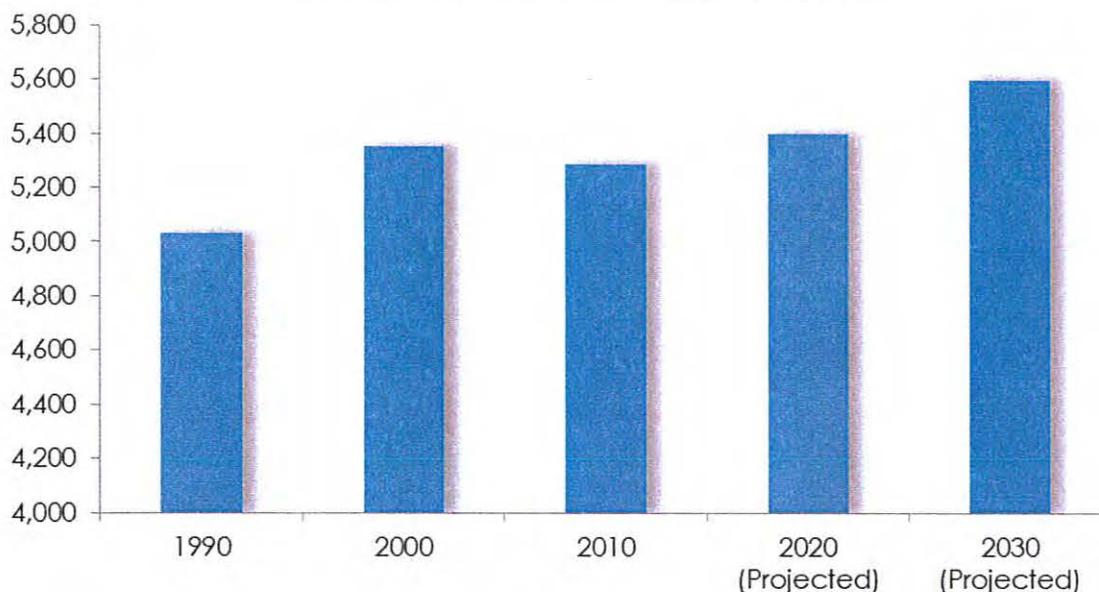
San Mateo County and Cities Population Change (2000-2030)

	2000	2010	Estimated Population 2013	Projected Population 2030	Projected Percent 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

The graph below and the table that follows, show population trends in Woodside itself and in comparison to the rate of population growth in San Mateo County as a whole and throughout the State of California.

Population Growth in Woodside (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 (1990-2030)

	Number			Percent Change		
	Woodside	San Mateo County	State of California	Woodside	San Mateo County	State of California
1990	5,035	649,623	29,760,021			
2000	5,352	707,163	33,871,648	6%	9%	14%
2010	5,287	718,451	37,253,956	-1%	2%	10%
2020 (Projected)	5,400	775,100	40,643,643	2%	8%	9%
2030 (Projected)	5,600	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/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

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	3,949,620	4,196,580	4,346,820	4,505,230	961,520
Jobs/Employed Residents	1.04	1.03	1.04	3,949,620	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%	10.5%	10.0%	10.0%	9.9%	-0.3%
Woodside Planning Area (Town Limits and Sphere of Influence)								
Population	5,933	6,000	6,100	6,200	6,300	6,300	6,400	367
Households	2,230	2,240	2,290	2,320	2,320	2,320	2,340	90
Persons Per Household	2.66	2.68	2.66	2.67	2.72	2.72	2.74	0.06
Employed Residents	2,440	2,560	2,700	2,710	2,680	2,680	2,700	240
Jobs	2,420	2,520	2,660	2,660	2,650	2,650	2,670	230
Jobs/Employed Residents	0.99	0.98	0.99	0.98	0.99	0.99	0.99	0.00
Percent of County Population	0.8%	0.8%	0.8%	0.8%	0.8%	0.7%	0.7%	-0.1%
Percent of County Jobs	0.7%	0.7%	0.7%	0.6%	0.6%	0.6%	0.6%	-0.1%

Source: ABAG Projections 2013

**Projections for Types of Jobs
(2010-2040)**

Geographical Area	2010	2015	2020	2025	2030	2035	2040	2010-2040 Change
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
Woodside Planning Area (Town Limits and Sphere of Influence)								
Agriculture and Natural Resources Jobs	550	560	580	550	520	480	450	-100
Mfg, Wholesale and	150	160	180	170	150	140	140	-10

Transportation Jobs								
Retail Jobs	170	170	180	180	180	180	180	10
Financial and Professional Service Jobs	700	710	740	760	780	790	810	110
Health, Educ. and Recreation Service Jobs	490	530	570	580	600	630	650	160
Other Jobs	360	390	410	420	420	430	440	80
Total Jobs	2,420	2,520	2,660	2,660	2,650	2,650	2,670	250
Employed Residents	2,440	2,560	2,700	2,710	2,680	2,680	2,700	260
Ratio of Local Jobs to Employed Residents	0.99	0.98	0.99	0.98	0.99	0.99	0.99	0.96

Source: ABAG Projections 2013

According to the census, a Woodside's population is racially homogenous- 91 percent of the population is white. Woodside has a very small Asian (four percent), Hispanic (seven percent), and mixed race (three percent) population as well. Latino or Hispanic is not a separate racial category on the American Community Survey (ACS), so all individuals who identify themselves as Latino or Hispanic also belong to another racial category as well (black, white, other, etc.). Race and ethnicity are shown in the table below for Woodside, San Mateo County and the State of California.

Race and Ethnicity (2011)

	Town of Woodside	San Mateo County	State of California
White	91%	59%	62%
Black	0%	3%	6%
Asian	4%	25%	13%
Other	1%	8%	14%
More than one race	3%	5%	4%
Hispanic	7%	25%	38%
Not Hispanic	93%	75%	62%
Total population	5,263	720,143	37,330,448

Source: 2007-2011 American Community Survey

According to the census, the median age in Woodside is 48, higher than the countywide average of 39. Approximately 29 percent of Woodside's residents are children under the age of 19, and 41 percent are adults over the age of 60. Woodside, like other cities in San Mateo County, can expect to see a dramatic increase in the number of seniors as the baby boomer generation 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% of the population to 10% 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 in San Mateo County by age cohort.

Age of Residents (2011)

	Woodside in 2000	Woodside in 2011	San Mateo County in 2011	State of California in 2011
Under 5 years	5%	4%	6%	7%
5 to 19 years	22%	26%	18%	21%
20 to 34 years	9%	7%	19%	22%
35 to 44 years	14%	10%	15%	14%
45 to 59 years	26%	28%	22%	20%
60 to 74 years	16%	17%	13%	11%
75 years and over	8%	9%	6%	5%
Median age	46	47	39	35
Total population	10,825	10,748	720,143	37,330,448

Source: 2000 US Census SF1, 2007-2011 American Community Survey

Housing Characteristics

Physical Characteristics

According to California Department of Finance (DOF) estimates, Woodside had a total of 2,180 housing units as of January 2013, which is a seven percent increase since 2000 when there were 2,030 housing units in Woodside. The vast majority (95 percent) of homes in Woodside are single-family detached, with only four percent in single family attached buildings.

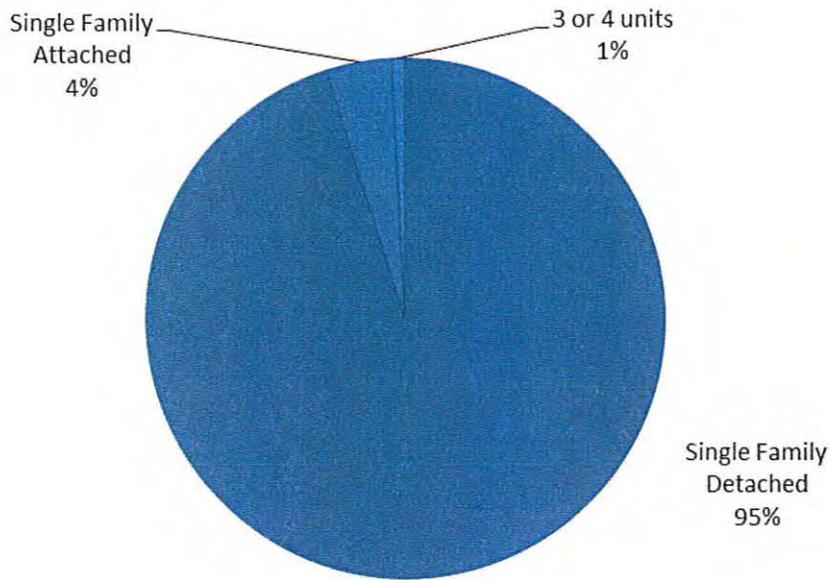
The table below shows housing units in Woodside compared to San Mateo County as a whole and the State of California. The pie chart that follows shows the distribution of housing units by residential building type in Woodside.

Total Housing Units (2000, 2010 and 2013)

	Town of Woodside		San Mateo County		State of California	
	Number	Percent Change	Number	Percent Change	Number	Percent Change
2000	2,030	—	260,576	—	12,214,549	—
2010	2,126	4.7%	271,031	4.0%	13,670,304	11.9%
2013	2,180	2.5%	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 Woodside (2011)



Source: 2007-2011 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 Woodside, San Mateo County as a whole and the State of California. Homes in Woodside are reasonably large: almost a fifth of the homes have five or more bedrooms. An additional 66 percent of the houses have three to four bedrooms.

Residential Building Types Comparison (2011)

	Town of Woodside	San Mateo County	State of California
Single family detached	95%	57%	58%
Single family attached	4%	9%	7%
2 units	0%	2%	3%
3 or 4 units	1%	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	2,126	271,140	13,688,351

Source: 2007-2011 American Community Survey

Number of Bedrooms Per Unit Comparison (2011)

	Town of Woodside	San Mateo County	State of California
No bedroom	0%	4%	4%
1 bedroom	6%	16%	14%
2 bedrooms	9%	26%	28%
3 bedrooms	32%	34%	33%
4 bedrooms	34%	16%	16%
5 or more bedrooms	18%	5%	4%
Total	2,126	271,140	13,688,351

Source: 2007-2011 American Community Survey

Occupancy Characteristics

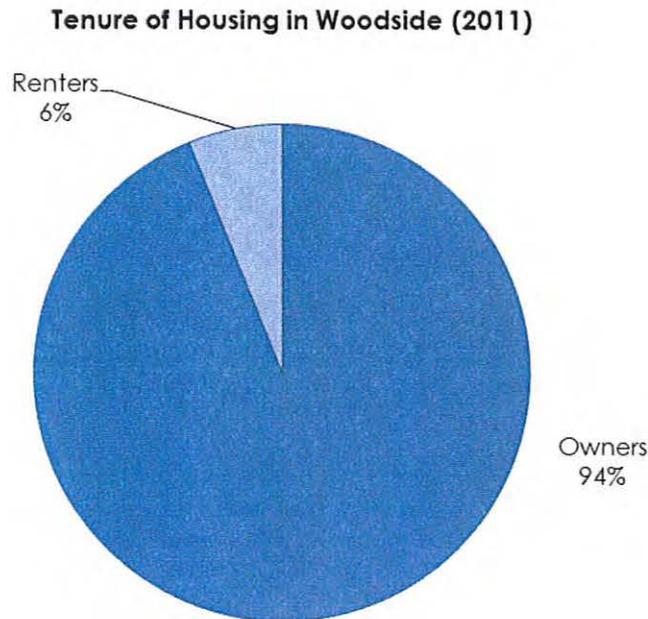
Similar to the rest of San Mateo County and the Bay Area as a whole, the demand for ownership housing in Woodside is strong. Woodside's ownership and rental markets are quite disparate. Woodside's vacancy rate for owner-occupied homes is 1.7 percent according to data from the ACS. Woodside's vacancy rate for rental units, however, is 11 percent, relatively high when compared to housing markets elsewhere in San Mateo County. It is important, to note, however, that the rental market in Woodside is quite small, only 128 homes, and so this data might be less accurate. According to information from the California DOF, the overall vacancy rate in Woodside was 8.3 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 Woodside	San Mateo County	State of California
2000	Owner	0.5%	0.5%	1.4%
	Renter	2.6%	1.8%	3.7%
2011	Owner	1.7%	1.2%	2.2%
	Renter	11.1%	4.0%	5.5%

Source: 2007-2011 American Community Survey, 2000 US Census

The pie chart below shows that almost all of the occupied housing units in Woodside are owner-occupied (94 percent). By comparison, the occupied housing units in San Mateo County as a whole are 59 percent owner-occupied.



Source: 2007-2011 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 Woodside	San Mateo County	State of California
2000	Percent Owners	89%	61%	57%
	Percent Renters	11%	39%	43%
2011	Percent Owners	94%	59%	56%
	Percent Renters	6%	41%	44%

Source: 2010 US Census SF1, 2007-2011 American Community Survey

Woodside's average household size was 2.7 as of January 2013 (California Department of Finance). Based on the ACS, ownership households are slightly larger, while rental households are smaller.

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

	Town of Woodside	San Mateo County	State of California
2000 Average Household Size	2.7	2.7	2.9
2011 Average Household Size	2.8	2.7	2.9
Owners Average Household Size	2.9	2.8	3.0
Renters Average Household Size	2.0	2.7	2.9

Source: 2010 US Census SF1, 2007-2011 American Community Survey

Most of the households in Woodside are family households (77 percent) — 33 percent with children and 44 percent without children. Approximately a fifth of the households are comprised of single peoples 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% 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 decreased by half 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)

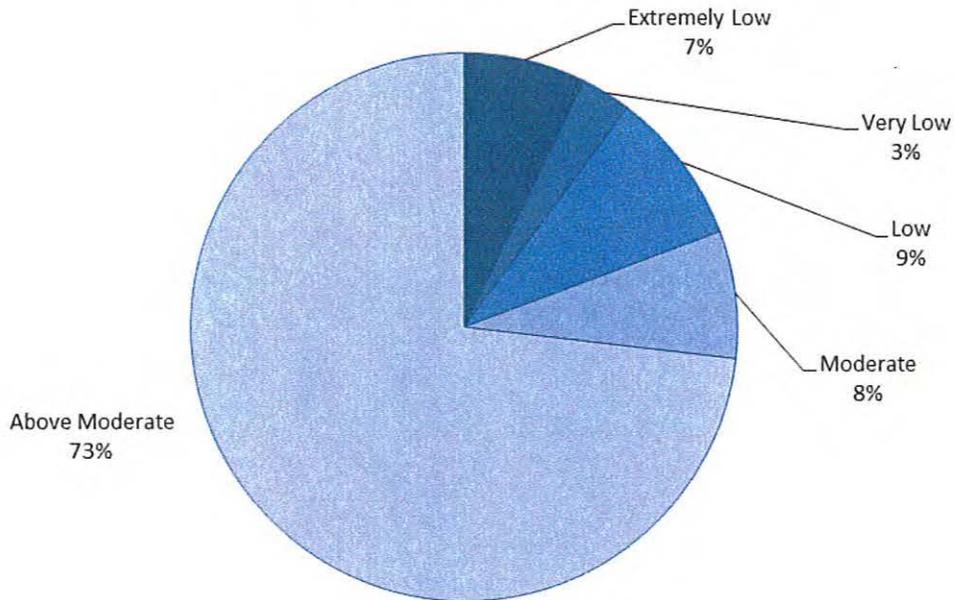
	Town of Woodside	San Mateo County	State of California
Single person	21%	25%	24%
Family no kids	44%	37%	35%
Family with kids	33%	31%	33%
Multi-person, nonfamily	2%	7%	7%
Total households	1,873	256,305	12,433,049

Source: 2007-2011 American Community Survey

The median household income in Woodside in real dollars is approximately \$238,600, more than twice as high as the countywide median of \$92,000. The graph below shows the distribution of households by income in Woodside in 2011. Despite having an extremely high median income, almost a fifth of Woodside's households are lower

income. Nine percent of the households in Woodside are low income, three percent are very low income, and seven percent are extremely low income. Eight percent of Woodside's households earn a moderate income.

Distribution of Households in Woodside by Income (2010)



Source: CHAS Data 2006-2010

Household Income (2013)

	Town of Woodside	San Mateo County	State of California
Under \$25,000	8%	12%	21%
\$25,000 to \$34,999	1%	6%	9%
\$35,000 to \$49,999	5%	10%	13%
\$50,000 to \$74,999	10%	16%	17%
\$75,000 to \$99,999	7%	12%	12%
\$100,000+	70%	44%	28%
Poverty Rate	3.9%	7.4%	16%
Total	1,873	256,305	12,433,049
Median Income 2000	\$231,020	\$95,606	\$64,116
Median Income 2011	\$238,595	\$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 Woodside Households by Income Category and Housing Tenure					
	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Owners	89%	73%	82%	93%	96%
Renters	11%	27%	18%	7%	4%
Total Number	135	55	170	140	1,365
Percent of all households	7%	3%	9%	8%	73%

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.

Woodside is a primarily residential town, with three times as many residents as jobs. Woodside has approximately 1,732 jobs within its city limits. More than half of the jobs in Woodside pay more than \$3,333 per month. According to census data, 95 percent of people who work in Woodside live elsewhere, and only four percent of Woodside's employed residents work within Woodside.

According to ABAG projections, employment in Woodside will increase by four percent from 2000 to 2025. Most of the jobs gained will be in the financial and professional services sector, while the retail sector will lose almost a third of its positions.

The table below shows the distribution of the workforce in Woodside and San Mateo County by age, salary and education.

