

Town of Atherton Housing Element Update



Public Meeting
November 19, 2013

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What is a Housing Element?

- It is a Housing Plan



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What is a Housing Element

All cities
must adopt
housing
elements



What is a Housing Element

Regardless of state law, cities and towns
should make sure our homes are meeting
current and future needs



All cities must
adopt housing
elements



What Must a Housing Element Do?

- Evaluate previous Housing Element (Adopted in 2009)
- Discuss the housing needs of the community
- Contain goals and policies covering a range of housing issues

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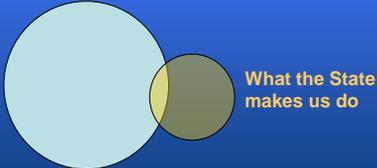
What Must a Housing Element Do?

- Identify adequate housing sites
- Examine potential constraints
- Process wise
 - Conduct public outreach
 - Be regularly updated. Plan covers 8 years (2014-2022)

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Local Needs and State Law

What we want to do
to meet our needs



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Take Home Message



Changes to Housing Element

- Update the numbers
 - Demographics and housing statistics
 - Constraints (e.g. reflect new fees, building code changes, etc)
 - Available land list
- Policies and programs

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Some Trends . . .

- Atherton's population was 6,893 in 2013, a small decrease from 10 years ago. The population will likely not increase in the coming years. (Department of Finance, US Census)
- There are many aging baby boomers in Atherton. (More children too.)
 - Ages 60-74 = 15% in 2000
 - Ages 60-74 = 20% in 2011

Note: Updated to reflect Census data and not ABAG data.

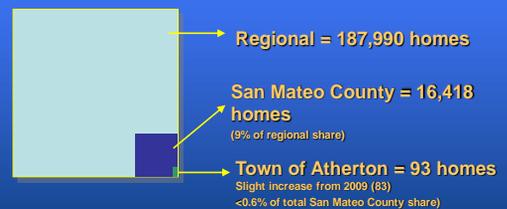
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Some Trends . . .

- Housing market is healthy overall and prices continue to rise.
- Population is generally wealthy, but there is poverty too. 9% makes less than \$25,000. Approx 600-700 households are stretching to pay housing costs.
 - House rich / income poor seniors
 - Others?

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How Much Housing Do We Need over 8 years?



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Regional Housing Needs Allocation

Income Category	RHNA (2007-2014)	RHNA (2014-2022)
Extremely low income (up to 26,800)	9	17
Very low income (\$26,800 - \$44,650)	10	18
Low income (\$44,650 - \$66,250)	14	26
Moderate income (\$66,250 - \$107,150)	16	29
Above moderate (\$107,150 +)	34	3
Total	83	93

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How We Will Meet Our Need

- Same methods as last time, no changes to laws
- Faculty and student housing
 - Menlo College = approx. 79 units allowed
 - Menlo School = 11 units allowed
- Secondary units
 - Averaging 4-5 a year

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Upcoming Activities

- Take your feedback and incorporate it into Housing Element
- Update data and other sections
- Produce draft housing element (late spring/early summer)
- Present at Planning Commission and City Council
- Send draft to the State
- Revise if necessary and adopt

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Questions and Discussion

- Ideas for policies and programs?
- What are the housing needs in Atherton?
- How do we support seniors as they age?

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