

## SECTION I. Fair Housing Enforcement and Outreach Capacity

Figure I-1.

### Fair Housing Assistance Organizations, San Mateo County

Name	Service Area	Address	Phone	Website
<b>Project Sentinel</b>	Northern California	1490 El Camino Real, Santa Clara, CA 95050	(800) 339-6043	<a href="https://www.housing.org/">https://www.housing.org/</a>
<b>Legal Aid Society of San Mateo County</b>	San Mateo County	330 Twin Dolphin Drive, Suite 123, Redwood City, CA 94065	(650) 558-0915	<a href="https://www.legalaidsmc.org/housing-resources">https://www.legalaidsmc.org/housing-resources</a>
<b>Community Legal Services of East Palo Alto</b>	East Palo Alto, Menlo Park, Burlingame, Mountain View, Redwood City, and San Francisco	1861 Bay Road, East Palo Alto, CA 94303	(650)-326-6440	<a href="https://clsepa.org/services/#housing">https://clsepa.org/services/#housing</a>

Source: Organization Websites

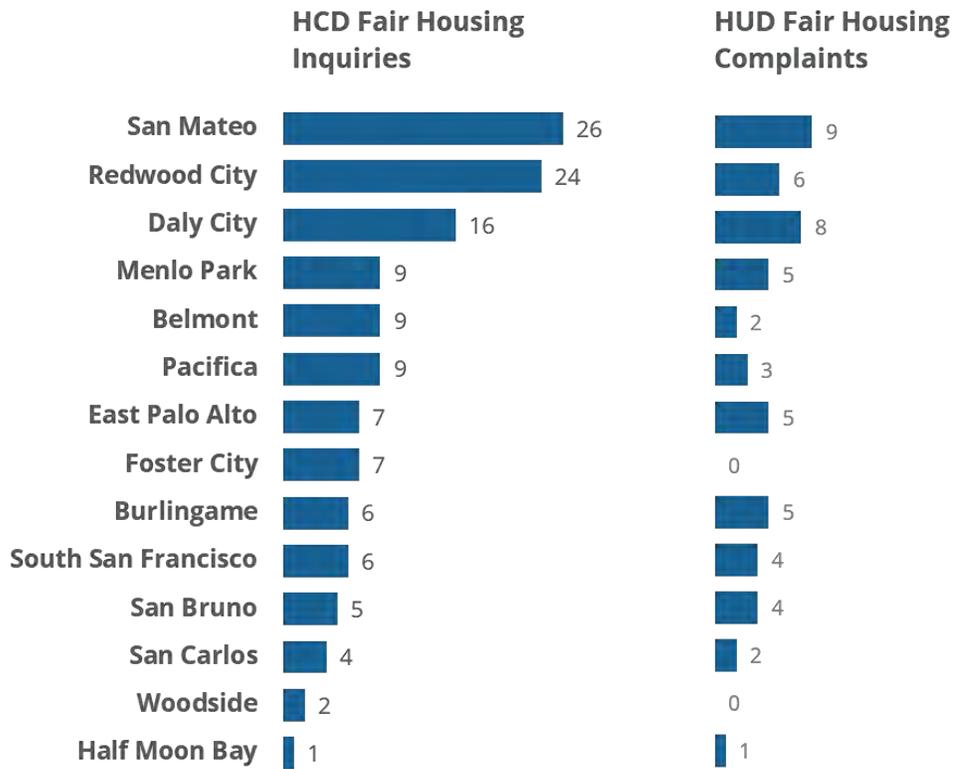
Figure I-2.  
Fair Housing Complaints Filed with HUD by Basis, San Mateo County, 2017-2021

	2010		2020		Change (2010-2020)
	Cases	% of Total	Cases	% of Total	
<b>Racial bias</b>	3	11%	1	20%	-2
<b>Disability bias</b>	13	48%	5	100%	-8
<b>Familial status bias</b>	11	41%	1	20%	-10
<b>Total cases</b>	27	100%	5	100%	-22
<b>Per 1,000 population</b>	0.04		0.01		

Source:

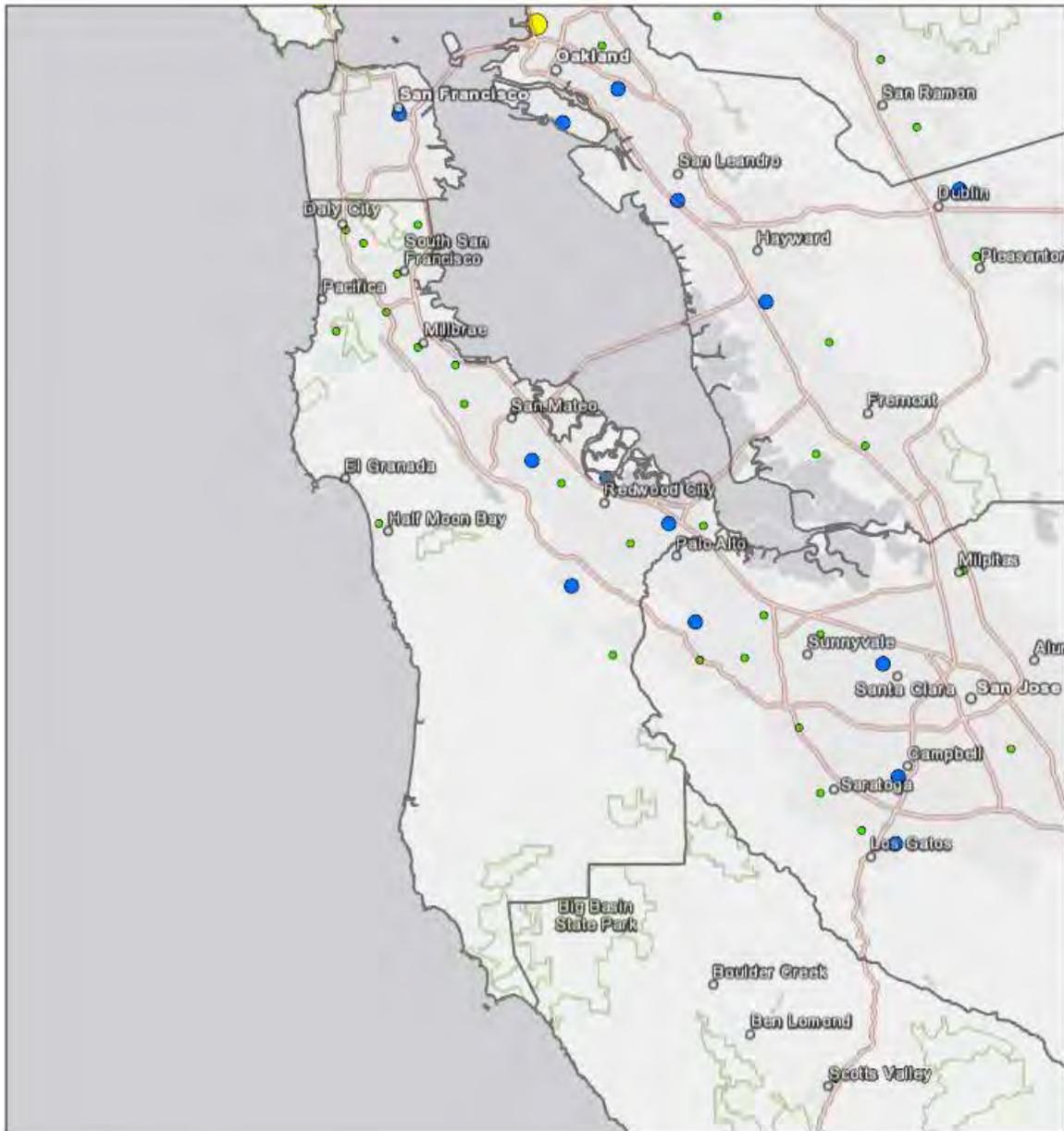
HUD

**Figure I-3.**  
**HCD Fair Housing Inquiries (2013- 2021) and HUD Fair Housing Complaints (2017- 2021)**



Source: Organization Websites

**Figure I-4.**  
**FHEO Inquiries by City to HCD, San Mateo County, 2013-2021**

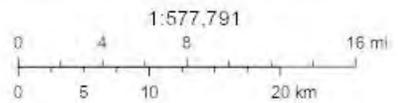


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County Boundaries

(R) FHEO Inquiries by City (HUD, 2013-2021)

- < .25 Inquiries
- < .5 Inquiries
- < 1 Inquiry



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CA HCD  
 Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and

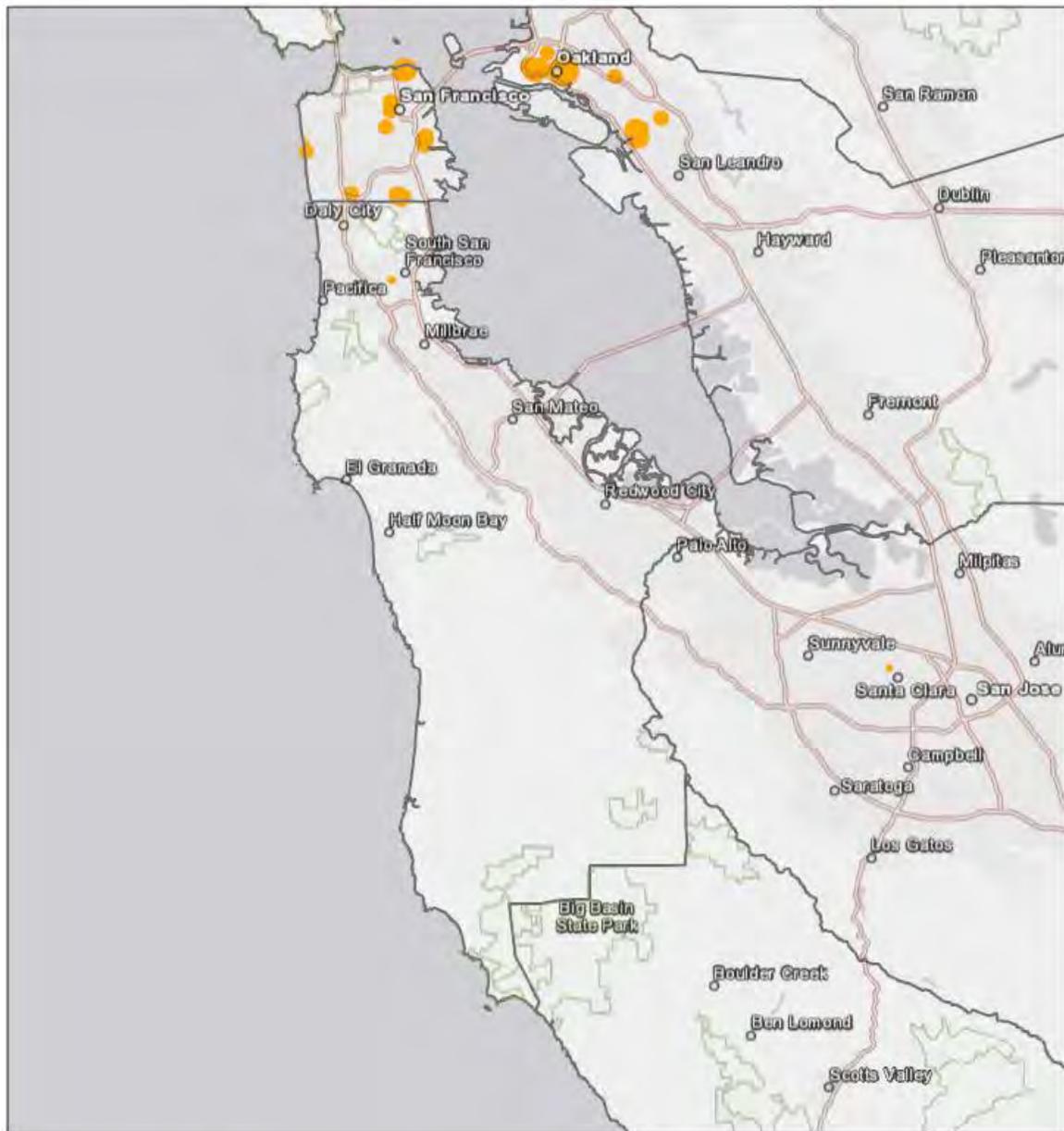
Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure I-5.  
HCD Fair Housing Inquiries by Bias, January 2013-March 2021**

Jurisdiction	Disability	Race	Familial Status	National Origin	Religion	Sex	Color	Total
Atherton	0	0	0	0	0	0	0	0
Belmont	2	0	1	0	0	0	0	9
Brisbane	0	0	0	0	0	0	0	0
Burlingame	3	0	2	0	0	0	0	6
Colma	0	0	0	0	0	0	0	0
Daly City	1	2	1	3	0	0	0	17
East Palo Alto	1	1	0	0	0	0	0	7
Foster City	4	0	0	0	0	0	0	7
Half Moon Bay	0	0	0	0	0	0	0	1
Hillsborough	0	0	0	0	0	0	0	0
Menlo Park	3	0	0	0	0	1	0	11
Millbrae	0	0	0	0	0	0	0	0
Pacifica	3	0	0	1	0	1	0	9
Portola Valley	0	0	0	0	0	0	0	0
Redwood City	5	1	1	1	0	1	0	24
San Bruno	0	0	0	0	0	0	0	5
San Carlos	1	0	1	0	0	0	0	4
San Mateo	4	2	2	2	0	0	0	27
South San Francisco	0	0	0	1	0	0	0	6
Woodside	0	0	0	0	0	0	0	2

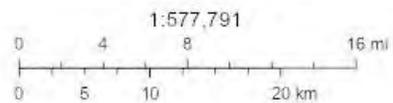
Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure I-6.**  
**Public Housing Buildings, San Mateo County**



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- County Boundaries
- (R) Public Housing Buildings
- ≤ 7 Units
- 8 - 35 Units
- 36 - 89 Units
- 90 - 160 Units

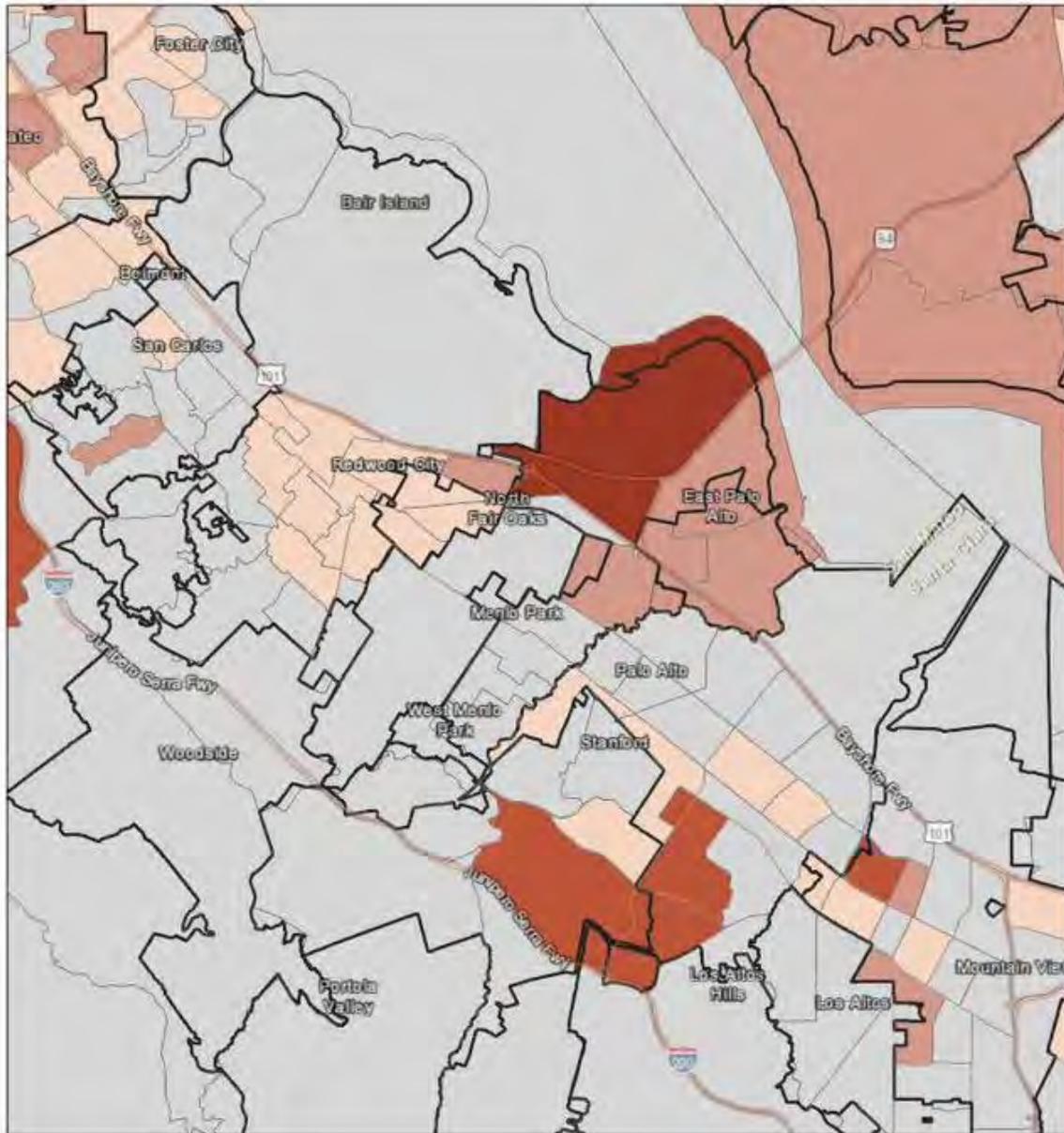


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Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and  
 CA HCD

Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure I-7.**  
**Housing Choice Vouchers by Census Tract**



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- City/Town Boundaries
- (R) Housing Choice Vouchers - Tract
- No Data
- > 0 – 5%
- > 5% – 15%
- > 15% – 30%
- > 30% – 60%

1:144,448  
 0 1 2 4 mi  
 0 1.5 3 6 km

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Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | P10010001, H&M 10101 | P10010001

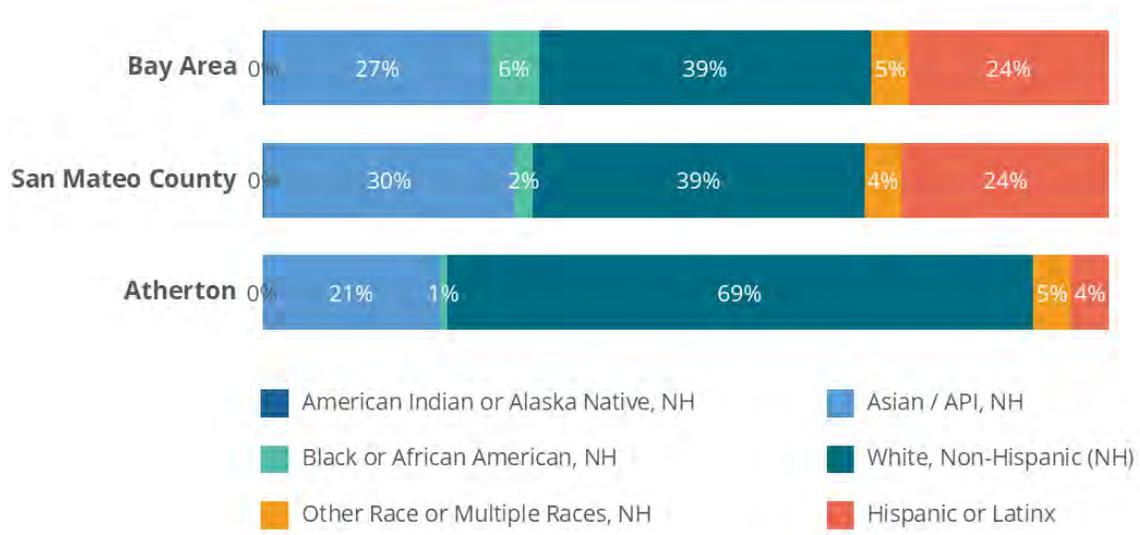
Source: California Department of Housing and Community Development AFFH Data Viewer

## SECTION II. Integration and Segregation

### Race and ethnicity.

Figure II-1.

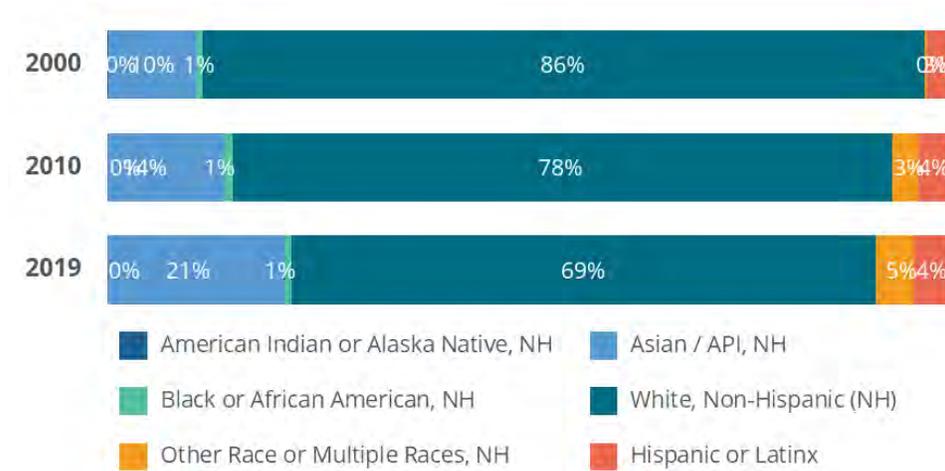
Population by Race and Ethnicity, 2019



Source: ABAG Housing Needs Data Workbook

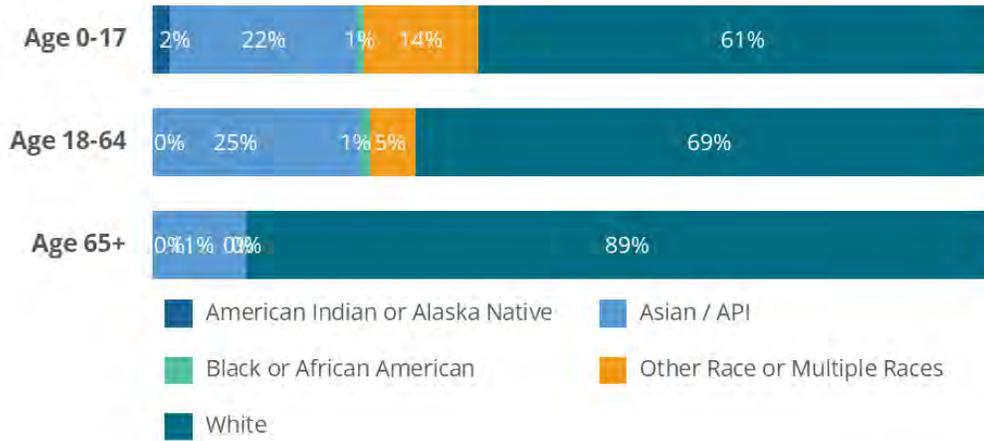
Figure II-2.

Population by Race and Ethnicity, Atherton, 2000-2019



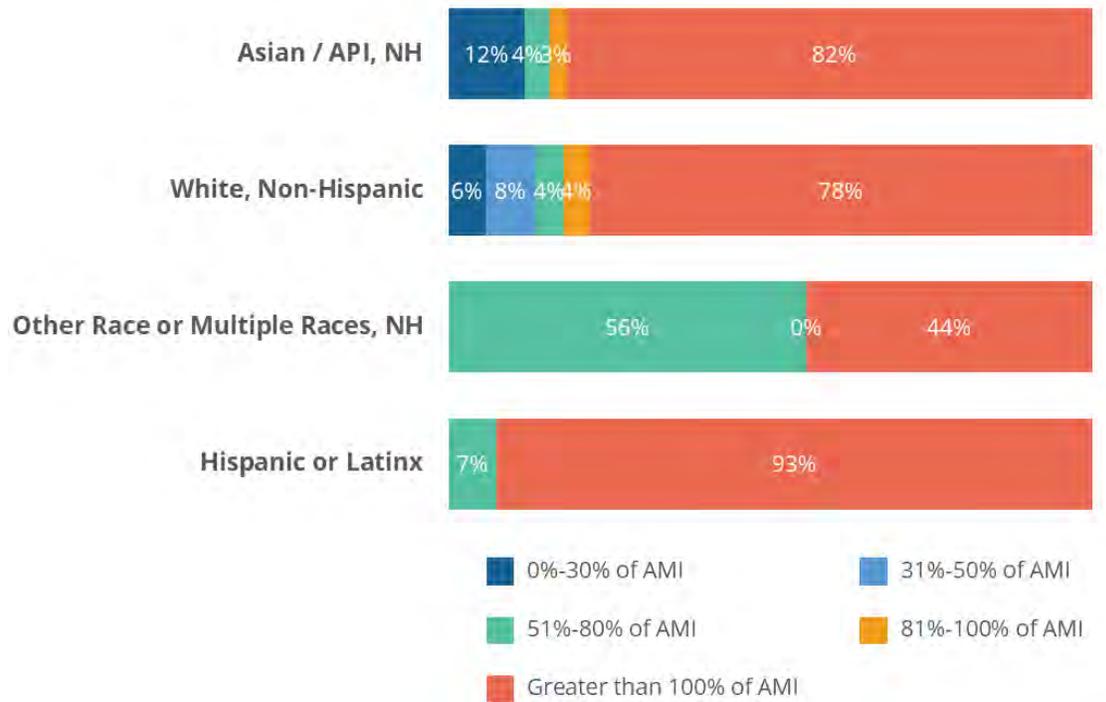
Source: ABAG Housing Needs Data Workbook

**Figure II-3.**  
**Senior and Youth Population by Race, Atherton, 2000-2019**



Source: ABAG Housing Needs Data Workbook

**Figure II-4.**  
**Area Median Income by Race and Ethnicity, Atherton, 2019**



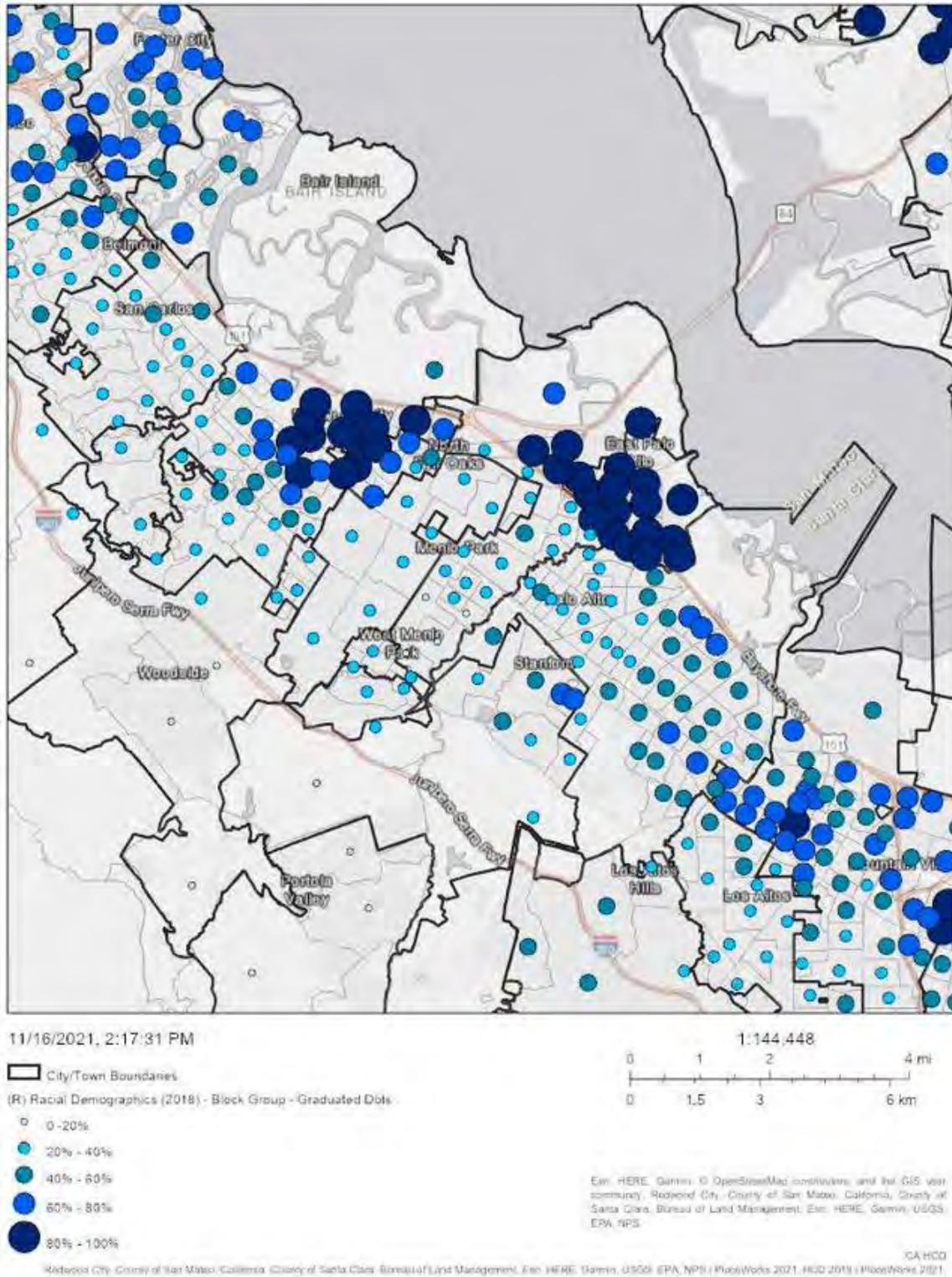
Source: ABAG Housing Needs Data Workbook