Workforce Age, Salary and Education

	Town of Woodside	San Mateo County
Jobs by Worker Age		
Age 29 or Younger	16%	19%
Age 30 to 54	57%	61%
Age 55 or Older	27%	20%
Salaries Paid by Jurisdiction Employers		
\$1,250 per Month or Less	12%	14%
\$1,251 to \$3,333 per Month	32%	27%
More than \$3,333 per Month	56%	59%
Jobs by Worker Educational Attainment		
Less than High School	12%	9%
High school or Equivalent, No College	13%	13%
Some College or Associate Degree	25%	23%
Bachelor's Degree or Advanced Degree	34%	36%
Educational Attainment Not Available	16%	19%
Total Workers	1,732	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 data from the San Mateo Association of Realtors (SAMCAR), during the third quarter of 2013, the median sale price for a home in Woodside was \$1,810,000, as shown in the chart below. By the third quarter of 2014, the median sales price of a home in Woodside had climbed to \$2,397,500. In general, Woodside's housing prices are significantly more expensive than countywide averages.

Woodside's housing prices are more than twice as expensive as countywide averages. This means that households earning even a moderate income are still almost \$1.6 million short of affording the median priced home in Woodside. 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. The average price of a single family home in San Mateo County increased between 2005 and 2013 by about \$150,000 (from \$1,095,951 in 2005

to \$1,246,121 in 2013). The average priced condominium decreased in price during that same time period by \$6,616 (from \$586,034 in 2005 to \$579,418 in 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
San Mateo County	\$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 in Woodside (2013)

	Annual Income	Maximum Affordable Home Price	Median Priced Single Family Detached Home	Affordability Gap for Single Family Home
Single Person Household				
Extremely Low Income	\$23,750	\$97,114	\$2,075,702	-\$1,978,588
Very Low Income	\$39,600	\$161,925	\$2,075,702	-\$1,913,777
Low Income	\$63,350	\$259,039	\$2,075,702	-\$1,816,663
Median Income	\$72,100	\$294,818	\$2,075,702	-\$1,780,884
Moderate Income	\$86,500	\$353,699	\$2,075,702	-\$1,722,003
Four Person Household				
Extremely Low Income	\$33,950	\$138,822	\$2,075,702	-\$1,936,880
Very Low Income	\$56,550	\$231,233	\$2,075,702	-\$1,844,469
Low Income	\$90,500	\$347,655	\$2,075,702	-\$1,728,047
Median Income	\$103,000	\$370,055	\$2,075,702	-\$1,705,647
Moderate Income	\$123,600	\$505,402	\$2,075,702	-\$1,570,300

Source: Baird + Driskell Community Planning; San Mateo County Association of Realtors; 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)

Rents and Rental Housing Affordability

Given the very small number of rental units in Woodside, data on rental prices is scarce. Based on a small survey of Craigslist postings, the average rent for a home in Woodside is around \$4,300. This rent is significantly higher than countywide rental prices and is not affordable to households earning under a moderate income.

Average Rents in Woodside from Craigslist

	Woodside	Survey Size
Studio	\$1,100	1
One Bedroom	\$1,700	4
Two Bedroom	\$0	0
Three Bedroom	\$5,500	1
Four Bedroom	\$8,600	3
Average Square Footage	1,659	7
Average Number of Bedrooms	2.1	9
Average Rent	\$4,356	9
Average Rent per Sq. Foot	\$2.63	7

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

Adjusting for Inflation

The tables below adjust sales prices over the 2005 to 2013 time period (inflation rate of 19% over the eight year period). In 2013 dollars, average household income in Woodside increased slightly from \$231,020 in 2000 to \$238,595 in 2011, or a 3.3 percent increase in purchasing power over that time period. In real purchasing power (constant 2013 dollars), home sales prices have gone down significantly in Woodside since 2005.

The conclusions of this analysis are that: (1) Sales housing prices are significantly lower than seven years ago, but still only affordable to households making well above a moderate income (2) incomes have remained relatively consistent, and so household purchasing power has remained the same. This analysis underscores the challenges of availability and affordability of market rate housing in San Mateo County.

Median Home Sale Prices in 2013 Dollars — Adjusted for Inflation (2005-2012)

	Single Family			Multi-Family		
	Town of Woodside	San Mateo County	State of California	Town of Woodside	San Mateo County	State of California
2005	\$2,843,619	\$939,148	\$576,436	\$862,750	\$586,432	\$498,848
2006	\$2,908,048	\$961,170	\$636,410	—	\$625,140	\$534,980
2007	\$3,094,454	\$935,536	\$594,272	—	\$600,432	\$493,920
2008	\$3,402,596	\$865,512	\$485,784	—	\$554,364	\$412,776
2009	\$2,209,928	\$749,304	\$365,580	—	\$465,696	\$337,716
2010	\$2,688,450	\$762,910	\$359,948	—	\$449,507	\$333,733
2011	\$2,241,684	\$691,439	\$330,527	—	\$390,576	\$300,142
2012	\$2,075,702	\$660,944	\$305,727	—	\$360,065	\$271,185
8-Year Change	-\$260,000	-\$278,204	-\$270,709	—	-\$226,367	-\$227,663
8-Year Percent Change	-27.0%	-29.6%	-47.0%	—	-38.6%	-45.6%

Source: San Mateo County Association of Realtors, based on actual sales of each year; State based on Zillow/MLS (adjusted for inflation to 2013 dollars)

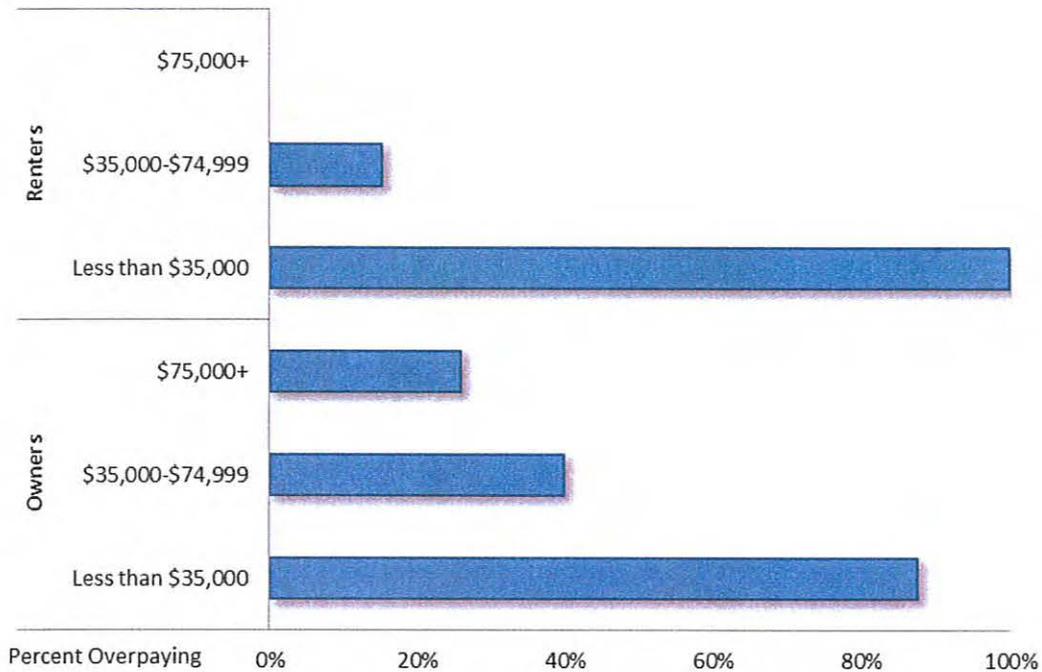
Overpayment for Housing

Using the 30 percent of income threshold, a significant number of households are overpaying for housing in Woodside. However, there is a smaller number of lower income households in Woodside who are overpaying for owner-occupied homes than elsewhere in the county.

Though Woodside has a small population of lower income people, most of them are overpaying for housing. Almost 90 percent of owner-occupied households making less than \$35,000 annually are overpaying for housing, and all renter households making under \$35,000 are overpaying. Still, this represents only 132 households. High housing prices in Woodside likely dissuade lower-income families from moving there at all. Those who do live in Woodside may have extremely limited money to dedicate towards other necessities such as food, transportation, and medical care. Extremely low income households paying more than 50 percent of their income towards housing are at greater risk of becoming homeless.

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

Woodside Households Overpaying for Housing by Income (2011)



Source: 2007-2011 American Community Survey

Households Overpaying for Housing (2011)

	Income	Town of Woodside		San Mateo County	State of California
		Number	Percent	Percent	Percent
Owner-occupied	Less than \$35,000	112	88%	68%	68%
	\$35,000-\$74,999	84	40%	53%	54%
	\$75,000+	364	26%	33%	27%
Renter-occupied	Less than \$35,000	20	100%	95%	90%
	\$35,000-\$74,999	7	15%	61%	49%
	\$75,000+	0	0%	11%	9%

Source: 2007-2011 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.

Woodside has very low rates of overcrowding. Only nine homes in the town are extremely overcrowded, and none are overcrowded.

Number of Overcrowded Units (2011)

		Number of Occupied Homes in Woodside	Town of Woodside Percentage	San Mateo County Percentage	State of California Percentage
Owners	Not overcrowded	1,749	99%	96%	96%
	Overcrowded	0	0.0%	3%	3%
	Extremely overcrowded	9	0.5%	1%	1%
Renters	Not overcrowded	115	100%	86%	86%
	Overcrowded	0	0.0%	8%	8%
	Extremely overcrowded	0	0.0%	5%	6%

Source: 2007-2011 American Community Survey

Note: 0-1 people per room is not overcrowded, 1-1.5 people per room is overcrowded, more than 1.5 people per room is extremely overcrowded

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 half the homes in Woodside were built before 1960, and almost 80 percent of the total housing stock was built before 1980. Often, older homes can be more expensive to maintain and rehabilitate, however Woodside's high-income residents and high housing prices indicate the age of the homes may be an appeal, rather than a drawback, of the housing stock.

The census tracks other housing problems, including a lack of plumbing and kitchen facilities. No homes in Woodside face these housing problems. 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 Woodside	San Mateo County	State of California
Built in 2000 or more recently	7%	5.4%	12%
Built in 1990s	8%	6%	11%
Built in 1980s	8%	9%	15%
Built in 1970s	14%	17%	18%
Built in 1960s	17%	17%	14%
Built 1950s or Earlier	47%	45%	30%
Total	2,126	271,140	13,688,351

Source: 2007-2011 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.

Woodside's RHNA requires the city to ensure there is land available for a total of 62 new units between 2014 and 2023. Approximately 17 percent of those units will be for households making more than moderate income, 24 percent will be for households making moderate income, 20 percent for low-income, and 19 percent for very low income and extremely low income households each. Woodside's RHNA requires a higher proportion of lower-income households than elsewhere 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 - 2023

	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
Woodside	16	16	17	21	21	91
Menlo Park	116	117	129	143	150	655
Woodside	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 2014-2023 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.

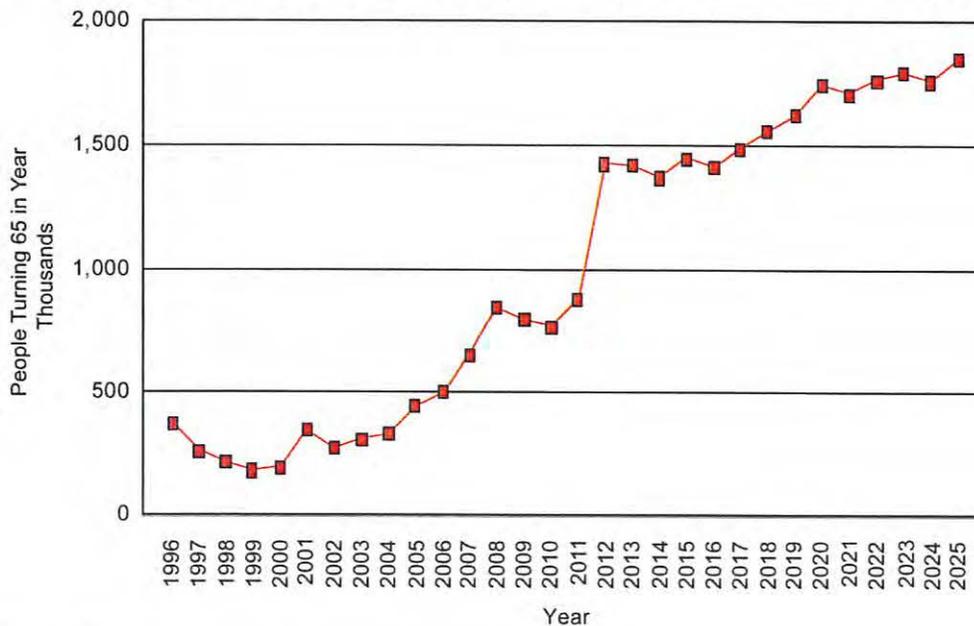
Seniors

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 census, there are currently approximately 1,128 seniors living in Woodside.

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

Seniors in Woodside are relatively wealthy. More than half the seniors in the town make more than \$100,000 annually. Still, some seniors are lower-income: 12 percent of seniors make less than \$30,000 annually, and eight percent live in poverty.

Seniors in Woodside, like seniors in San Mateo County as a whole, are significantly more likely to be homeowners than renters. Thus, housing concerns for seniors in Woodside 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 unit or with 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, Woodside, 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 Woodside and San Mateo County compared to the State of California.

Senior Households by Income (2011)

	Town of Woodside	San Mateo County	State of California
Below Poverty Level	8%	6%	10%
Income under \$30,000	12%	28%	38%
\$30,000-\$49,000	9%	19%	20%
\$50,000-\$74,999	11%	16%	16%
\$75,000-\$99,999	12%	11%	9%
\$100,000+	55%	26%	17%
Total Seniors	674	55,093	2,474,879

Source and Notes: 2007-2011 American Community Survey, Seniors are age 65+

Senior Households by Tenure (2011)

		Town of Woodside	San Mateo County	State of California
All Ages	Owners	94%	60%	57%
	Renters	6%	40%	43%
	Total	1,873	256,423	12,433,172
Age 65-74	Owners	100%	79%	75%
	Renters	0%	21%	25%
	Total	338	27,053	1,265,873
Age 75-84	Owners	96%	81%	75%
	Renters	4%	19%	25%
	Total	290	18,014	823,750
Age 85 +	Owners	100%	75%	69%
	Renters	0%	25%	31%
	Total	46	9,136	342,029

Source and Notes: 2007-2011 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.

The inability of residents with disabilities to find suitable housing is not considered to be a problem within Woodside because the relative affluence of the residents permits them to adapt existing housing stock for special physical needs. In addition, the County’s Accessibility Modification Program addresses the needs of the mobility impaired who are of low or moderate-income levels. This program is administered by the Center for Independence of the Disabled (CID). CID indicates that 11 Woodside residents used their program during 2013; CID staff estimates that this is the approximate number of Woodside residents that utilize their program on a yearly basis. The Woodside Municipal Code also allows exceptions for the modification of existing housing units to accommodate disabled access (Source: CID, November 2014).

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 an intellectual disability 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 Intellectual Disability	50%
Autism	18%
Epilepsy	18%
Cerebral Palsy	17%
Severe/Profound Intellectual Disability	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 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. Just over half the population with developmental disabilities in Woodside (in the 94062 zip code) lives with a parent or legal guardian. Another 14 percent live independently or with supportive care. Almost 30 percent of the people with developmental disabilities in Woodside (in the 94062 zip code) live in community care facilities. (Additional information about the location and type of community care facilities was not available and may be protected.)

Living Arrangements of People with Developmental Disabilities (2013)

Lives with	Number		Percent	
	Town of Woodside	San Mateo County	Town of Woodside	San Mateo County
Parents/Legal Guardian	181	2,289	53%	66%
Community Care Facility (1-6 Beds)	58	532	17%	15%
Community Care Facility (7+ Beds)	42	73	12%	2%
Independent/Supportive Living	49	349	14%	10%
Intermediate Care Facility	7	191	2%	5%
All Others	5	60	1%	2%
Total	342	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, aging 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 Woodside 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 census does not have numbers specifically for Woodside because it is too small, but the percentages are likely similar to the countywide averages.

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: 2007-2011 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 make up a fifth of the total households in Woodside. The most vulnerable female-headed households can be those where women are living with children without a partner. Woodside has 54 such households. An additional, approximately 610 households are headed by women living alone or with other family members. Female-headed households are slightly more likely to be living under the poverty line than other households in Woodside: four percent of female-headed households are under the poverty line.

Female Headed Households (2011)

	Town of Woodside		San Mateo County	State of California
	Number	Percent	Percent	Percent
Female living with own children, no partner	54	3%	4%	7%
Female living with other family members, no partner	58	3%	6%	6%
Female living alone	256	14%	15%	13%
Total Households	1,873	100%	256,305	12,433,049
Female Households Below Poverty Level	NA	4%	8%	17%

Source: 2007-2011 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.

Woodside has approximately 300 households with five or more members. These households are more likely than smaller households to have housing problems: 22 percent of owner-occupied large households have some kind of housing problem.

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

		Town of Woodside		San Mateo County	State of California Percent
		Number	Percent		
Owner-occupied	Housing Problems	65	22%	59%	61%
	No Housing Problems	224	78%	41%	39%
Renter-occupied	Housing Problems	0	0%	84%	81%
	No Housing Problems	15	100%	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 135 ELI households in Woodside according to 2010 CHAS data. Most of these households own their own home, but a few are renters – reflecting the tenure mix of Woodside overall. Most of Woodside’s ELI households face some kind of housing problem: 100 percent of all ELI renter households, and 79 percent of ELI owner households face overcrowding, overpayment, and/or lack complete kitchen or plumbing facilities.

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

Household Category	Renter Households	Owner Households	Total Households
Total households any income	120	1,750	1,870
Total ELI households	15	120	135
ELI households with housing problems	100%	79%	81%
ELI households with cost burden (paying 30% or more of income)	100%	79%	81%
ELI households with cost burden (paying 50% or more of income)	0%	67%	59%

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 Woodside

As of the 2013 San Mateo Homeless Census, there are seven unsheltered homeless people in Woodside. Over the past five years the number of homeless people has changed from two to none, and then up to seven. The cause of this increase is unclear. There are no sheltered homeless in Woodside.

