



ATHERTONIAN

2023-2031 Housing Element Update

The Town of Atherton is developing its Housing Element Update for the 2023-2031 cycle, and we want to hear from you.

Community meeting:

Please join us on *April 26, 2022, from 5:00 – 7:00 p.m.* for an open house at the Holbrook Park Pavilion to discuss potential strategies to meet our housing goals. Comments and suggestions may also be submitted by contacting the Planning Department.

Email: rrobinson@ci.atherton.ca.us

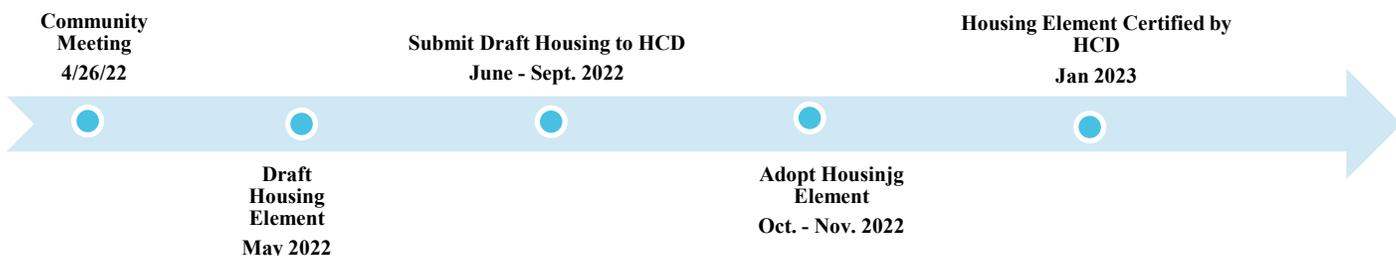
Phone: 650-752-0544

What is a Housing Element?

All California cities and counties are required to accommodate their fair share of regional housing needs in its General Plan. The next Housing Element cycle covers the period of 2023 through 2031 and is required to be certified by the State by January 1, 2023.

Atherton Housing Element Update Schedule

Community Outreach Meeting	April 26, 2022
Draft Housing Element	May 2022
Revise Draft Housing Element	June 2022
Submit Draft Housing Element to HCD	June-September 2022
Recommend & Complete Zoning Amendment	June-July 2022
Respond to HCD Housing Element Comments	September 2022
Adopt Housing Element	October-November 2022
Submit Adopted Housing Element to HCD	November 2022
Housing Element Certified by HCD	January 2023



The fair share assignment is determined through a Regional Housing Needs Allocation (RHNA) process. The RHNA assignment for each jurisdiction is comprised of four income categories: very low; low; moderate; and above moderate. The Town's allocation for the period of 2023-2031 is as follows:

Income Level	Housing Units
Very Low (less than 50% of area median income) Max income of \$63,950 for single person to \$91,350 for family of 4	94
Low (50% - 80% of area median income) Max income of \$102,450 for single person to \$146,350 for family of 4	54
Moderate (80-120% of area median income) Max income of \$125,640 for single person to \$179,520 for family of 4	56
Above Moderate (more than 120% of area median income) Market rate housing	144
Total	348

This allocation is much higher than the current Atherton Housing Element requirement to plan for 93 new housing units between 2014 and 2022. The Town was able to satisfy that allocation through construction of new accessory dwelling units, single family home development and plans for housing at the private schools. The State has recently enacted new laws that require more thorough analysis of potential housing sites and demonstrated efforts to overcome patterns of segregation and foster inclusive communities.

Local governments that fail to comply with State laws regarding their respective Housing Element or fail to implement programs identified in the Housing Element could face significant exposure to liability. By way of example, courts may remove the local government's land use and planning authority and they could be subject to judgments and fines of up to \$100,000 per month. The State has established a Housing Accountability and Enforcement Unit to ensure all local jurisdictions meet their fair share of the state's housing needs at all income level. Additionally, local governments could be subject to lawsuits by the State, interest groups, property owners and developers.

Potential Housing Strategies

Atherton City Council conducted study sessions to consider possible strategies for meeting the Town's RHNA assignment on April 28, 2021, January 12, 2022, and February 24, 2022.

Potential Housing Element strategies include the following.

A. Increased Accessory Dwelling Unit (ADU) Production

The Town currently allows the development of one Accessory Dwelling Unit (ADU) of up to 1,200 square feet and a Junior ADU (JADU) of up to 500 square feet per single family property. ADUs and JADUs are eligible to be exempted from the maximum floor area for the property.

The Town estimates approximately 35 new ADU/JADU units will be developed each year during the next housing element cycle, for a total of 280 new units. To further encourage rental of the units, the Town may partner with a local non-profit organization to assist in matching property owners with interested renters.

To learn more about adding an ADU or JADU to your property and creating much needed housing and helping the Town reach its RHNA assignment, please contact the Planning Department.



Exmples of an ADU

B. Allow Multi-Family Housing at Schools, Adjacent to Schools and at the Cal Water Bear Gulch Reservoir Site

Public and private schools in Atherton are located within the Public Facilities and Schools (PFS) zone which currently allows teacher housing with a Conditional Use Permit. The Town could amend the PFS zone to allow multifamily housing at the schools by right and adjust the setback and height limit to accommodate the new housing development. The Town could also consider allowing the schools to acquire and construct multi-family housing on properties adjacent to the school sites.

There are currently caretaker housing units for employees of Cal Water at the Bear Gulch Reservoir site. The Town could allow additional housing units at this site for Cal Water employees to assist with its emergency preparedness and distant employee commutes.

C. Townhouse Overlay Zones

As it is unlikely HCD will support the Town's Housing Element without multifamily housing, the City Council discussed the options to adopt an overlay Zone that would apply to a select number of single-family zoned properties. The new overlay zone could allow up to 10-20 dwelling units per acre on select parcels. Councilmembers reviewed several maps with optional areas to apply the zone and provided direction to limit the overlay to the following areas:

- 23 Oakwood at 20 units per acre
- Properties facing Marsh Road at 10 units per acre
- Properties facing Bay Road at 10 units per acre

With an overlay zone, single family homes would remain a permitted use and property owners would have the option to construct multifamily housing units up to the permitted density listed above. A portion of the new units would be restricted as affordable housing.

D. New Housing Units Resulting from SB 9

California State Senate Bill (SB) 9, effective January 1, 2022, requires jurisdictions to permit the splitting of single family lots into two parcels and the construction of up to two primary dwelling units on each parcel. The City Council adopted implementing regulations to encourage the new development comply with current setbacks, floor area and height limits. Based on recent interest from property owners, the Town estimates a total of 80 new housing units from SB 9 projects over the next eight years.

Community Meeting

Tuesday, April 26

5:00 pm to 7:00 pm

Pavilion @ Holbrook-Palmer Park

To learn more about this issue and provide input, please attend the upcoming information session. Visit the Town's Housing Element Update website for additional information - www.ci.atherton.ca.us/Housing.

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Atherton, CA 94027**