**Figure II-5.**  
**Poverty Rate by Race and Ethnicity, Atherton, 2019**



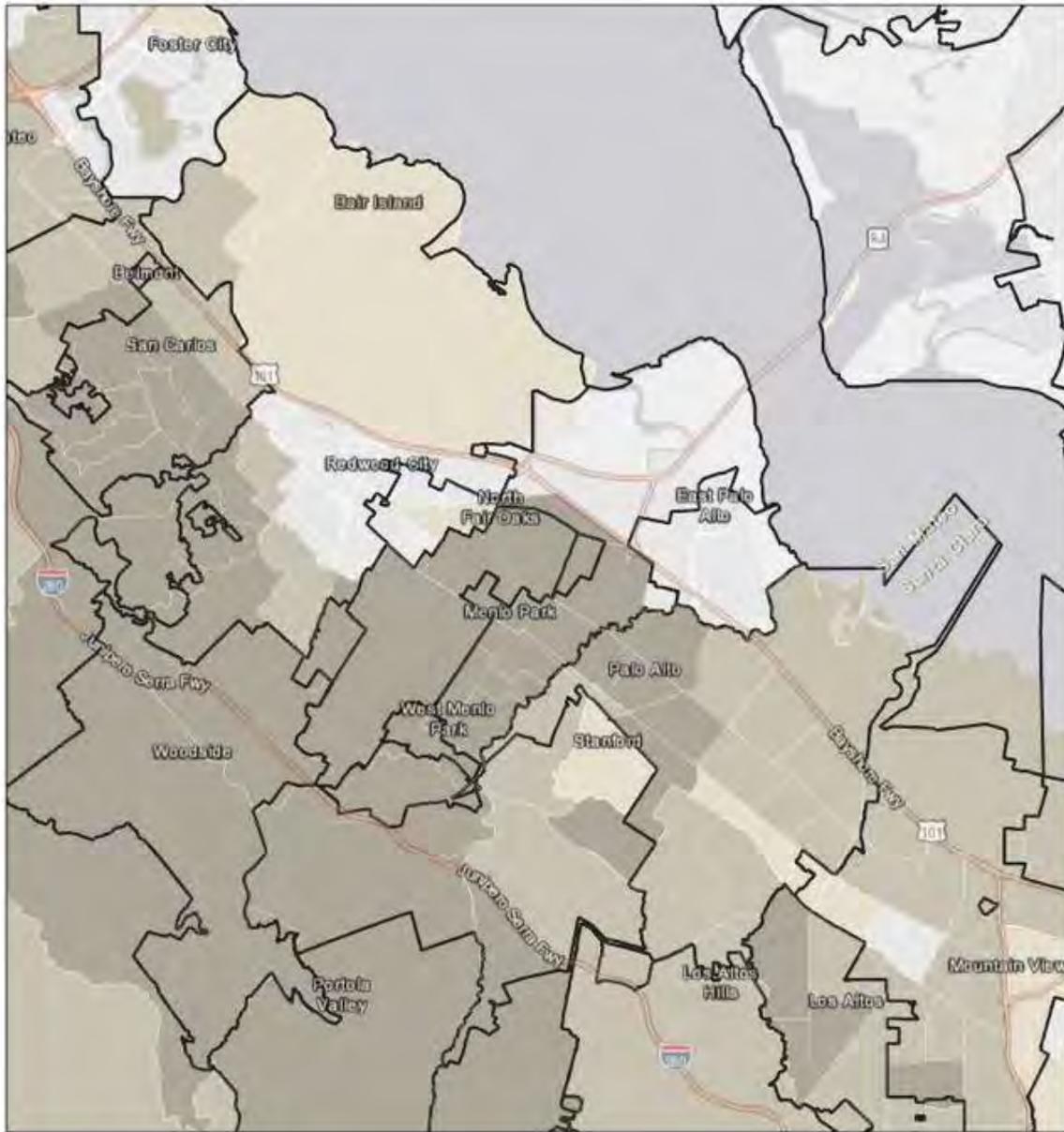
Source: ABAG Housing Needs Data Workbook

**Figure II-6.**  
**% Non-White Population by Census Block Groups, 2018**



Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure II-7.**  
**White Majority Census Tracts**



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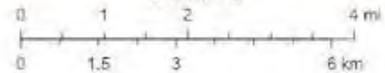
City/Town Boundaries

(R) Predominant Population - White Majority Tracts

Slim (gap < 10%)

Sizeable (gap 10% – 50%)

Predominant (gap > 50%)



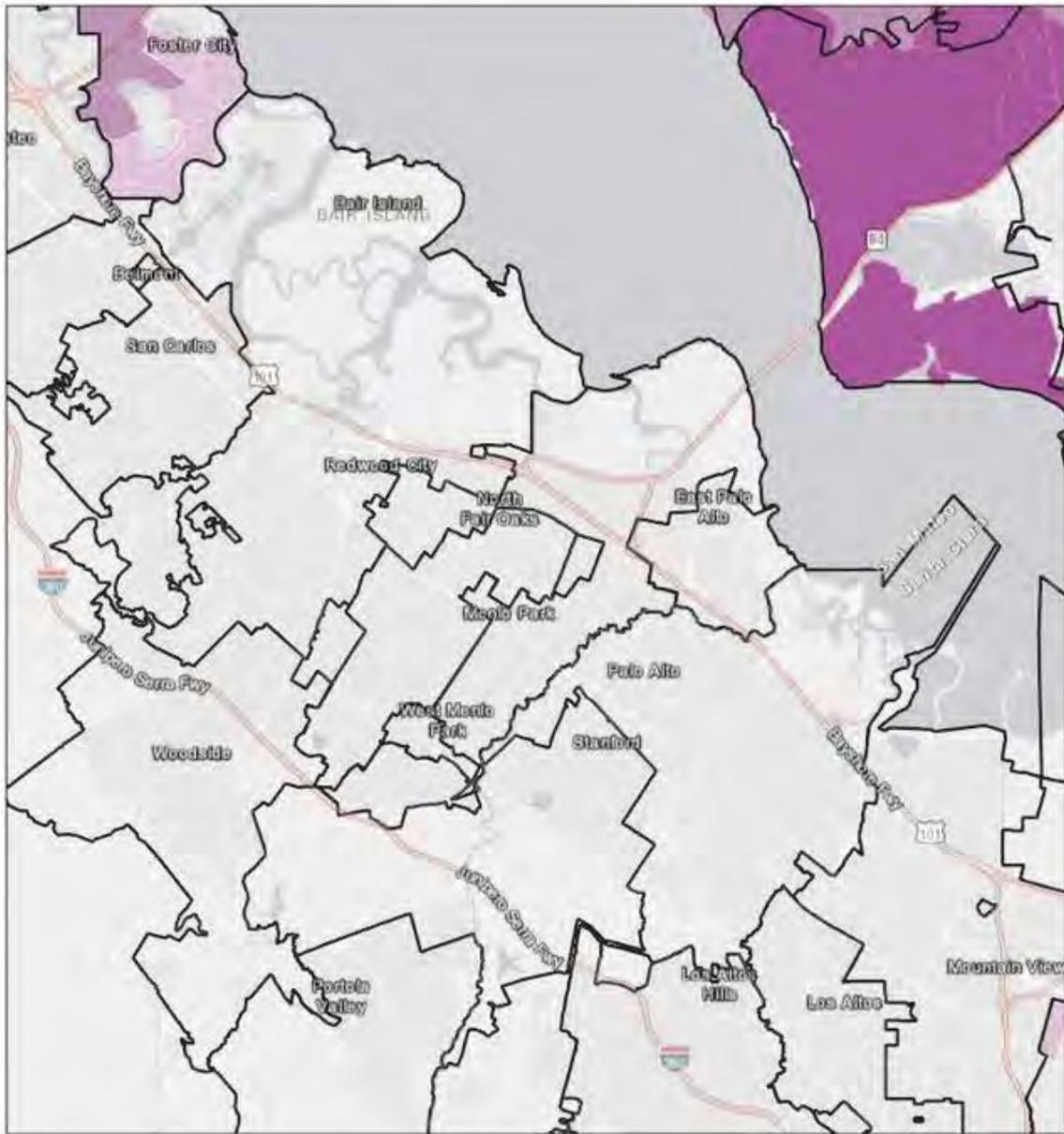
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QA-HCD

Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PhotoWoods 2021, HUD 2018 | PhotoWoods 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure II-8.**  
**Asian Majority Census Tracts**



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City/Town Boundaries

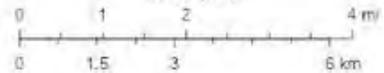
(R) Predominant Population - Asian Majority Tracts

Slim (gap < 10%)

Sizeable (gap 10% - 50%)

Predominant (gap > 50%)

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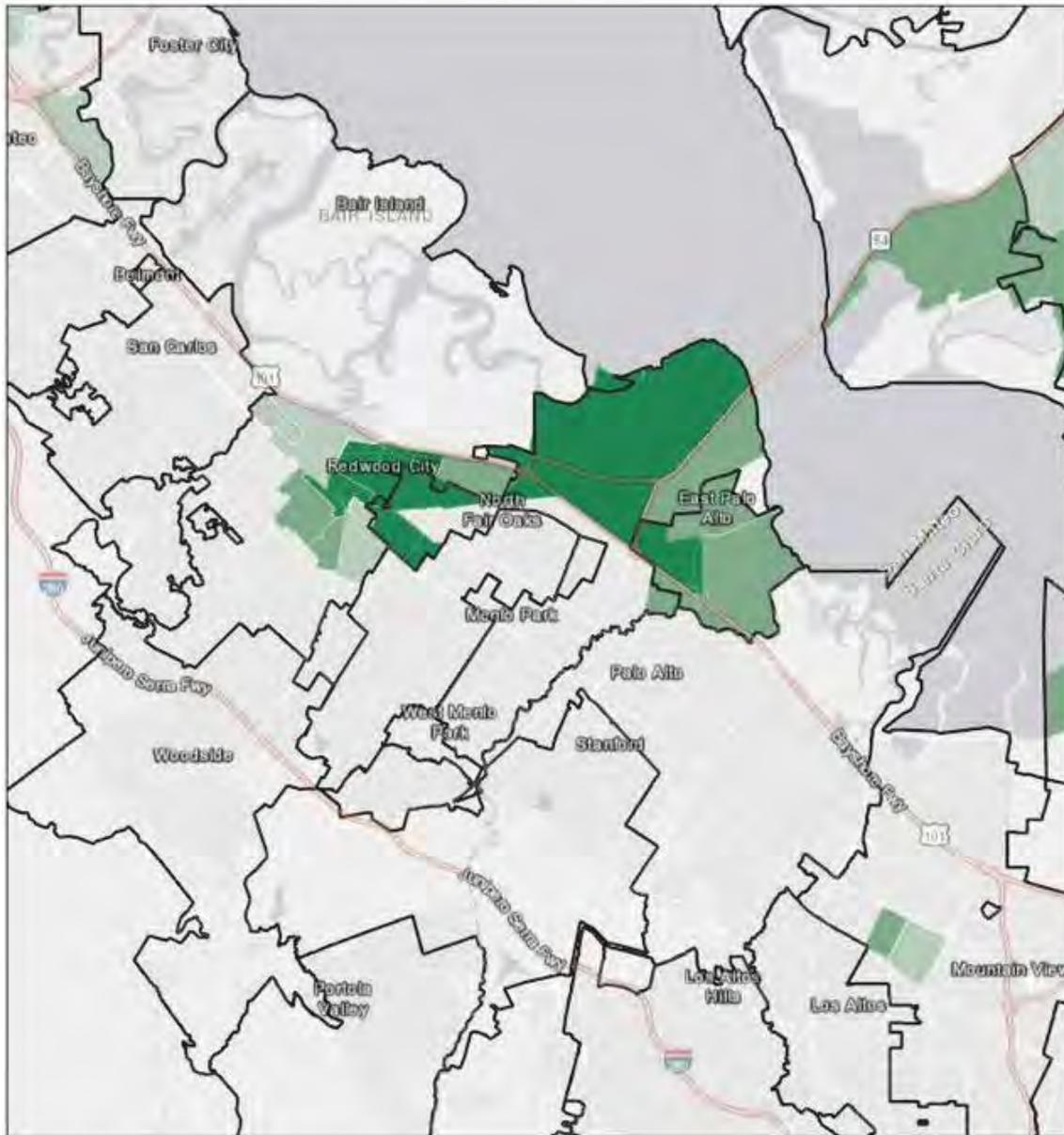
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DA-HCD

Redwood City, County of San Mateo, California, County of Santa Clara, (unusual) Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure II-9.  
Hispanic Majority Census Tracts**



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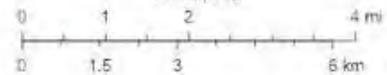
City/Town Boundaries

(R) Predominant Population - Hispanic Majority Tracts

Slim (gap < 10%)

Sizeable (gap 10% - 50%)

Predominant (gap > 50%)

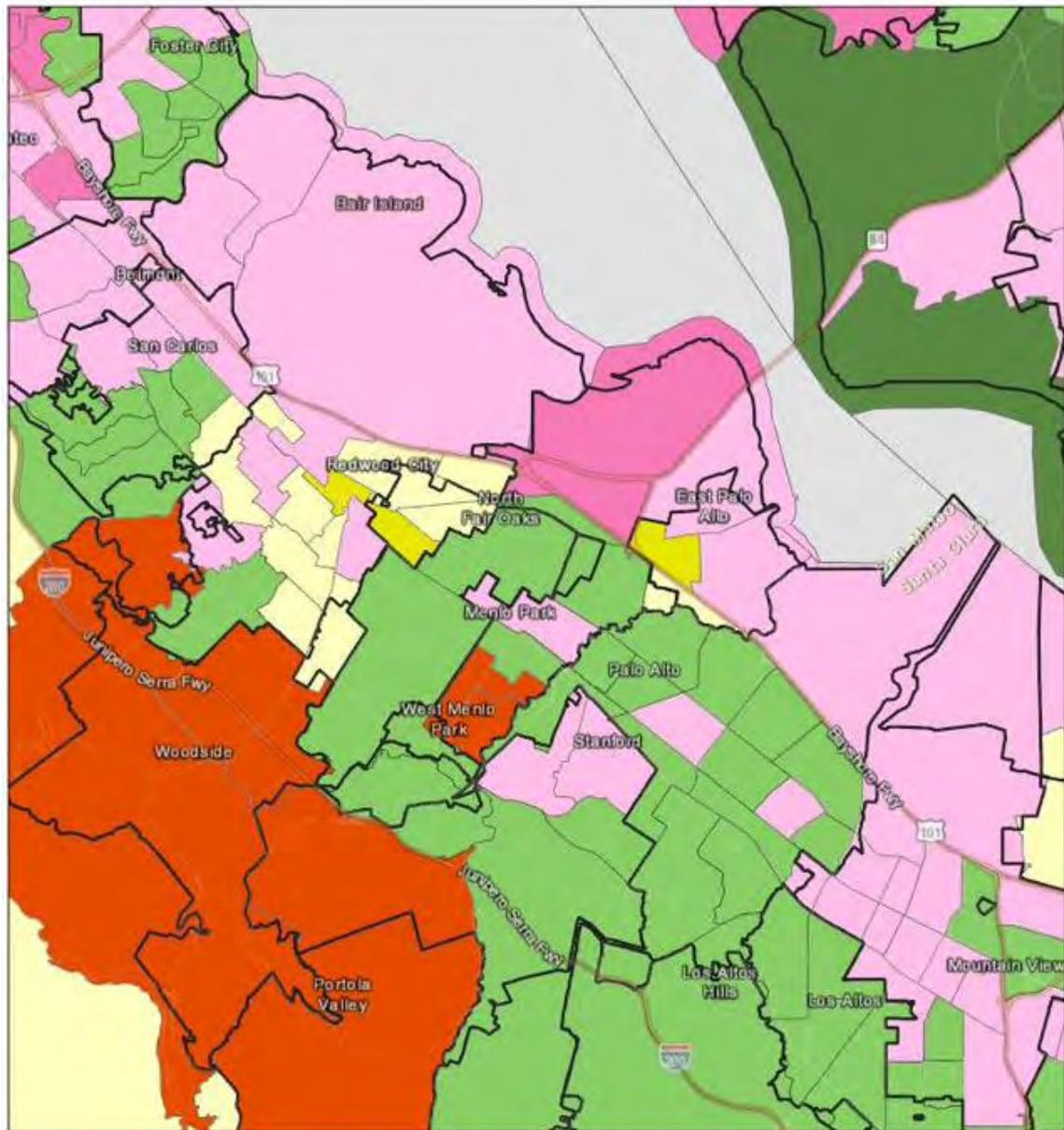


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Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceNames 2021, HERE 2018 | PlaceNames 2021, CR, HCD

Source: California Department of Housing and Community Development AFFH Data Viewer

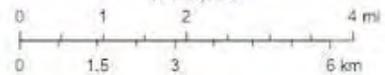
**Figure II-10.**  
**Neighborhood Segregation by Census Tract, 2019**



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- City/Town Boundaries
- Mostly Latinx
- Mostly White
- Asian-White
- 3 Group Mix
- Mostly Asian
- Latinx-White
- 4 Group Mix
- Unpopulated Tract

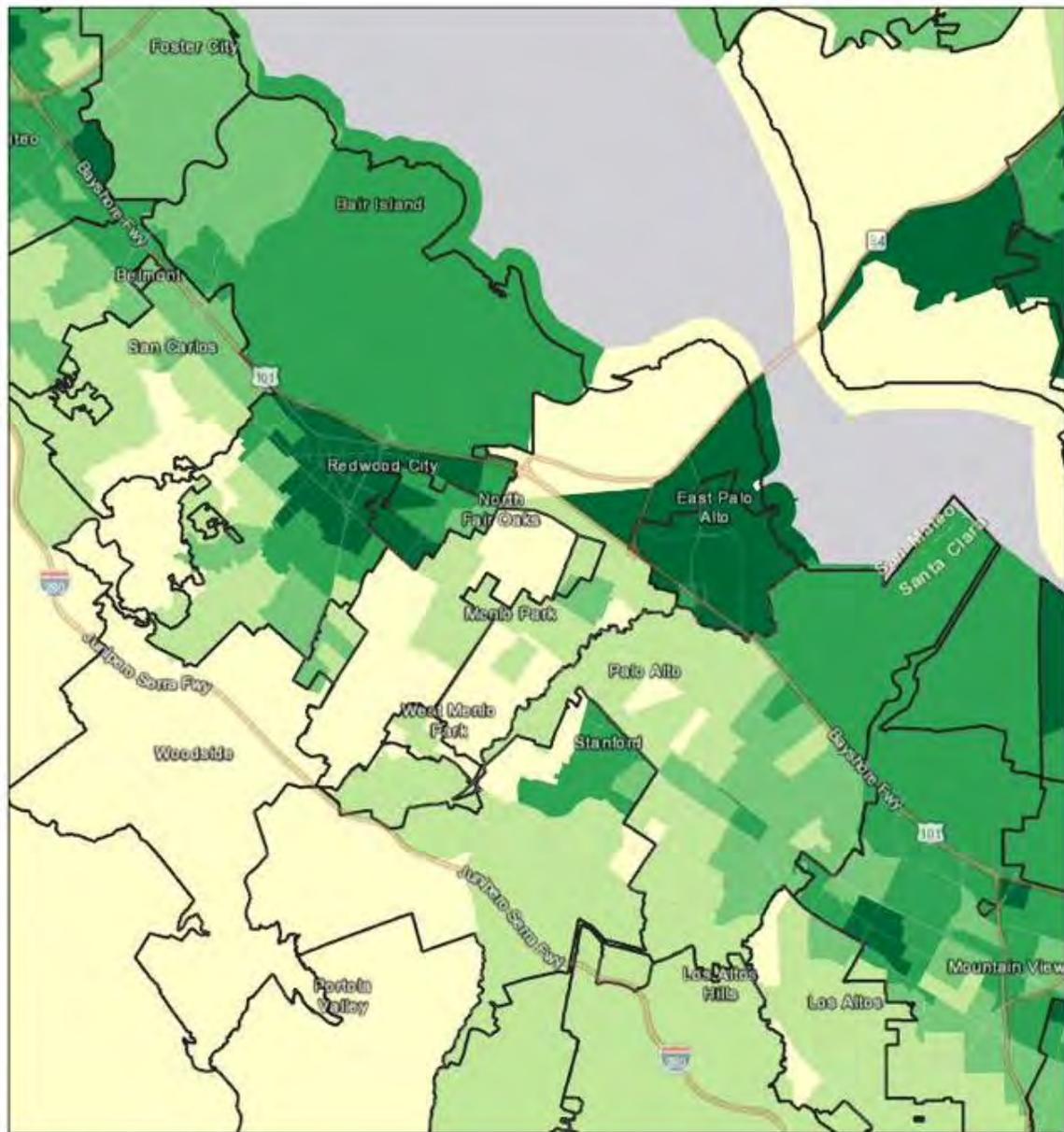


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Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure II-11.**  
**Diversity Index by Block Group, 2010**

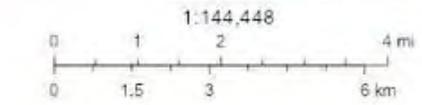


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City/Town Boundaries

(A) Diversity Index (2010) - Block Group

Lower Diversity

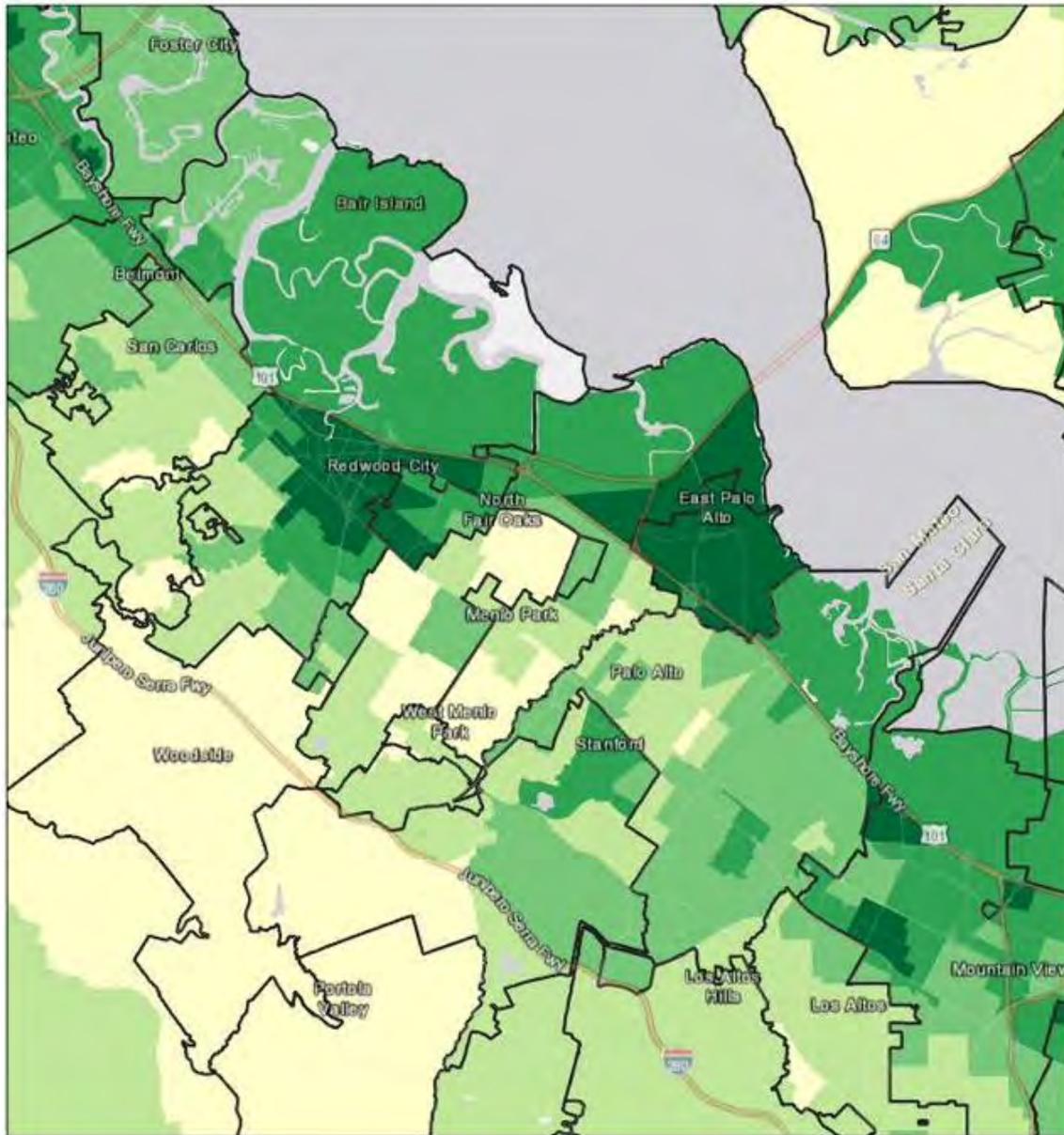


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Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUC 2010 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure II-12.**  
**Diversity Index by Block Group, 2018**



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 City/Town Boundaries	 55 - 70
(A) Diversity Index (2018) - Block Group	 70 - 85
 Lower Diversity	 Higher Diversity
 40 - 55	

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 0 1 2 4 mi  
 0 1.5 3 6 km

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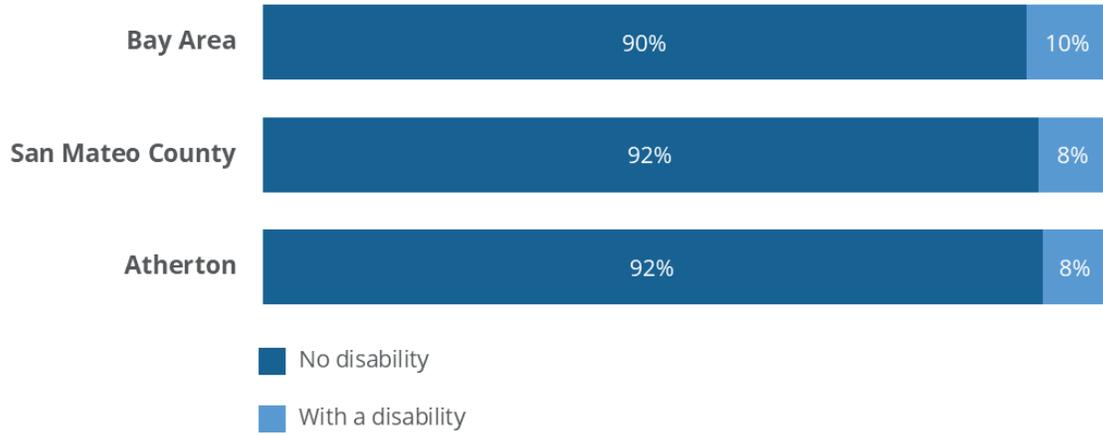
CA HCD  
 Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021 | HUD 2019 | PlaceWorks 2021.

Source: California Department of Housing and Community Development AFFH Data Viewer

## Disability status.

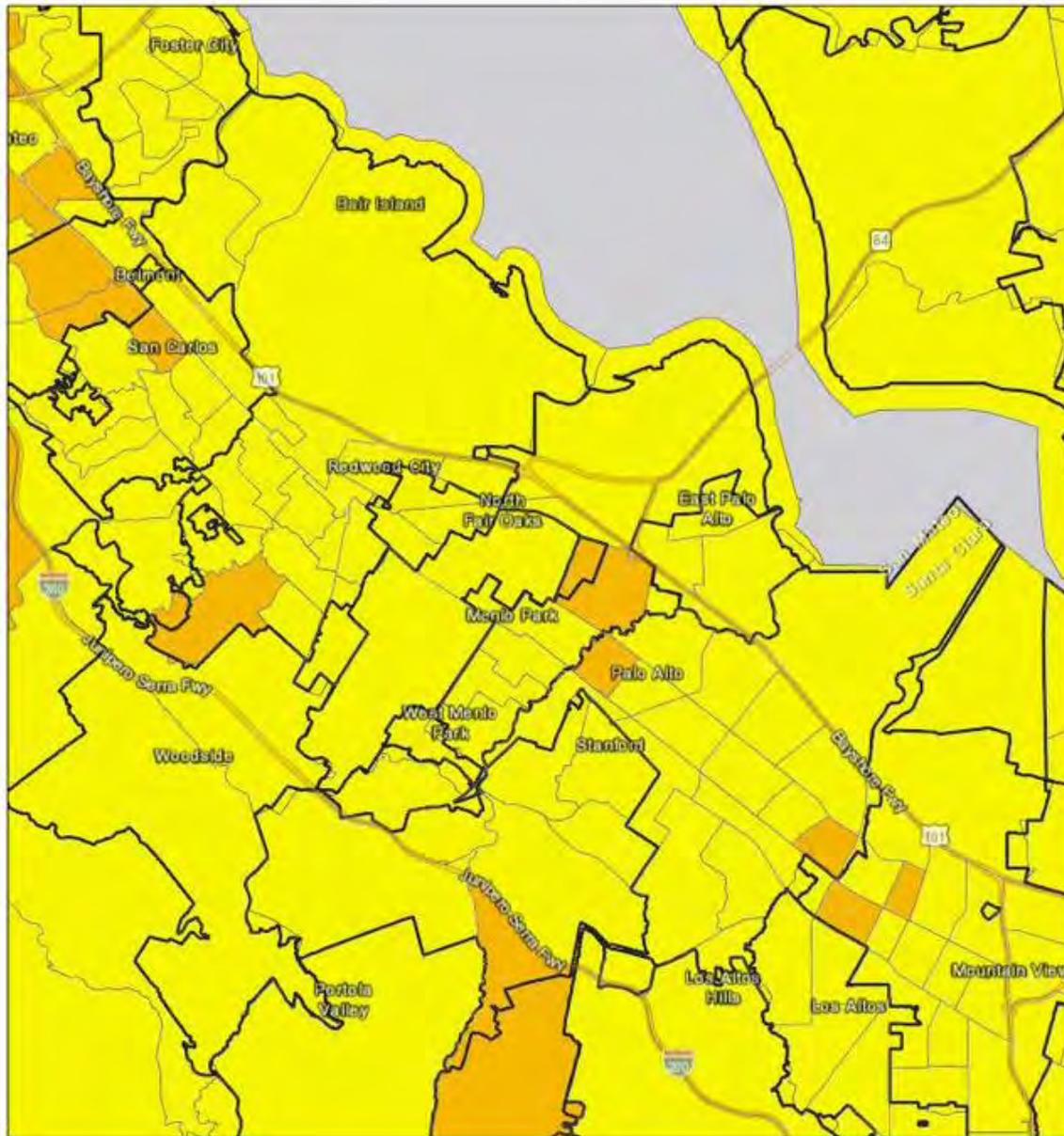
Figure II-13.