The tables below provide additional information on the homeless and are from the San Mateo County January 2013 homeless count.

Homeless Count in the Town of Woodside and San Mateo County (2013)						
Year	Town of Woodside			San Mateo County		
	Unsheltered Homeless	Sheltered Homeless	Total Homeless	Unsheltered Homeless	Sheltered Homeless	Total Homeless
2007	4	0	4	1,094	970	2,064
2009	2	0	2	803	993	1,796
2011	0	0	0	1,162	987	2,149
2013	7	0	7	1,299	982	2,281
2007 - 2013 Actual Change	3	0	3	205	12	217
2007 - 2013 Percent Change	+75%	—	+75%	+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 County
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.

2007-2011 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. 2014-2023 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.

Final Report, San Mateo County Housing Needs Study, prepared by Economic Planning Systems, Inc., July 2007 for City/County Council of Governments San Mateo County, San Mateo County Department of Housing, and Housing Endowment and Regional Trust (HEART)

<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.

Personal communication from Gabriel Rogin Supervisor, Community Resource Development, Golden Gate Regional Center, May 14th, 2013.

RealFacts Annual Trends report 2005-2013.

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.

Appendix D. Inventory of Undeveloped Lands

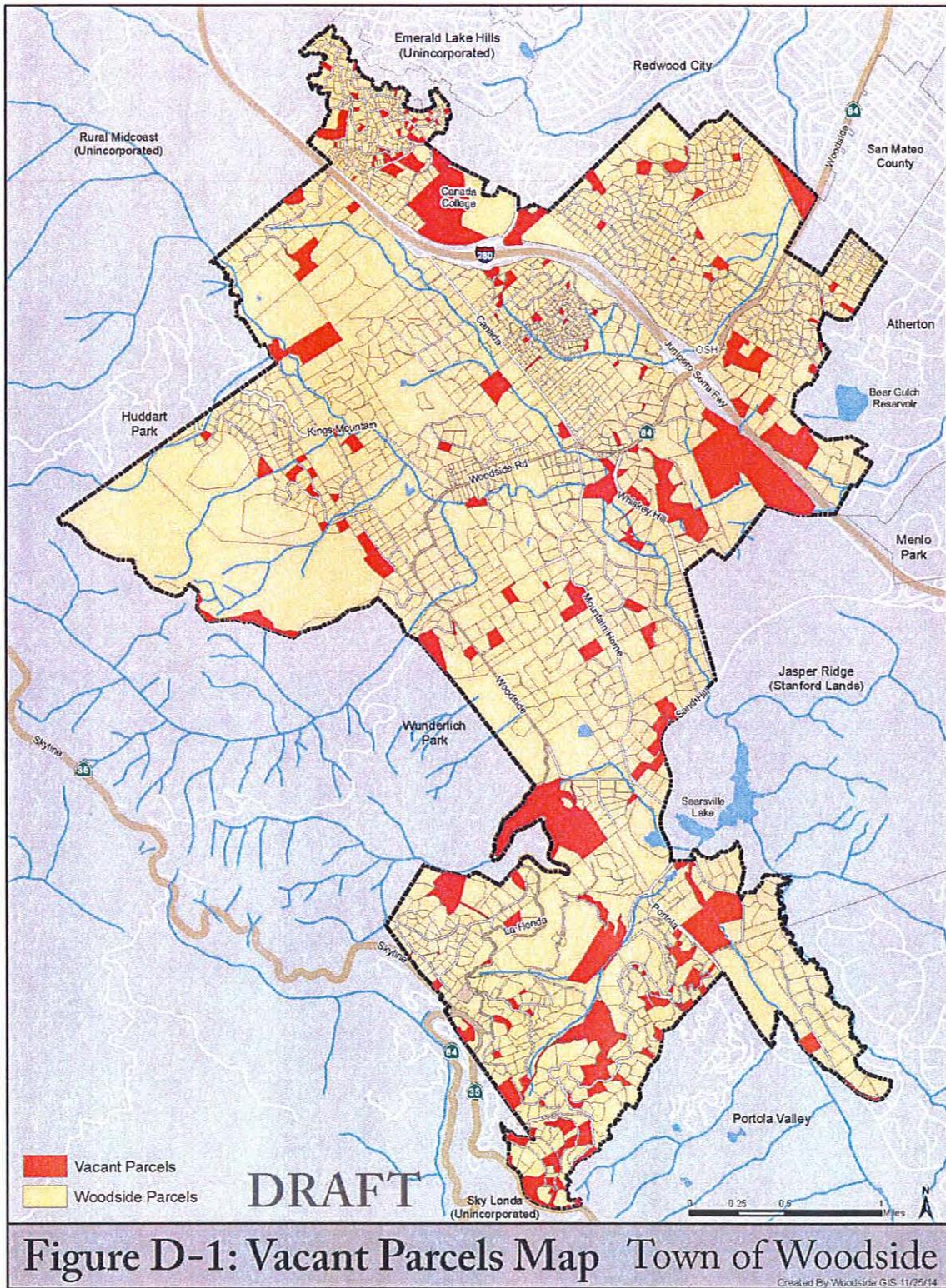
State law requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites and sites that have a potential for subdivision development. The inventory is also to include an analysis of the relationship of zoning and public facilities to these sites.

In fulfillment of this requirement, the Town reviewed all parcels that have \$0.00 land improvement value. Vacant parcels in the Town of Woodside are depicted in **Figure D-1**. The inventory includes vacant parcels that could be developed (Table D-1), vacant parcels that could be subdivided (Table D-2), and developed parcels that could be subdivided (Table D-3) to allow for additional units. Tables D-4 and D-5 outline the total potential housing sites that may be available under the Zoning Ordinance. The Tables are included at the end of this Appendix.

There are an estimated 272 vacant parcels available in the Town over 0.2 acre that may be developable, depending on satisfying access, geotechnical, sewage disposal, and design requirements. Lots less than 0.2 acre are likely not to be developed due to the steep terrain, streams, and geological hazards in various parts of the Town. The lots are approximately evenly divided between the various zoning districts, and cover a total of 894 acres of land. Table D-1 summarizes the parcels by zoning district and acreage. Twenty-two (21) vacant parcels are estimated to be subdividable into a total of 46 lots, again assuming that access, geotechnical, sewage disposal, and design constraints are satisfied. More than half of these parcels are located in the Suburban Residential (SR) zone, and most of the remainder are in the Special Conservation Planning – 5 Acre (SCP-5) zone. Due to the constraints associated with subdividing these properties, the 46 lots would comprise 269.94 acres of currently vacant land. It should be noted that there is no assumption made that the owners of these parcels have any intent of subdividing at this time or any time in the future, or that some of the applicable constraints might not further limit development. Table D-2 summarizes the parcels by zoning district and acreage.

There are also an estimated 60 existing developed parcels, generally with one home and related buildings on each, that might be subdivided further to yield a total of 94 new primary housing units, exclusive of the existing homes. Many of these parcels are unlikely to be divided, as the property owners prefer the larger lot size and may even be required to modify the existing home to accommodate a subdivision. Most of these parcels are located in the Rural Residential (RR) zone, with the remainder split primarily between the SR and SCP-5 zones. The subject parcels would cover a total of approximately 800 acres of land, again reflecting the significant constraints to development of remaining lands in the Town. Table D-3 summarizes the potential new lots by zoning district and acreage.

The analysis of potential housing sites has not included an estimate of the potential for accessory living quarters (second units). Most lots in all zones except for the R-1 district have the potential for at least one accessory living quarters in addition to the main residence, and the



R-1 district allows such units if they are attached to the residence. However, the potential for construction of new accessory living quarters is dependent on site constraints, especially topography and the availability of sewer service or septic drainfield area. Construction is also highly dependent on the desire of the property owner to share the site with another household. There is, however, substantial potential for accessory living quarters to be constructed on many, if not most, of the Town's 2,000 existing parcels, as well as new parcels to be created.

It has also been an assumption that no new housing construction would occur on Town-owned lands or lands owned by other public agencies. These properties are generally restricted to public uses and are not available for housing. There has been a further assumption that no commercial properties will be developed for housing, although existing buildings could be converted into uses such as transitional housing. The Town's commercially-zoned land is virtually completely developed, and includes very specific agreements for development and parking limitations in the Town Center area.

Zoning Districts

The Town's residential zoning includes six different districts, with varying minimum lot sizes as follows:

Residential (R-1), Minimum Lot Size: 20,000 square feet

Suburban Residential (SR), Minimum Lot Size: 1 acre

Rural Residential (RR), Minimum Lot Size: 3 acres

Special Conservation Planning

(SCP-5), Minimum Lot Size: (5 acres)

(SCP-7.5), Minimum Lot Size: (7.5 acres)

(SCP-10), Minimum Lot Size: (10 acres)

More extensive discussion of the basis for the districts and zoning constraints can be found in the section on Land Use Regulations under the Constraints analysis.

Sewage Disposal and Water Supply

Most of the properties in the R-1 and SR zoning districts have access to sanitary sewer systems, but those systems are limited in capacity. The feasibility of septic drainfield systems is a limitation to further development of the RR and SCP zones and unsewered portions of the R-1 and SR zones. Water is available in all areas of the Town from various water districts and mutual water companies, though water pressure improvements are needed for domestic water needs and fire protection purposes in the Emerald Lake Hills area of the Town.

Potential Affordable Housing Sites

While the Town believes that its affordable housing obligations can be met through the provision and, if necessary the restriction, of accessory living quarters, staff has also analyzed sites in Woodside to determine which, if any, might accommodate affordable housing, if such a project were to be proposed in the future. Sites were evaluated based on several key factors:

1. The site should be a minimum of 5 acres in size to accommodate the higher density but retain open space and landscaping consistent with the General Plan Policies.

2. The sites should have direct access to an arterial roadway in Town, to allow for effective traffic circulation and to minimize through traffic on neighborhood streets.
3. Sanitary sewer service should be readily available to the site.
4. Access to transit service is preferable, given the lower income levels of the persons living at the site.
5. Proximity to employment centers is preferable, to better link site residents to job concentrations.
6. Adjacent land uses should be relatively compatible with the proposed affordable housing.
7. The site should have only minimal environmental constraints, especially relative to geologic hazards, steep slopes, mature trees, etc.

The Town of Woodside does not have a large surplus of undeveloped land that meets the above criteria. As discussed above, the ALQs in the Town provide affordable housing opportunities for different income groups.

The 2003 Housing Element identified two parcels owned by, and adjacent to, Cañada College as potential affordable housing sites. At that time, Cañada College did not have plans to develop the two parcels. The College parcels were in a Suburban Residential (SR), which would allow only one unit per acre. Allowing for a greater intensity would require rezoning to a multiple-family zoning district or overlay, which does not presently exist within the Town. Since the certification of the 2003 Housing Element, the Town entered into an agreement with Cañada College and Redwood City to detach Cañada College parcels from Woodside to allow annexation by Redwood City and the development of multi-family affordable housing units.

On May 21, 2008, the Local Agency Formation Commission (LAFCO) approved the detachment from Woodside and annexation of the Cañada College parcels into Redwood City. Cañada College has constructed 60 affordable housing units for faculty and staff on these parcels. As part of the agreement between Woodside and Redwood City, 24 of the 65 housing units required to be built in Woodside between 2007 and 2014 through the Regional Housing Number Allocation (RHNA) process were transferred to Redwood City's allocation. Under the agreement, Woodside's RHNA number was reduced from 65 to 41 and Redwood City's number was increased from 1,832 to 1,856. Out of the 24 required units transferred to Redwood City's RHNA number, 5 are for very low income units, 4 are for low income units, 5 are for moderate income units and 10 are for above moderate income units. A 60-unit multi-family housing project was developed on the parcels, and has been instrumental in providing affordable housing for Cañada College faculty and staff.

Table D1. Vacant Parcels Zoned R-1.

APN	Acreage	Zoning	Gen. Plan
068232390	0.20	R-1	R (Res.)
068244020	0.20	R-1	R (Res.)
068253090	0.21	R-1	R (Res.)
073041340	0.22	R-1	R (Res.)
073032040	0.23	R-1	R (Res.)
068231440	0.24	R-1	R (Res.)
068244010	0.24	R-1	R (Res.)
073061240	0.24	R-1	R (Res.)
073041320	0.25	R-1	R (Res.)
073041330	0.25	R-1	R (Res.)
068241010	0.32	R-1	R (Res.)
068232050	0.33	R-1	R (Res.)
068243200	0.33	R-1	R (Res.)
068252020	0.33	R-1	R (Res.)
073043050	0.33	R-1	R (Res.)
068232350	0.34	R-1	R (Res.)
068241180	0.34	R-1	R (Res.)
068243170	0.34	R-1	R (Res.)
068243190	0.34	R-1	R (Res.)
068252130	0.34	R-1	R (Res.)
068232290	0.35	R-1	R (Res.)
068241020	0.35	R-1	R (Res.)
073062010	0.35	R-1	R (Res.)
068243160	0.36	R-1	R (Res.)
068243220	0.37	R-1	R (Res.)
073041350	0.41	R-1	R (Res.)
068243210	0.44	R-1	R (Res.)
068241040	0.46	R-1	R (Res.)
068241230	0.46	R-1	R (Res.)
073061100	0.47	R-1	R (Res.)
068231340	0.51	R-1	R (Res.)
073050380	0.54	R-1	R (Res.)
073041400	0.71	R-1	R (Res.)
Total			
Acreage	11.40		

Table D1. Vacant Parcels Zoned SR.

APN	Acreage	Zoning	Gen. Plan
069150170	0.24	SR	R (Res.)
069226020	0.28	SR	R (Res.)
068322360	0.29	SR	R (Res.)
068283180	0.33	SR	R (Res.)
068283170	0.34	SR	R (Res.)
073012270	0.34	SR	R (Res.)
068241260	0.35	SR	R (Res.)
068141010	0.36	SR	R (Res.)
068294210	0.36	SR	R (Res.)
068272160	0.37	SR	R (Res.)
068132030	0.38	SR	R (Res.)
068241150	0.38	SR	R (Res.)
073160050	0.46	SR	R (Res.)
068241270	0.50	SR	R (Res.)
069225200	0.51	SR	R (Res.)
073022220	0.51	SR	R (Res.)
073063200	0.55	SR	R (Res.)
068142220	0.69	SR	R (Res.)
068281030	0.87	SR	R (Res.)
068110130	1.00	SR	R (Res.)
069361050	1.00	SR	R (Res.)
073011350	1.00	SR	R (Res.)
069227070	1.02	SR	R (Res.)
073011380	1.05	SR	R (Res.)
073011410	1.06	SR	R (Res.)
073090580	1.06	SR	R (Res.)
073090590	1.06	SR	R (Res.)
069043100	1.08	SR	R (Res.)
069150490	1.12	SR	R (Res.)
069150700	1.19	SR	R (Res.)
073011340	1.21	SR	R (Res.)
073170180	1.27	SR	R (Res.)
069032310	1.32	SR	R (Res.)
069150510	1.49	SR	R (Res.)
068100200	1.60	SR	R (Res.)
068322390	1.68	SR	R (Res.)
068302080	2.14	SR	R (Res.)
068302070	2.32	SR	R (Res.)
073011400	2.71	SR	R (Res.)
069150650	2.84	SR	R (Res.)
068100190	3.09	SR	R (Res.)

068301071	3.28	SR	R (Res.)
068301073	3.28	SR	R (Res.)
068301074	3.28	SR	R (Res.)
068100230	3.40	SR	R (Res.)
068322320	4.13	SR	R (Res.)
068301090	4.78	SR	R (Res.)
073160010	5.63	SR	R (Res.)
068322330	5.82	SR	R (Res.)
068320340	46.20	SR	R (Res.)
068320330	57.18	SR	R (Res.)
Total			
Acreage	178.40		

Table D1. Vacant Parcels Zoned RR.

APN	Acreage	Zoning	Gen. Plan
073082410	0.28	RR	R (Res.)
072180010	0.39	RR	R (Res.)
073082320	0.40	RR	R (Res.)
073121140	0.45	RR	R (Res.)
072280020	0.52	RR	R (Res.)
072201360	0.56	RR	R (Res.)
073082360	0.80	RR	R (Res.)
073090250	0.81	RR	R (Res.)
073090280	0.84	RR	R (Res.)
069010070	0.85	RR	R (Res.)
073112030	1.13	RR	R (Res.)
073112210	1.33	RR	R (Res.)
072280030	1.50	RR	R (Res.)
073090320	1.54	RR	R (Res.)
072031040	1.59	RR	R (Res.)
072151050	2.00	RR	R (Res.)
072180070	2.00	RR	R (Res.)
072162350	2.21	RR	R (Res.)
072031060	2.24	RR	R (Res.)
073090300	2.93	RR	R (Res.)
072201480	3.00	RR	R (Res.)
072203110	3.00	RR	R (Res.)
072221550	3.00	RR	R (Res.)
072280050	3.00	RR	R (Res.)
075291010	3.00	RR	R (Res.)
073112250	3.05	RR	R (Res.)
072221560	3.09	RR	R (Res.)
072370110	3.10	RR	R (Res.)
072221570	3.15	RR	R (Res.)
072221420	3.33	RR	R (Res.)
069380040	3.42	RR	R (Res.)
072201320	3.67	RR	R (Res.)
073112240	3.70	RR	R (Res.)
073121200	3.81	RR	R (Res.)
072201310	3.93	RR	R (Res.)
073112230	4.00	RR	R (Res.)
072221530	4.02	RR	R (Res.)
069380020	4.04	RR	R (Res.)
069380110	4.23	RR	R (Res.)
073270080	4.31	RR	R (Res.)

