



Town of Atherton
Office of the City Manager
80 Fair Oaks Lane
Atherton, California 94027
Phone: (650) 752-0500

June 6, 2023

Dear Resident:

SUBJECT: Accessory Dwelling Units as a Solution for the Community’s Housing Needs

As City Manager for the Town of Atherton, I am writing to you today seeking information that will help our community fulfill its obligations to the State as part of the Regional Housing Needs Analysis (RHNA) requirements. The Town’s Housing Element promotes the use of Accessory Dwelling Units (ADUs) as one of the primary means of fulfilling our RHNA obligations. We believe that ADUs can help address regional housing needs and provide an excellent solution for the Town by maintaining the Town’s character as a single-family home community.

ADUs can offer a practical solution for multi-generational families seeking additional living space; can provide an opportunity for homeowners to generate rental income; or can be used as shared family or caretaker space at no cost. We believe that there are these and other habitation scenarios that exist today that will help us show the State that ADUs are a viable solution for the Town.

But we need your help in gathering essential data. Last year we launched an online survey to gauge the willingness of the community to embrace the ADU strategy and build or offer ADUs for rent. The response and support from the community was very positive. Now, we need to determine if there are existing ADUs or Junior ADUs presently in use; and, if so, are they rented and at what rate. We need this data to respond to the State’s requirements and to plan accordingly for future years.

Please take a moment to fill out the below information. The Town intends to use the data statistically to create a picture and report to HCD. Please check the appropriate box and return the survey to the Town. If you do not have an ADU or JADU on your property, no response is necessary.

Residence Address: _____

1. Do you currently have an ADU or JADU on your property? *(see ** below for definitions)*
 - a. YES NO
2. If you answered “YES” to Question #1, please provide the following details:
 - a. Is your ADU or JADU currently being rented or being used for more than 30-days? (“rent” does not have to be monetary and can be for \$0 or more dollars)
 - i. YES NO
 - b. If the unit(s) are rented out, please specify the monthly rental amount category:
 - i. **1-Person Rental Household**
 1. Less than \$960 (*Extremely Low*)
 2. \$961 to \$1,599 (*Very Low*)
 3. \$1,600 to \$2,561 (*Low*)
 4. More than \$2,561 (*Moderate+*)

- ii. **2-Person Rental Household**
 - 1. [] Less than \$1,096 (*Extremely Low*)
 - 2. [] \$1,097 to \$1,828 (*Very Low*)
 - 3. [] \$1,829 to \$2,928 (*Low*)
 - 4. [] More than \$2,928 (*Moderate+*)

- iii. **3-Person Rental Household**
 - 1. [] Less than \$1,234 (*Extremely Low*)
 - 2. [] \$1,235 to \$2,056 (*Very Low*)
 - 3. [] \$2,057 to \$3,294 (*Low*)
 - 4. [] More than \$3,294 (*Moderate+*)

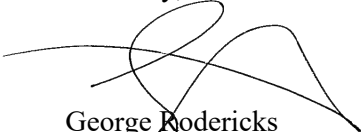
We appreciate your participation in this survey. To the extent possible, information you provide will be kept solely for statistical purposes to assist the Town in its planning efforts and meeting the State’s RHNA requirements.

Please return this completed form to:

Attention: City Manager’s Office
Atherton City Hall
80 Fair Oaks Lane
Atherton, CA 94027

You can also submit it electronically by email to grodericks@ci.atherton.ca.us. If you have any questions, feel free to reach out at 650-752-0504 or via email.

Sincerely,



George Grodericks
City Manager

Please Note:

The Town will facilitate a workshop on Atherton's Housing Element on Monday, June 19, at 6PM in the Council Chambers at 80 Fair Oaks Lane. The workshop will share additional Affirmatively Furthering Fair Housing (AFFH) analysis required by the State and present multi-family housing strategies for potential inclusion in the Housing Element. The purpose of the Workshop is to receive feedback from the community on housing strategies. Staff will then consider this feedback in advance of presenting recommendations to the City Council at a subsequent public meeting.

****ADU:** a building or portion of a building designed for use and occupancy by people living **independently** of the occupants of the main residence building. An ADU can be an attached or detached dwelling unit that provides complete independent living facilities for one or more persons. It **shall include** independent, permanent provisions for living, sleeping, eating, cooking and sanitation.

****JADU:** a Junior ADU (JADU) is a unit that is **no more than 500 square feet** in size and contained **entirely within** a single-family residence. A JADU **shall include** an efficiency kitchen, which shall include all of the following: a cooking facility with appliances, a food preparation counter and storage cabinets that are of reasonable size.