### Share of Population by Disability Status, 2019



Source: ABAG Housing Needs Data Workbook

**Figure II-14.**  
**% of Population with a Disability by Census Tract, 2019**



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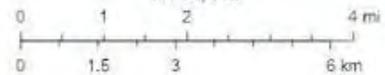
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City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

< 10%

10% - 20%



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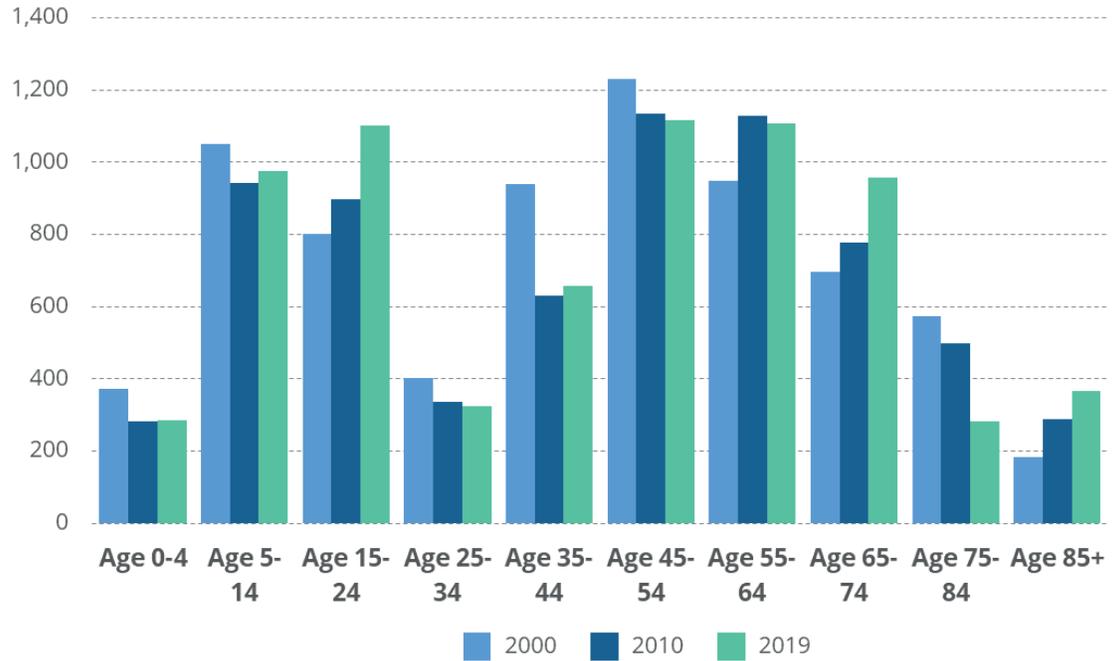
CA HCD  
 Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

**Familial status.**

**Figure II-15.**

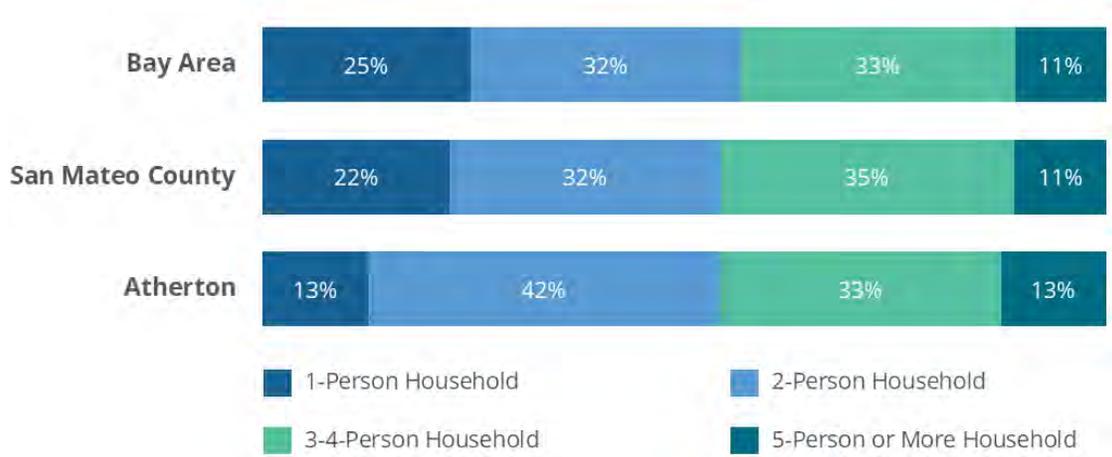
**Age Distribution, Atherton, 2000-2019**



Source: ABAG Housing Needs Data Workbook

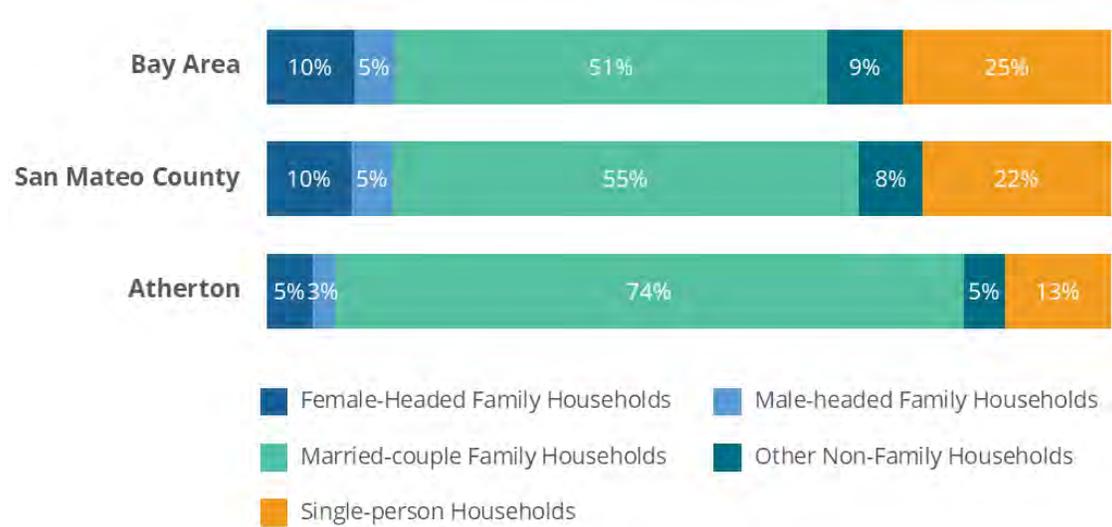
**Figure II-16.**

**Share of Households by Size, 2019**



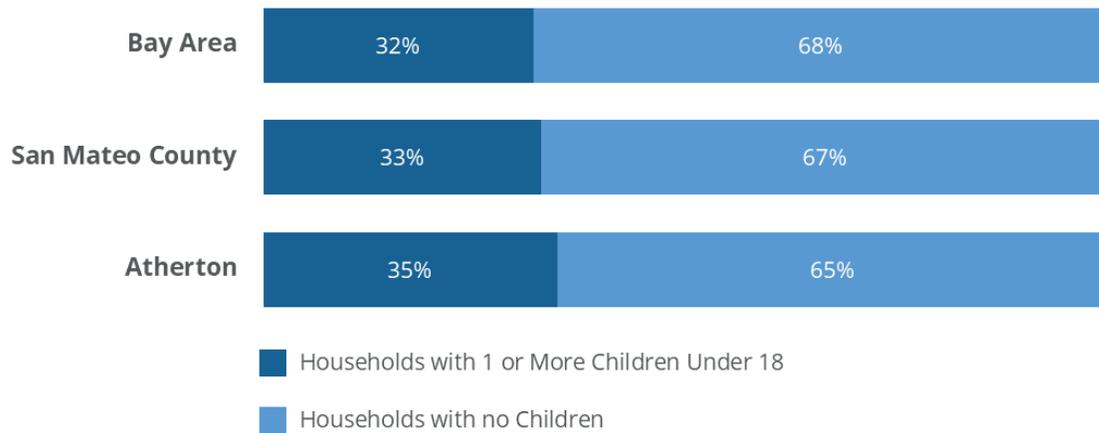
Source: ABAG Housing Needs Data Workbook

**Figure II-17.**  
**Share of Households by Type, 2019**



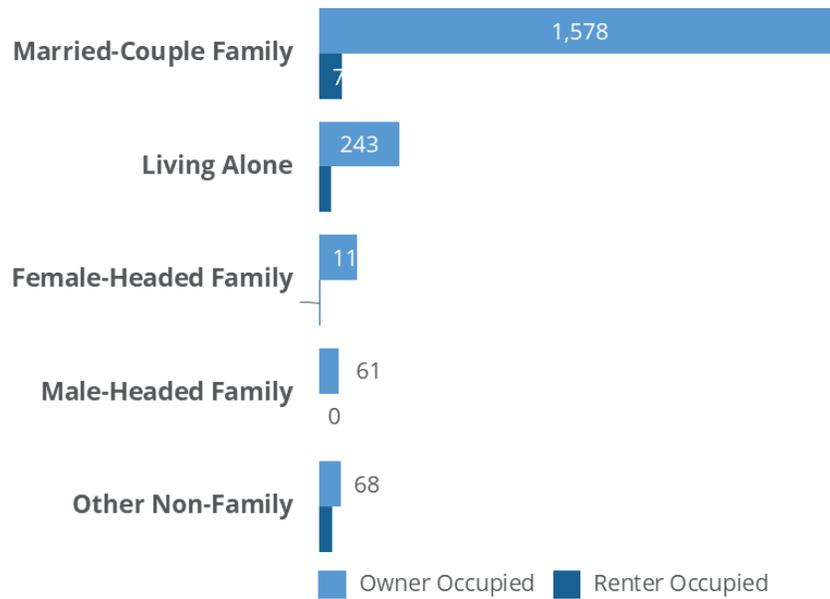
Source: ABAG Housing Needs Data Workbook

**Figure II-18.**  
**Share of Households by Presence of Children (Less than 18 years old), 2019**



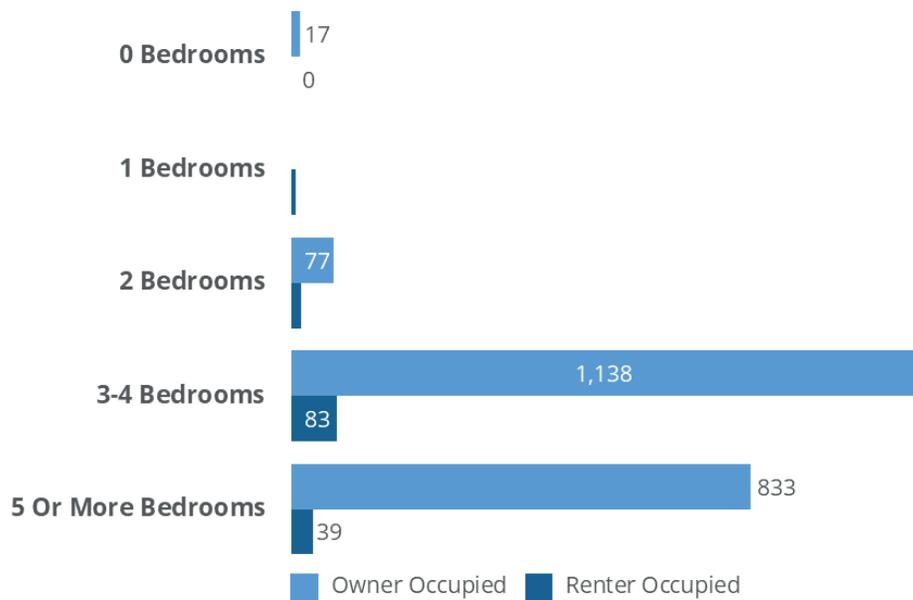
Source: ABAG Housing Needs Data Workbook

**Figure II-19.**  
**Housing Type by Tenure, Atherton, 2019**



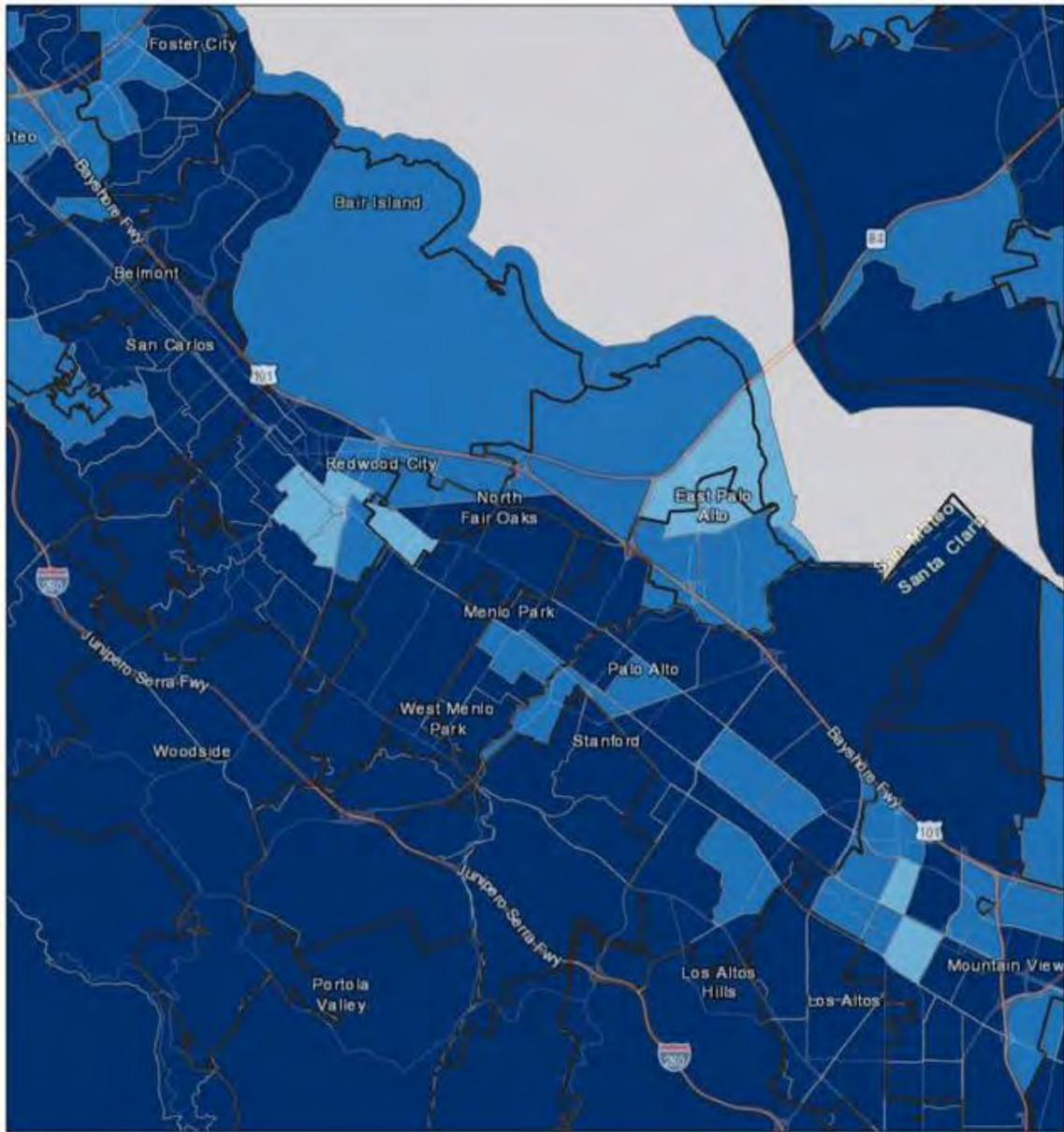
Source: ABAG Housing Needs Data Workbook

**Figure II-20.**  
**Housing Units by Number of Bedrooms and Tenure, Atherton, 2019**



Source: ABAG Housing Needs Data Workbook

**Figure II-21.**  
**% of Children in Married Couple Households by Census Tract, 2019**



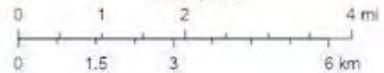
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City/Town Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

- 40% - 60%
- 60% - 80%
- > 80%

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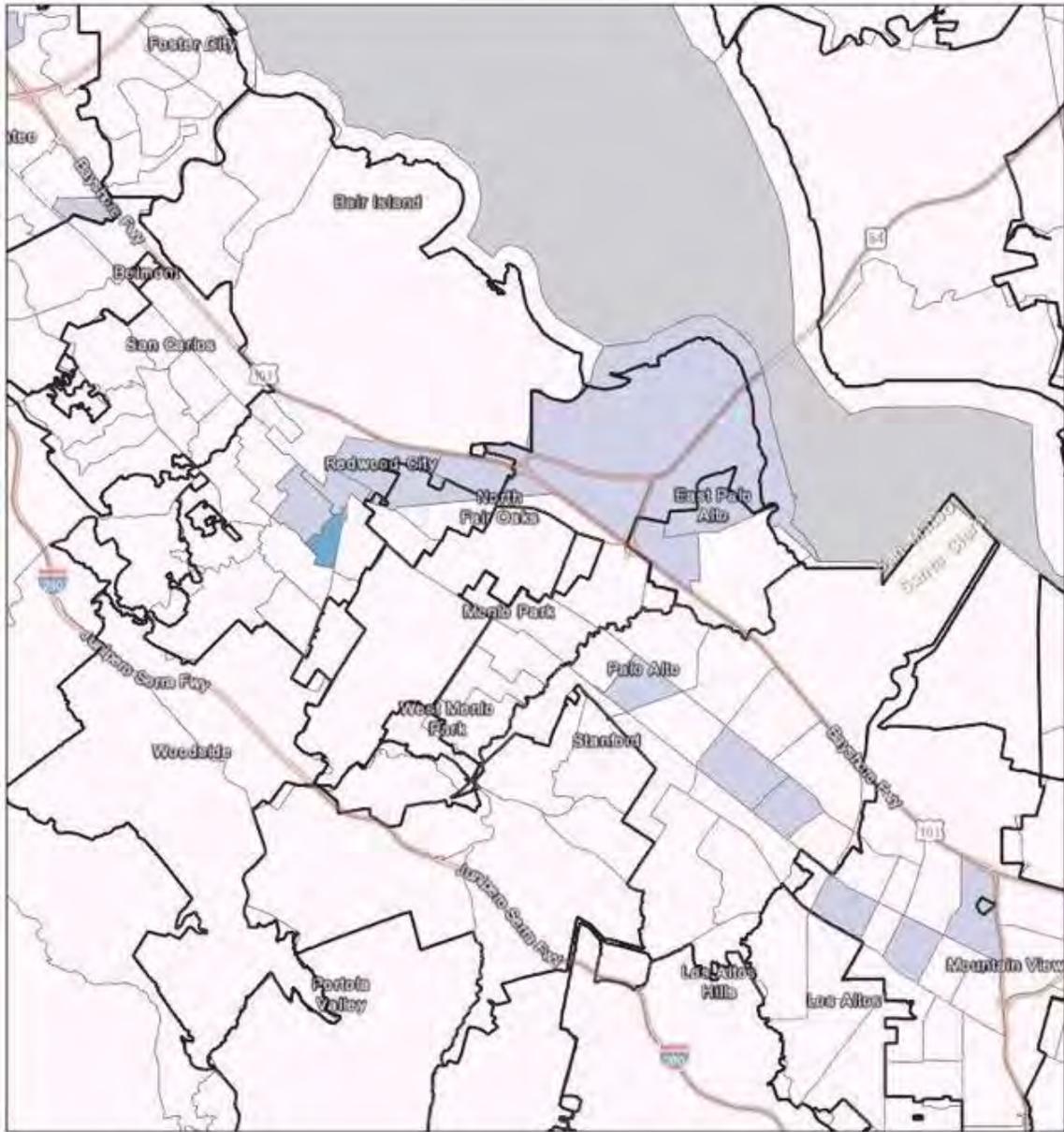


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Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS; PlausWorks 2021, HUD 2019; PlaceWorks 2021. CA HCD

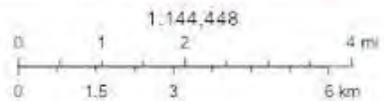
Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure II-22. [legend missing in HCD provided map]**  
**% Households with Single Female with Children by Census Tract, 2019**



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City/Town Boundaries

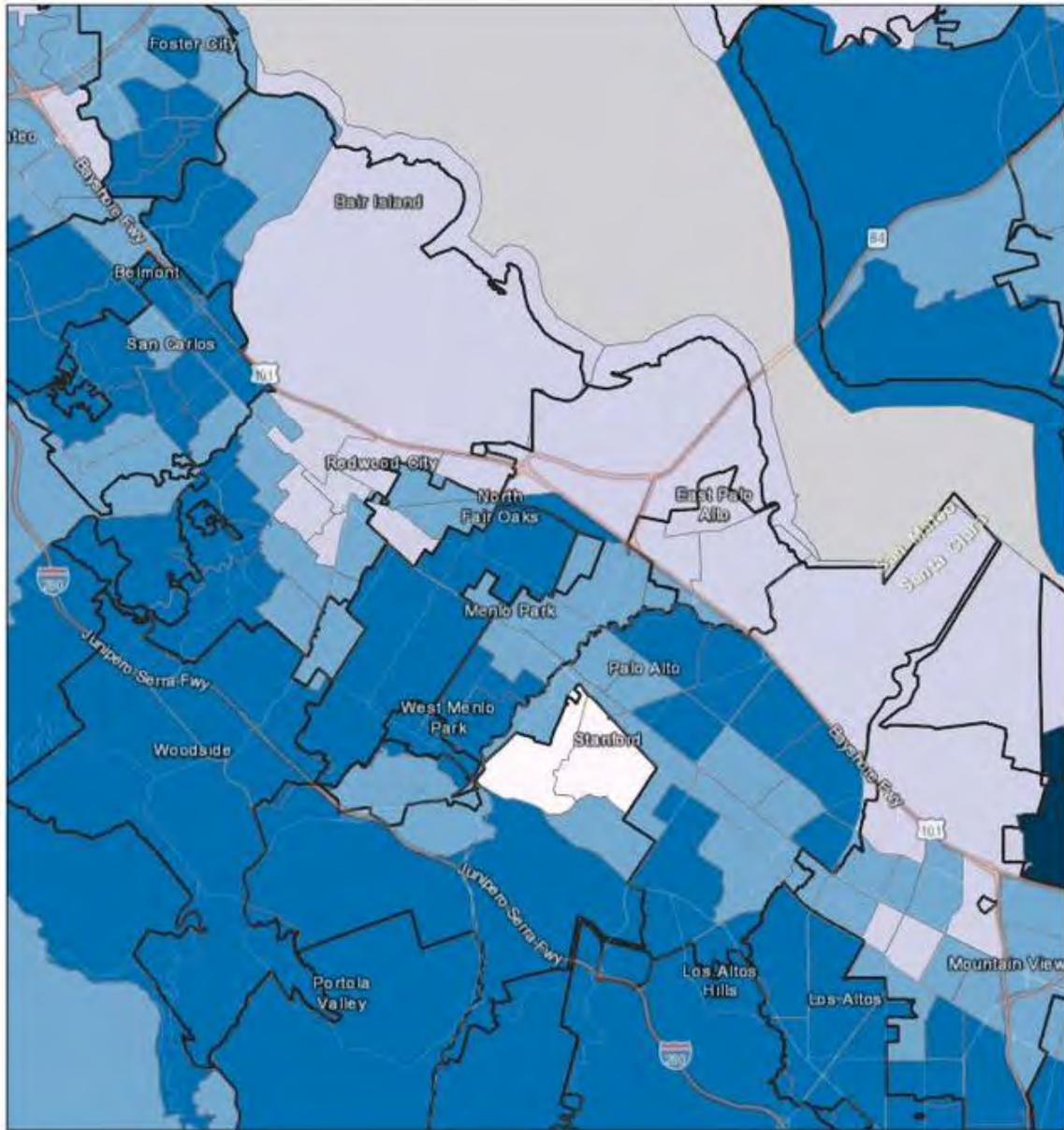


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CA HCD  
 Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, © PlateWorks 2021, MUG 2019, © PlateWorks 2021.