073090380	6.93	RR	R (Res.)
072211110	5.64	RR	R (Res.)
072280040	6.25	RR	R (Res.)
073090380	6.93	RR	R (Res.)
072180090	7.25	RR	R (Res.)
072162460	9.54	RR	R (Res.)
073090560	18.50	RR	R (Res.)
Total			
Acreage	155.26		

Table D1. Vacant Parcels Zoned SCP-5.

APN	Acreage	Zoning	Gen. Plan
075033150	0.31	SCP-5	R/ESA (Res./Env.Sen.)
073071220	0.32	SCP-5	R/ESA (Res./Env.Sen.)
072212010	0.35	SCP-5	R/ESA (Res./Env.Sen.)
075060061	0.40	SCP-5	R/ESA (Res./Env.Sen.)
075060062	0.40	SCP-5	R/ESA (Res./Env.Sen.)
075060063	0.40	SCP-5	R/ESA (Res./Env.Sen.)
075294110	0.58	SCP-5	R/ESA (Res./Env.Sen.)
076302090	0.58	SCP-5	R/ESA (Res./Env.Sen.)
075060070	0.70	SCP-5	R/ESA (Res./Env.Sen.)
073071230	1.00	SCP-5	R/ESA (Res./Env.Sen.)
075292220	1.00	SCP-5	R/ESA (Res./Env.Sen.)
075011050	1.10	SCP-5	R/ESA (Res./Env.Sen.)
073133210	1.22	SCP-5	R/ESA (Res./Env.Sen.)
073132180	1.29	SCP-5	R/ESA (Res./Env.Sen.)

075032030	1.36	SCP-5	R/ESA (Res./Env.Sen.)
072060590	1.59	SCP-5	R/ESA (Res./Env.Sen.)
075121020	2.05	SCP-5	R/ESA (Res./Env.Sen.)
075020130	2.19	SCP-5	R/ESA (Res./Env.Sen.)
075020120	2.46	SCP-5	R/ESA (Res./Env.Sen.)
073133280	2.70	SCP-5	R/ESA (Res./Env.Sen.)
075040050	2.70	SCP-5	R/ESA (Res./Env.Sen.)
073133350	2.88	SCP-5	R/ESA (Res./Env.Sen.)
072111120	2.93	SCP-5	R/ESA (Res./Env.Sen.)
072380020	3.00	SCP-5	R/ESA (Res./Env.Sen.)
072201130	3.25	SCP-5	R/ESA (Res./Env.Sen.)
072201460	3.60	SCP-5	R/ESA (Res./Env.Sen.)
075020110	3.81	SCP-5	R/ESA (Res./Env.Sen.)
076303010	4.78	SCP-5	R/ESA (Res./Env.Sen.)
072052290	5.27	SCP-5	R/ESA (Res./Env.Sen.)
075294120	5.76	SCP-5	R/ESA (Res./Env.Sen.)
076302080	6.74	SCP-5	R/ESA (Res./Env.Sen.)
073133050 B	6.96	SCP-5	R/ESA (Res./Env.Sen.)
073133050C	7.99	SCP-5	R/ESA (Res./Env.Sen.)
073141360	8.62	SCP-5	R/ESA (Res./Env.Sen.)
075020100	9.58	SCP-5	R/ESA (Res./Env.Sen.)
072060870	10.50	SCP-5	R/ESA (Res./Env.Sen.)
073132190	15.83	SCP-5	R/ESA (Res./Env.Sen.)

075294030	16.32	SCP-5	R/ESA (Res./Env.Sen.)
072052300	17.63	SCP-5	R/ESA (Res./Env.Sen.)
075294050	21.50	SCP-5	R/ESA (Res./Env.Sen.)
Total			
Acreage	181.65		

Table D1. Vacant Parcels Zoned SCP-7.5.

APN	Acreage	Zoning	Gen. Plan
076091140	0.20	SCP-7.5	R/ESA (Res./Env.Sen.)
076091130	0.21	SCP-7.5	R/ESA (Res./Env.Sen.)
075287010	0.27	SCP-7.5	R/ESA (Res./Env.Sen.)
075282170	0.30	SCP-7.5	R/ESA (Res./Env.Sen.)
075112120	0.31	SCP-7.5	R/ESA (Res./Env.Sen.)
075282160	0.34	SCP-7.5	R/ESA (Res./Env.Sen.)
076091120	0.34	SCP-7.5	R/ESA (Res./Env.Sen.)
075102020	0.37	SCP-7.5	R/ESA (Res./Env.Sen.)
075231030	0.38	SCP-7.5	R/ESA (Res./Env.Sen.)
076371050	0.38	SCP-7.5	R/ESA (Res./Env.Sen.)
075212090	0.41	SCP-7.5	R/ESA (Res./Env.Sen.)
075231050	0.43	SCP-7.5	R/ESA (Res./Env.Sen.)
075232040	0.43	SCP-7.5	R/ESA (Res./Env.Sen.)
075282300	0.45	SCP-7.5	R/ESA (Res./Env.Sen.)
075282120	0.47	SCP-7.5	R/ESA (Res./Env.Sen.)
075111010	0.48	SCP-7.5	R/ESA (Res./Env.Sen.)
076022010	0.48	SCP-7.5	R/ESA (Res./Env.Sen.)
076031060	0.48	SCP-7.5	R/ESA (Res./Env.Sen.)
075282200	0.56	SCP-7.5	R/ESA (Res./Env.Sen.)
075231010	0.58	SCP-7.5	R/ESA (Res./Env.Sen.)
075220170	0.59	SCP-7.5	R/ESA (Res./Env.Sen.)
075232110	0.59	SCP-7.5	R/ESA (Res./Env.Sen.)

075232100	0.60	SCP-7.5	R/ESA (Res./Env.Sen.)
076372040	0.63	SCP-7.5	R/ESA (Res./Env.Sen.)
075286090	0.70	SCP-7.5	R/ESA (Res./Env.Sen.)
076091180	0.85	SCP-7.5	R/ESA (Res./Env.Sen.)
076091030	0.86	SCP-7.5	R/ESA (Res./Env.Sen.)
072083030	1.00	SCP-7.5	R/ESA (Res./Env.Sen.)
075070020	1.00	SCP-7.5	R/ESA (Res./Env.Sen.)
075286020	1.00	SCP-7.5	R/ESA (Res./Env.Sen.)
075060180	1.03	SCP-7.5	R/ESA (Res./Env.Sen.)
076372020	1.07	SCP-7.5	R/ESA (Res./Env.Sen.)
075282330	1.08	SCP-7.5	R/ESA (Res./Env.Sen.)
072082010	1.10	SCP-7.5	R/ESA (Res./Env.Sen.)
072091060	1.10	SCP-7.5	R/ESA (Res./Env.Sen.)
075212200	1.11	SCP-7.5	R/ESA (Res./Env.Sen.)
076072020	1.12	SCP-7.5	R/ESA (Res./Env.Sen.)
072081010	1.18	SCP-7.5	R/ESA (Res./Env.Sen.)
072081070	1.18	SCP-7.5	R/ESA (Res./Env.Sen.)
072093040	1.21	SCP-7.5	R/ESA (Res./Env.Sen.)
076051060	1.29	SCP-7.5	R/ESA (Res./Env.Sen.)
076091150	1.30	SCP-7.5	R/ESA (Res./Env.Sen.)
075286080	1.31	SCP-7.5	R/ESA (Res./Env.Sen.)
075112140	1.38	SCP-7.5	R/ESA (Res./Env.Sen.)
075272080	1.38	SCP-7.5	R/ESA (Res./Env.Sen.)

076071060	1.39	SCP-7.5	R/ESA (Res./Env.Sen.)
072071150	1.43	SCP-7.5	R/ESA (Res./Env.Sen.)
072081050	1.46	SCP-7.5	R/ESA (Res./Env.Sen.)
072082050	1.46	SCP-7.5	R/ESA (Res./Env.Sen.)
072082040	1.54	SCP-7.5	R/ESA (Res./Env.Sen.)
076101020	1.58	SCP-7.5	R/ESA (Res./Env.Sen.)
075240130	1.63	SCP-7.5	R/ESA (Res./Env.Sen.)
076140010	1.66	SCP-7.5	R/ESA (Res./Env.Sen.)
076071070	1.67	SCP-7.5	R/ESA (Res./Env.Sen.)
072083150	1.80	SCP-7.5	R/ESA (Res./Env.Sen.)
076371030	1.83	SCP-7.5	R/ESA (Res./Env.Sen.)
076082030	1.88	SCP-7.5	R/ESA (Res./Env.Sen.)
075212080	2.17	SCP-7.5	R/ESA (Res./Env.Sen.)
076154050	2.17	SCP-7.5	R/ESA (Res./Env.Sen.)
076052020	2.18	SCP-7.5	R/ESA (Res./Env.Sen.)
075104060	2.34	SCP-7.5	R/ESA (Res./Env.Sen.)
072093070	2.38	SCP-7.5	R/ESA (Res./Env.Sen.)
072093080	2.38	SCP-7.5	R/ESA (Res./Env.Sen.)
076042010	2.40	SCP-7.5	R/ESA (Res./Env.Sen.)
076151010	2.44	SCP-7.5	R/ESA (Res./Env.Sen.)
075240160	2.92	SCP-7.5	R/ESA (Res./Env.Sen.)
076032070	2.97	SCP-7.5	R/ESA (Res./Env.Sen.)
076082010	3.00	SCP-7.5	R/ESA (Res./Env.Sen.)

076051050	3.08	SCP-7.5	R/ESA (Res./Env.Sen.)
076154120	3.10	SCP-7.5	R/ESA (Res./Env.Sen.)
075102050	3.37	SCP-7.5	R/ESA (Res./Env.Sen.)
072074330	3.38	SCP-7.5	R/ESA (Res./Env.Sen.)
075282260	3.66	SCP-7.5	R/ESA (Res./Env.Sen.)
072173010	3.67	SCP-7.5	R/ESA (Res./Env.Sen.)
076120070	3.99	SCP-7.5	R/ESA (Res./Env.Sen.)
072173020	4.02	SCP-7.5	R/ESA (Res./Env.Sen.)
076110040	4.40	SCP-7.5	R/ESA (Res./Env.Sen.)
076371010	5.41	SCP-7.5	R/ESA (Res./Env.Sen.)
076120020	5.70	SCP-7.5	R/ESA (Res./Env.Sen.)
075282240	6.08	SCP-7.5	R/ESA (Res./Env.Sen.)
075211050	6.64	SCP-7.5	R/ESA (Res./Env.Sen.)
073150090	8.08	SCP-7.5	R/ESA (Res./Env.Sen.)
073150080	12.12	SCP-7.5	R/ESA (Res./Env.Sen.)
075060160	14.34	SCP-7.5	R/ESA (Res./Env.Sen.)
073150050	15.61	SCP-7.5	R/ESA (Res./Env.Sen.)
073150070	28.70	SCP-7.5	R/ESA (Res./Env.Sen.)
075070040	30.57	SCP-7.5	R/ESA (Res./Env.Sen.)
073150060	33.30	SCP-7.5	R/ESA (Res./Env.Sen.)
Total Acreage	279.43		

Table D1. Vacant Parcels Zoned SCP-10.

APN	Acreage	Zoning	Gen. Plan
075220050	0.84	SCP-10	R/ESA (Res./Env.Sen.)
075220040	1.07	SCP-10	R/ESA (Res./Env.Sen.)
075151050	1.1	SCP-10	R/ESA (Res./Env.Sen.)
075220080	1.96	SCP-10	R/ESA (Res./Env.Sen.)
075134200	4.29	SCP-10	R/ESA (Res./Env.Sen.)
075060190	4.6	SCP-10	R/ESA (Res./Env.Sen.)
075220290	5.68	SCP-10	R/ESA (Res./Env.Sen.)
075140080	8.64	SCP-10	R/ESA (Res./Env.Sen.)
075140070	8.81	SCP-10	R/ESA (Res./Env.Sen.)
075140030	9.01	SCP-10	R/ESA (Res./Env.Sen.)
069162020	13.16	SCP-10	R/ESA (Res./Env.Sen.)
075220280	13.7	SCP-10	R/ESA (Res./Env.Sen.)
075060140	14.99	SCP-10	R/ESA (Res./Env.Sen.)
Total			
Acreage	87.85		

Table D2. Vacant Parcels Subdividable.

Zoning District	Acreage	Potential New Units
R-1	0	0
SR	40.51	20
RR	25.43	4
SCP-5	111.43	13
SCP-7.5	92.57	9
SCP-10	0	0
Total	269.94	46

Table D3. Developed Parcels Subdividable.

Zoning District	Acreage	Potential New Units
R-1	7.38	5
SR	66.58	26
RR	422.36	43
SCP-5	267.59	18
SCP-7.5	36.79	2
SCP-10	0	0
Total	800.7	94

Table D4. Maximum Potential New Housing Units in Woodside on Vacant Parcels.

Potential New Units on:	R-1	SR	RR	SCP-5	SCP-7.5	SCP-10	TOTAL
Vacant Parcels	33	51	47	40	88	13	272
Acreage	11.40	178.40	155.26	181.65	279.43	87.85	893.99

Table D5. Maximum Potential New Housing Units in Woodside on Subdividable Parcels.

Potential New Units on:	R-1	SR	RR	SCP-5	SCP-7.5	SCP-10	TOTAL
Vacant Subdividable Parcels	0	20	4	13	9	0	46
Developed Subdividable Parcels	5	26	43	17	2	0	93
							139

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Appendix E. Housing Development Constraints

In the development of a comprehensive housing program for the Town of Woodside, constraints to housing development must be recognized and discussed. While some constraints may be addressed in a housing program, others, such as the condition of the national economy, labor and construction material costs, and physical environmental features, are not controlled by the local community.

Non-Governmental Constraints

The non-governmental constraints to housing development can be categorized as: (1) physical or environmental characteristics; (2) housing development costs; and (3) occupancy costs.

Physical and Environmental Characteristics

The Woodside planning area contains several significant natural characteristics that must be recognized as severely impacting the design, construction and cost of housing. Most of these constraints are natural hazards which, if not appropriately recognized and accommodated in housing design, could endanger lives and property.

Earthquake Faults

The major trace of the active and potentially hazardous San Andreas Fault and a number of its subsidiary traces cut through the approximate center of the Town in a north-south direction. An additional fault trace has been mapped through the central portion of Town by the U.S. Geologic Survey. This fault, termed the "Hermit Thrust Fault," is shown on the USGS Map 1-12.57 E prepared by Brabb and Olson, 1986. The potential danger from fault movement and ground shaking has been well documented in a large number of geotechnical reports and environmental impact reports which are available for examination at Town Hall. Exposure to significant seismic events results in the increase of housing costs in that additional design precautions must be incorporated into exposed housing units, and/or structures must be located to avoid rupture potential.

Unstable Soils

Approximately 20%-25% of the Town contains soils which are subject to earth movement or landsliding. Most of these unstable or potentially unstable areas have been preliminarily identified in 1976 with the completion of the Town's official Geological Hazard Map. Subsequent site specific geotechnical studies have revealed additional unstable areas or provided more detailed documentation.

In general, the majority of these unstable areas are located west of the San Andreas seismic zone in the steep western foothills area of the Town. Severe periodic landslide problems have been experienced in these areas. Frequent damage has occurred to public roads, utilities, retaining walls, patios, driveways, and occasionally to structures. The severe and extraordinary rain storms of the winter of 1982 caused significant damage to public and private property in some areas of the western foothills. These storms resulted in landslides and significant soil erosion.

Since most of the community is not served by sanitary sewer, landslide hazards can also result from introduction of effluent into soils on steep slopes from on-site septic systems.

In addition to landslides, it is estimated by Town staff and local geologists that 60%-80% of the soils within the community have moderate to severe shrink/swell characteristics. Shrink/swell soils expand when wet and contract when dry, causing damage to structural foundations, driveways and utilities.

It is necessary to provide additional design requirements for development within landslide and high shrink/swell areas. These often require the provision of pier and grade beam foundations for habitable structures, removal of incompetent soil material, additional sub-drainage improvements, additional foundation reinforcing, and engineered retaining walls and buttress fills. While it is not possible to determine precisely the cost of these improvements because of the wide variety of risk exposure per individual site, it is reasonable to consider that exposure to these hazards results in additional costs of between 20%-30% of the total cost of the affected structures.

Soils: Percolative Quality

Because of the isolation of much of the Town from sewer services and the area's physical constraints which render the construction of new public sewage systems impractical, the majority of housing units must be served by on-site sewage disposal systems (i.e., septic tank/drainfield systems). In order for these systems to function adequately, drainfields must be constructed in soils which accept and transmit wastewater so that surfacing of effluent does not occur and micro-organisms are rapidly eliminated from the subsurface water table.

The San Mateo County Geotechnical Hazards Synthesis Map reveals that in general: (1) the western foothills portion of the Town contains large areas of Butano Claystone; (2) the Central Valley portion primarily contains soils of the Santa Clara Formation; and (3) certain portions of the northeastern part of the Town contain serpentine soils. All of these soils are generally characterized as having low intergranular permeability and are marginally acceptable for the location of septic tank drainfields. In order to protect the area's watersheds and to provide for individual site safety, the San Mateo County Department of Environmental Health requires percolation tests and 100% expansion areas identified for septic fields. Due to poor soil permeability and a high water table within the valley portion of the Town, large individual housing sites therefore are necessary. It is often difficult to locate a suitable drainfield location within many of the available large building sites as the average site area required for a drainfield is approximately 10,000 - 14,000 square feet of relatively flat land.

Steep Slopes

Much of the westerly portion of the Town is composed of steep heavily wooded canyons, deeply incised stream corridors and steep brush covered slopes. Approximately 25% of the total land area within the Town contains slopes of 35% (35 feet of rise in 100 feet of run) or more.

Conversely, only a small amount of vacant land is relatively flat (slopes of less than 10%). The majority of public agencies in the State consider ground slopes within the 25%-35% range as "difficult to develop." Projects constructed on steep slopes often require significant grading as well as additional drainage, retaining structures and access improvements. These extraordinary improvements clearly result in a significant increase in housing costs.

The Town of Woodside, along with the majority of affected communities, has taken measures to reduce the housing densities in steep areas (see Zoning Section). The principal reasons for density reduction are: (1) the protection of public safety by minimizing exposure to landslides and wildland fires and by reducing the chance of soil erosion and its attendant downstream and downslope impacts; (2) the reduction in public costs for the construction and maintenance of roads and utilities; and (3) the minimization of terrain scarring (through grading) and the retention of highly visible undisturbed areas of sloped land in order to preserve scenic and rural quality.

Flood Hazards

A small quantity of land within the Town is subject to flooding. These areas are indicated on the Town's Flood Insurance Rate Maps. In general, these areas occur adjacent to stream corridors and at the terminus of natural drainage basins. Construction within these areas requires the application of flood protection design techniques in order to maintain public safety. "Flood proofing" usually requires such items as diking, the provision of adequate drainage structures, the raising of building floor levels, etc. These measures also result in additional housing costs.

Fire Hazards

On December 11, 2007, the Town adopted Ordinance 2007-539 which adopted Fire Hazard Severity Zones (FHSZ) regulations. On June 24, 2007, the Town adopted Ordinance 2008-542 that mapped all of the areas in Town that were subject to the FHSZ regulations. These areas are prominently characterized by steep terrain, high fuel loading (highly flammable vegetation), inadequate water supply and poor road access. These areas, in an emergency, cannot be quickly reached by fire fighters and when they are reached, difficult terrain and lack of fire suppression water often create extreme difficulties for fire fighters.

These areas, similar to those within geologically hazardous areas, have a low development priority and necessary mitigation of fire suppression problems, including water supply upgrades, fire sprinklers, and on-site water storage (tanks) will result in increased housing costs. The Town adopted Ordinance 2009-544, which became effective on April 9, 2009, which increased fire safety design standards for all parcels within the Town's jurisdiction. This ordinance requires that major remodels and new structures be constructed with increased fire safety measures.

Housing Development Costs

Two of the key non-governmental constraints to the development of nearly all types of housing in the Town are the market value of real estate and the cost of residential construction.

Land Costs

Land costs in San Mateo County are high, due in part to the desirability of housing in the county, and because available land is in short supply. The average price of developable land within Woodside has accelerated rapidly in the past few years. Whereas the cost of an acre of vacant land typically ranged between \$500,000 to \$1,000,000 on steeper and more isolated land in the neighborhoods near Skyline Boulevard, vacant land in central Woodside ranged from \$1,800,000 to \$2,300,000 in 2008. Costs vary a lot depending on size and location. In 2014, a

1-acre lot costs approximately \$1-2 million. A three acre lot that is level and well located, such as in the vicinity of Mountain Home Road, costs approximately \$6 million (source: Ed Kahl, Realtor Woodside). Land costs have so driven housing prices in recent years that it is quite common to have a site purchased with an existing home of sound condition, but then to see the home demolished and replaced by a larger home. The cost of such a site is therefore entirely comprised of the land cost. In the past few years, approximately two-thirds of the new homes constructed in Woodside have replaced housing demolitions on the site.

Whereas land values historically have tended to make up about 40% of a home's value, between 50% to 65% of today's home price is likely to comprise land value (source: Ed Kahl, Realtor Woodside). Since the availability of easily buildable sites and raw land is quite limited, it is likely that the trend toward more expensive building sites will continue in the future. Since lot sizes are larger, and hence more valuable, in Woodside, homes and other improvements are often larger and more costly in order to maintain an acceptable balance between land and housing unit values in support of financing arrangements.

Construction Costs

Construction costs include both hard costs, such as labor and materials, and soft cost, such as architectural and engineering services, development fees and insurance. 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 not increasing as rapidly as other housing costs, construction costs remain as a significant factor. According to local real estate and construction professional Ed Kahl, average construction costs in Woodside range from \$300 per square foot for a modest home to \$2,500 for a home with many custom details. In 2014, construction costs for homes in Woodside generally range from \$500-700 per square foot (Ed Kahl, Realtor Woodside). Because of the need to accommodate the difficult terrain, geotechnical considerations, the provision of utilities and the relative isolation of many of the Town's building sites, the cost of construction within Woodside is often significantly greater than elsewhere.

Financing Costs

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 30-year mortgage. One remaining challenge is that many mortgages in San Mateo County, and particularly in Woodside, are for more than 417,000, meaning they qualify as *jumbo loans* and often have higher interest rates. In particular, people with short credit history, lower incomes or self-employment incomes, or those with other unusual circumstances, have had trouble qualifying for a loan or were charged higher rates.

Construction loans for new housing are difficult to secure in the current market. 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.

Many builders are finding it extremely difficult to get construction loans for residential property at the current time. Complicated projects are often the hardest to finance. Non profit developers may find it especially difficult to secure funding from the private sector.

At the County level, 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. However, Low Income Housing Tax Credits still provide an important source of funding. Marketing costs include the marketing of new property and resale of older properties. The marketing of new housing can add four to ten percent to the cost of housing and real estate fees can add three to six percent to the housing cost on resale. Over the years, profit percentages have increased original housing costs significantly in the community. Property taxes are not a significant constraint to affordable housing because Proposition 13 limited property taxes to one percent, applicable throughout all communities in California.

Governmental Constraints

Local governmental constraints to housing development include infrastructure limitations, land use regulations, permit processing and fees, utility connection fees and building codes.

Infrastructure

Woodside's infrastructure constraints include: public roads, transportation systems, sewer service and water service.

Public Transportation

The Town's limited public transportation is provided by the San Mateo County Transit District (samTrans). Two bus lines provide service to different parts of Woodside. The 274 line provides weekday and Saturday service between Cañada College and the Redwood City CalTrain station. Line 85 provides weekday service between Woodside, Portola Valley and Menlo Park.

Road Capacity

A community's road system forms the skeletal framework for community land use. Local road capacity is hence one of the prime determinants not only of land use but also of intensity or density of use. It is therefore desirable to have access to both local and arterial roads which are constructed to contemporary standards to enable the safe and efficient flow of traffic.

The majority of the roads within the Town are relatively narrow. In addition, many public roads located in the steeper hillside areas have curvilinear alignments and have steeper grades. In general, the typical local roads are designated as minor rural roads, which are two lane facilities with a paved surface width of between 16-20 feet. Some of these roads have narrow or no shoulders and street parking is precluded. Collector roads which collect and distribute traffic between neighborhoods have similar narrow pavement width and shoulder conditions. Arterial

roads in general are also comparatively narrow and are limited to two-lane facilities. Roads in the hillside areas often have extremely "tight" curves, blind corners, short vertical curves and grades exceeding 10% for long distances. In addition, many of the local roads within the Town are private roads and are not subject to future improvements by the Town which could increase their capacities. The community's substandard private and public roads eliminate the possibility of significantly increasing residential densities.

Roads in the community which are probably best able to accommodate additional traffic are Woodside Road east of the Town Center; Whiskey Hill Road, and Sand Hill Road. However, almost all of the land along these corridors is developed.

While the community's road constraints are the result of past governmental policies and actions, upgrading of the community's roadway system through the modification of governmental policies would be difficult. Not only is there a strong community consensus in support of the narrow roads, but most land in the community has already been subdivided, so there would be great difficulty in financing road widening projects. In addition, the lack of financial resources and some of the physical constraints discussed above often make significant road widening infeasible.

Sanitary Sewage Systems

The Town is principally served by individual sewage disposal (septic) systems in the large parcel zoning districts and hillside areas west of Cañada Road. As stated in the Town's general plan, this reflects the Town's rural nature and a basic recognition that such systems can be preferable to centralized public sewer systems from an environmental standpoint, as they can:

- (1) Minimize the risk of widespread contamination that could occur if seismic, landslide, or other geologic activity rupture connection lines; and
- (2) Provide for the retention of more water resources on a parcel, sustaining vegetation and wildlife habitat and minimizing the export of water out of Town.

The Town's preference for the use of private on-site wastewater systems also reflects the reality of the Town's limited ability to provide sewer service. (Source: 2012 Woodside General Plan, Public Utilities Element)

Field testing (winter testing in areas suspected of high groundwater impacts) and Environmental Health Department certification are required prior to the approval of new construction and/or additional construction which would either add to the volume of individual disposal systems or impact existing or alternate system disposal areas. If adequate percolation is not possible, new or additional construction may not be possible.

In areas not principally served by individual sewage disposal systems, mandatory connection to a collection sewage disposal system may be required, if capacity and sewer collection facilities are available. Currently, three collection sewage disposal systems serve areas of the Town:

1. West Bay Sanitary District -- Four residential properties on Stockbridge Avenue and several residential parcels at the end of Valley Court are served by this district. Potential service areas east of Route 280 and the District's service area boundary could be

serviced by extension of the District's gravity and pressure systems. Current district policy and planning makes no provision for future expansion of its service area into the Town west of Route 280, however.

2. Fair Oaks Sewer Maintenance District -- As the result of the formation of several sewer assessment districts, the area generally south of Cañada College, east of Cañada Road and north of the crest just north of Woodside Road is within the service area of the district, which is operated by San Mateo County. As properties develop and/or require conversion from individual systems, annexation is required to the district for those properties originally assigned assessments. The ability to annex is both a function of 1) the cost to construct a local "intract" collection system and/or to extend existing facilities and 2) the availability of treatment capacity. In 1999, the Town established agreements with the City of Redwood City and the County for sewer capacity. The Town Council adopted an ordinance (1999-500) specifying that the limited capacity remaining may only be allocated to properties with prior sewer assessments and to properties in the north Cañada Road area that have experienced or are likely to experience septic system failures. On April 24, 2007, the Town Council adopted Ordinance No. 2007-537, expanding the population of parcels that qualify for allocation of limited sewer treatment and collection capacity, in order to preserve existing housing stock threatened by failed or failing on-site systems. Any additional sewer capacity would require concurrence by the City of Redwood City and San Mateo County, and is not likely given their current limitations.
3. Town Center Pump Station Area Assessment District -- The Town's central commercial area, designated public lands and residential properties along Woodside Road westerly to Martin Lane and easterly of Cañada Road in the La Questa area are served by this district. The area served and extent of service have been defined by assessment proceedings. Treatment capacity was acquired for current and future use by the Town from the City of Redwood City and transport capacity is from the Fair Oaks Sewer Maintenance District. The collection system is operated by the Town.

Existing Town sewer policy is to allocate the Town's limited remaining treatment and collection capacity to serve only sites with prior sewer assessments and areas with a history of septic tank failures, especially in the north Cañada Road area.

Water

The California Water Company (Cal Water) provides water service to the Town of Woodside. Cal Water uses a combination of local surface water and surface water purchased from the City and County of San Francisco (SFPUC). About 11% of the surface water comes from Cal Water's 1,200 acre watershed in the Woodside Hills. It is collected and treated at the Cal Water treatment plant in Atherton. The remaining 89% is purchased from the SFPUC. While the central and easterly portions of the Town are adequately served by Cal Water, some areas are not adequately served for water pressure and fire suppression. Emerald Lake Hills, in particular, which is served by the Redwood City Municipal Water District, does not generally have sufficient water pressure for domestic or fire protection purposes. The City of Redwood City is gradually

making some improvements to the area, but most of Emerald Lake Hills remains underserved (source: Woodside Town Engineer). The hillside areas located above the 500 foot elevation are not served by the California Water Company. Skyline County's water system become part of the Bear Gulch district in 2009. Town staff has contacted a representative from Cal Water and they have assured the Town that they have more than adequate water capacity to serve the additional 62 units that need to be constructed in Woodside by 2023. The Town of Woodside does not foresee any constraints to housing during this planning period related to water capacity.

In addition, the Woodside Fire Protection District enforces the following fire flow requirements: (a) provision of steamer type fire hydrants located no farther apart than 500 feet for a new subdivision, and no farther than 900 feet from a building site for an existing subdivision, except in the Emerald Hills area which requires a maximum of 250 feet; (b) a minimum flow of 1,000 gallons per minute with a 20 pound per square inch residual pressure for two hours duration. In Emerald Lake Hills, fire hydrants are on special water mains to maintain water pressure. Many of the isolated areas within the Town do not contain sufficient water pressure or distribution systems to meet these standards. In lieu of meeting the standards, the Fire District will permit either the installation of an 18,000 gallon water storage tank or a swimming pool with approved hose connection riser for each building site. Per City Ordinance, the Town also requires fire sprinklers for most structures in excess of 1,000 square feet.

Land Use Regulations

General Plan

The Town's General Plan is Woodside's official policy document. The plan establishes how, and to what intensity, land and other environmental resources will be used. The General Plan therefore significantly influences the type and extent of housing permitted within the community. The goals and policies of the Housing Element must be consistent with the policies of the General Plan. Policies of the 2012 General Plan which are most directly relevant to housing are shown below:

Selected Woodside General Plan Policies

Land Use and Community Design

Policy LU1.1 - Give High Priority to Preservation

Policy LU1.2 - Limit Intensity of Development

1. Retain open space;
2. Decrease land use intensity on steep hillsides and the mountainous area where it is necessary to limit storm runoff, prevent increased erosion, avoid natural hazards, protect vegetation and watershed, and maintain scenic qualities.
3. Minimize grading and alteration of natural land forms;
4. Manage intensity of use of individual parcels and buildings by considering health and safety, impacts on adjoining properties from noise, traffic, night lighting, or other disturbing conditions, and protection of natural land characteristics.
5. Limit principal uses and accessory uses to those which can be accommodated without encroaching upon areas identified in the Open Space element of this Plan for

conservation of natural resources, general open spaces, or upon areas that present hazards for this type of use and occupancy accommodated on the parcel;

Policy LU1.3 - Maintain Community Aesthetics

New development will be reviewed for conformity with design policies, including:

1. Site and Structure Relationship: Structures should be designed to be subordinate to the natural environment, responsive to site constraints and compatible with the rural character of the community. Large, bulky structures should be discouraged, particularly if they are visible from the road. All building designs should conform to the topography and scale of the land and should not be silhouetted against the skyline as viewed from any town or State scenic road.

Policy LU1.4 - Emphasize Residential Land Uses Consistent with Rural Environment

Policy LU1.7 - Limit Public and Private Institutions to those required for the well-being of the Community

Institutional uses should be limited to those which provide a non-commercial service or facility for local residents and contribute to the general well-being of the community. The intensity of use of an institutional site should be limited to that which is compatible with adjoining uses, and in keeping with the rural character of Woodside. Institutional uses should not generate excessive noise or traffic. Institutional buildings should be of a size and scale compatible with the rural residential atmosphere of the community.

Policy LU1.10 - Maintain Demographic Data

Maintain demographic data to adequately assess land use needs, such as housing, commercial services, private and public institutions, and parks and recreation.

Circulation Policies

Policy CL1.1 - Encourage Cooperation between all Users of the Circulation System

Policy CL5.3 - Plan and Prioritize Pedestrian Pathway Maintenance, Improvements and Construction

Policy CL6.1 - Support Regional Transit Connectivity

Support the expansion, development and improvement of the public transit systems serving Woodside and the Midpeninsula which are effective, convenient, quiet and economically feasible.

Natural Hazards Policies

Policy NH1.1 - Regulate Land Use and Development to Protect Lives and Property

1. Appropriate Land Uses - General Plan Table NH3, Risk Classification of Structures, Occupancies and Land Uses, ranks the reliance on various structures, occupancies, and land uses to support health, safety and welfare.

2. Limit Development - Land divisions and development on lands shall be designed and constructed in such a manner that levels of "acceptable risk" defined in General Plan Table NH4 are not exceeded.

Policy NH1.2 - Require Assessment and Mitigation of Seismic Hazards

Policy NH1.3 - Require Assessment and Mitigation of Landslide Hazards

Policy NH1.4 - Require Assessment and Mitigation of Ground Settlement Risks

Policy NH1.5 - Require Assessment and Mitigation of Soil Liquefaction Risks

Policy NH1.6 - Require Assessment and Mitigation of Flood Hazards

Policy NH1.8 - Require Assessment and Mitigation of Expansive Soils

Policy NH1.9 - Require Assessment and Mitigation of Fire Hazards

Policy NH1.10 - Compile and Maintain Natural Hazard Data

Conservation Policies

Policy CV1.1 - Plan Development to be Sensitive to Preservation of Natural Features and Landscape

The natural features of a site proposed for development shall be the primary planning factor determining the scope and magnitude of development and appropriateness of site use.

Conservation of the natural landscape shall be an overriding consideration in the design of any land development or land division project, paying particular attention to its protection and the preservation of natural features and existing native vegetation.

Sustainability Policies

Policy S2.1 - Encourage Increased Building Energy Efficiency

Policy S2.2 - Encourage the Reuse of Buildings and Building materials

Policy S2.4 - Reduce Vehicle Trips

Noise Policies

Policy N1.3 - Review and Mitigate Noise Generated by New Development

Policy N1.4 - Mitigate Vehicular Noise

Public Utilities Policies

Policy PU2.1 - Promote Energy Conservation

Policy PU4.1 - Maintain and Improve the Adequacy of the Water Supply and Delivery

Policy PU6.2 - Seek Increased Sanitary Sewer Capacity

Zoning Ordinance

The Town's Zoning Ordinance (Chapter 153 of the Municipal Code) was conceived and formulated to implement the General Plan with particular emphasis on State mandated General Plan and Zoning consistency. The Zoning Ordinance precisely regulates land use, development and population density, the location and size of structures, parking standards, safety provisions, landscaping standards and other design requirements.

In accordance with the General Plan and the significant development constraints of the Town, the Zoning Ordinance provides for six single family residential zones, requiring minimum lot sizes ranging from 20,000 square feet to ten acres.