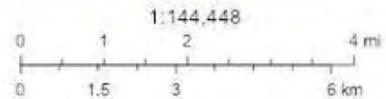
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-23. **[legend missing in HCD provided map]**  
 % of Married Couple Households by Census Tract, 2019



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City/Town Boundaries

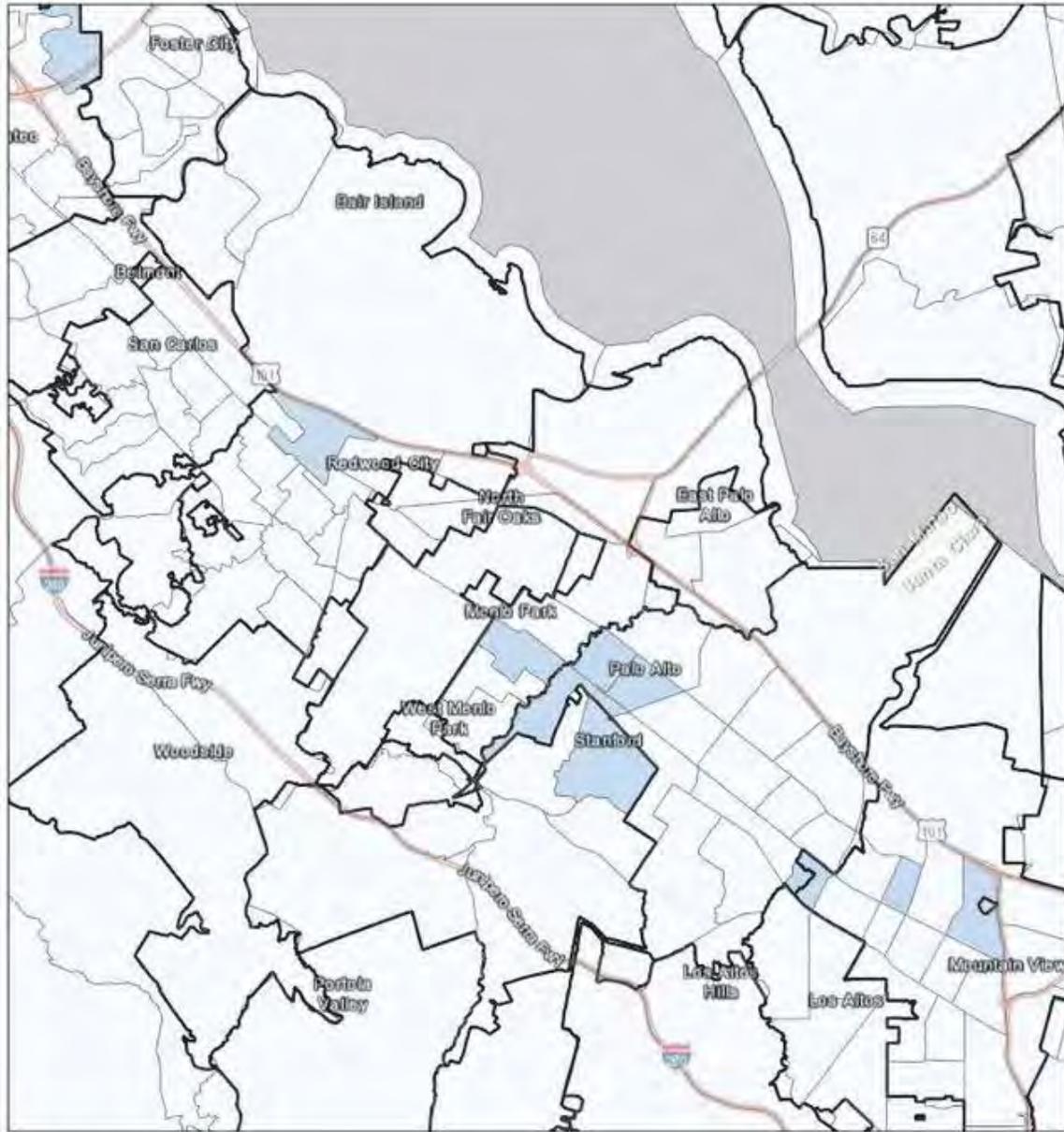


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CA HCD  
 Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PicoWorks 2021, HUD 2019 | PicoWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

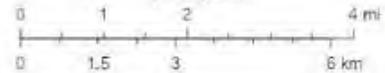
**Figure II-24. [legend missing in HCD provided map]**  
**% of Adults Living Alone by Census Tract, 2019**



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City/Town Boundaries

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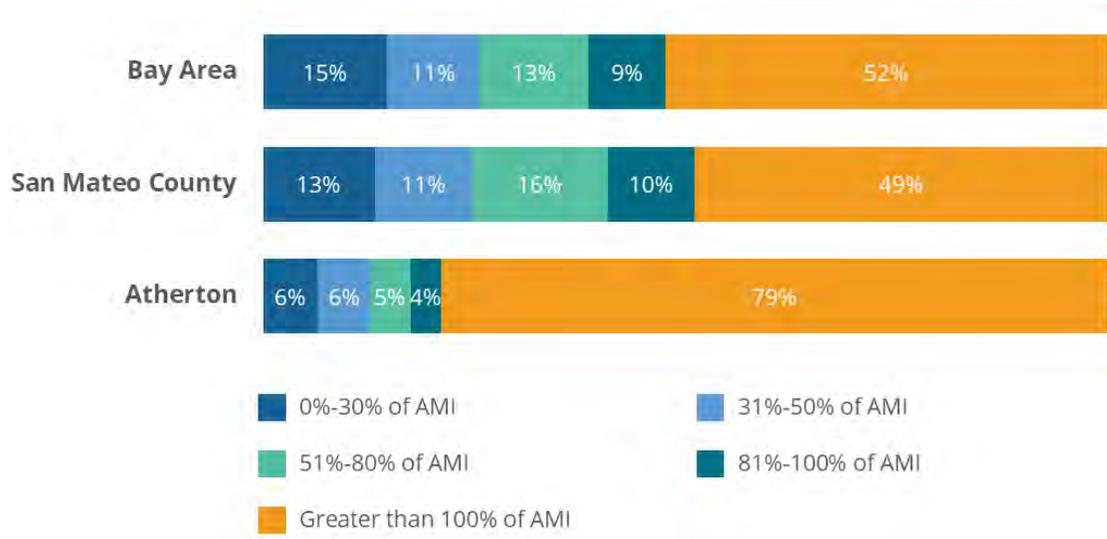
CA HCD  
 Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, PlaceWorks 2021, HCD 2019, PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

## Household income.

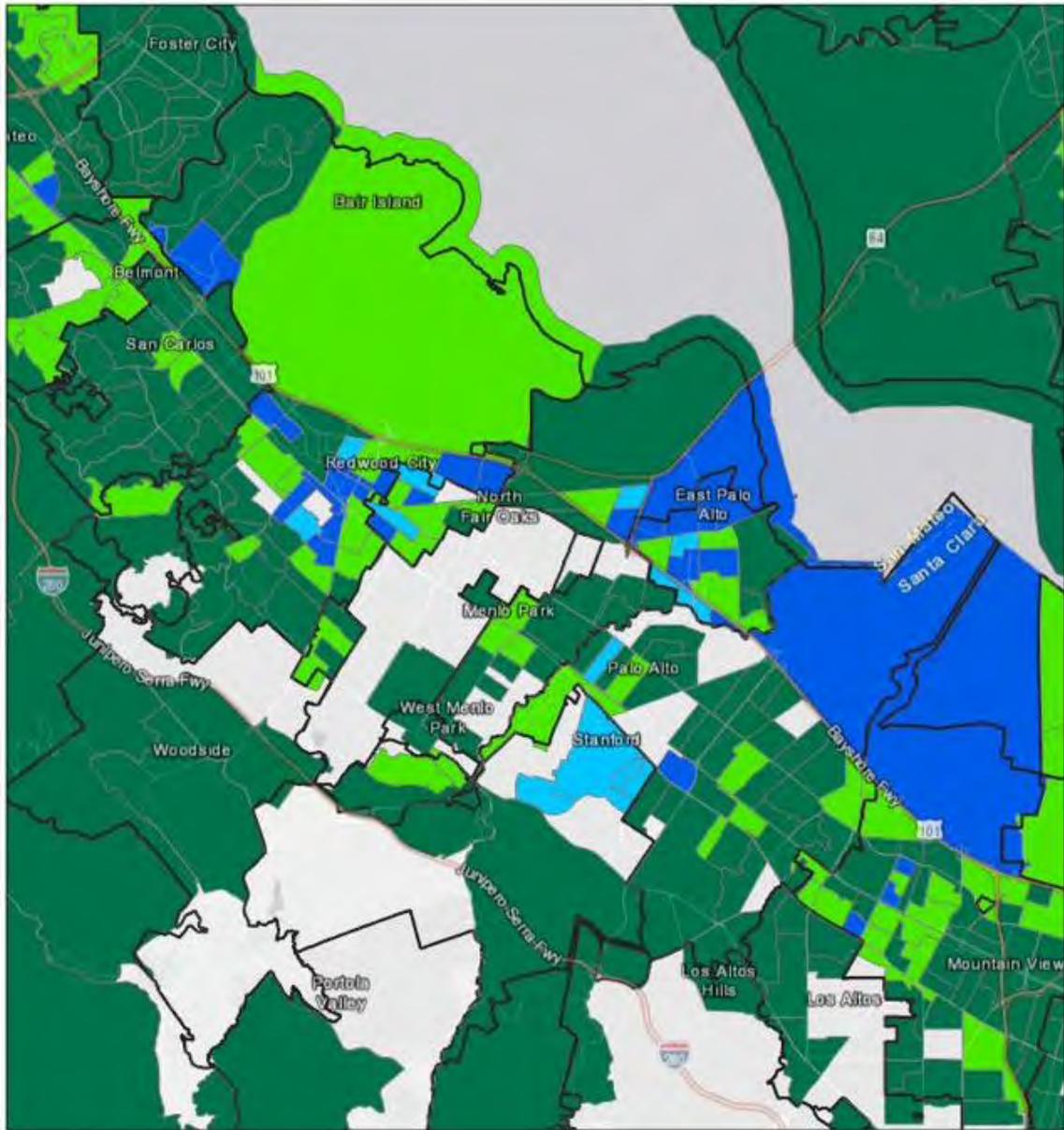
Figure II-25.

### Share of Households by Area Median Income (AMI), 2019



Source: ABAG Housing Needs Data Workbook

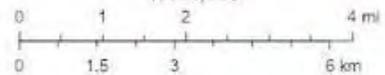
**Figure II-26.**  
**Median Household Income – by Block Group, 2019**



11/16/2021, 1:56:55 PM

1:144,448

-  City/Town Boundaries
- (R) Median Income (ACS, 2015-2019) – Block Group
-  < \$55,000
-  < \$87,100 (HCD 2020 State Median Income)
-  < \$125,000
-  Greater than \$125,000

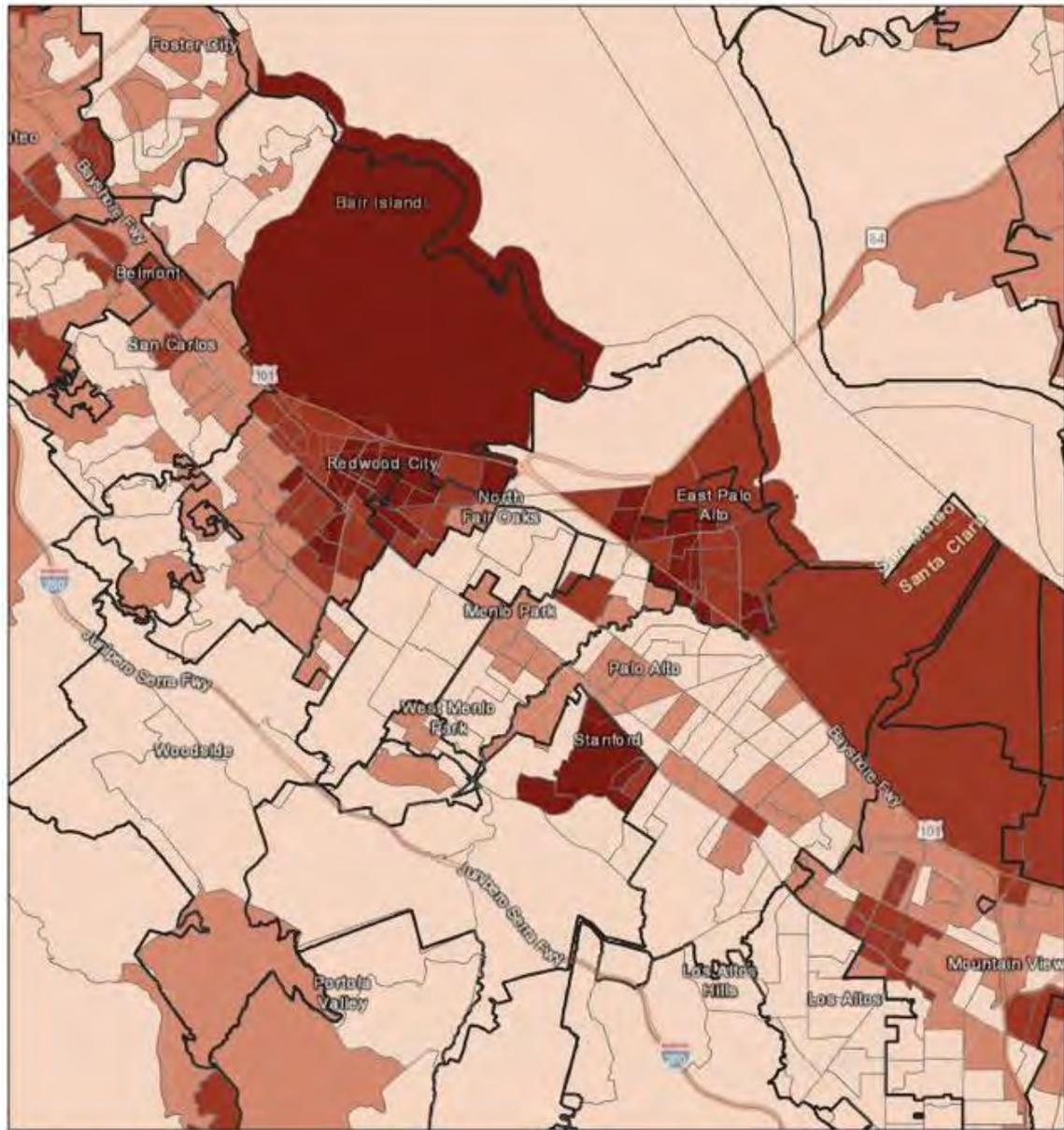


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CA HCD  
 Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

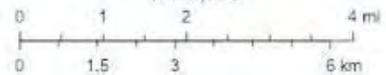
**Figure II-27.**  
**Low to Moderate Income Population by Block Group**



11/16/2021, 1:54:07 PM

1:144,448

City/Town Boundaries



(A) Low to Moderate Income Population (HUD) - Block Group

- < 25%
- 25% - 50%
- 50% - 75%
- 75% - 100%

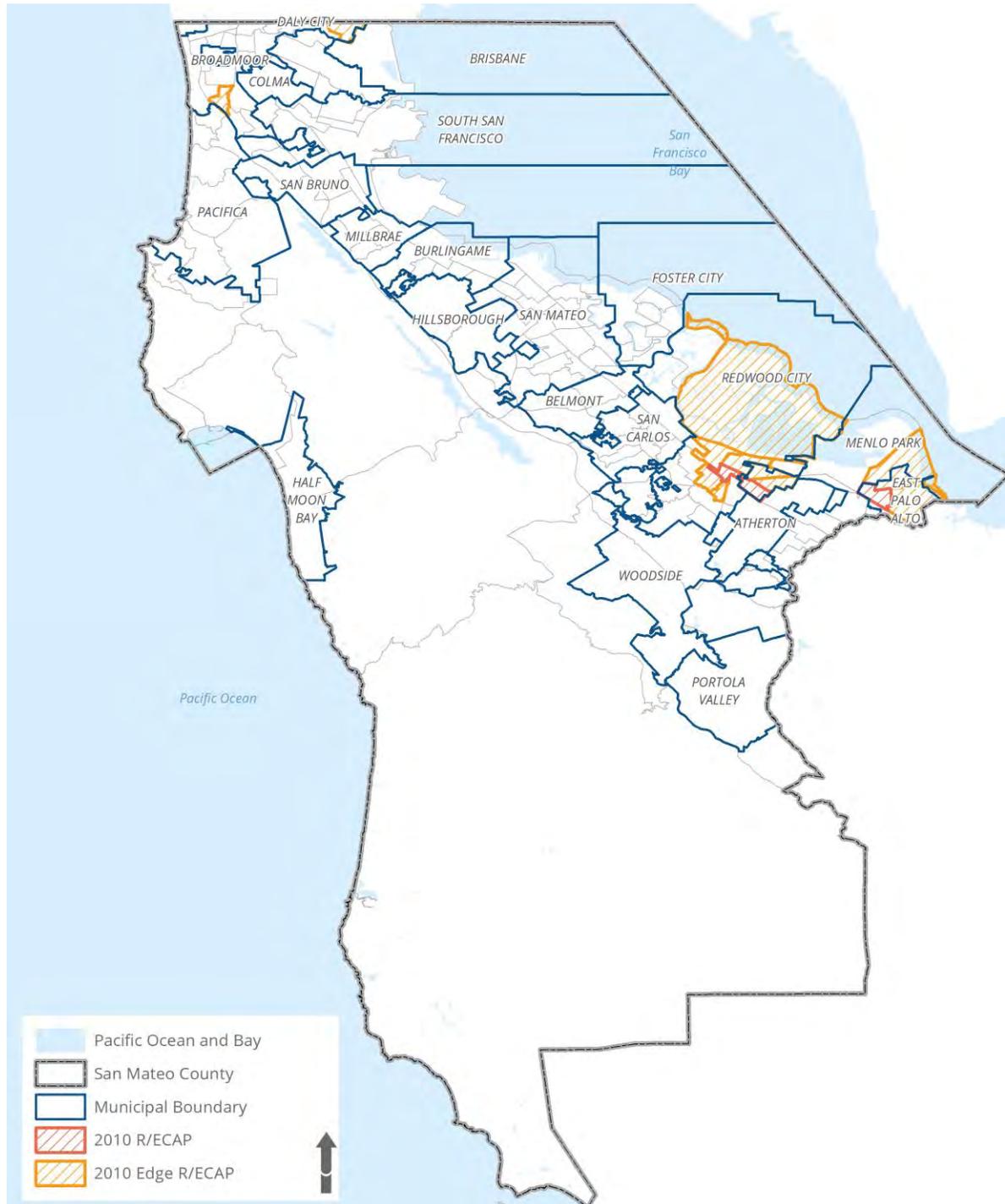
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Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | P100000000, HUD 2019 | P100000000

Source: California Department of Housing and Community Development AFFH Data Viewer



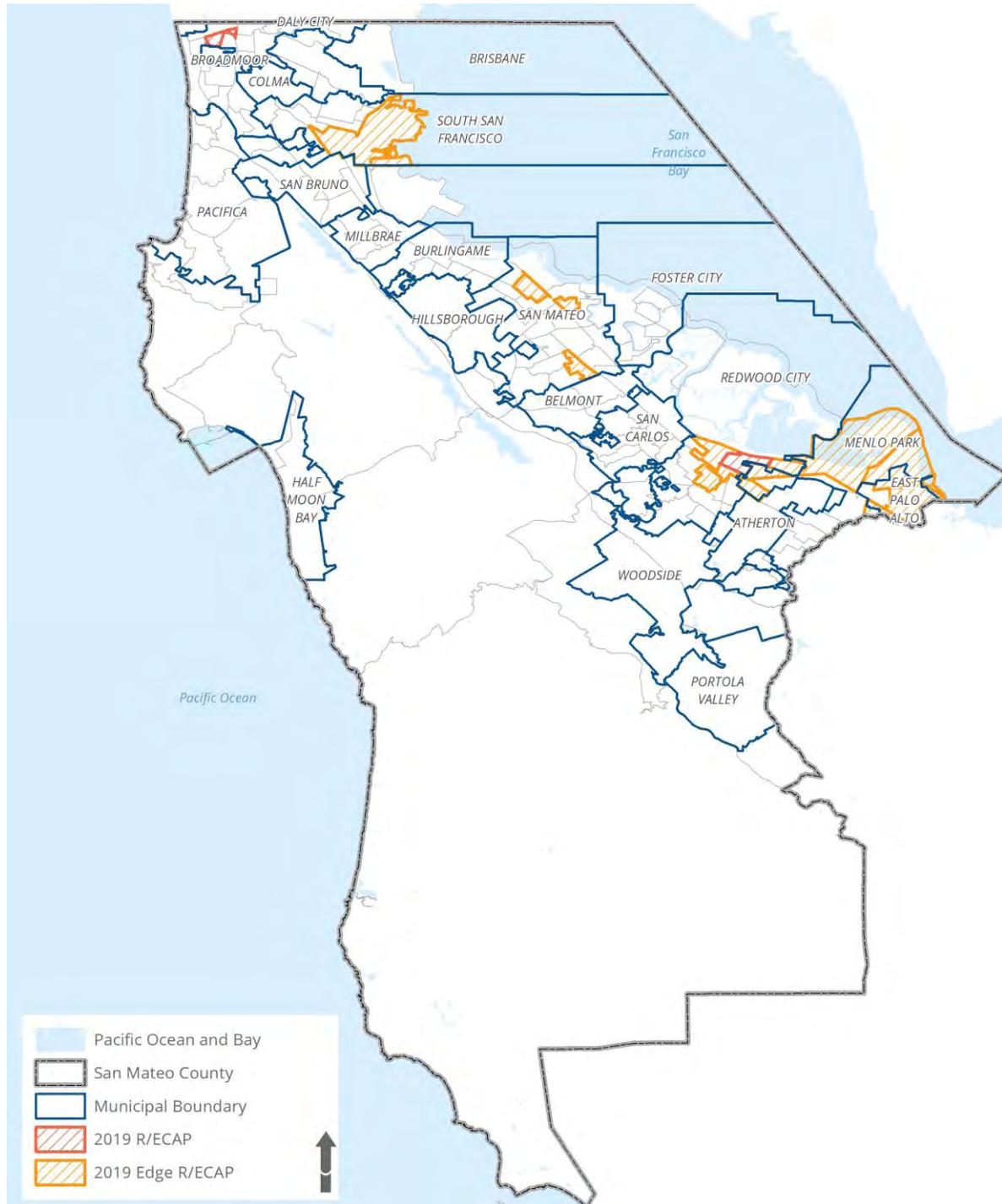
**Figure II-29.  
R/ECAPs and Edge R/ECAPs, 2010**



Note: R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County (19.4% in 2010). Edge R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is two times the average tract poverty rate for the County (13% in 2010).

Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure II-30.**  
**Areas of High Segregation and Poverty, 2021**



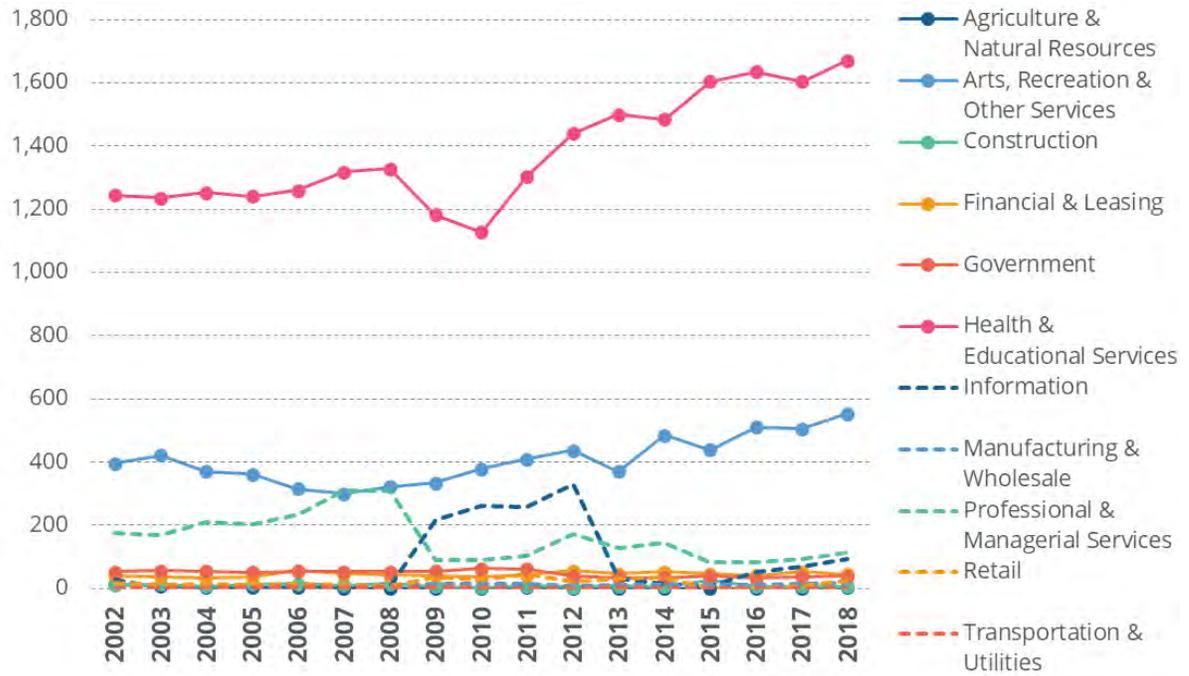
Note: R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County (19.1% in 2010). Edge R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is two times the average tract poverty rate for the County (12.8% in 2019).

Source: California Department of Housing and Community Development AFFH Data Viewer

## **SECTION III. Access to Opportunity Education**

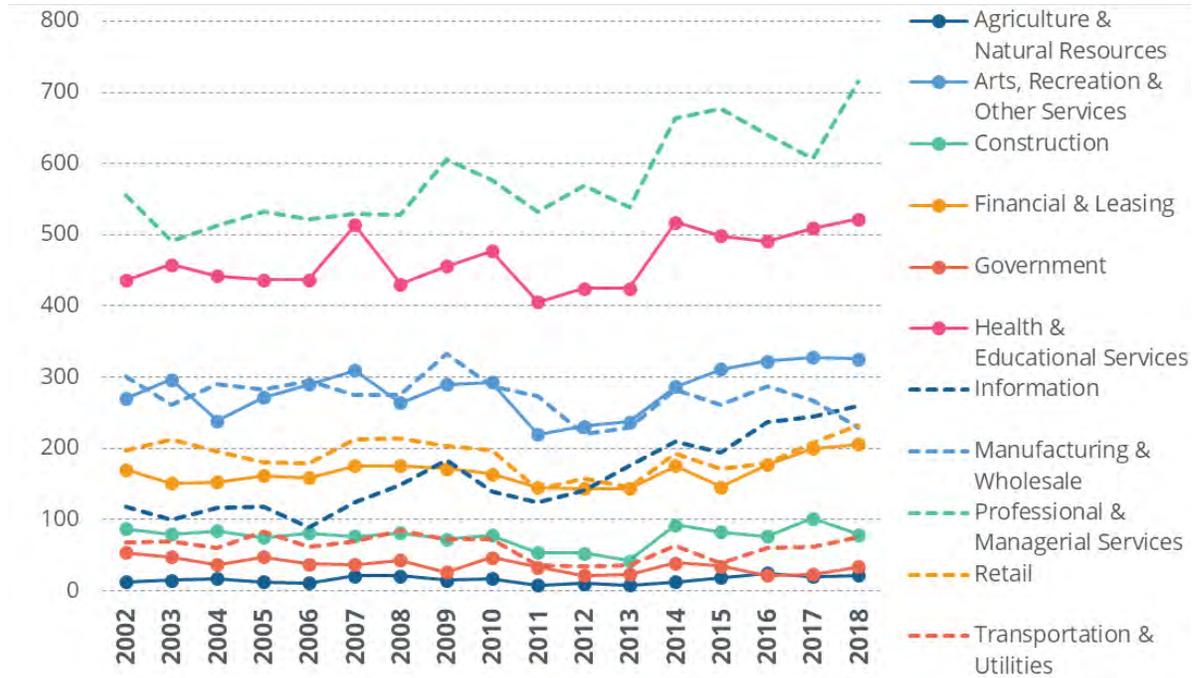


**Employment**  
**Figure III-2.**  
**Jobs by Industry, Atherton, 2002-2018**



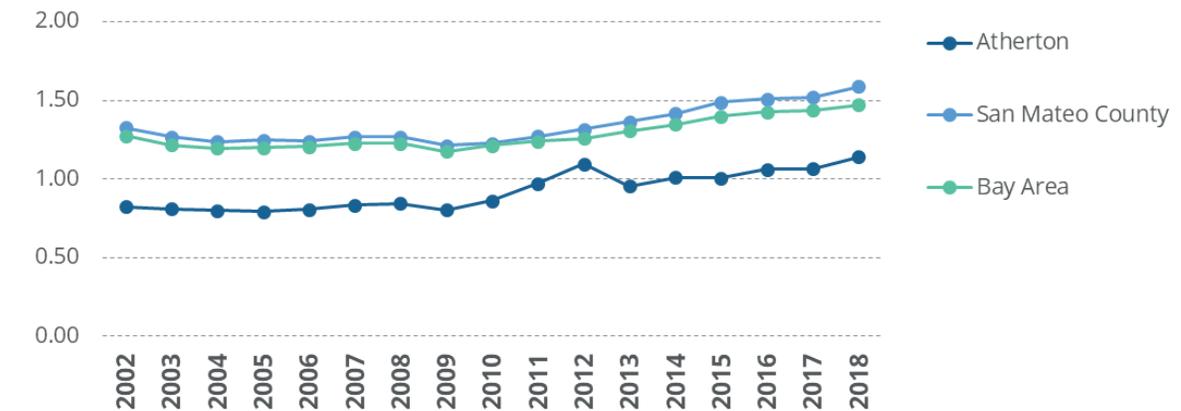
Source: ABAG Housing Needs Data Workbook

**Figure III-3.**  
**Job Holders by Industry, Atherton, 2002-2018**



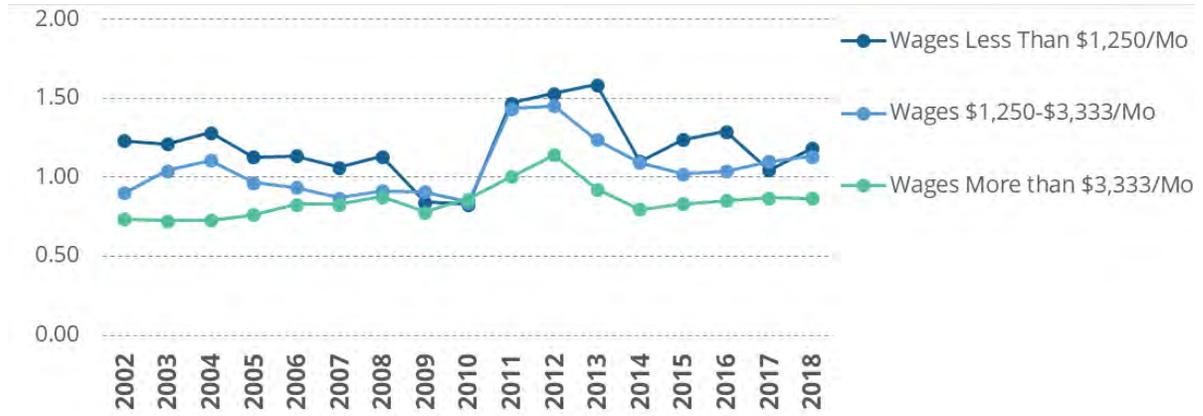
Source: ABAG Housing Needs Data Workbook

**Figure III-4.**  
**Jobs to Household Ratio, Atherton, 2002-2018**



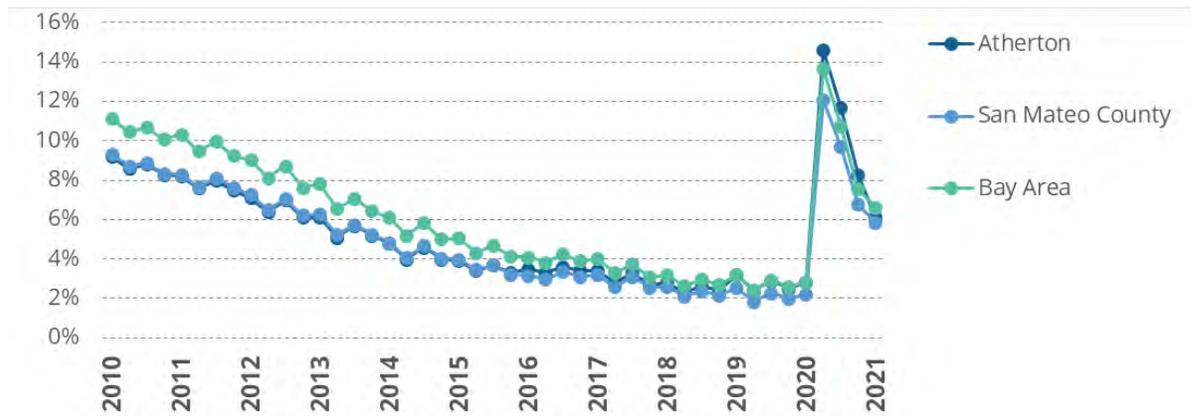
Source: ABAG Housing Needs Data Workbook

**Figure III-5.**  
**Jobs to Worker Ratio by Wage, Atherton, 2002-2018**



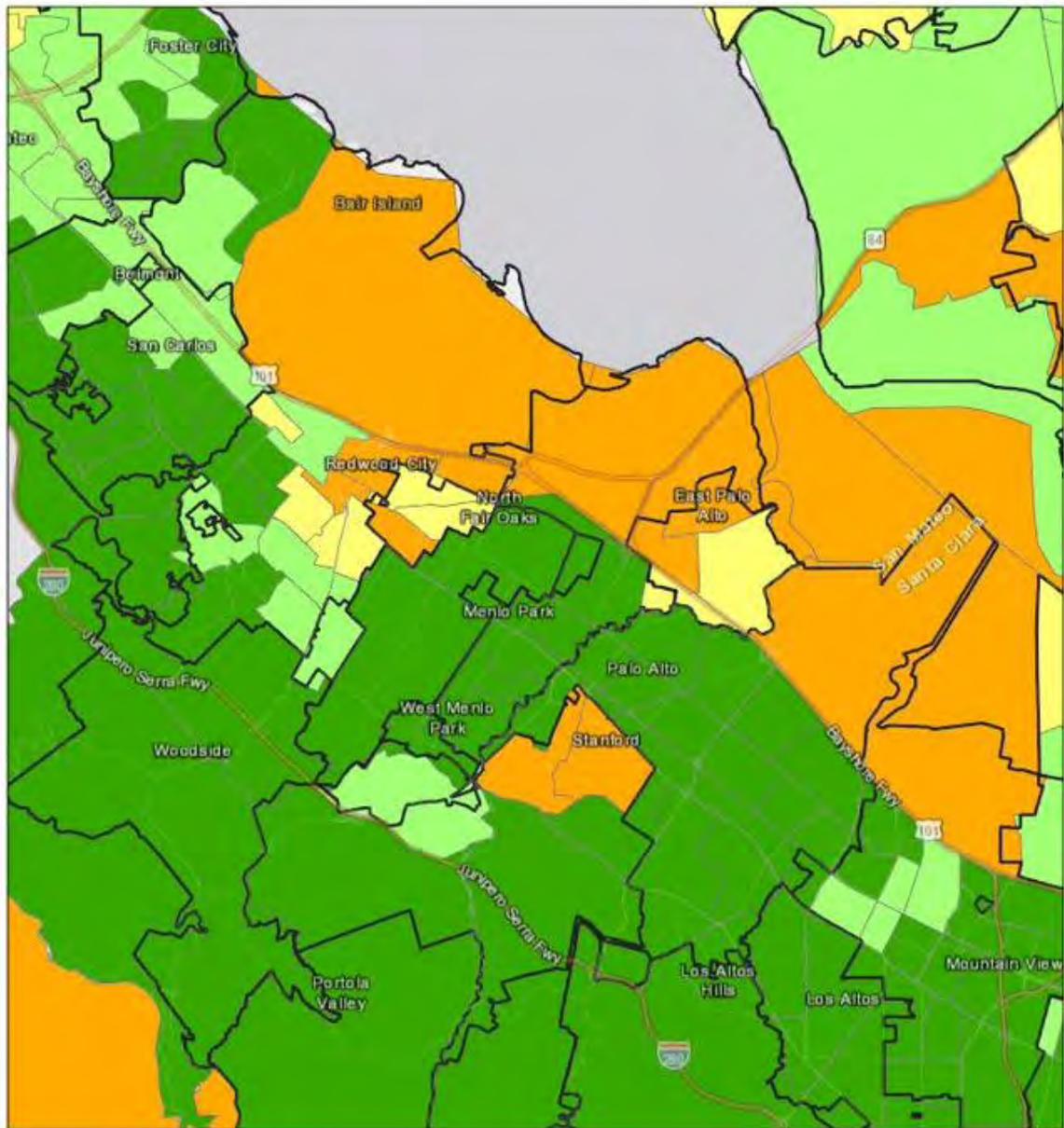
Source: ABAG Housing Needs Data Workbook

**Figure III-6.**  
**Unemployment Rate, 2010-2021**



Source: ABAG Housing Needs Data Workbook

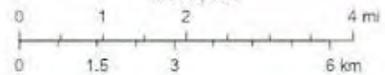
**Figure III-7.**  
**TCAC Opportunity Areas Economic Score by Census Tract, 2021**



11/16/2021, 2:33:20 PM

1:144,448

- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Economic Score - Tract
- < 0.25 (Less Positive Economic Outcome)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Economic Outcome)
- No Data

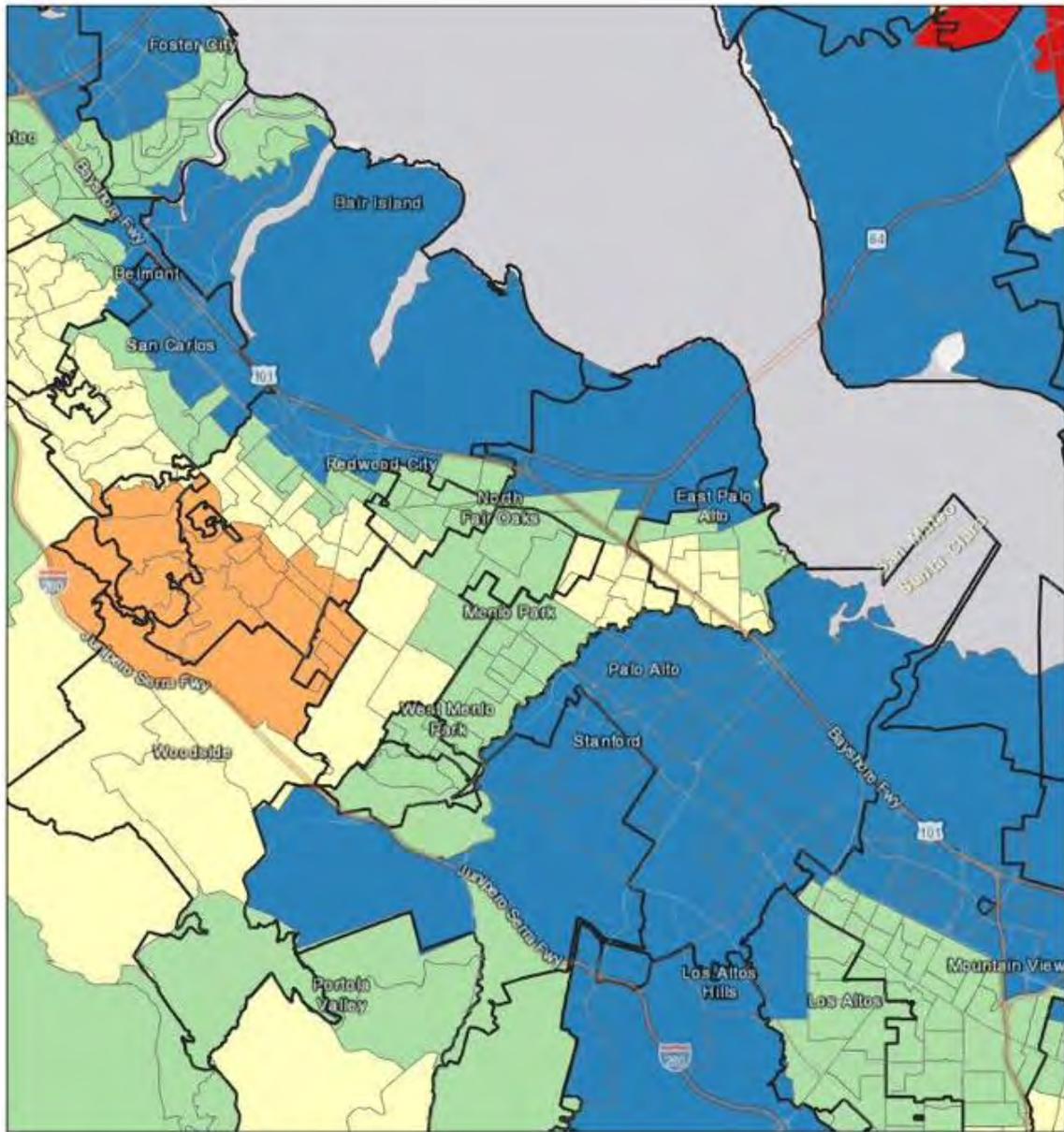


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Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2018 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure III-8.**  
**Jobs Proximity Index by Block Group, 2017**



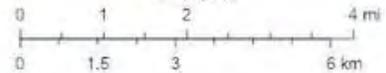
11/16/2021, 2:37:14 PM

1:144,448

City/Town Boundaries

(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

- < 20 (Furthest Proximity)
- 20 - 40
- 40 - 60
- 60 - 80
- > 80 (Closest Proximity)



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Source: California Department of Housing and Community Development AFFH Data Viewer

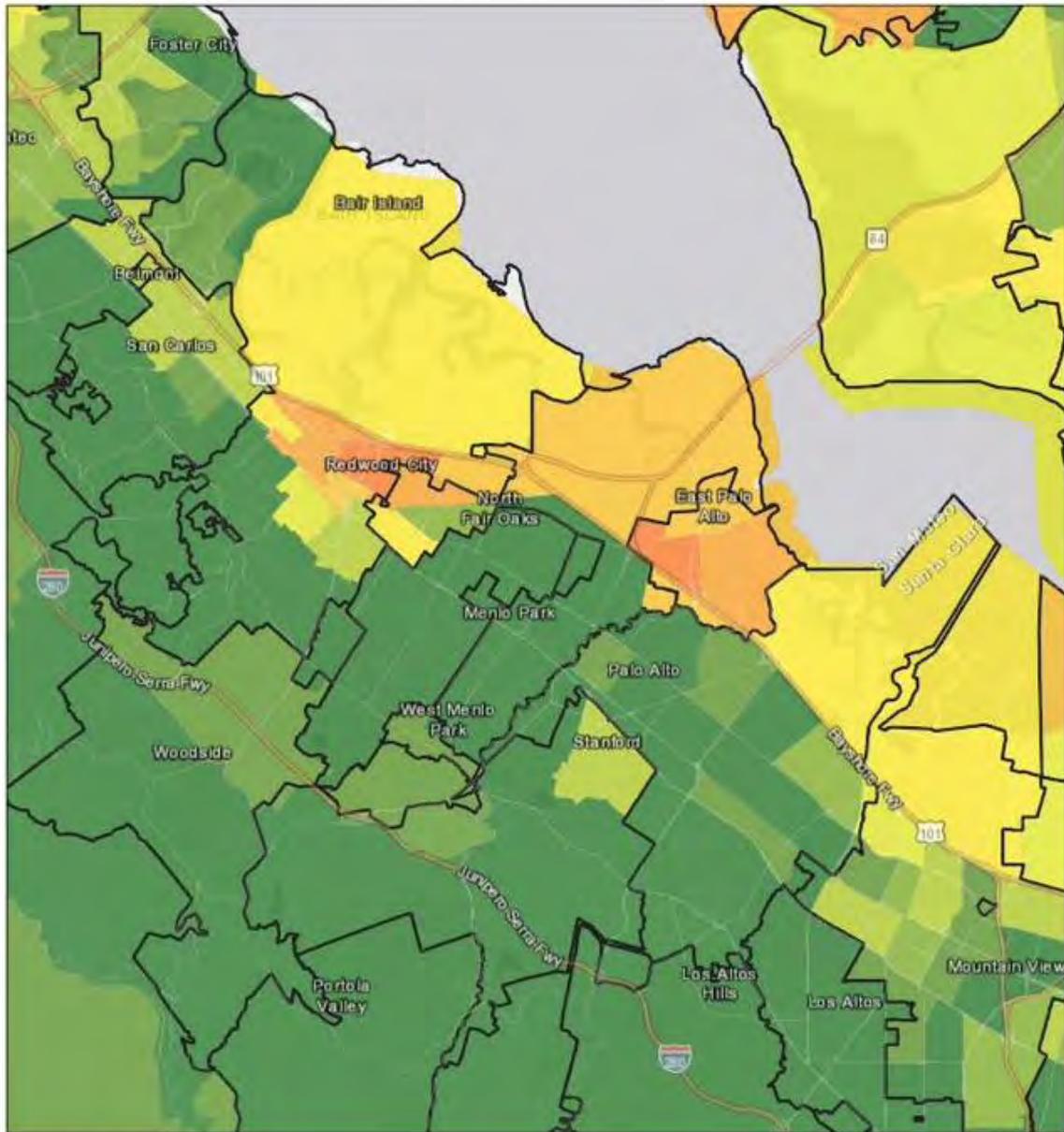
## **Transportation**

[TCAC's transportation opportunity score and maps were not available at the time of this report]

## **Environment**

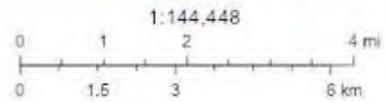


**Figure III-10.**  
**CalEnviroScreen by Census Tract, 2021**



11/16/2021, 2:30:19 PM

City/Town Boundaries	41 - 50%
(A) CalEnviroScreen 4.0, 2021 - Tract	51 - 60%
1 - 10% (Lowest Scores)	61 - 70%
11 - 20%	71 - 80%
21 - 30%	81 - 90%
31 - 40%	

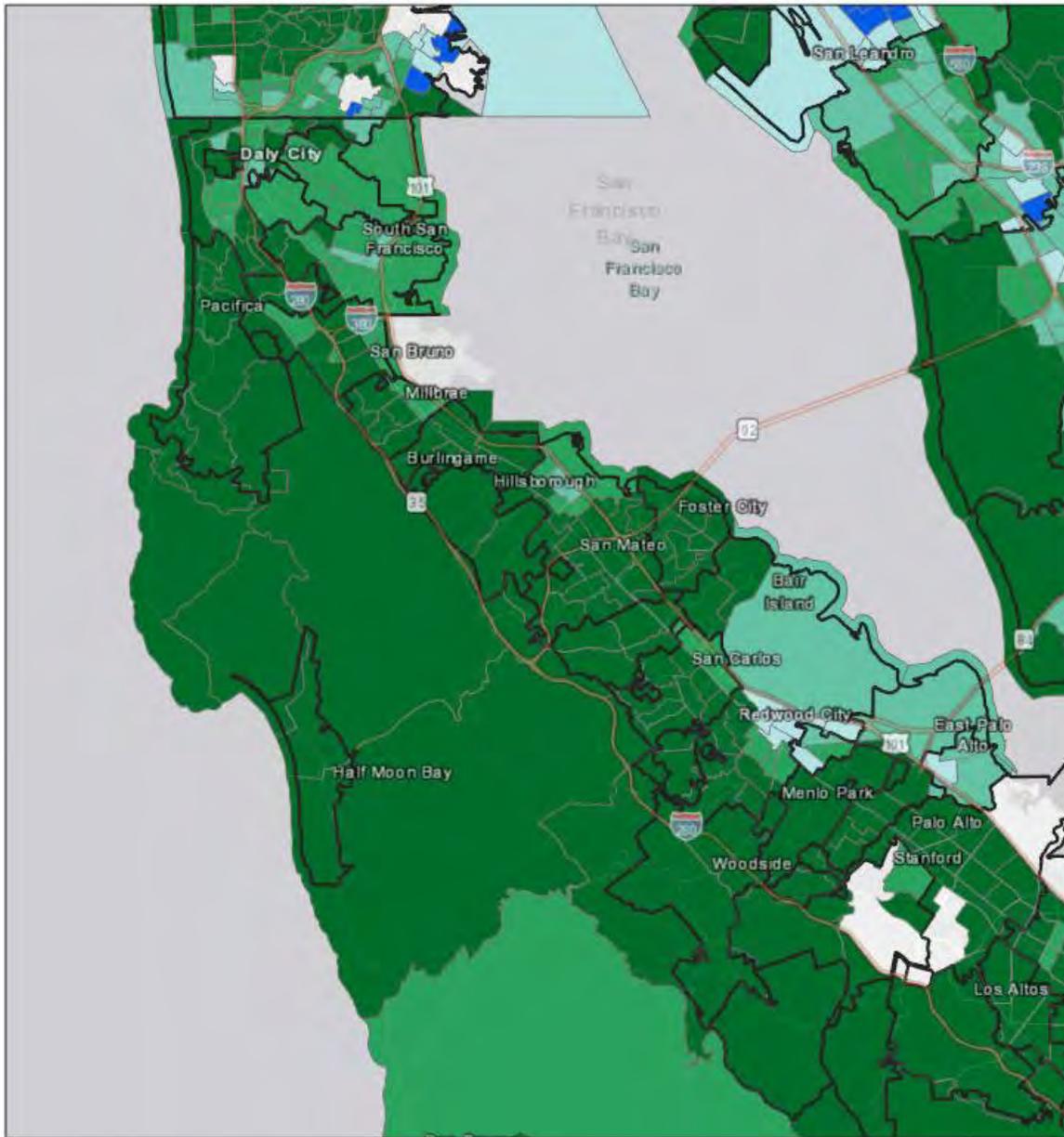


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CA HCD  
 Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021 | HUD 2019 | PlaceWorks 2021.

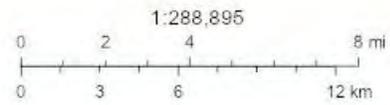
Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure III-11.**  
**Healthy Places Index by Census Tract, 2021**



10/4/2021, 3:07:40 PM

- City/Town Boundaries
- (A) Healthy Places Index (PHASC, 2021) - Tract
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- 80% - 100%



County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

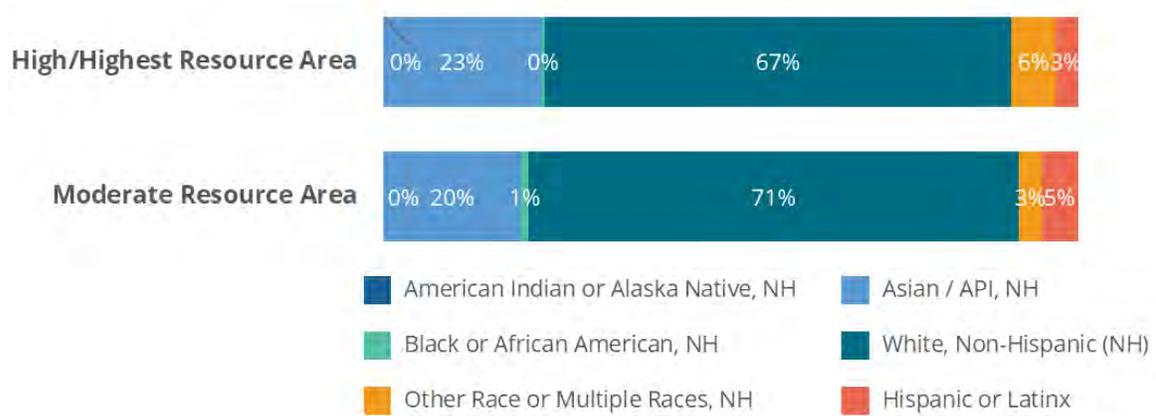
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021.

Source: California Department of Housing and Community Development AFFH Data Viewer

## Patterns in disparities in access to opportunity.

Figure III-12.

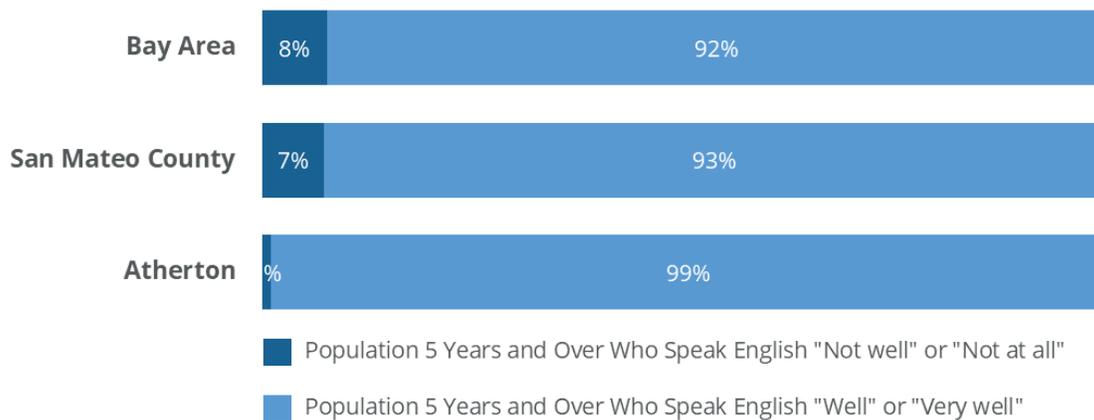
### Population Living in Moderate and High Resource Areas by Race and Ethnicity, Atherton, 2019



Source: ABAG Housing Needs Data Workbook

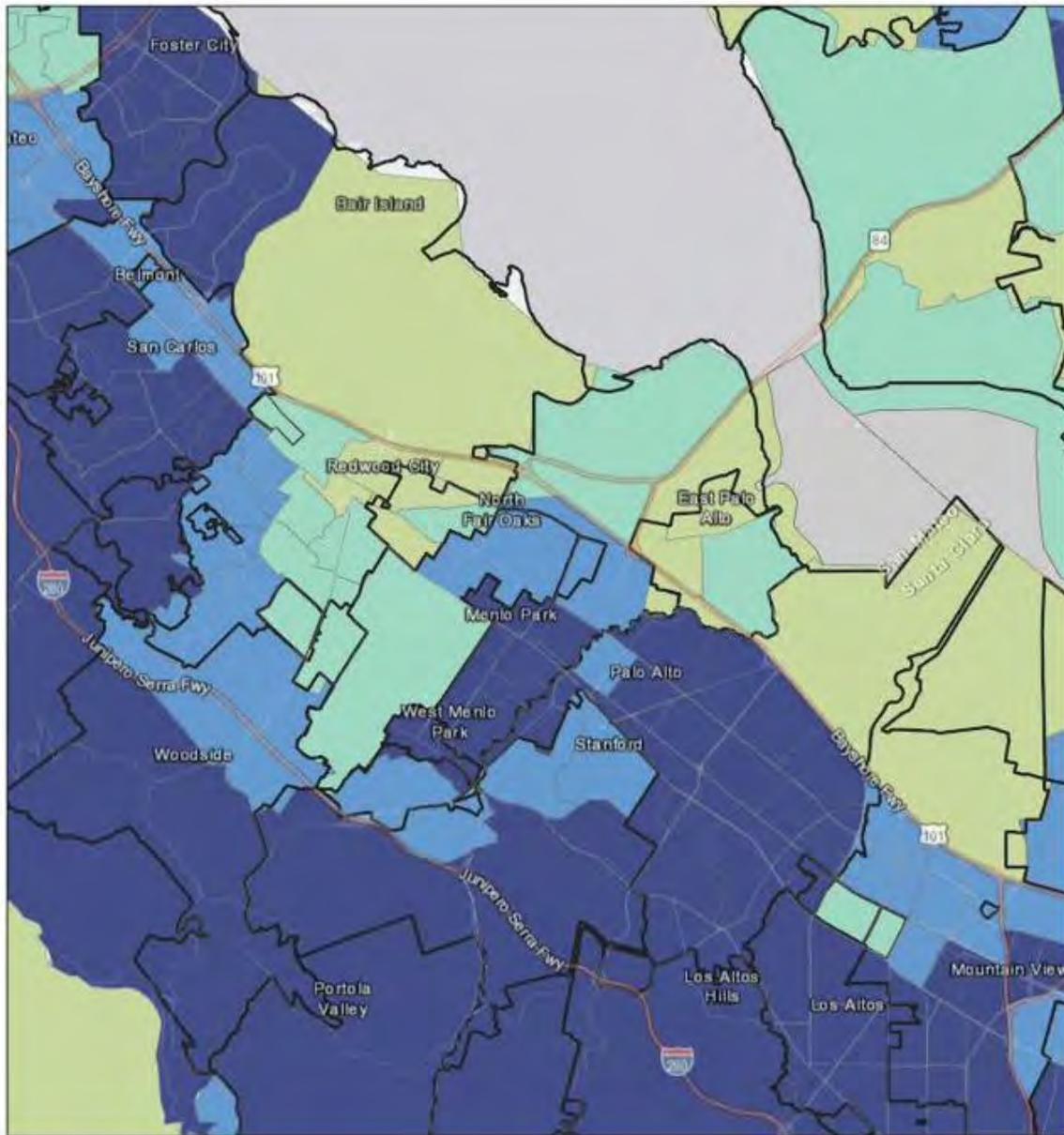
Figure III-13.

### Population with Limited English Proficiency, Atherton, 2019



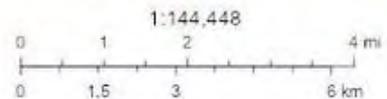
Source: ABAG Housing Needs Data Workbook

**Figure III-14.**  
**TCAC Opportunity Areas Composite Score by Census Tract, 2021**



11/16/2021, 2:31:54 PM

- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Composite Score - Tract
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource

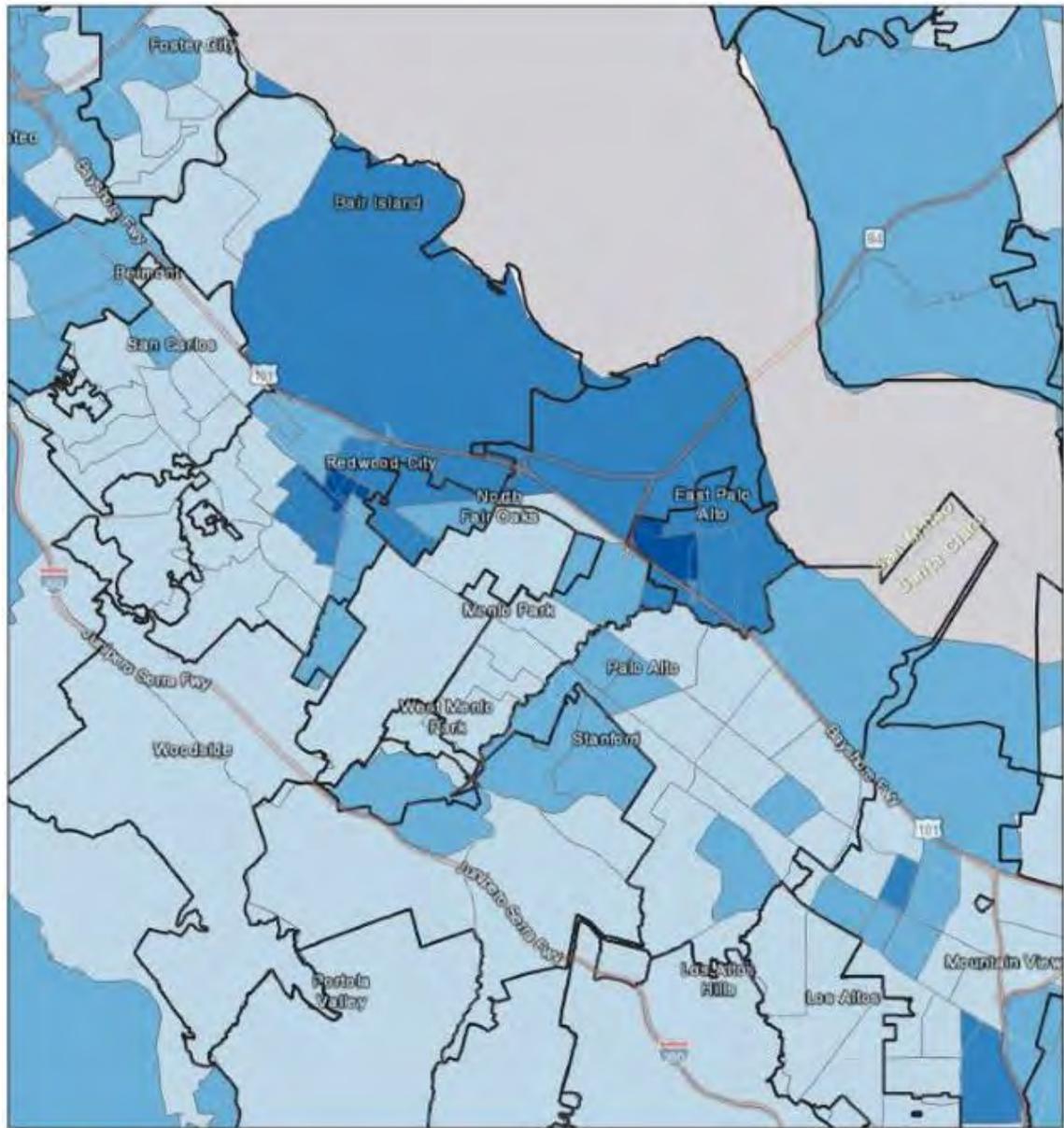


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CA HCD  
 Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure III-15.**  
**Social Vulnerability Index by Census Tract, 2018**



11/16/2021, 2:38:51 PM

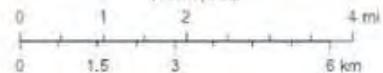
1:144,448

City/Town Boundaries

(A) Social Vulnerability Index (CDC, 2018) - Tract

Lower Vulnerability

Higher Vulnerability

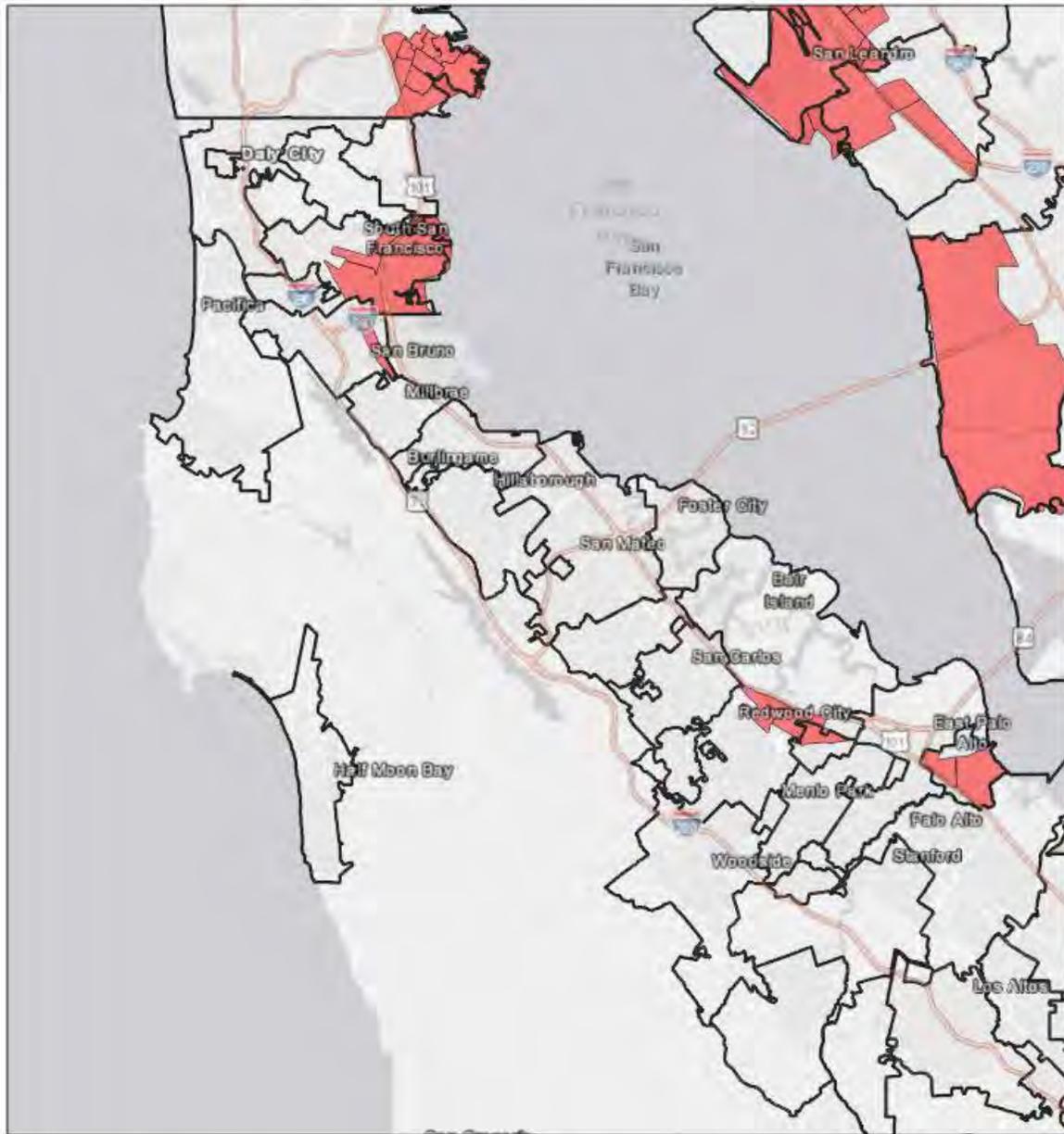


Est. HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Est. HERE, Garmin, USGS, EPA, NPS

CA HCD  
 Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Est. HERE, Garmin, USGS, EPA, NPS; PlocaWorks 2021, HUD 2019; PlocaWorks 2021.