The different zoning districts have been applied to different areas of the Town according to the number of physical constraints present on the land. These constraints include lying within fault zones, steep slopes, soil instability, high ground water, low soil permeability, fire hazard, as well as lack of available sanitary sewer systems. The zoning districts have been created so that densities are generally greater in the eastern portion of the Town, which is closer to the more urban areas of the Peninsula. The lowest densities are found primarily in the western portion of the Town, along the rugged Santa Cruz Mountains.

In addition to the above, some of the following specific zoning provisions directly affect the number, type and cost of housing units. These codes are considered necessary under the

physical conditions that constrain the construction of housing in Woodside and do not unreasonably restrict the development of housing. The Town seeks to increase the supply of housing by allowing accessory dwelling units which are often feasible on the large parcels in Woodside.

The maximum number of building lots which may be subdivided from a single parcel must be determined through the use of a slope/density formula if the average ground slope of the entire parcel exceeds 15%.

All created lots with an average ground slope in excess of 12.5% must retain a specified percentage of the lot in a natural condition.

No portion of a lot in excess of 35% ground slope may be altered in any way by grading, building construction or removal, or alteration of any natural feature such as vegetation.

Stream corridors are protected, prohibiting structures from being located within 50 feet of the center line of a stream or within 25 feet from the top of a creek bank, whichever is greater. Also, the Town has consistently implemented a policy of requiring the dedication of conservation easements along stream corridors and within other environmentally sensitive areas.

Maximum floor area for the larger parcels (RR and SCP zones) ranges from 2.75% to 9% depending upon the zoning district and physical constraints such as topographic, soil, geologic, and sewage constraints. The floor area for the most dense zone (R-1, 20,000 sq. ft.) depends on lot size, with a maximum potential of 36%.

Coverage, defined as all impervious surfaces excluding building coverage, is restricted to a range of 5,000-15,000 sq. ft., depending on the lot area.

Maximum building heights are restricted to a range of 28-30 feet; under certain circumstances an exception may be granted to permit a maximum height of 35 feet. These height limitations often create the necessity for special housing designs on difficult sites where steep slopes are present.

Building setbacks are 50 feet for rear and side yards and 50-75 feet for front yards for the RR and SCP zones; 50 feet front, 25 feet rear, and 20 feet sides for the SR zone; and 30 feet front, 25 feet rear, and 15-22.5 feet sides for the R-1 zone. Flexibility is provided to lessen the setbacks to reflect existing construction or to protect environmental features of a site.

Four off-road parking spaces are required for each primary housing unit because of the inability to park on the narrow public and private roads.

Accessory buildings are limited in size to 1,500 square feet and in height to 17 feet, except that barns may be up to 2,500 square feet (3,000 square feet in the OS and SCP zones) and 24 feet in height.

Maximum House Size

Maximum house size is limited in each of the zoning districts as follows:

R-1 Zone: 10% of lot area plus 1,000 square feet, with a maximum of 3,000 square feet

SR Zone: 4,000 square feet (excludes two-car garage)

RR Zone: 6,000 square feet (excludes three-car garage)

SCP Zones: 6,000 square feet (excludes three-car garage)

In addition, provision is made that, if the lot size exceeds 1.5 times the minimum lot size for the zoning district, an exception may be considered to approve an increase in the maximum house size to 4,000 square feet in the R-1 zone, 5,000 square feet in the SR zone, and 8,000 square feet in the RR and SCP zones. Findings are required regarding design compatibility and minimizing impacts of the development.

Accessory Living Quarters (Second Units)

Since incorporation, the Town's Zoning Ordinance has permitted the construction of certain second or additional dwelling units on single family residential lots. The Town's Zoning Ordinance was amended in December, 1984 to permit accessory living quarters to be developed without Conditional Use Permits and to allow the construction of rental housing units.

Accessory living quarters, defined as quarters within, attached to, or detached from the main dwelling unit, are permitted within all residential zones, except that detached units are not allowed in the R-1 zone. Accessory living quarters can be provided for guests, family members, caretakers and employees and for rental purposes, with certain limitations on the number allowed, depending on the zoning district and lot size. A single rental unit is allowed as a matter of right in all zoning districts, though it must be attached to the main residence in the R-1 zone.

Limitations to require that accessory living quarters in the R-1 zone be attached and size limitations are needed because these areas are among the most restricted in Town in terms of lot size, steep slopes, drainage features, lack of sewer service, and narrow, winding roads that constrain access for cars and emergency vehicles. It is therefore considered necessary from a safety perspective to minimize the number and size of additional housing units in the R-1 zone.

Accessory living quarters are limited to 1,500 square feet in size, as are other accessory buildings, but rental units are restricted to 1,000 square feet in size (except for caretakers/domestic quarters that are not considered rentals) The minimum floor area for all rental units is 400 square feet.

Two additional off-street parking spaces are required for each accessory living quarters, in addition to the four spaces required for the main residence. The parking spaces do not need to be covered or enclosed, however.

Accessory living quarters may be located within a barn, main residence, or detached accessory structure. Design review is required for accessory living quarters, but no discretionary review, such as a conditional use permit, is needed.

The Town's regulations regarding accessory living quarters are not considered a constraint to affordable housing; however, due to market forces many of these units still remain beyond the means of lower-income level households. An extensive accessory living quarters (second unit) survey was conducted in June of 2000 and an Affordability of Second Unit Report for San Mateo County that was prepared in April 9, 2014 (Appendix I). Included are some suggestions for possible enhancements to the Zoning Ordinance to further facilitate the construction and affordability of accessory living quarters.

Emergency Shelters and Transitional Housing

Existing zoning allows emergency shelters and transitional housing in the CC zoning district as a permitted use. The commercial downtown, in the CC district, is the area that could best provide for such uses, as there is some, though minimal, transit service; and close proximity to grocery and hardware stores. Although the CC district is only 22 acres, vacancies commonly exist. Many of the buildings in the CC district could be converted with relative ease to accommodate a year round shelter. The buildings in the CC district range from 2,000 to 6,000+ square feet. Most of the buildings are two stories tall with access to the upper levels from Woodside Road and access to the lower levels from the parking lot in the rear. Most buildings are divided into several tenant spaces which could be easily rearranged into a space needed for an emergency shelter without significant structural changes. Since the buildings are designed for commercial use, most already provide disabled access. Retail and even some office business often have trouble surviving due to the low level of pedestrian and vehicle traffic through Woodside. The low success rate of certain types of business often creates vacancies within the buildings. It is likely that an organization trying to locate an emergency shelter in Woodside would not have trouble locating a vacant space over an extended period of time.

Zoning and Building Constraints to Housing for Disabled Persons

The Town's existing zoning and building regulations do not generally constrain housing for disabled persons. Residential Care Homes, defined as a dwelling unit, or portion thereof, used and licensed by the State of California or the County of San Mateo, for the care of up to six persons, including overnight occupancy or care for extended time periods, and including all uses defined in §§ 5115 and 5116 of the Cal. Welfare and Institutions Code, or successor legislation, are a permitted use in all residential zones. Larger group homes are not permitted due to the extensive environmental and infrastructure (particularly streets and wastewater disposal) constraints noted earlier.

Housing for disabled persons could be constrained if additions or alterations (such as a new access ramp or an expansion to a bathroom or hallway) to an existing residence or ALQ needed to encroach into a setback or would result in exceeding paved area, floor area or house size limits. Prior to 2005, a variance was required for any deviation from the code related to disability access. The Town Council approved Ordinance 2005-525, which implemented § 153.063 of the Municipal Code. This ordinance established a procedure for the Planning Director to approve exceptions for minor improvements for disabled access. The procedure allows approval for any proposal to enhance disabled access, including but not limited to, access ramps, widening of hallways, or expansion of bathrooms or closets. The Municipal Code provides criteria and finds for approval of such exceptions. The exception procedure provides relief to standards for residential development on constrained sites for the aging population.

The Town utilizes the latest version of the California Building Code (California Code of Regulations - Title 24) and other building-related codes, and has no amendments that would impact housing for disabled persons. The Building Official enforces all of the provisions of those codes related to disabled access, though most such provisions apply to public buildings, rather than single-family residential. Most modifications for disabled access, such as ramps, bathroom

or hallway expansions, etc., (except as noted in the prior paragraph) can be approved with a building permit.

Residential Uses in Commercial (CC) Zone

The Zoning Code currently permits single-family residences and attached accessory dwelling units in buildings within the Commercial (CC) zoning district. Given the built out nature of the commercial district and parking and sewer limitations, more extensive “mixed use” is not considered feasible. Additionally, there is a height limitation imposed in the commercial zone by citizen initiative that prevents the placement of residential (or any other second story use) over commercial uses in downtown Woodside.

Increasing the height limit within the Town Center to allow for residential units above the commercial structures could negatively impact the historic character of the Town Center. Currently some of the buildings are also located within a designated stream corridor, which limits the expansion of those buildings. Furthermore, the Town Center is constrained by the amount of parking and limited room for additional parking that is currently available. Adding residential units or commercial above the existing commercial structures would significantly change the character of the Town Center and further exacerbate the current parking problem. Although the height limit in the Town Center is held to 17 feet above the centerline of Highway 84 (Woodside Road), most of the buildings are two stories tall. The second stories are located at the back of the buildings which have a significantly lower grade than the front elevations. The change in grade allows for buildings to be two stories tall while still complying with the 17-foot height limit in relation to the centerline of Woodside Road. The constraints to increasing the height of the buildings in the CC district negatively impact the ability for the creation of new accessory living quarters. An increased height limit would not significantly reduce the cost of units in the Town Center, since multi-family residential projects are not permitted in the Town Center. Additional height would simply give more commercial opportunities and minimal additional ALQ opportunities. Although the Town Center zoning does not permit multi-family projects, the new program for multi-family housing at Cañada College will expand the Town’s ability to accommodate different housing types and needs, therefore, helping to provide less expensive housing opportunities.

The zoning code currently allows single-family housing and accessory living quarters in the CC district to provide smaller residential units closer to Town services and transit. The CC district does not have provisions for dense multi-family development; therefore, it is unlikely new multi-family development will be able to be constructed in the Town Center.

Subdivision Regulations

The Town’s Subdivision Ordinance is adopted in accordance with the State of California Subdivision Map Act. Like most local subdivision ordinances, the Town’s Ordinance is substantially procedural and its substantive content follows the mandates contained in the State act. The purpose of the ordinance is to regulate the division of land into individual building sites and to require the provision of certain improvements which are necessary in order to insure housing site development consistent with the General Plan and to promote public safety and welfare by assuring the provision of adequate and safe housing sites.

The Town's subdivision improvement standards are not considered excessive; indeed they are considered quite minimal when compared to other communities within the County. The ordinance requires the provision of relatively narrow roads (22 feet wide for arterials and 18-20 feet wide for collector and local roads). No sidewalks, street lighting, curbs and gutters or storm sewers are required.

Site Development Ordinance

The Town has adopted a Site Development Ordinance which specifies standards for driveway design, grading, landscaping and erosion and sedimentation control for individual housing sites. The essential purposes of the ordinance are to ensure that site development work on individual lots harmoniously relates to adjacent lands and that physical problems which could result in safety hazards and increased maintenance costs are minimized. The design and construction standards specified within the ordinance are generally not considered excessive.

Building Codes

The Town adopts the most recent version of the California Building Code (California Code of Regulations (Title 24)), as adopted by the State, with minor amendments (source: Woodside Deputy Building Official). While building codes could be viewed as a constraint to the production of affordable housing, the advantages of requiring minimum building safety and health standards far outweigh the disadvantages. The Town of Woodside has taken steps to preclude the use of certain building materials or construction methods which are permitted within the scope of the California Code of Regulations (see fire constraints section above). Additional building requirements stipulated by the Town are a requirement for fire sprinklers in most new residences and for minimum Class A roofing materials, standards necessitated by the high fire risk associated with the Town due to topography, climate, and limited access for emergency vehicles. It is not thought that either of these requirements significantly impact the cost of housing.

Building Permit Processing and Fees

The Town's development review process along with the State-mandated environmental review also plays a role in the cost of housing and the timeliness of its construction. The normal Building Permit processing time for a new residence is 8-12 weeks, depending on the complexity of the proposed project. This average processing time assumes that no planning approvals, such as architectural review or exceptions or variances from Zoning Ordinance provisions, are required, or that such approvals have been previously obtained.

The cost of a Building Permit is determined by a schedule which is based upon the size of the dwelling unit (square footage), including the basement, and/or valuation of other non-habitable construction. As of 2013, building permit fees are \$1.95 per gross square foot. Table E-1 shows examples of building fees for a new 6,000 square foot house with a three-car garage (660 square feet), and fees for a 1,000 square foot accessory living quarters. The new residence would require building permit fees, including plan check fees of \$40,085, and the new second unit would require \$8,987 in building fees. These fees include plan check, permit inspections, and plan review and inspections by Planning and Engineering staff. Staff estimates that the

current building fees comprise approximately 0.5-1% of the cost of a project and thus do not constrain development in the Town. However, the fees discussed do not include planning, engineering, and geotechnical review fees applicable prior to building permit review or “impact” fees for infrastructure improvements. The discussion below addresses these other fees.

Table E-1. Examples of Total Fees

Building Fees ¹	New 6,000 Square Foot Residence w/3-Car Garage ²	New 1,000 Square Foot Accessory Living Quarters
Permit Fee	\$11,700	\$1,950
Building Plan Check	\$11,700	\$1,950
Planning Review	\$2,925	\$488
Engineering Review	\$2,925	\$488
Total Building Fees	\$29,250	\$4,876

¹Does not include impact fees (see Table 18 below for all fees)

²Assumes garage at 660 square feet

Subdivision Processing and Fees

The approvals of residential subdivisions require processing times generally ranging between three to nine months following the certification of a completed application. Applications for new land divisions and subdivisions must be reviewed by the staff Subdivision Review Committee, certain Town volunteer committees, such as the Trails and Conservation Committees, the Architectural and Site Review Board, the Planning Commission and the Town Council. The Town receives few applications for subdivisions, as large land parcels are for the most part built out. Additional processing time may be required if the proposed project is controversial, complex or is located in an environmentally sensitive area and requires an in-depth Environmental Impact Report.

Fees for land divisions (4 lots or less) range from \$20,000 - \$30,000 with a deposit of \$20,000. Fees for subdivisions (5 lots or more) are \$30,000 to 50,000 To this amount an additional deposit of \$5,000 - 10,000 for Final Subdivision Map evaluation and related services would be required, along with a fee equal to 6% of improvement costs for review and approval of improvement plans subdivision construction inspection and monitoring.

In addition to the subdivision fees, a geotechnical study is required for all projects within the Alquist/Priolo Special Studies Zones or other hazard zones. The cost of these studies (performed by the applicant's consultant) usually add to project development costs, and the Town Geologist's review of the consultant's reports for subdivisions could range from \$2,500 to \$10,000. Environmental review (initial study and negative declaration) requires a deposit of 10,000 for preparation. Actual costs vary depending on the complexity of the project The Town's review fees and deposits (for 4 lots or less), assuming maximum charges for each, would then total \$60,000, or an average of \$15,000 per created lot. This represents considerably less than 1.25% of the likely market value of a newly created building site within the Town (Assuming lot value of approximately \$1.2 million). The Town's subdivision fees thus do not appear to be excessive and do not provide a constraint to the provision of housing.

These figures do not, however, include the cost of preparing and Town review of an Environmental Impact Report (EIR), if the project is controversial or the area requires special analysis of environmentally sensitive features. While the EIR costs may add \$50,000 - \$100,000 (or sometimes more) to the project cost, this requirement is mandated by the State and is fairly uniform throughout local jurisdictions. The Town contracts with outside consultants for EIR work, as do many cities, and that cost is generally dictated by the rates charged by those consultants.

Planning and Engineering Fees

In addition to building permits and subdivision fees, an applicant wishing to construct a dwelling unit or other structure must obtain Planning and Engineering Department approvals. Most new homes in Woodside require only review by the Architectural and Site Review Board (ASRB), unless they are greater than 2,000 square feet or greater than 30% maximum total floor area (TFA) in a scenic corridor or the Western Hills, or special exceptions or variances are required. In addition, a grading and site development permit is required from the Engineering Department. ASRB review for a new residence is completed for a fee of \$1,830, \$780 for an accessory structure. Review times generally vary from 3 to 6 months.

The Engineering permits are issued by Town staff and a minimum fee of \$375 plus \$1 per cubic yard in excess of 30 cubic yards and a deposit of \$750 is charged. They are generally issued simultaneously with the building permit, but may be issued ahead of a building permit upon the discretion of the Town Engineer. Part of the Planning and Engineering review for a new residence includes geotechnical review by the Town Geologist. The deposit for the Town Geologist's review is \$1,500, and actual review costs may range from \$1,000 to \$2,500 for typical projects.

Planning Commission review is required only where a variance or exception (e.g., maximum house size) is required, or where the structure will be located within a scenic corridor (site design review). All of these processes require review by staff, the ASRB, and the Commission prior to building permit application. The processing time for these types of permits is generally eight to twelve weeks. Fees are based on expected review time required (e.g., \$2,970 for variances, \$1,410 for exception to maximum residence size, and \$2,550 for site design).

Impact Fees

Most communities require impact fees to support development of infrastructure to accommodate new development. These fees typically include charges for parks and recreation, roads, water, sewer, and schools, among others. The Town of Woodside's only impact fee applicable to all properties is a road impact fee, which supports construction and maintenance of road improvements. The fee is \$1.50 per square foot of new construction plus \$1 per cubic yard of import or export in excess of 30 cubic yards (the hauling fee does not apply if no Town roads are used). In addition, there are very minimal utility charges for new permits, assessed at the time of building permit, for storm drainage and groundwater discharges, and connections to the Town Center sewer system. All other charges are set and collected by other agencies, including the County of San Mateo for sewer and septic system installations, and the local school districts for their facilities.