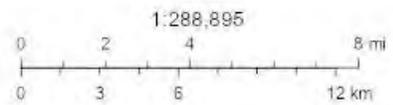
Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure III-16.**  
**SB 535 Disadvantaged Communities**



10/4/2021, 3:07:03 PM

-  City/Town Boundaries
-  (A) SB 535 Disadvantaged Communities



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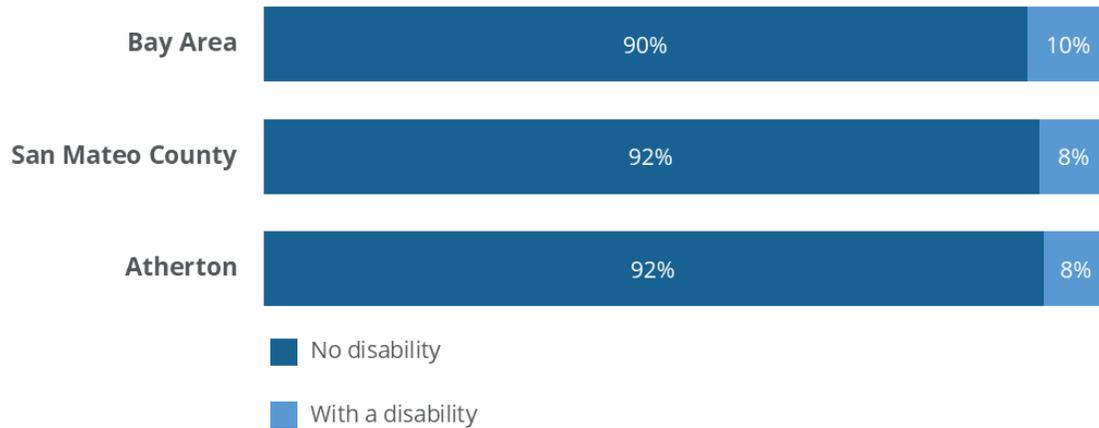
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, Esri, U.S. Census | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

## Disparities in access to opportunity for persons with disabilities.

Figure III-17.

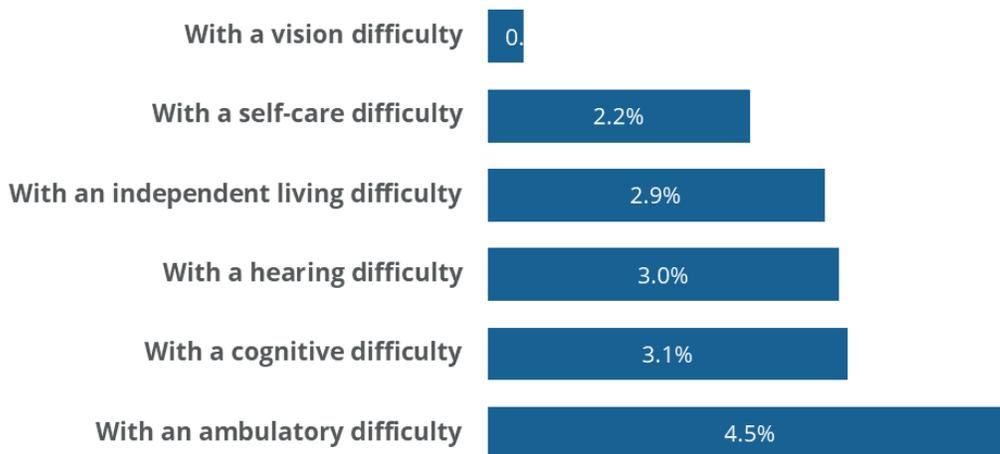
Population by Disability Status, Atherton, 2019



Source: ABAG Housing Needs Data Workbook

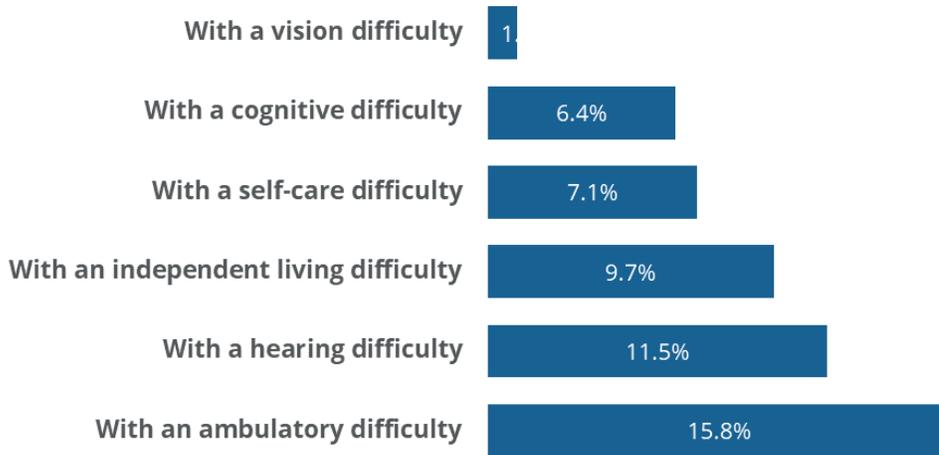
Figure III-18.

Disability by Type for the Non-Institutionalized Population 18 Years and Over, Atherton, 2019



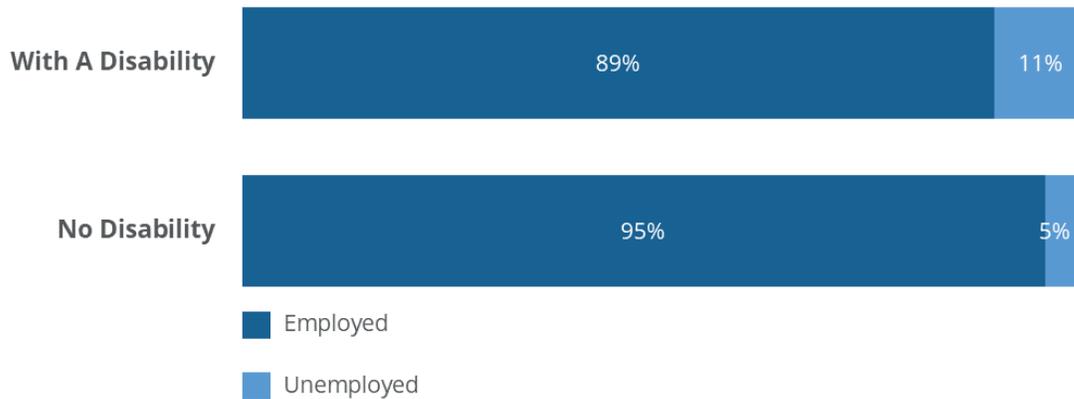
Source: ABAG Housing Needs Data Workbook

**Figure III-19.**  
**Disability by Type for Seniors (65 years and over), Atherton, 2019**



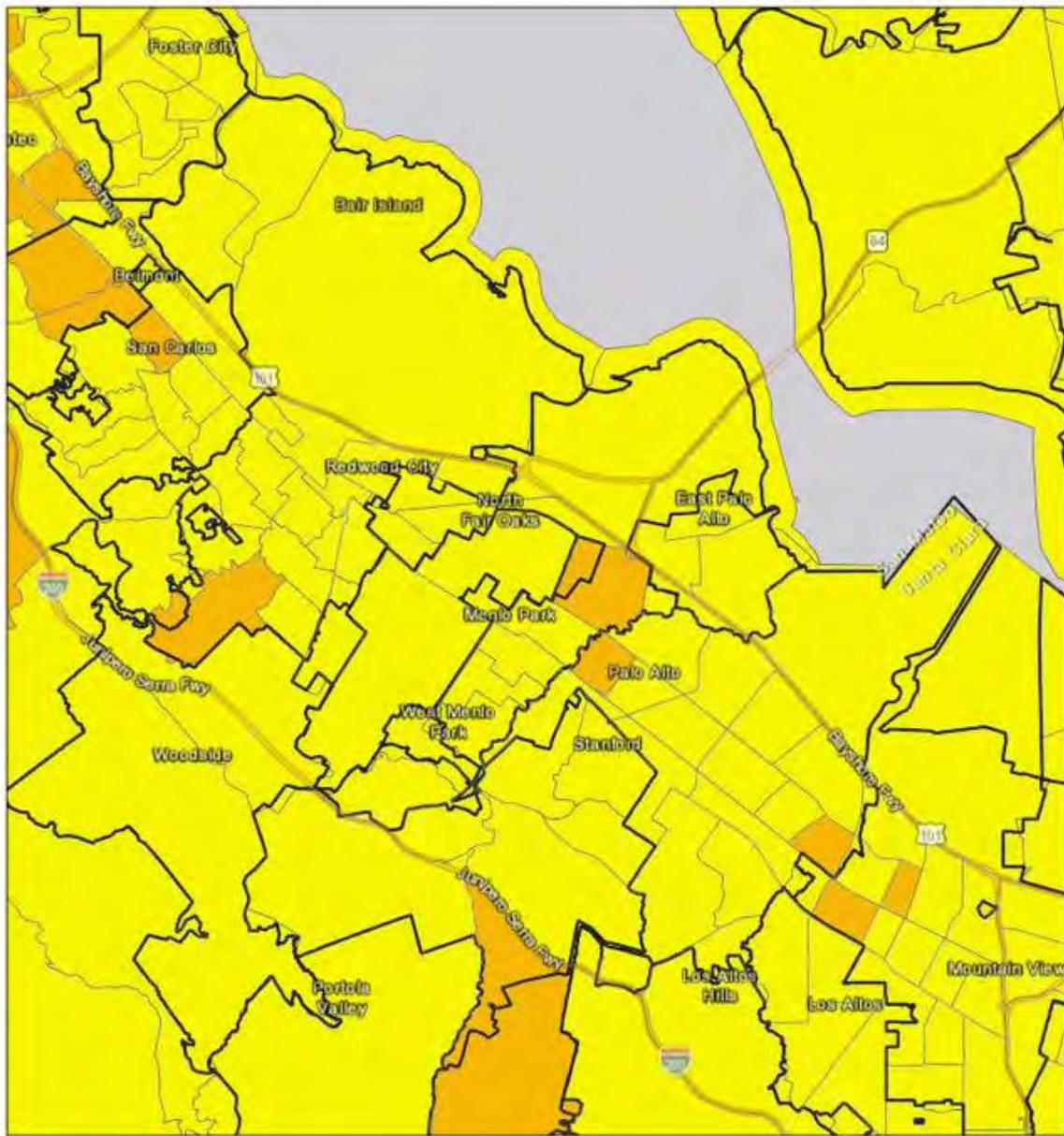
Source: ABAG Housing Needs Data Workbook

**Figure III-20.**  
**Employment by Disability Status, Atherton, 2019**



Source: ABAG Housing Needs Data Workbook

**Figure III-21.**  
**Share of Population with a Disability by Census Tract, 2019**



11/16/2021, 2:03:17 PM

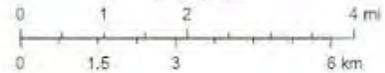
1:144,448

City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

< 10%

10% - 20%



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CA HCD  
 Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021 | HUD 2019 | PlaceWorks 2021.

Source: California Department of Housing and Community Development AFFH Data Viewer

# Figure III-22 [PLACEHOLDER] San Mateo County Housing Policies and Programs Analysis

## San Mateo County Housing Policies and Programs

Compiled by the Association of Bay Area Governments, February 2016 update; revised July 2016 by San Mateo County staff with updates from 21 Elements

Affordable Housing Policies and Programs	Atherton	Belmont	Brisbane	Burlingame	Colma	Daly City	East Palo Alto	Foster City	Half Moon Bay*	Hillsborough	Menlo Park	Millbrae*	Pacifica	Portola Valley*	Redwood City	San Bruno*	San Carlos
Reduced Parking Requirements	N	UC	Y	Y	Y	N	Y	Y	N	Y	Y	Y	Y	N	Y	UC	Y
Streamlined Permitting Process	N	N	Y	N	Y	N	Y	Y	Y	Y	Y	N	N	N	Y	UC	N
Graduated Density Bonus (parcel assembly)	N	N	Y	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N
Form-based codes	N	N	Y	N	N	N	N	N	N	N	Y	N	N	N	Y	N	Y
Mixed Use Zoning	N	Y	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y
Housing Overlay Zone	N	N	N	Y	N	N	UC	N	N	N	Y	N	N	N	UC	N	N
Density Bonus Ordinances	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Inclusionary/Below Market Rate Housing Policy	N	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y
Condominium Conversion Ordinance	N	Y	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	N	N	N	N
Just Cause Evictions	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N
Rent Stabilization	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N
Acquisition/Rehabilitation/ Conversion Program	N	Y	Y	N	N	Y	N	Y	N	N	N	N	N	N	Y	Y	Y
Preservation of Mobile Homes (Rent Stabilization ordinances)	N	N	Y	N	N	N	Y	N	N	N	N	N	Y	N	N	N	N
SRO Preservation Ordinances	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	Y
Homeowner Rehabilitation program	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	Y	Y
Other Anti-Displacement Strategies	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	N	N	N	N	N
Reduced Fees or Waivers	N	N	Y	N	N	Y	UC	Y	N	Y	N	N	N	Y	Y	Y	N
General Fund Allocation Incl. former RDA																	
"Boomerang" Funds	N	N	Y	N	N	N	Y	N	N	N	Y	N	N	N	N	N	UC
In-Lieu Fees (Inclusionary Zoning)	N	N	N	UC	N	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	Y
Housing Development Impact Fee	N	UC	Y	UC	UC	Y	Y	N	N	N	Y	N	N	Y	Y	UC	Y
Commercial Development Impact Fee	N	UC	N	UC	N	N	Y	N	N	N	Y	N	N	N	Y	UC	UC
Other taxes or fees dedicated to housing	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	Y
Locally Funded Homebuyer Assistance Programs	N	Y	Y	N	N	N	UC	Y	N	N	Y	N	N	N	Y	N	N
Tenant-Based Assistance	N	N	N	N	N	Y	N	Y	N	N	N	N	N	N	N	N	N
Home sharing programs	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N
Has Public Housing? (Y/N)	N	N	N	N	N/A	Y	N	N	N/A	N	N	N/A	N	N/A	N	N/A	N
Has Group Homes? (Y/N)	Y	N	Y	Y	N/A	Y	Y	Y	N/A	Y	Y	N/A	N	N/A	Y	N/A	Y
Has a Second Unit Ordinance? (Y/N)	Y	N	Y	Y	N/A	Y	Y	Y	N/A	Y	Y	N/A	Y	Y	Y	N/A	Y
Has Emergency Shelters? (Y/N)	N	N	N	N	N/A	N	Y	Y	N/A	Y	Y	N/A	N	N/A	Y	N/A	N
Has Affordable Housing Complexes? (Y/N)	N	N	Y	N	N/A	Y	Y	N	N/A	N	Y	N/A	Y	N/A	Y	N/A	Y

ABAG tracked thirty housing policy and program types that represent the most prevalent and important strategies for fostering development of both market rate and affordable housing units. ABAG Staff compiled a summary of policies adopted by each jurisdiction element, and sent the summary to local staff for verification. We have indicated instances in which we were not able to verify or obtain information.

### Legend:

- Y: The policy or program is currently in effect in the jurisdiction
- N: The policy or program is not in effect in the jurisdiction
- UC: The policy or program is currently under consideration by the jurisdiction
- N/A: Indicates information was unavailable for jurisdiction

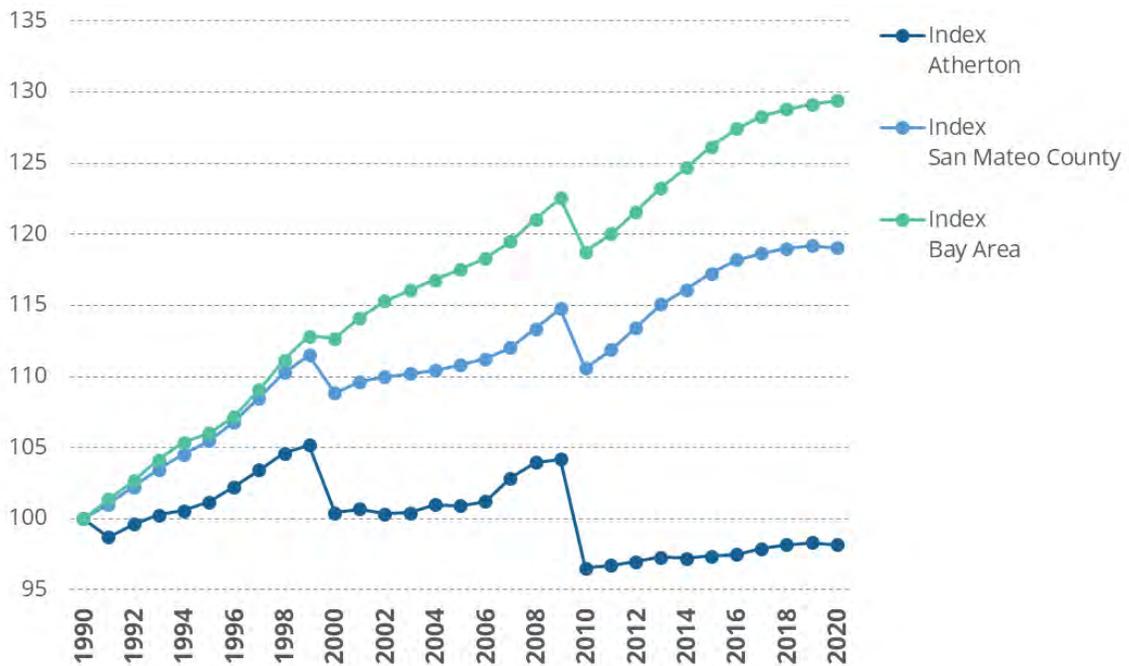
Source: ABAG.

## SECTION IV. Disproportionate Housing Needs

### Housing needs.

Figure IV-1.

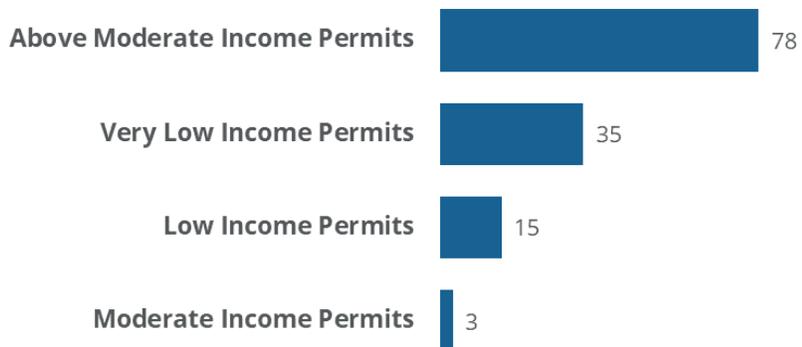
Population Indexed to 1990



Source: ABAG Housing Needs Data Workbook

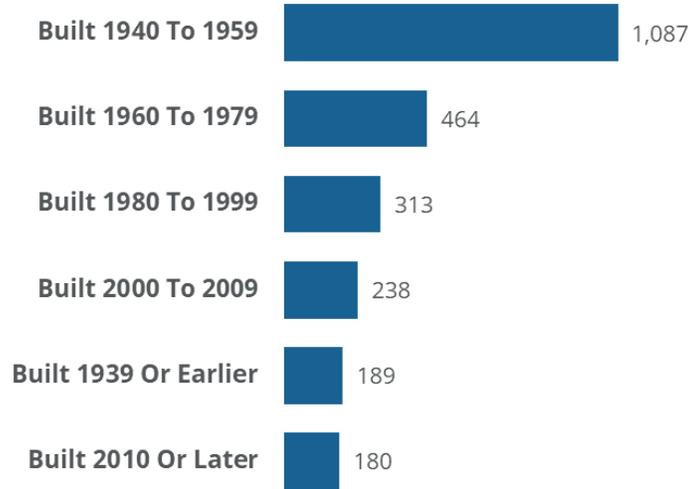
Figure IV-2.  
Housing Permits Issued by Income Group, Atherton, 2015-2019

Source:  
ABAG Housing Needs Data  
Workbook

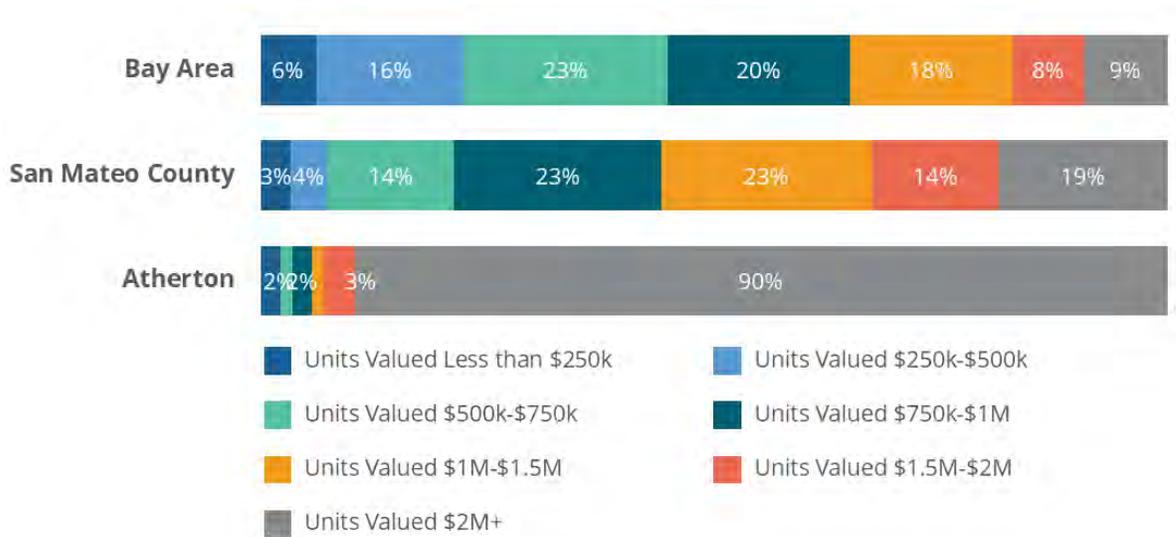


**Figure IV-3.  
Housing Units by Year  
Built, Atherton**

Source:  
ABAG Housing Needs Data Workbook

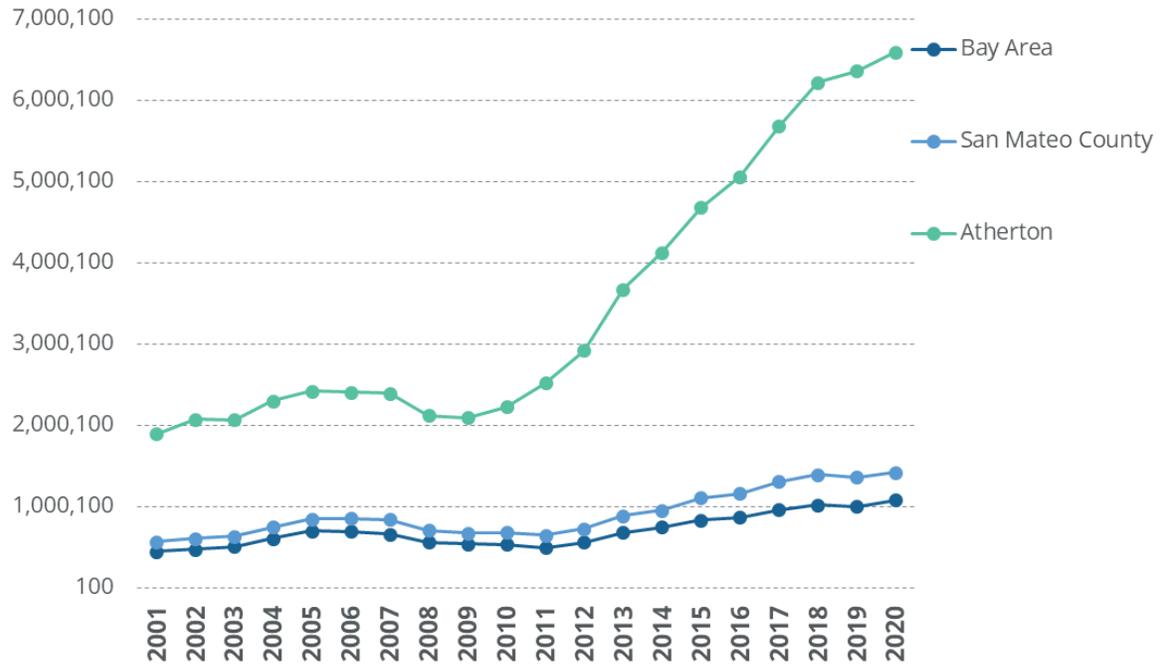


**Figure IV-4.  
Distribution of Home Value for Owner Occupied Units, 2019**



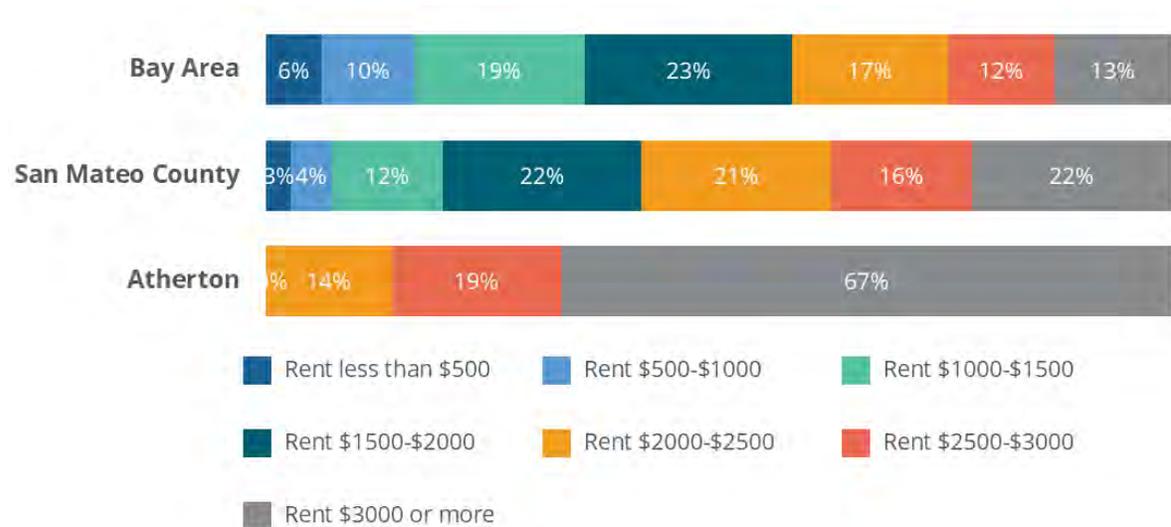
Source: ABAG Housing Needs Data Workbook

**Figure IV-5.**  
**Zillow Home Value Index, 2001-2020**



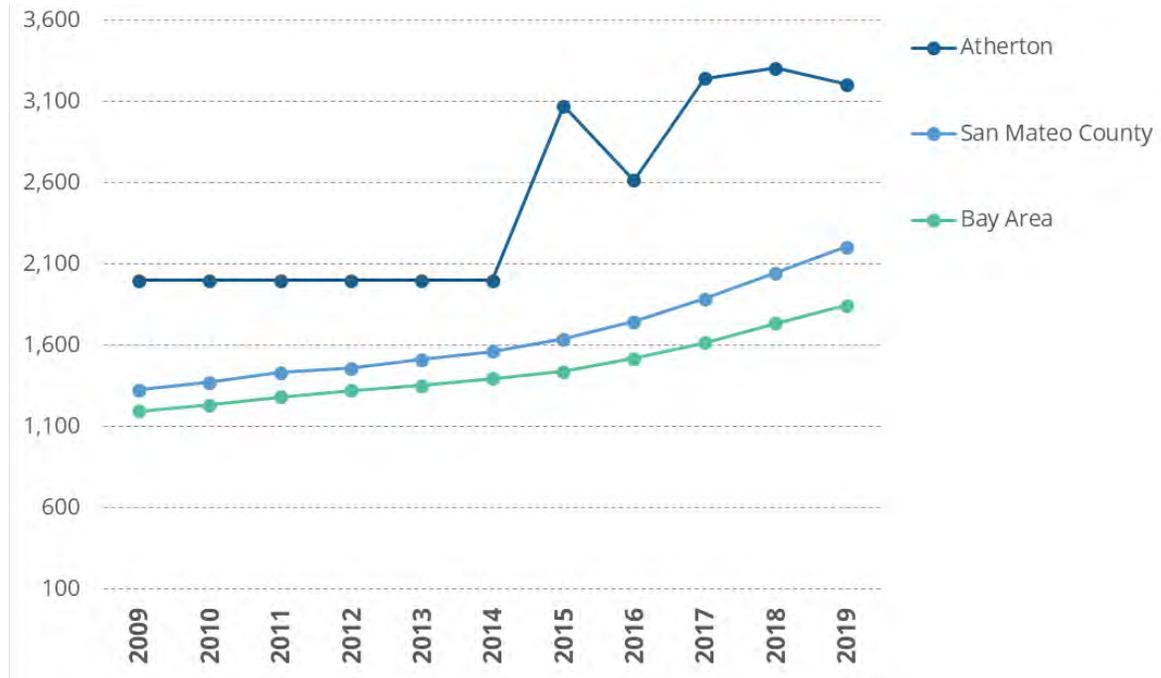
Source: ABAG Housing Needs Data Workbook

**Figure IV-6.**  
**Distribution of Contract Rents for Renter Occupied Units, 2019**



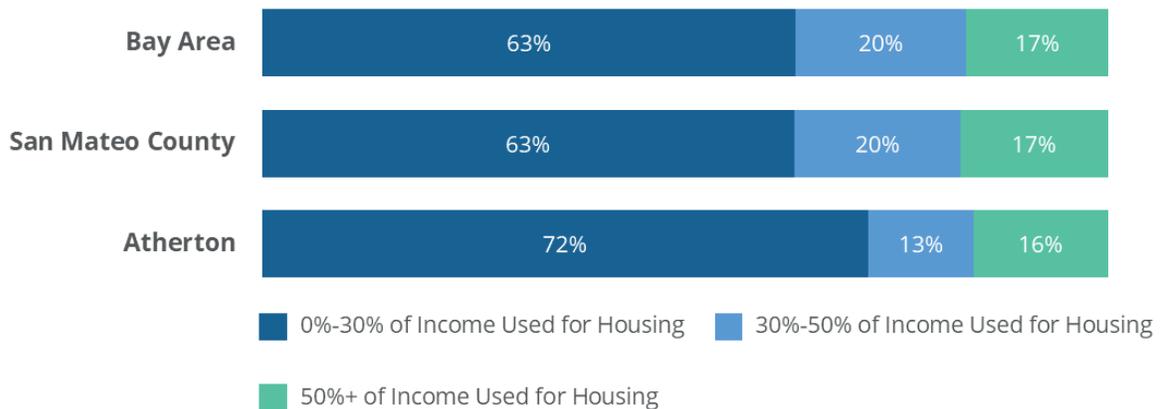
Source: ABAG Housing Needs Data Workbook

**Figure IV-7.**  
**Median Contract Rent, 2009-2019**



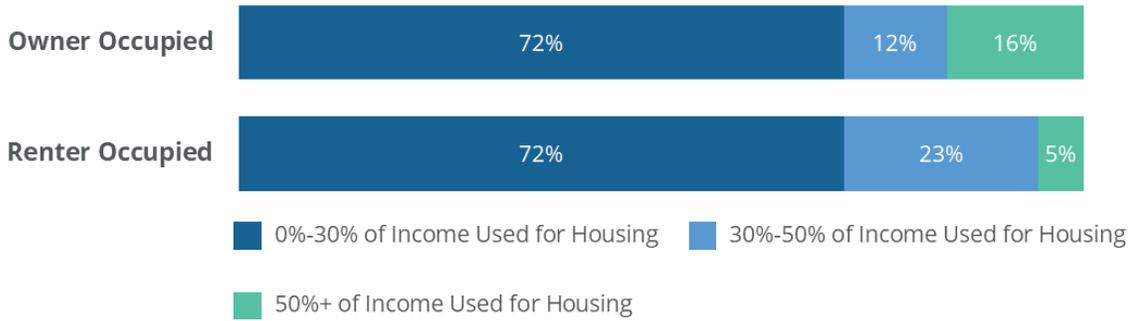
Source: ABAG Housing Needs Data Workbook

**Cost burden and severe cost burden.**  
**Figure IV-8.**  
**Overpayment (Cost Burden) by Jurisdiction, 2019**



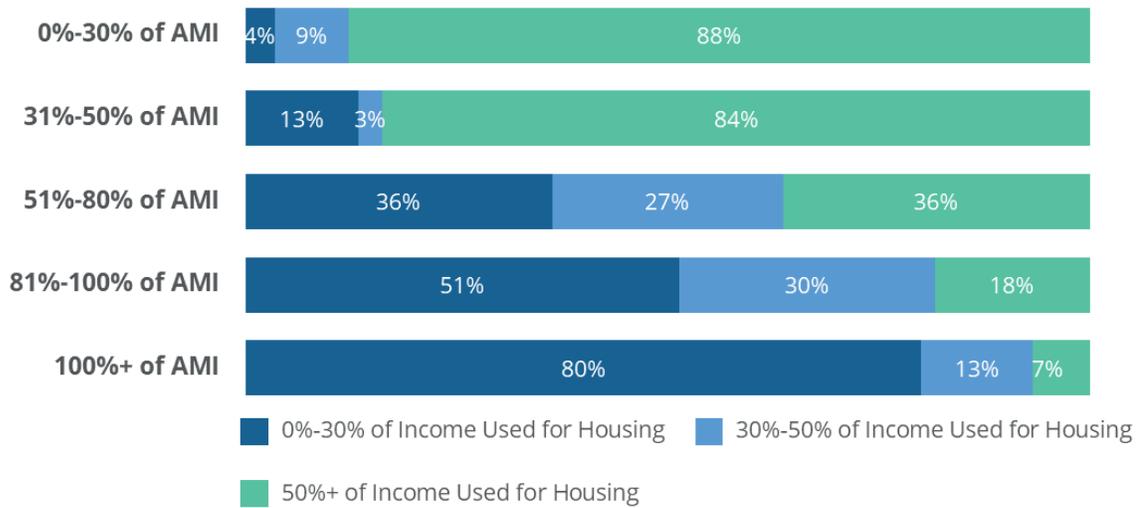
Source: ABAG Housing Needs Data Workbook

**Figure IV-9.  
Overpayment (Cost Burden) by Tenure, Atherton, 2019**



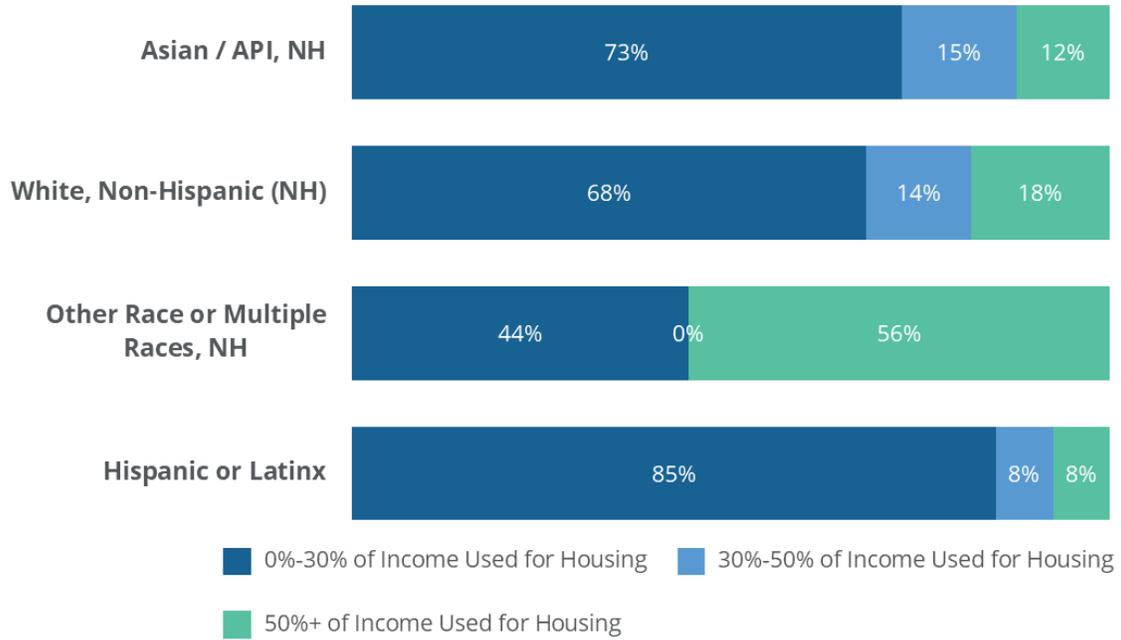
Source: ABAG Housing Needs Data Workbook

**Figure IV-10.  
Overpayment (Cost Burden) by Area Median Income (AMI), Atherton, 2019**



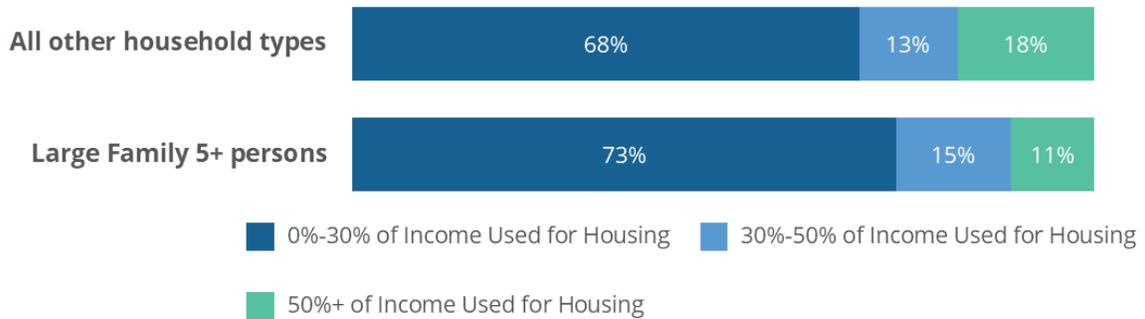
Source: ABAG Housing Needs Data Workbook

**Figure IV-11.**  
**Overpayment (Cost Burden) by Race and Ethnicity, Atherton, 2019**



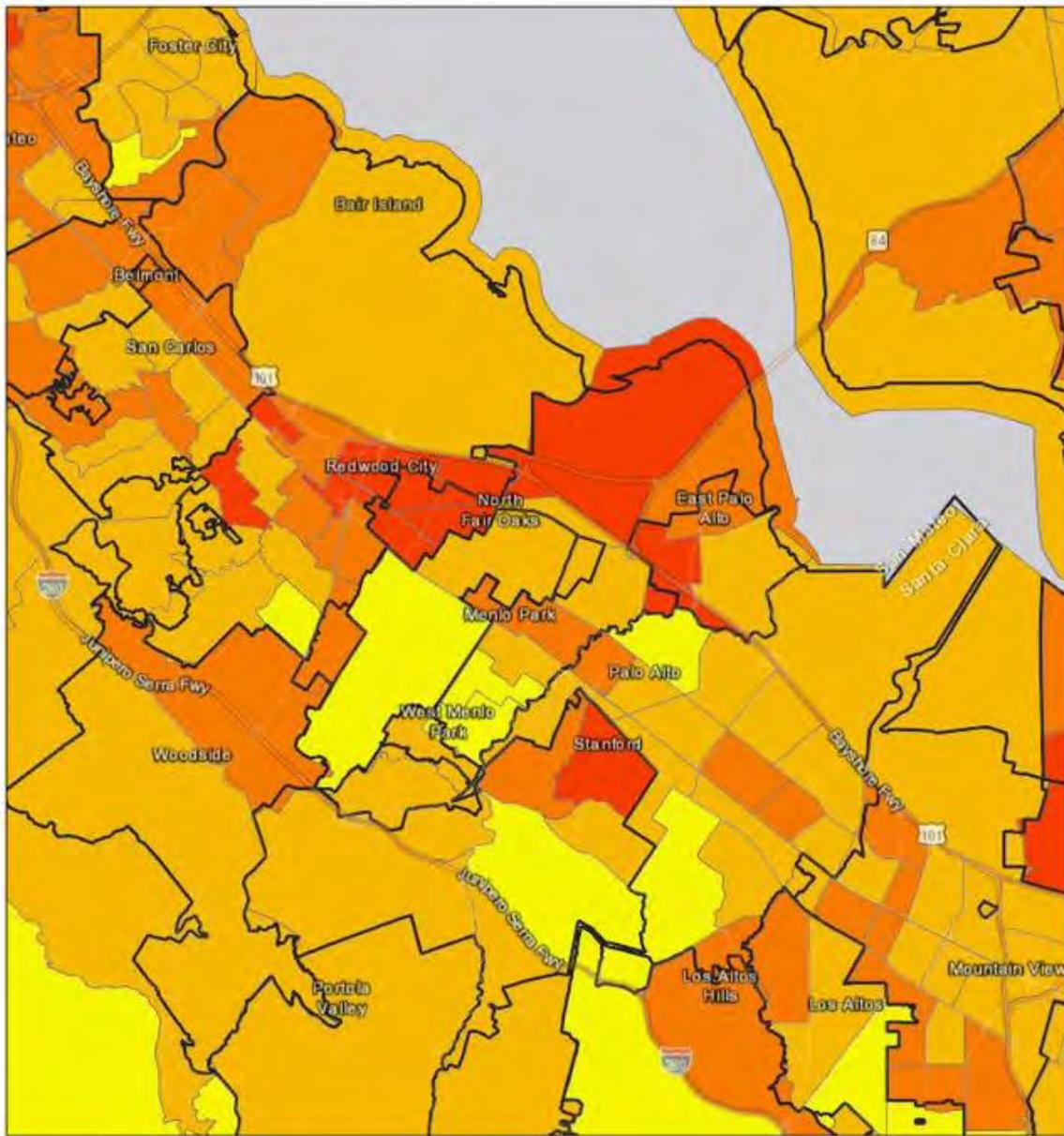
Source: ABAG Housing Needs Data Workbook

**Figure IV-12.**  
**Overpayment (Cost Burden) by Family Size, Atherton, 2019**



Source: ABAG Housing Needs Data Workbook

**Figure IV-13.**  
**Overpayment (Cost Burden) for Renter Households by Census Tract, 2019**



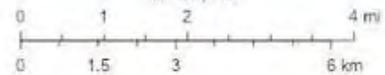
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City/Town Boundaries

(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%



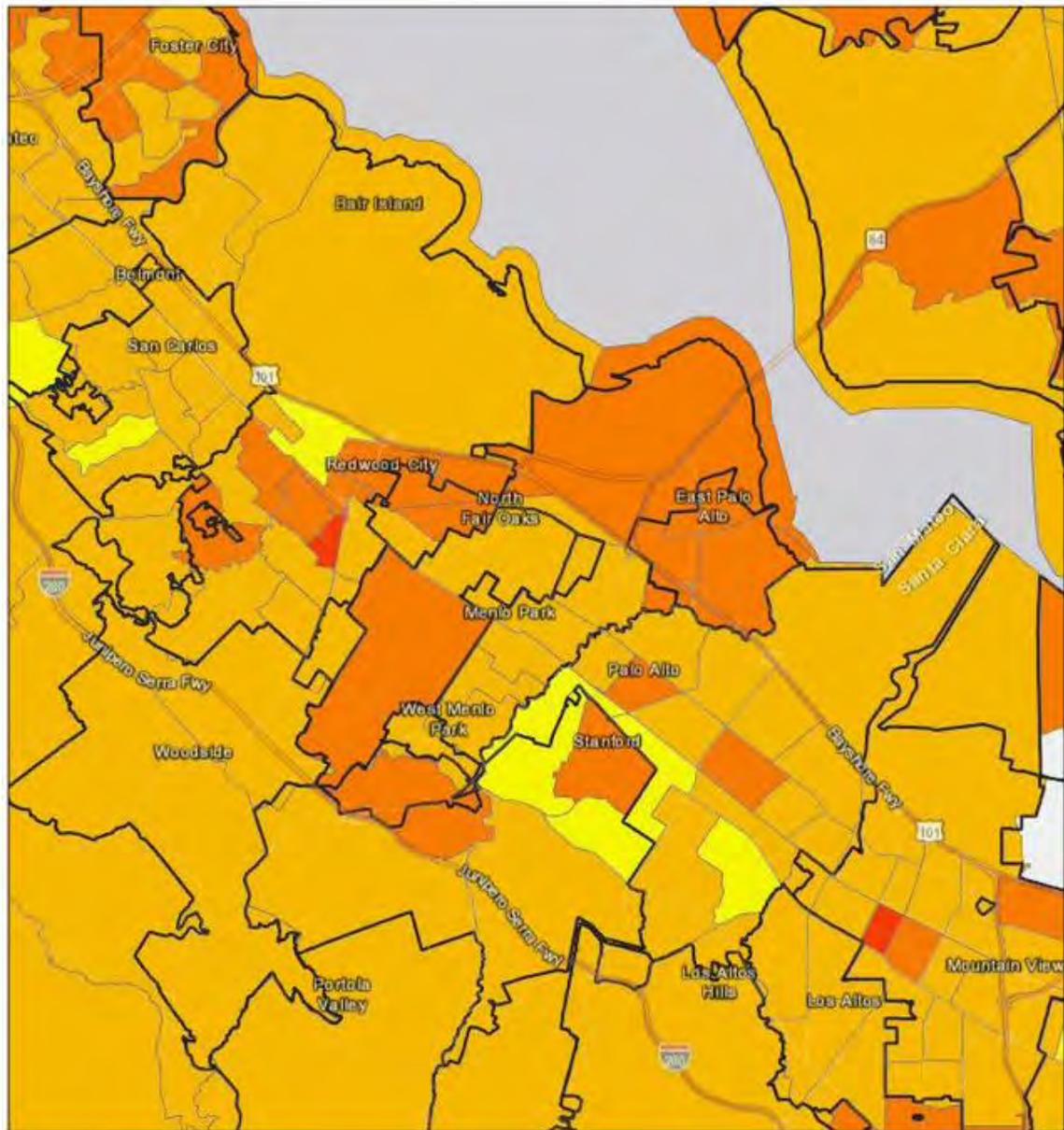
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Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021

GA HCD

Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure IV-14.**  
**Overpayment (Cost Burden) for Owner Households by Census Tract, 2019**

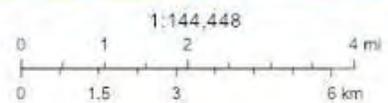


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City/Town Boundaries

(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%



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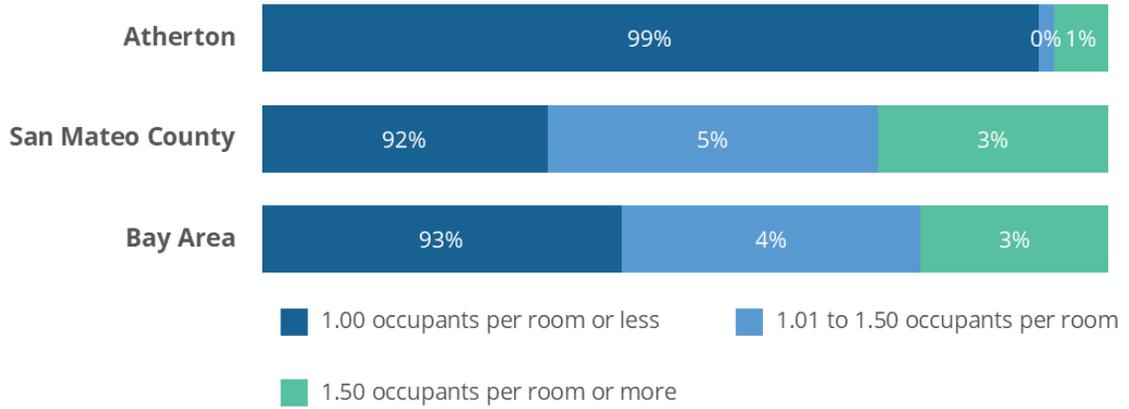
CA HCD  
 Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | P14000002021, HUD 2019 | P14000002021

Source: California Department of Housing and Community Development AFFH Data Viewer

## Overcrowding.

Figure IV-15.

Occupants per Room by Jurisdiction, 2019

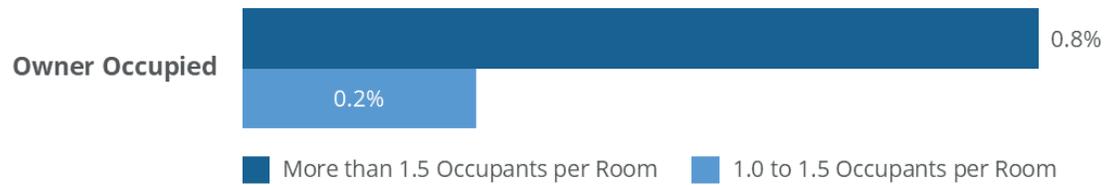


Source: ABAG Housing Needs Data Workbook

Figure IV-16.

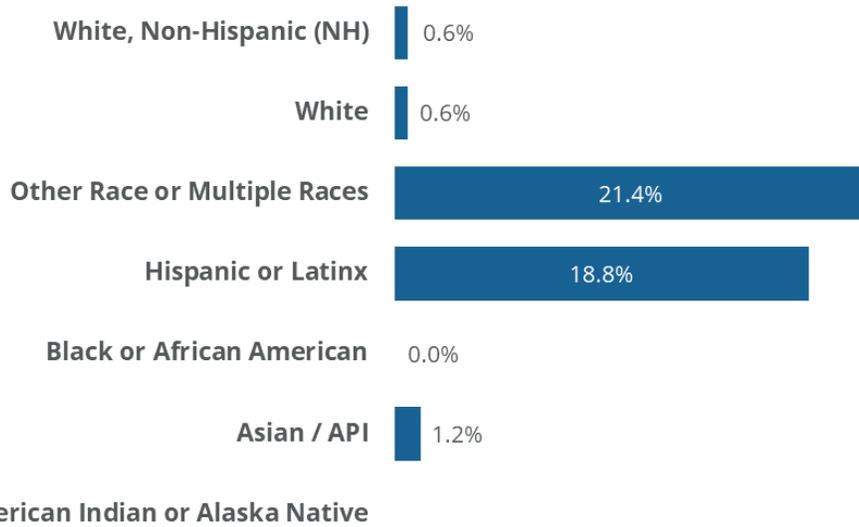
Occupants per Room by Tenure, Atherton, 2019

### Renter Occupied



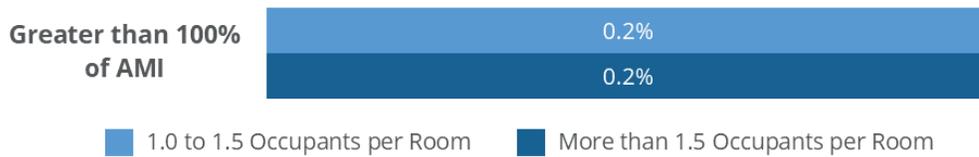
Source: ABAG Housing Needs Data Workbook

**Figure IV-17.**  
**Overcrowding by Race and Ethnicity, Atherton, 2019**



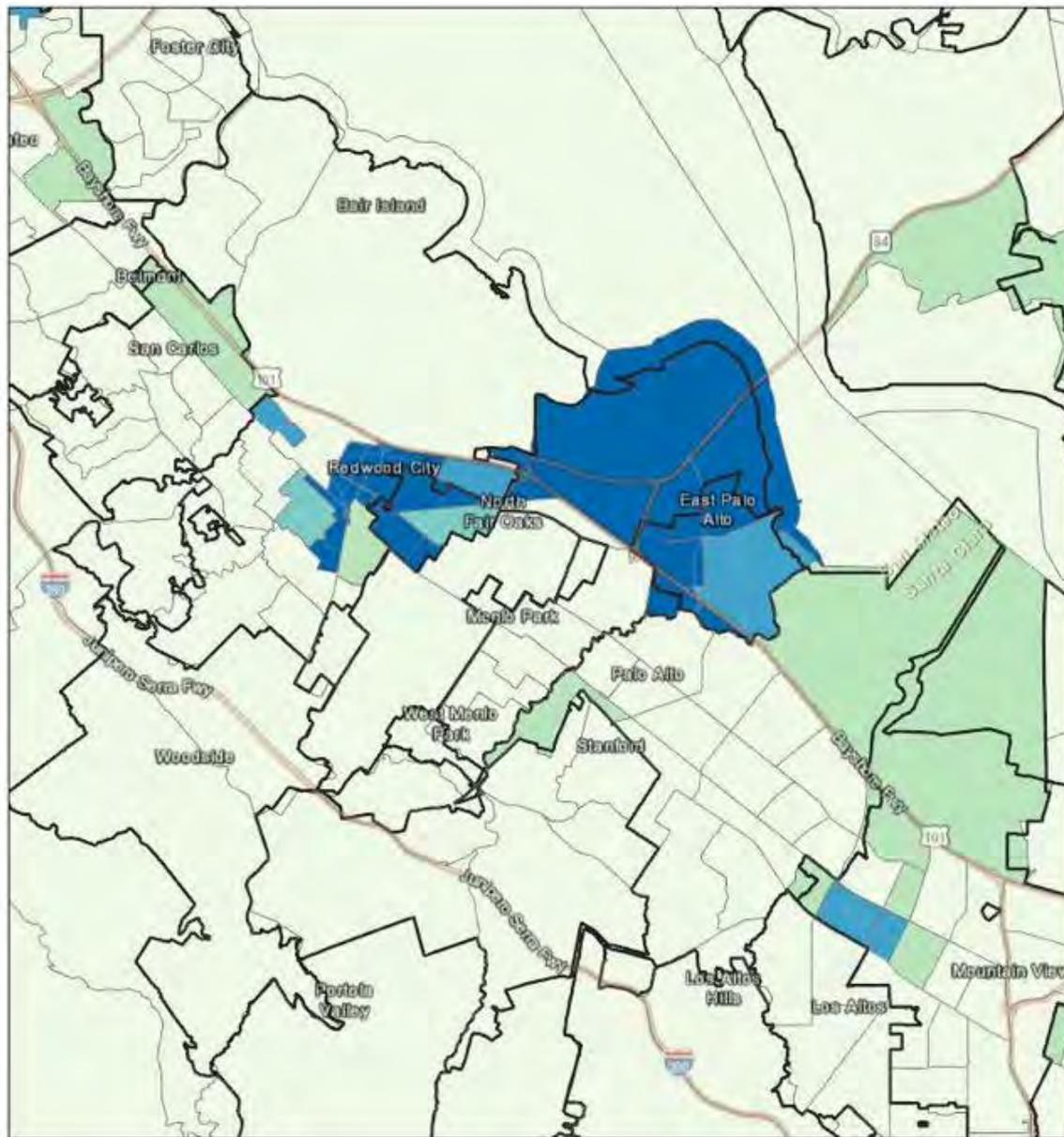
Note: Overcrowding is indicated by more than 1 person per room.  
 Source: ABAG Housing Needs Data Workbook

**Figure IV-18.**  
**Occupants per Room by AMI, Atherton, 2019**



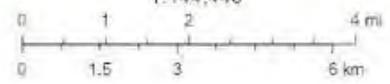
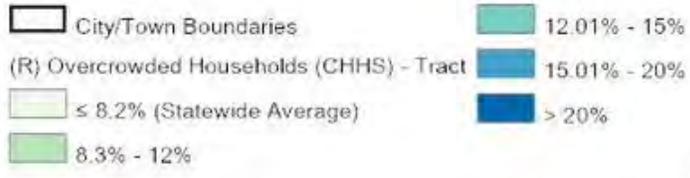
Source: ABAG Housing Needs Data Workbook

**Figure IV-19.**  
**Overcrowded Households by Census Tract, 2019**



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Source: California Department of Housing and Community Development AFFH Data Viewer

## Substandard housing.

Please note Figure IV-20 is not applicable in Atherton because there are no units lacking complete kitchen and plumbing facilities.