Fee Summary

Table E-2 summarizes fees for construction of a new 6,000 square foot residence and for a new 1,000 square foot accessory living quarters in Woodside (and does not include subdivision fees, as most lots are already subdivided). As noted, the fees do not include those charged by other agencies, as the Town exercises no control over those and they tend to be fairly consistent across city boundaries. Also, the analysis does not include a comparison to other cities' fees, because it is so difficult to obtain truly comparable data, particularly regarding all of the impact fees each jurisdiction charges. It is expected that the Town has lower than average fees compared to other jurisdictions in San Mateo County.

Table E-2. Examples of Building Fees

Fees ¹	New 6,000 Square Foot Residence w/ 3-Car Garage ²	New 1,000 Square Foot Accessory Living Quarters
Building Permit	\$11,700	\$1,950
Planning (ASRB)	\$1,830	\$780
Engineering (Site Development)	\$1,125	\$1,125
Geotechnical Review	\$1,760	\$1,000
Road Impact	\$9,000	\$1,500
Plan Check Fees	\$15,795	\$2,632
Total Building Fees	\$41,210	\$8,987

¹Does not include fees charged by other agencies (e.g., sewer, septic, schools); fees intended to represent typical development, i.e., no variances or exceptions required.

²Assumes garage at 660 square feet.

The fee totals shown in Table E-2 represent an estimated 1.22% (for a new residence) to 1.4% (for a 6,000 square foot residence and 1,000 square foot ALQ based on \$500 per square foot for construction costs). These fees and the associated development review timeframes outlined are not considered to be substantial constraints to the cost of housing in Woodside. It should also be noted that one of the programs suggested in this Housing Element includes waiving or reducing some of the development fees for accessory living quarters, particularly where they are restricted to "affordable" income households, and expediting review of those structures.

Appendix F. New Construction 1999-2006 & 2007-2014

The following tables summarize the residential units, both new market-rate main residences and new accessory living quarters, constructed during the previous two housing element cycles.

Table F1. Construction of New Main Residences (1999-2006).

Year	Units Built	Units Demolished	Net Units
1999	11	11	0
2000	15	11	4
2001	17	10	7
2002	13	7	6
2003	10	13	-3
2004	13	9	4
2005	7	5	2
2006	14	12	2
Total	100	78	22

Total New Residences (1999-2006): 22 Above

Table F2. Construction of New Main Residences (2007-2014).

Year	Units Built	Units Demolished	Net Units
2007	18	19	-1
2008	8	4	4
2009	10	10	0
2010	14	9	5
2011	10	8	2
2012	10	6	4
2013	8	5	3
2014	6	3	3
Total	84	64	20

Total New Residences (2007-2014): 20 Above

Table F3. Construction of New Accessory Living Quarters (1999-2006).

Year	Units Built	Units	
		Demolished	Net Units
1999	10	2	8
2000	16	5	11
2001	4	2	2
2002	6	3	3
2003	9	4	5
2004	3	2	1
2005	8	5	3
2006	6	3	3
Total	62	26	36

Total New ALQs (1999-2006): 36 (27 affordable, 9 above mod.)

Table F4. Construction of New Accessory Living Quarters (2007-2014).

Year	Units Built	Units	
		Demolished	Net Units
2007	3	2	1
2008	5	1	4
2009	6	2	4
2010	8	2	6
2011	7	1	6
2012	2	0	2
2013	3	2	1
2014	4	0	4
Total	38	10	28

Total New ALQs (2007-2014): 28 (24 (23.8) affordable to very low and low income households and 4 (4.2) affordable to moderate/ above moderate households)

Appendix G. Summary of Public Participation

Government Code §65583(c)(7) requires the Town to “make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.” In order to meet this requirement, the Town notified all residents within the Town of Woodside using different methods. The Town provided notices in the local newspaper of all Planning Commission and Town Council meetings. In addition to the newspaper advertising, the Town mailed a postcard to all residents within the Town of Woodside providing notification of the Planning Commission and Town Council meetings.

A Negative Declaration was prepared and is currently being circulated for the Housing Element consistent with California Environmental Quality Act (CEQA). The Negative Declaration has been sent to the California State Clearing House for a 30-day review period. Notice was provided in the newspaper, and a postcard was mailed to all residents providing notification of the CEQA review period and the location where the document can be reviewed. The Town of Woodside has provided all water and sewer providers a copy of the Draft Housing Element Update and associated Negative Declaration during the CEQA review process. The Town has also notified organizations that represent lower income households and special needs populations of the availability of the Draft Housing Element and Negative Declaration.

Town staff participated in the coordinated San Mateo countywide efforts of *21 Elements*. The *21 Elements* group brought together all of the jurisdictions in San Mateo County to exchange ideas and provide support for each other to ensure that each municipality obtained certification by the State. *21 Elements* maintained a website (www.21elements.com) that provided the public with various resources related to Housing Elements, and advertised the dates of all hearings related to the Woodside Housing Element update.

On an ongoing basis, the Town also engages the public by keeping up-to-date information on housing resources within Town offices and on the Town's website. Resource information relates to the following resources: The U.S. Department of Housing and Urban Development, the California Department of Fair Employment and Housing, the San Mateo County Rehabilitation Loan Program, the San Mateo County Home Sharing Program administered by HIP Housing, the San Mateo County First Time Home Buyers Program, the San Mateo County Affordable Housing Services for Seniors Program, and San Mateo County's Accessibility Modification Program administered by the Center for Independence of the Disabled (CID). The Town of

Woodside has been a member agency of the Housing Endowment and Regional Trust (HEART) of San Mateo County since July 2005. Heart was formed in 2003 as a public/private partnership to fund construction of affordable housing in San Mateo County. Between 2005 and 2014, the Town has donated \$14,777 to HEART (source: Town Hall records).

The Town is also helping to address homeless issues on a regional basis by supporting CDBG funding of County programs that service the homeless and provides occasional funding to the



County's Homeless Shelter Fund. The Town contributed \$10,000 toward construction of a new homeless shelter during 2000-01.

Appendix H. Accessory Living Quarters and Second Dwelling Unit Survey (2000)

Town of Woodside

ACCESSORY LIVING QUARTERS AND SECOND DWELLING UNIT SURVEY

SUMMARY OF RESPONSES

This report presents the results of a survey of Town of Woodside residents, conducted during July and August, 2000. Approximately 3,000 survey forms were mailed to residents (some of whom live outside the Town limits in unincorporated San Mateo County), and 560 were returned, representing a return rate of approximately 18.7%. The raw data from the survey was compiled on a Microsoft Access database, and the summary figures from that analysis are shown on a copy of the survey (attached). Also attached is a printout of all of the 195 comments made by respondents.

Limitations of the Survey

While the number of returns may be high enough to be statistically significant, it is not suggested and would not be appropriate to assume that the responses could be extrapolated for the remainder of the Town. In particular, the overall percentage response is low, some of the questions are subjective in nature, and the responses are probably not "random" in that many respondents were probably those with a personal interest in the issue at hand. These factors would make a straight extrapolation of, for instance, the total number of second dwelling units in Town, a risky projection. The information provided should be useful, however, in determining a level of interest in accessory living quarters and second dwelling units, constraints to their production, and incentives that might be available to encourage such units. The survey also provides a good variety of public comments about the various issues related to these units.

Also, there are some totals of responses which may not add up to sums of subsets of those responses. This is due to a lack of answers to some questions, and/or perhaps a lack of understanding of some of the questions. The analysis did not attempt to infer accurate responses, but simply recorded the answer given (with a few exceptions where it was obvious, such as a response that a second dwelling unit exists, but then indicating "0" for the total number of such units, which was corrected to read "1").

Existing Accessory Living Quarters

Of the 560 respondents, 209 (37.3%) indicated that they have at least one existing accessory living quarters on their site. Of those, 27 stated that they have 2 living quarters, 3 have 3 living quarters, and 1 has 4 living quarters, resulting in a total of 242 accessory living quarters on the 209 properties.

Of those 242 living quarters, 57 were noted as being attached to the main residence, 176 are detached structures, and 11 are included as part of a barn. 133 of the total (55% of 242) are occupied, and the remainder are used for guest quarters or offices/workshops, or are currently vacant. The primary use of the living quarters was stated to include:

<u>Use</u>	<u>Number</u>
Rental	49
Guests	68
Family members	60
Caretakers/Employees	55
Other (office, workshop, etc.)	16

A total of 211 residents were noted to live in the existing accessory living quarters. The age of those residents was indicated as follows:

<u>Age</u>	<u>Number</u>
Less than 16 years	27
16-30 years	38
31-55 years	114
55+ years	30
Don't know	2

The accessory living quarters vary in size, but tend to be on the smaller end of the range, as follows:

<u>Size</u>	<u>Number</u>
Less than 720 sf	115
720-1,200 sf	98
1,200-1,500 sf	23
More than 1,500 sf	4

Most accessory living quarters include one bedroom (122 responses), with most of the remainder split equally between studios (no bedrooms) and two bedroom units. Only 8 living quarters had 3 or more bedrooms. The vast majority of the respondents with living quarters indicated that they were constructed prior to 1985 (151 responses), with the remainder split relatively evenly among the 1985-90, 1990-95, and 1995-2000 time periods.

Rental Units (Second Dwelling Units)

Of the 560 respondents, 62 indicated that they currently maintain a second dwelling unit (rental unit) on the site. A few have more than one unit, for a total of 65 rental units in the survey. The size and number of bedrooms in the units tend to mirror the responses for accessory living quarters, with almost 57 units noted to be less than 1,200 square feet (33 of those are less than 720 square feet), and two bedrooms or less. 37 of the units are occupied by a single person, 12 by two people, 7 by three, and 1 by four.

Monthly rent charged for second dwelling units was indicated as follows:

<u>Monthly Rent</u>	<u>Number</u>
Less than \$500	5
\$500 - \$750	11
\$750 - \$1,000	10
\$1,000 - \$1,500	27
More than \$1,500	10

The rental rates include responses for units currently rented and for those who said they would charge that rent if the unit were rented. There seemed to be some confusion about the distinction, so the analysis groups the two categories together.

Interest in Building Accessory Living Quarters

Of the 560 respondents, 77 indicated that they are interested in converting an accessory structure to an accessory living quarters and 83 indicated that they are interested in building a new accessory living quarters (there is some overlap of respondents who indicated both). Another 148 respondents indicated that they don't know, but might be interested in converting or building a new accessory living quarters. The respondents noted a variety of reasons for wanting to construct a new unit:

<u>Purpose</u>	<u>Number</u>
Rental	57
Guests	55
Family members	83
Caretakers/employees	50
Other	3

Incentives

The survey provided a list of five possible incentives that might encourage property owners to construct a new accessory living quarters, and allowed for checking up to three of them. The responses indicated preferences as follows:

<u>Incentive</u>	<u>Number</u>
Clearer information	185
Fee waivers	201
Additional floor area	175
Living units in barns	66
Low-interest loans	52
Other	32

The "Other" category comprised written responses, and are included in the attached list of comments. Most had to do with making the review process easier to get approval of accessory living quarters.

Comments

A list of 195 comments is attached to this summary. The comments were generally thoughtful and varied, some informational in nature, many requesting more leniency in regulations or criticizing the Town for being too restrictive, and many others objecting to additional units as exacerbating traffic problems and degrading the rural atmosphere of the Town. About ten respondents indicated a specific desire to use a portion of a barn for living quarters, usually for the purpose of housing on-site employees.

A few respondents suggested building affordable housing at Canada College or other sites in Town, or setting aside units for teachers. Others criticized the representation of second units as "affordable" to the State. And a few respondents were from the unincorporated County, and noted their experience with the County review process.

CONCLUSIONS

While the survey should not be extrapolated to be considered a "poll" of the community on any of the questions asked, there are a few basic conclusions that may be drawn from the responses:

1. There appear to be widely diverse opinions as to the benefits and drawbacks of accessory living quarters and especially rental units. The survey results suggest that the Town should carefully balance the increased impacts on traffic, parking and visual qualities with the desire of many residents to accommodate rentals, guest houses, housing for family members and housing for on-site employees.

-
2. Accessory living quarters are a part of the Woodside community presently, whether legally or illegally constructed. They exist for a wide variety of reasons, and only a relatively small percentage (20%) are used for rental purposes. Most of the units are smaller than 1,200 square feet in size and have one or less bedrooms.
 3. Rental rates for rental units vary considerably, but for the most part probably exceed \$1,000 per month. Rental at those rates would likely not be considered "affordable" under State criteria, but the State may still find that smaller rental units provide a desired variety of housing types in Woodside.
 4. There appears to be a fairly strong interest in converting existing structures to accessory living quarters or constructing new living units. Again, the units would be used for a wide variety of purposes, most often for housing family members.
 5. Primary incentives to encourage new accessory living quarters appear to include fee waivers, providing clearer information on the Town's standards and review process, and allowing added floor area. Low-interest loans do not seem to provide a substantial incentive.
 6. There is a fair amount of interest in the "incentives" and "comments" responses in support of building living units in barns or converting a portion of an existing barn to a living unit. Some respondents specifically mentioned the need for on-site employees to care for the site or for horses.

Attachments:

Survey Form and Response Totals

TOWN OF WOODSIDE

ACCESSORY LIVING QUARTERS AND
SECOND DWELLING UNIT
SURVEY

SECTION A

1. Do you have an *accessory living quarters* on your property?
209 Yes
351 No (if "no", please go to question #17)

2. If "yes", do you have more than one *accessory living quarters*?
31 Yes
242 How many? For each of the following questions below, please note the number of units applicable to each response.
178 No

3. Is the *accessory living quarters*:
57 attached to the main residence?
176 detached from the main residence?
11 included as part of a barn?

4. Is the *accessory living quarters* presently:
133 occupied?
109 not occupied?

5. Is the *accessory living quarters* primarily used for:
49 rental purposes?
68 guests?
60 family members?
55 caretakers or other on-site employees?
16 other? – explain _____

6. If occupied, what is the age of the occupants of the *accessory living quarters* (indicate number of occupants for each age group)?
27 under 16 years
38 16-30 years
114 31-55 years
30 55-65 years
_____ not occupied
2 don't know

-
7. How big is the *accessory living quarters* (exclude garage area)?
115 less than 720 square feet
98 720 - 1,200 square feet
23 1,200 – 1,500 square feet
4 more than 1,500 square feet
8. How many bedrooms are included in the *accessory living quarters*?
57 none (studio)
122 one
54 two
5 three
3 more than three
9. When was the *accessory living quarters* built or converted to living space?
151 prior to 1985
34 1985-1990
23 1990-1995
32 1995-2000
1 Unknown

SECTION B

10. Is (at least one of) the *accessory living quarters* available for rental?
62 Yes
65 How many? If more than one, for each question below please note the response applicable to each unit.
498 No (if “no”, please continue to question #17)
11. How big is the *rental unit*?
33 less than 720 square feet
24 720 - 1,200 square feet
5 more than 1,200 square feet
12. How many bedrooms are included in the *rental unit*?
19 none (studio)
35 one
12 two
2 three
0 more than three

13. How many persons reside in the *rental unit*, if occupied?
37 one
12 two
7 three
1 four
0 more than four
14. If the *rental unit* is currently rented, what is the rent charged?
5 less than \$500 per month
11 \$500-\$750 per month
10 \$750-\$1,000 per month
27 \$1,000-\$1,500 per month
10 more than \$1,500 per month
15. If the *rental unit* is not currently rented, what would you expect to charge for rent?
(note: combined with above)
_____ less than \$500 per month
_____ \$500-\$750 per month
_____ \$750-\$1,000 per month
_____ \$1,000-\$1,500 per month
_____ more than \$1,500 per month
16. How many cars or trucks do the persons in the *rental unit* park on site?
2 none
33 one
16 two
1 more than two

SECTION C

17. Is your property one acre or greater?
440 Yes
120 No
18. Do you have a structure on your property that you might be interested in converting to an *accessory living quarters*?
77 Yes
445 No
38 Don't know

19. Are you considering building an *accessory living quarters*?
- 83 Yes
367 No
110 Maybe
20. If "yes", for what purpose?
- 57 rental
55 guests
85 family members
50 caretakers or other on-site employees
3 other – explain See comments
21. Which of the following incentives would most encourage you to build an *accessory living quarters* on your property (if more than one, indicate preferences with "1" the highest)?
- 185 Receiving clearer information on the Town's requirements and process
201 Waivers of planning and/or building fees
175 Allowances for additional square footage (floor area)
66 Allowances for *accessory living quarters* in barns
52 Low-interest loans
32 Other (explain) See comments
22. What other comments or concerns do you have about *accessory living quarters* or *rental units* in Woodside?
 _____ Explain: See comment summary (available at Town Hall)

Thank you for your response.

When you have completed this form, please mail it in the enclosed envelope - no stamp is needed



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Appendix I. Affordability of Secondary Dwelling Units, 21 Elements



Recommendation

Rents and Affordability

Overall, secondary units are a more affordable option for lower income households, largely because approximately 25-55 percent of secondary units are available for free to family members or domestic workers. After reviewing all available data, this study makes the following conclusions:

- Approximately 25-60 percent of secondary units are affordable to Extremely Low Income households.
- An additional approximately 10-25 percent of secondary units are affordable to Very Low Income households.
- Another approximately 15-20 percent of secondary units are affordable to Low Income households.
- Approximately 10-20 percent more of secondary units are affordable to Moderate Income households.

The table below presents two options for assumptions about affordability. Jurisdictions are encouraged to choose the results most appropriate for their community. The left column is most applicable in wealthier communities where secondary units are more likely to be available to domestic help or family members at free or heavily subsidized rates.

Affordability Assumptions for Secondary Units for Housing Elements

Income	Communities with More Affordable Second Units	Communities with More Market Rate Second Units*
Extremely Low Income	60%	25%
Very Low Income	10%	25%
Low Income	15%	20%
Moderate Income	10%	20%
Above Moderate Income	5%	10%
Total	100%	100%

** These numbers represent the most conservative estimates.*

An alternate methodology would be to estimate secondary unit affordability based on rents in a jurisdiction. Rents for secondary units listed on Craigslist were 20-40 percent below the overall rates for similarly sized apartments in San Mateo County, with a median of \$1,350.

Affordability of Secondary Dwelling Units Study

Secondary units are independent homes located on the same lot as a primary, larger dwelling unit. Secondary dwelling units are also known as accessory, in-law, converted garages or garden units. Often, secondary units are typically more affordable than other rentals.

This study assesses the affordability of secondary dwelling units throughout San Mateo County using rental data from Craigslist in June 2013 and December 2013, as well as Hillsborough's secondary dwelling unit surveys conducted in 2010, 2011 and 2012. We also reviewed older surveys from Portola Valley, Los Altos Hills, and Woodside, as well as research from Dr. Karen Chapple at University of California, Berkeley.

The data from Craigslist represents a more conservative estimate applicable to most jurisdictions in San Mateo County. However, for jurisdictions that are similar to Hillsborough in size and affordability, the Hillsborough data may be more applicable.

Defining Affordability

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.

HCD uses these categories, sometimes with minor adjustments, to establish the annual numerical income limits for San Mateo County, also listed below.

HUD defines an affordable unit as one where a household pays 30 percent or less of their annual pre-tax income on housing. The definition of affordable housing therefore shifts with income category and household size, as well as geography.

According to the HUD/HCD income limits and HUD's definition of affordability, the maximum affordable rents for lower income households in San Mateo County are as follows:

San Mateo County Affordability Definition and Limits 2014					
		Annual Income Limit		Maximum Affordable Monthly Rent	
Income Category	HUD Definition	One Person Household	Two Person Household	One Person Household	Two Person Household
Extremely Low	Below 30% of area median income	\$23,750	\$27,150	\$594	\$679
Very Low	30%-50% of area median income	\$39,600	\$42,250	\$990	\$1,056
Low Income	50%-80% of area median income	\$63,350	\$72,400	\$1,584	\$1,810
Moderate Income	Above 120% of area median income	\$86,500	\$98,900	\$2,163	\$2,473

source: HCD State Income Limits 2014.

Secondary Unit Rentals on Craigslist

Based on a December 2013 Craigslist survey of 39 secondary dwelling units (see Appendix A for details), the median rent for paid secondary rental units in San Mateo County is \$1,350. Rents range from \$500 to \$2,650, and units vary in size from studios to two-bedroom units.

Craigslist only lists secondary units that charge rent, and not the estimated 50 percent or more of secondary units that are available at no rent. The following are conclusions

based on the affordability of paid units and excluding units available with no rent or below market rents:

- Approximately 3 percent of paid secondary units in San Mateo County are affordable to Extremely Low Income one and two person households.
- Approximately 12 percent of paid secondary units in San Mateo County are affordable to Very Low Income one and two person households.
- Approximately 57 percent of paid secondary units in San Mateo County are affordable to Low Income one person households, and approximately 64 percent of secondary units are affordable to Low Income two person households.
- Approximately 18 percent of paid secondary units in San Mateo County are affordable to Moderate Income one person households, and approximately 16 percent of paid secondary units are affordable to Moderate Income two person households.

The number of units identified by the Craigslist study is small, and therefore the findings should be viewed in light of the sample size.

Unpaid Secondary Units

A significant number of secondary units are offered for free, or in exchange for in-kind work. Though it is difficult to determine exactly how many units are available for free, research by Karen Chapple and Jake Wegmann at U.C. Berkeley (2012) indicate that approximately half of all secondary dwelling units are unpaid.

Older surveys from Woodside (2000), Portola Valley (2001), Los Altos Hills (2002) also indicate that many secondary units are available for free or well below market rate rents. These surveys indicated between 62 and 74 percent of units are available to very low or extremely low income households.

San Rafael conducted a survey in 2008 which found that approximately 25 percent of secondary units were available for free and another 25 percent were available to very low income individuals. These numbers are lower than the previously cited estimates, and represent the availability of secondary units in mixed-income communities.

Some second units are not available for housing, for example those used as a home office. These units were excluded from the analysis wherever possible, and therefore do not affect the affordability assumptions.

Secondary Units in Hillsborough

Hillsborough annually surveys property owners who have approved secondary dwelling units. Hillsborough's 2010-2012 surveys found the median rent for paid secondary units

to be in the \$883-\$1,470 range. Rent ranges rather than specific rents were reported, so only rough estimates of median rent and affordability can be calculated.

Rough affordability ratios for households based on this data, which include unpaid secondary dwelling units occupied by family members, caretakers, or household employees, are as follows:

- Approximately 74 percent of secondary units in Hillsborough are affordable to a one person Extremely Low Income household, and 76 percent of secondary units in Hillsborough are affordable to a two-person Extremely Low Income household.
- Approximately six percent of secondary dwelling units in Hillsborough are affordable to a one person Very Low Income household, and nine percent of secondary units in Hillsborough are affordable to a two-person Very Low Income household.
- Nine percent of the secondary dwelling units in Hillsborough are affordable to a Low Income one person household and 12 percent are affordable to a Low Income two person household.

For those units that charged rent, rent ranges were as follows:

Hillsborough Secondary Unit Rents (2010-2012)

Rent Range	Number of Units
\$0-\$882	4
\$883-\$1,470	4
\$1,471-\$2,352	3
Total	11

source: Hillsborough Second Unit Survey, 2010-2013

Additionally, Hillsborough found that 68 percent of secondary dwelling units are available at no rent. Out of 34 secondary units surveyed, 23 units were occupied by family, domestic help or caretakers who do not pay rent.

The above analysis should be seen as a starting point for other cities in San Mateo County for several reasons. First, the survey has a small sample size (34 units), so not all secondary dwelling units were included. Second, the research cited above, as well as anecdotal evidence, suggests that wealthier communities are more likely to supply secondary units at free or very low rents. Since Hillsborough is one of the wealthiest

jurisdictions in San Mateo County, it is likely that Hillsborough provides a larger number of unpaid secondary units than elsewhere in San Mateo County.

Affordability of Secondary Unit Rentals Compared to All Rentals

Two 2013 craigslist surveys, one including all units in June 2013 and one focused specifically on secondary units in December 2013, reveal that secondary dwelling units are less expensive than other available rental units with the same number of bedrooms.

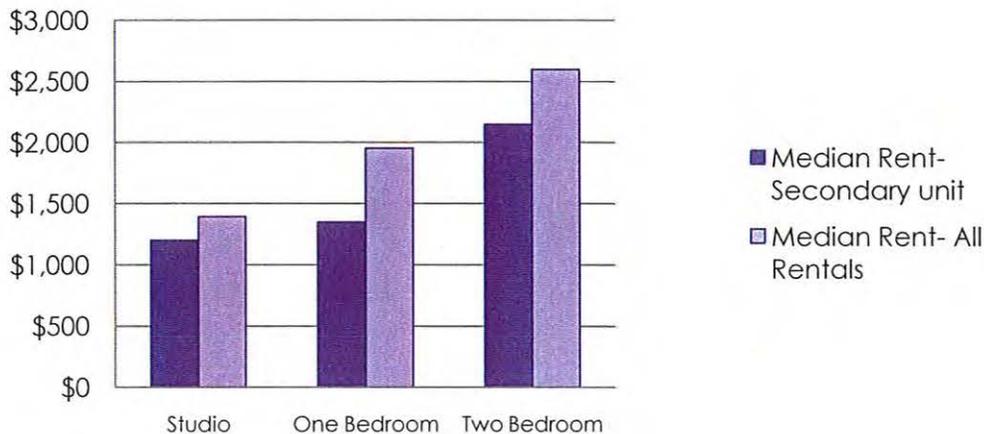
The following table and graph compare average costs of secondary units to costs of other rental units of the same size:

Monthly Rent of Secondary Units Compared to All Rentals in San Mateo County

Size of Unit	Median Rent Secondary unit	Median Rent All Rentals	Percent More Affordable
Studio	\$1,200	\$1,395	16%
One Bedroom	\$1,350	\$1,954	45%
Two Bedroom	\$2,150	\$2,598	21%

source: Craigslist Survey, June 2013, December 2013

Monthly Rent of Secondary Units vs. All Rental Units



source: Craigslist Survey, June 2013 and December 2013

The percent of secondary units affordable to lower income households is universally higher than the percent of all apartment rentals affordable to those households:

Affordability of Secondary Units Compared to All Rentals in San Mateo County

Income Category	Secondary Units		All Units	
	One Person	Two Persons	One Person	Two Persons
Extremely Low Income	3%	3%	0%	0%
Very Low Income	15%	15%	2%	1%
Low Income	72%	79%	21%	29%

Source: Craigslist data- June 2013, December 2013.

Secondary Units Rents Have Not Changed Significantly in Recent Years but Income Has Fallen

A Craigslist survey from 2008 found that secondary units rented for a median price of \$1,225, which is \$1,326 when adjusted for inflation to 2013 dollars. This is not significantly different than the \$1,350 median price that secondary units rented for in the 2013 craigslist survey. In contrast, traditional apartment prices have increased since 2008.

However, incomes in San Mateo County fell from 2008 to 2013. According to HUD, the median income fell by almost 15 percent after adjusting for inflation.

Because affordability is affected by rents and income, secondary units were less affordable than in 2008. This fact is taken into consideration in the recommendations at the start of this report.

Sources

American Community Survey one year estimates, 2008, 2012. www.census.gov/acs

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

Chapple, Karen and Jake Wegmann. *Understanding the Market for Secondary Units in the East Bay*. UC Berkeley: Institute of Urban and Regional Development. Oct 2012.

Craigslist, June 2013, December 2013. www.craigslist.com .

Hillsborough Secondary Unit Survey, 2010, 2011, 2012.

Los Altos Hills Secondary Unit Survey, 2002

Portola Valley Secondary Unit Survey, 2001

San Mateo County Department of Housing Statistics.

http://www.co.sanmateo.ca.us/portal/site/housingdepartment/menuitem.6109920e9c1fea53f5f1585d17332a0/?vgnnextoid=1ed26739ee1aa110VgnVCM1000001d37230aRCRD&vgnnextchannel=fdd26739ee1aa110VgnVCM1000001d37230a____&vgnnextfmt=DivisionsLanding

San Rafael Secondary Unit Survey, 2008

Woodside Secondary Unit Survey, 2000

Affordability Study - Appendix A: Secondary Units Listed on Craigslist (December 2013)

**Secondary Units, San Mateo County
December 2013**

Price	City	Size
\$500	Daly City	studio
\$750	Menlo Park	studio
\$800	Daly City	1 br
\$850	Half Moon Bay	RV
\$850	Redwood City	-
\$900	Menlo Park	studio
\$1,110	Daly City	1br
\$1,199	Daly City	studio
\$1,200	San Mateo	1 br
\$1,200	Daly City	1br
\$1,200	Millbrae	1br
\$1,200	Burlingame	studio
\$1,200	Millbrae	studio
\$1,250	Daly City	1br
\$1,300	Daly City	1br
\$1,300	Pacifica	1br
\$1,300	Pacifica	studio
\$1,320	Pacifica	studio
\$1,350	Belmont	1br
\$1,350	Millbrae	1br
\$1,350	S San Francisco	1br
\$1,350	S San Francisco	1br
\$1,395	Burlingame	1br
\$1,500	Belmont	1br
\$1,500	Daly City	1br
\$1,500	Half Moon Bay	1br
\$1,500	Half Moon Bay	-
\$1,550	Daly City	-
\$1,600	Half Moon Bay	1br
\$1,700	Half Moon Bay	1br
\$1,750	Redwood City	1br
\$1,800	Pacifica	2br
\$2,000	Woodside	1br
\$2,150	Millbrae	2br

\$2,175	Atherton	studio
\$2,400	Atherton	1br
\$2,400	Atherton	1br
\$2,500	Woodside	-
\$2,650	San Carlos	2br

Source: Craigslist Survey, Dec 2013

This data is based on 39 Craigslist posts dated Dec 1-Dec 23 2013. The posts were selected from apartments for rent based on including the term “in-law,” which is a clear, consistent indicator of a secondary unit.

Affordability Study - Appendix B- Hillsborough Secondary Unit Survey 2010, 2011, 2012

Hillsborough Secondary Unit Survey, 2010-2012								
	2010		2011		2012		Total	
	Number	Number Paid						
Family Member	2	0	13	3	6	2	21	5
Rental	3	3	2	2	0	0	5	5
Domestic Help	3	0	5	1	0	0	8	1
Total	8	3	20	6	6	2	34	11
Percent paid		38%		30%		33%		32%

Source: Hillsborough Secondary Unit Survey, 2010, 2011, 2012

This table is based on the responses to a survey of homeowners administered by the Department of Planning in Hillsborough, Ca. Not all secondary unit owners responded to this survey, and the sample size is small, so these numbers should be seen as a guide only. Hillsborough is one of the more expensive jurisdictions in San Mateo County, and it is likely that more affordable jurisdictions will have more affordable secondary unit options for lower income households.

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Appendix J. Inventory of Shelters and Services

Inventory of Shelters and Services for the Homeless in San Mateo County

Services

Center on Homelessness
Office of Housing
262 Harbor Blvd., Bldg. A
Belmont, CA 94002
Phone: (650) 802-5049

The Center on Homelessness partners with community-based organizations to provide a number of services for the homeless individuals and families in San Mateo County, including:

- General information and referral to homeless shelters in the community.
- Emergency assistance in the form of food, clothing and shelter.
- Assistance with infant needs, utilities, landlord/tenant issues, translations, and applications for other supportive assistance (Health Insurance, Alcohol and other Drug Services, Employment and Financial Assistance)
- Short-term case management

LINK: <http://www.volunteermatch.org/search/org92931.jsp>

Other Community Partners

Seven Community Service Agencies provide San Mateo County residents with informational and referral, emergency assistance, case management and other services. These services include, but are not limited to, food, transportation, clothing, shelter, infant needs, housing assistance, utility, advocacy, translation and forms assistance, landlord/tenant information, and referral to other agencies.

Community Services Agencies

Clara-Mateo Alliance

795 Willow Road, Building 323-D
Menlo Park, CA 94025
Phone: (650) 853-7065

The Clara-Mateo Alliance Shelter, located on the grounds of the Veterans Administration (VA) in Menlo Park, provides emergency and transitional housing to individuals, couples, and families with children, in a safe, structured and supportive program where people can work on overcoming homelessness. Case management, meals and supportive services, including 12-step programs are available on site. The Elsa Segovia Center, a one-stop day service center for women and families who are homeless or at risk of homelessness is also on site, offering laundry facilities, showers, food and access to many other services.

LINK: <http://www.bapd.org/gcloce-1.html>

St. Vincent de Paul

50 North B Street
San Mateo CA 94401
Phone: (650) 343-4403

The Society of St. Vincent de Paul (SVdP) of San Mateo County provides basic survival necessities, offers nourishment to the hungry and distributes critical financial support and resources. Homelessness prevention is a primary focus in eliminating suffering. SVdP provides employment for the marginalized, ministers to victims and the incarcerated, and houses previously incarcerated women in a safe home.

LINK: <http://svdpsm.org/contact-2>

Second Harvest Food Bank

1051 Bing Street
San Carlos, CA 94070
Phone: (650) 610-0800

Second Harvest Food Bank of Santa Clara and San Mateo Counties is a private non-profit organization that collects and distributes millions of pounds of food each year to low income children, adults, and seniors. They distribute food at local not-for-profit agencies serving low-income families and individuals, including the Core Service Providers; provide food and nutritional services to member agencies; supplement the diets of low income elderly by direct distribution of a weekly grocery bag; and coordinate a holiday food drive with County employees. Through a variety of programs and services, the Food Bank provides food to people in need where they live, learn, and work, and connect people with resources such as CalFresh.

LINK: <http://www.shfb.org/getfood>

Service League of San Mateo County

727 Middlefield Road
Redwood City, CA 94063
Phone: (650) 364-4664

The Service League develops, coordinates and delivers in-custody program, services and other activities within all San Mateo County jails and delivers after-release programs and services at four program sites in the community. Agency programs provide humanitarian, educational, spiritual and personal growth services for jail inmates, ex-offenders released from jail or prison, and the families of either.

LINK: <http://www.serviceleague.org/home.html>

Shelter Network

326 Villa Terrace
San Mateo, CA 94401
Phone: (650) 340-8814

Shelter Network provides emergency shelter, transitional and long-term transitional housing under seven programs: Family Crossroads (transitional housing for families) in Daly City; First Step for Families (emergency shelter and transitional housing for families) in San Mateo; East Palo Alto House (transitional housing for families in Redwood City; Maple Street Shelter

(emergency shelter and transitional housing for men and women) in Redwood City; Haven Family House (transitional housing for families) in Menlo Park; and Bridges (long-term transitional housing) at locations throughout the County.

LINK: <http://www.homelessshelterdirectory.org/cgi-bin/id/shelter.cgi?shelter=8030>

The Community Service Agencies provide or locate emergency food, shelter, clothing, employment services, PG&E assistance funds, short-term counseling, and additional services. (Not all of these agencies offer the same services. Please call each agency directly or visit their websites to find out what services they provide).

Emergency Assistance Agencies

Fair Oaks Community Center

2600 Middlefield Road
Redwood City, CA 94063
Phone: (650) 780-7500

The Fair Oaks Community Center is a multi-service facility offering a variety of services to the broader Redwood City Community. Services are offered by a combination of City staff and representatives from public and private non-profit agencies.

Services are available in Spanish and English.

The following types of services are available:

- Child Care and Pre-School
- Crisis Intervention
- Education
- Emergency Food
- Shelter
- Holiday Food and Toy/Book Programs
- Housing Assistance
- Immigration and Citizenship
- Information and Referral
- Legal Services including Housing & Employment
- Senior Services including lunch program and computer classes
- Translation and Forms Assistance

LINK: <http://www.redwoodcity.org/parks/cc/fairoaks.html>

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