## Homelessness.

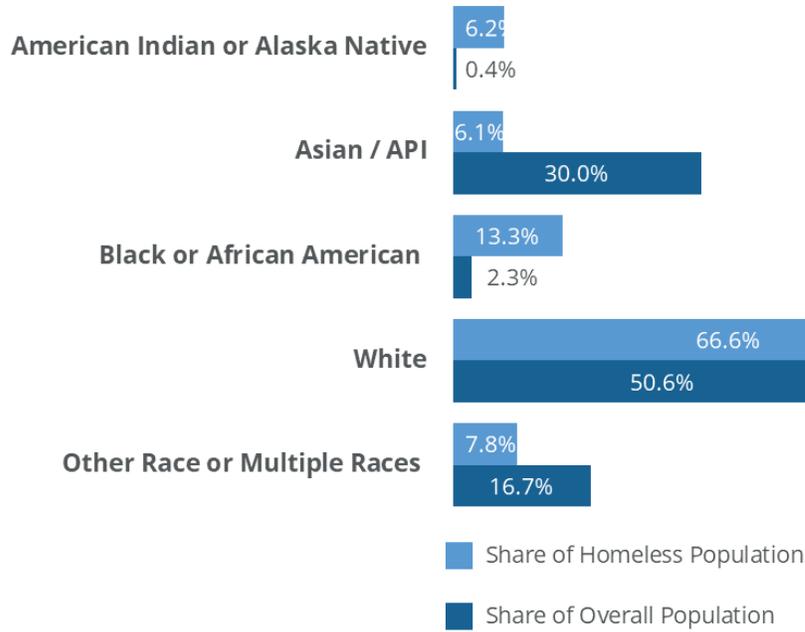
### Figure IV-21.

### Homelessness by Household Type and Shelter Status, San Mateo County, 2019

Source:  
ABAG Housing Needs Data  
Workbook

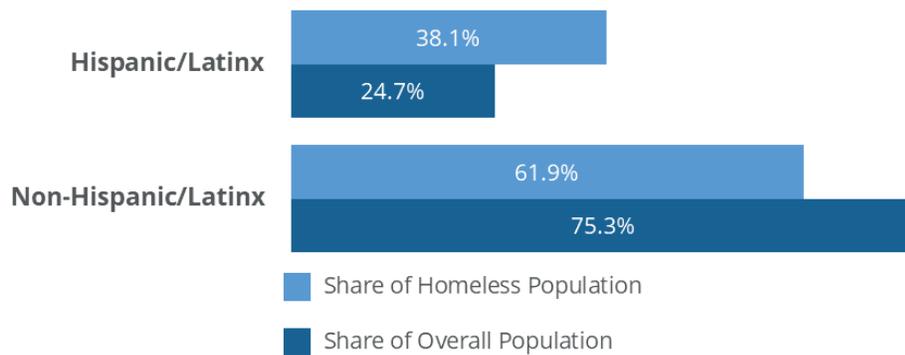
	People in Households Solely Children	People in Households with Adults and Children	People in Households Without Children
Sheltered - Emergency Shelter	0	68	198
Sheltered - Transitional Housing	0	271	74
Unsheltered	1	62	838

**Figure IV-22.**  
**Share of General and Homeless Populations by Race, San Mateo County, 2019**



Source: ABAG Housing Needs Data Workbook

**Figure IV-23.**  
**Share of General and Homeless Populations by Ethnicity, San Mateo County, 2019**



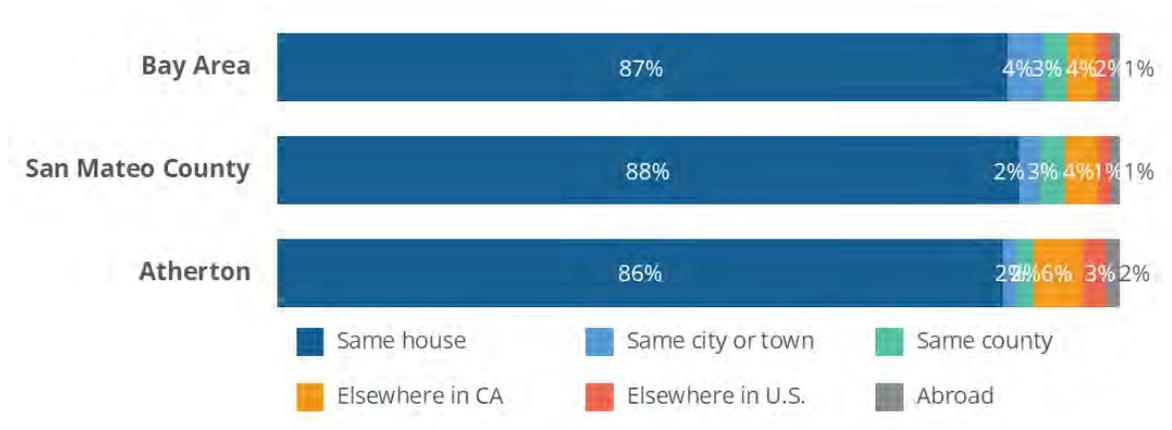
Source: ABAG Housing Needs Data Workbook

**Figure IV-24.**  
**Characteristics of the Population Experiencing Homelessness, San Mateo County, 2019**

	Chronic Substance Abuse	HIV/AIDS	Severely Mentally Ill	Veterans	Victims of Domestic Violence
Sheltered - Emergency Shelter	46	0	70	31	10
Sheltered - Transitional Housing	46	3	46	4	14
Unsheltered	20	0	189	34	103

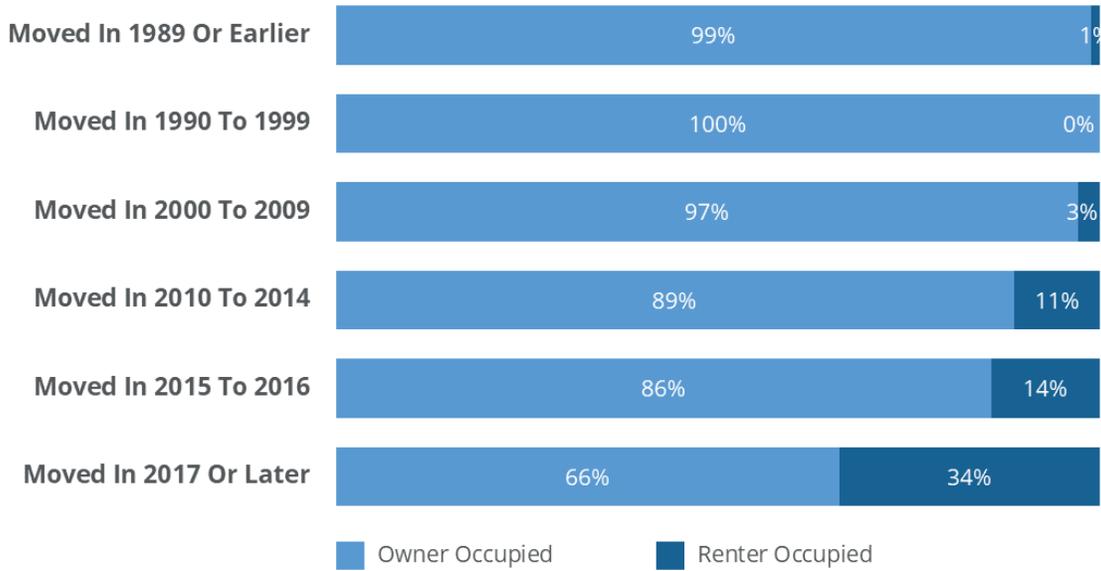
Source: ABAG Housing Needs Data Workbook

**Displacement.**  
**Figure IV-25.**  
**Location of Population One Year Ago, Atherton, 2019**



Source: ABAG Housing Needs Data Workbook

**Figure IV-26.**  
**Tenure by Year Moved to Current Residence, Atherton, 2019**



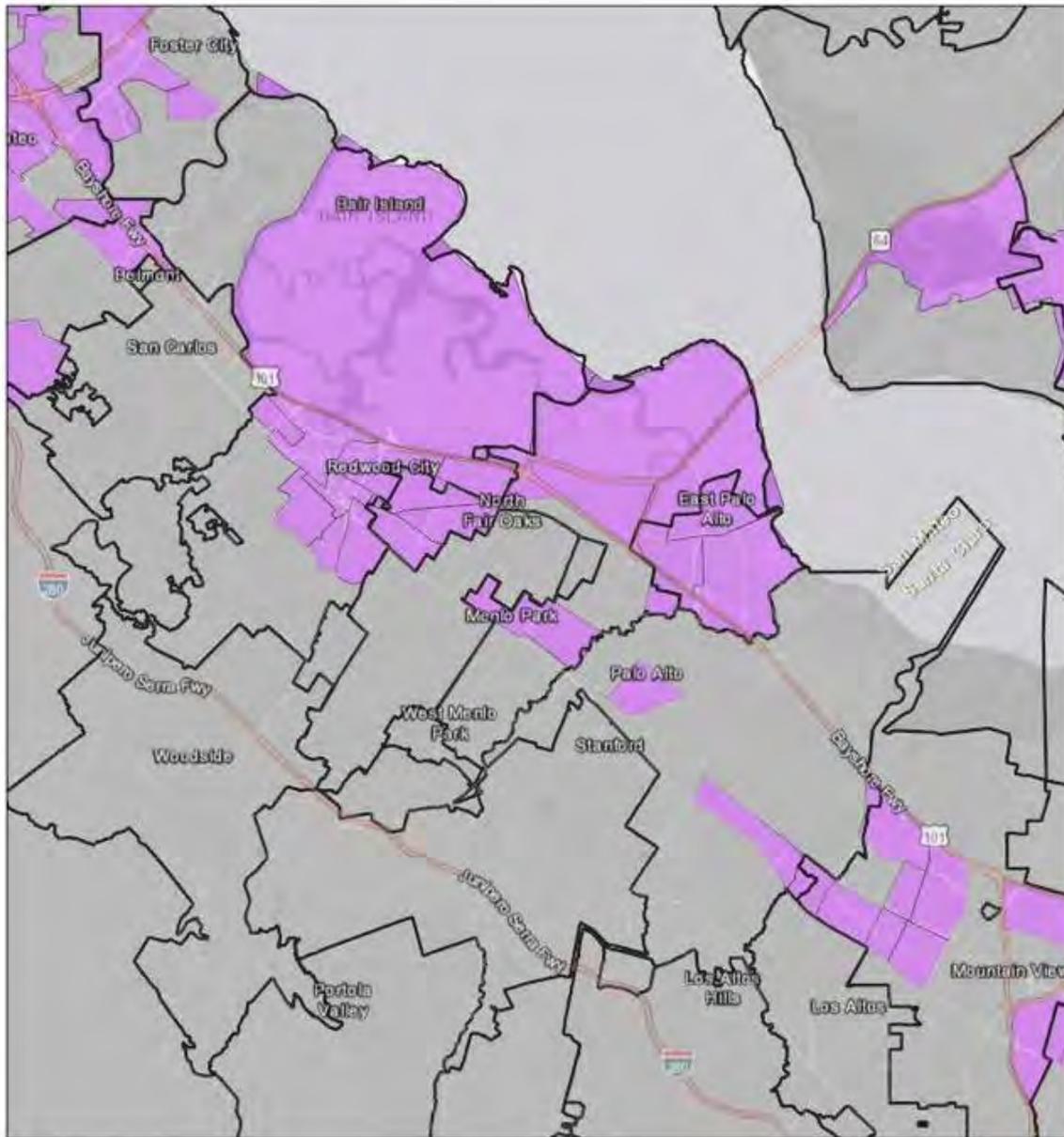
Source: ABAG Housing Needs Data Workbook

**Figure IV-27.**  
**Assisted Units at Risk of Conversion, Atherton, 2019**

	Low	Moderate	High	Very High	Total Assisted Units in Database
Atherton	0	0	0	0	0
San Mateo County	4,656	191	359	58	5,264
Bay Area	110,177	3,375	1,854	1,053	116,459

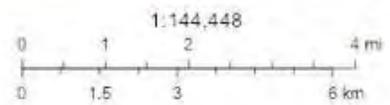
Source: ABAG Housing Needs Data Workbook

**Figure IV-28.**  
**Census Tracts Vulnerable to Displacement**



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-  City/Town Boundaries
- (A) Sensitive Communities (UCB, Urban Displacement Project)
-  Vulnerable
-  Other

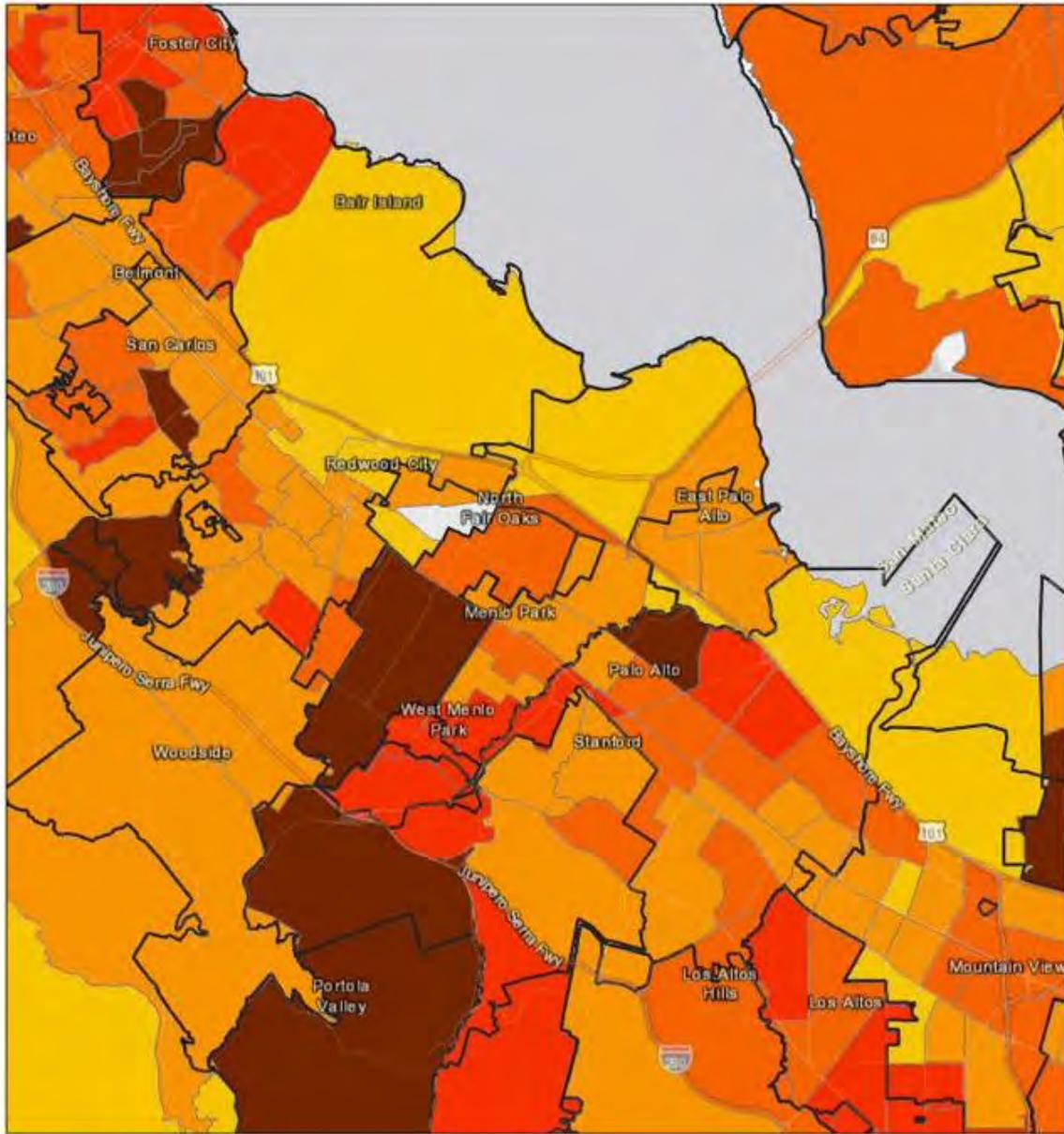


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 Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceBooks 2021, HSD 2018 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

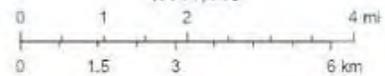
**Figure IV-29.**  
**Location Affordability Index by Census Tract**



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- City/Town Boundaries
- <\$2,500
- (R) Location Affordability Index (HUD) - Tract <\$3,000
- <\$1,500
- Greater than \$3,000
- <\$2,000

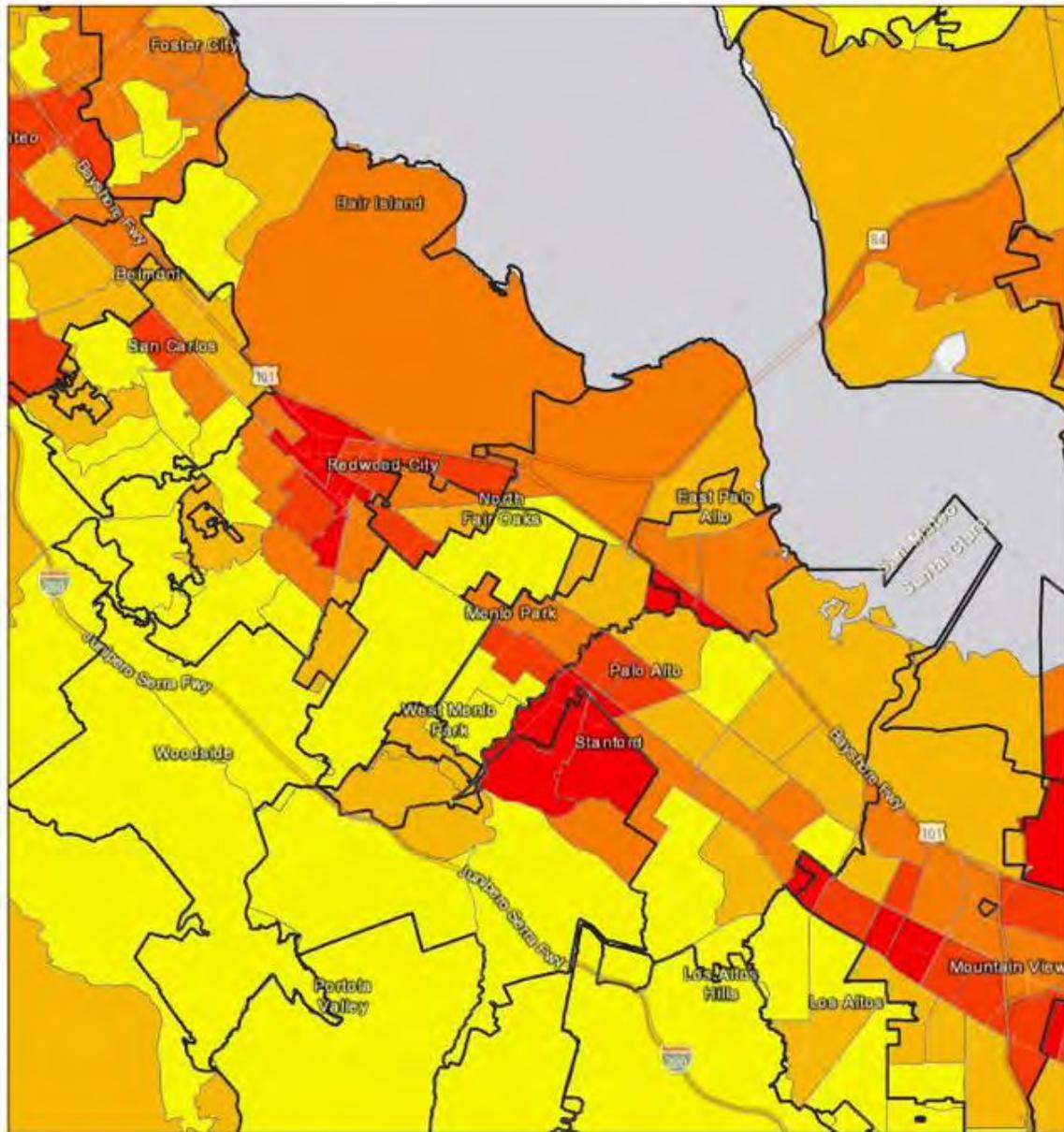


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CA HCD  
 Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Ext. HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure IV-30.**  
**Share of Renter Occupied Households by Census Tract, 2019**



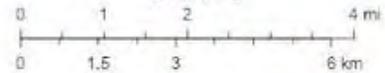
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City/Town Boundaries

(R) Percent of households in renter - occupied housing units (HUD) - Tract

- ≤ 20 %
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

1:144,448



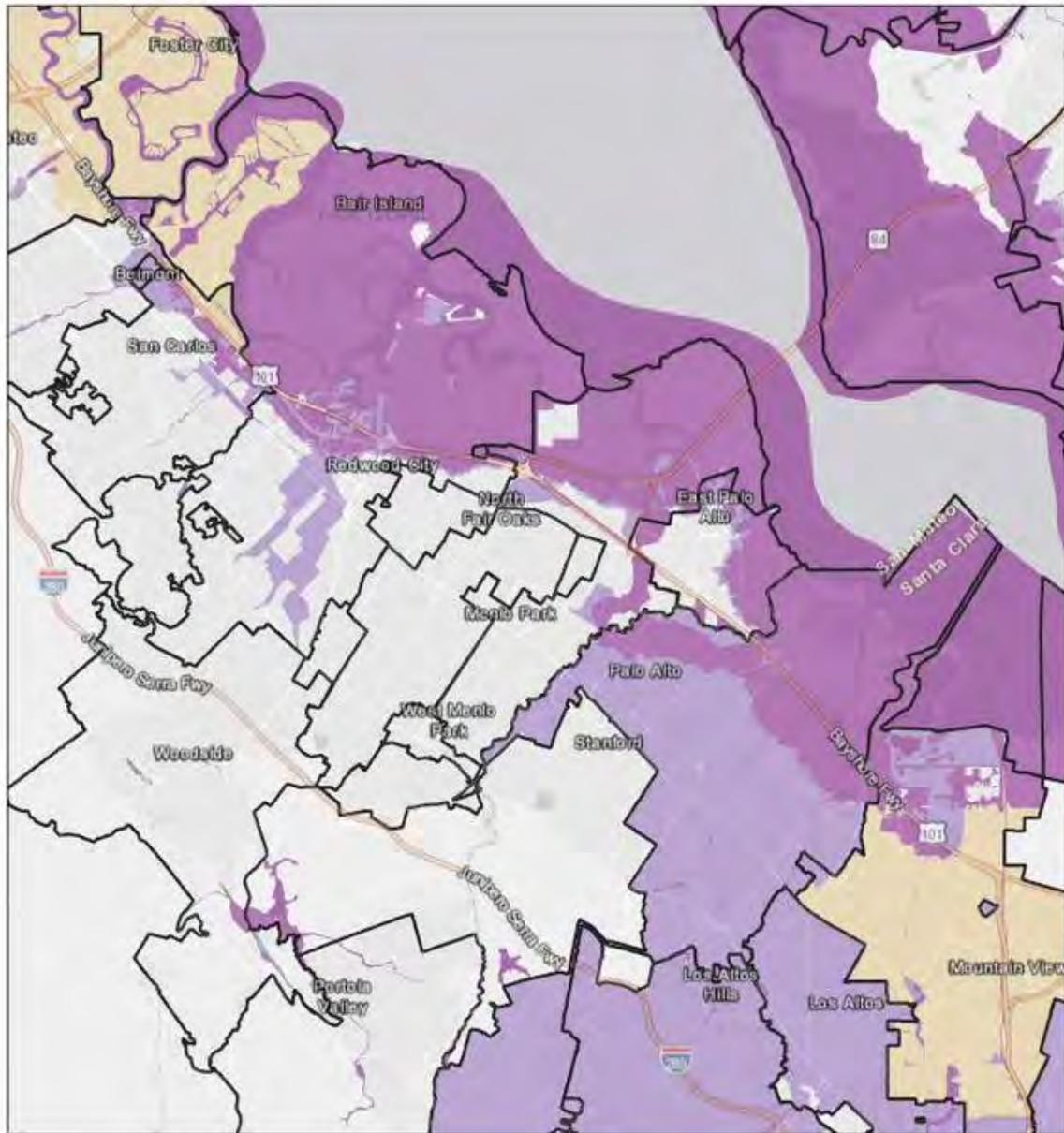
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Redwood City, County of San Mateo, California, County of Santa Clara (Bureau of Land Management), Esri, HERE, Garmin, USGS, EPA, NPS | PicoWorks 2021 | HUD 2018 | PicoWorks 2021

CA HCD

Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure IV-31.**  
**Special Flood Hazard Areas, 2000**



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(A) Special Flood Hazard Areas (FEMA, 2020)

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- City/Town Boundaries



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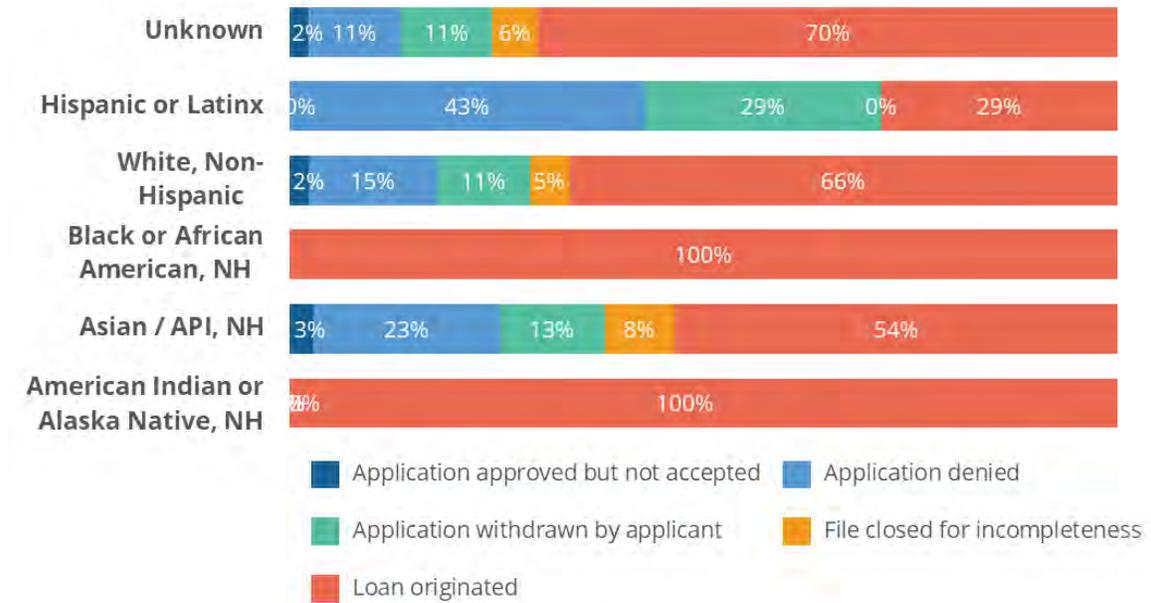
CA HCD  
 Redwood City, County of San Mateo, California, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, PlansWorks 2021, HUD 2019, PlansWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

**Other considerations.**

**Figure IV-32.**

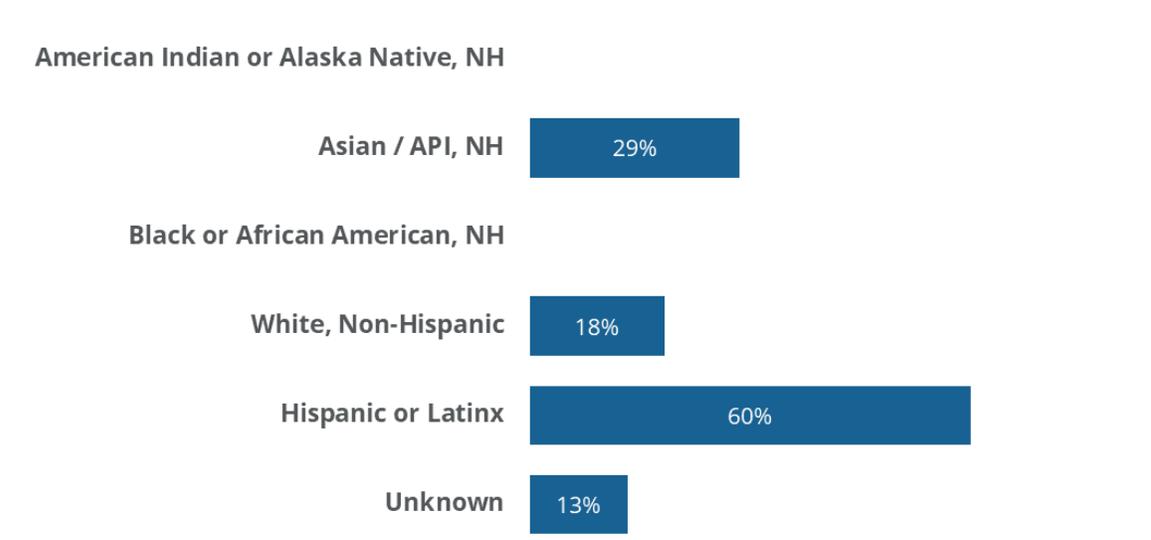
**Mortgage Applications by Race and Ethnicity, Atherton, 2018-2019**



Source: ABAG Housing Needs Data Workbook

**Figure IV-33.**

**Mortgage Application Denial Rate by Race and Ethnicity, Atherton, 2018-2019**



Source: ABAG Housing Needs Data Workbook