



Town of Atherton

2023-2031 Housing Element

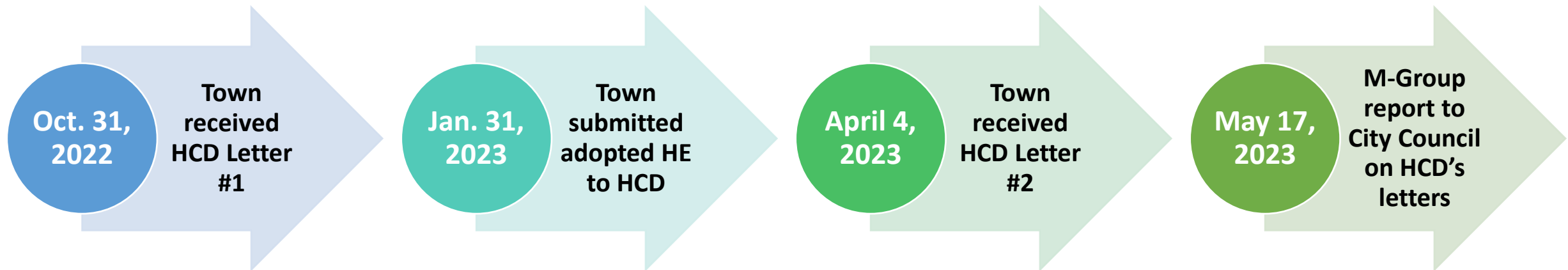
City Council

May 17, 2023

Recommendation

Receive a summary of the Department of Housing and Community Development's (HCD) comment letter and a report on next steps to complete and certify the Town of Atherton's 2023-2031 Housing Element.

Background



HCD Comments and Response

Attachment 1

Table 1: Approach to Resolving HCD Comments on Atherton's 2023-2031 Housing Element

| Topic (Pg. in Housing Element) | Approach to HCD Response (Goal to Certify Housing Element) | HCD Letter 4.4.23 (Response to Adopted Housing Element) | Adopted Housing Element (Response to HCD) | HCD Letter 10.31.22 (Only Outstanding Items) |
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Key Areas of Focus

High Level Analysis

- Extremely Low-Income (ELI) Households & Special Needs Populations
- Affirmatively Furthering Fair Housing (AFFR)
- Housing Needs Assessment
- Site Inventory and Analysis – SB 9 Sites
- Site Inventory and Analysis – General
- General Constraints

Programmatic Changes

- Program Specific Comments

Multifamily and Affordable Housing

- Multifamily Sites Inventory, Analysis and Program Language
- Site Inventory, Analysis and Program Language – ADUs

High Level Analysis

Extremely Low-Income Households (ELI) & Special Needs Populations

- Further analysis of programs that mitigate housing issues for ELI households and special needs populations
- Quantitative attributes
- Town vs. Region
- Gaps in resources
- Constraints on Town's ability to provide housing for these populations

High Level Analysis

Affirmatively Furthering Fair Housing (AFFH)

- Analysis of the distribution of housing units resulting from housing opportunity sites
- Discussion of how the distribution of housing units mitigates AFFH issues

Housing Needs Assessment

- Include specific quantitative data related to income level and tenure, as required by HCD

Site Inventory and Analysis – SB 9

- Further analysis of SB 9 sites to demonstrate that the unit yields will achieve the Town's RHNA goals

High Level Analysis

Site Inventory and Analysis – General

- Capacity
- Resource availability
- Sewer and dry utility infrastructure
- Acreage
- Feasibility of developing lower-income units
- Feasibility of developing housing on sites with existing use
- **If Town determines that site inventory does not meet stated RHNA goals, Town must include a program to address housing unit shortfalls**

High Level Analysis

General Constraints

- Governmental and nongovernmental constraints
- Conditional Use Permit process
- Local ordinances that could constrain housing development
- Town's streamlining process for eligible SB 35 projects
- Timelines for development review
- Propensity for development applications/inquiries below density
- Identify constraints that may result from element's programs, and how programs may mitigate or eliminate constraints

Programmatic Changes

Program Specific Constraints

- Specific language necessary to comply with related housing laws (i.e. emergency shelters and group housing)
- Identification of program incentives
- Need for specific dates in timeframes
- Additional details for outreach efforts

Multifamily & Affordable Housing

Multifamily Sites Inventory, Analysis and Program Language

- Clarification of discrepancies with information provided in the adopted housing element – PFS Zoning District
- Fees or exactions for multifamily development and potential constraints

Site Inventory, Analysis and Program Language – Accessory Dwelling Units (ADUs)

- Further information to support the unit yield anticipated by the element's Accessory Dwelling Unit strategy
- Project team will follow up directly with HCD to understand concerns and what additional information may be necessary to support the Town's estimation of lower income ADUs

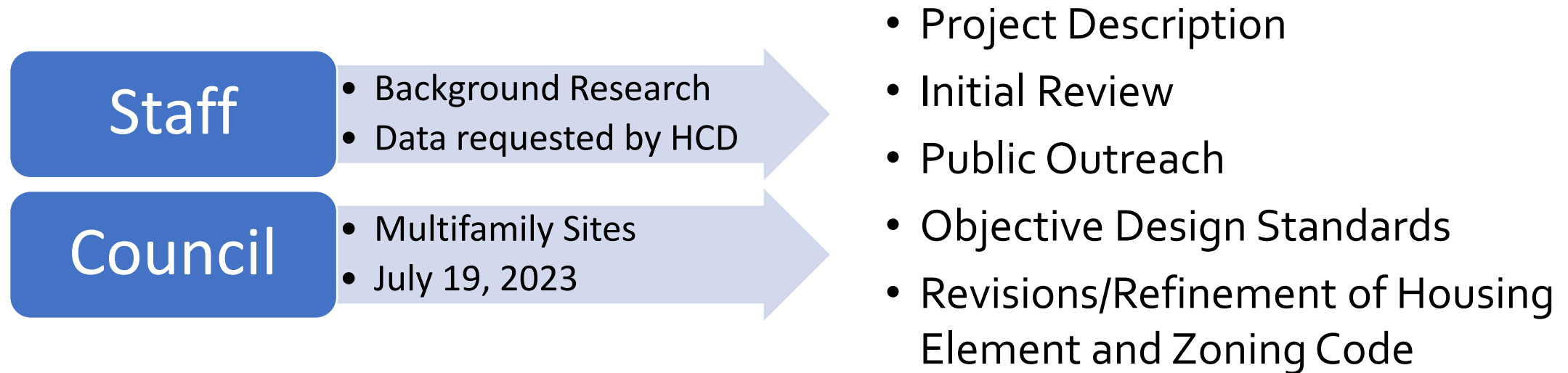
CEQA

- Town has not yet adopted a compliant housing element
- Housing element certification will be conducted in tandem with zoning code modifications and objective design standards
- Town must now prepare an initial study to evaluate potential environmental impact from the revised 2023-2031 Housing Element

Scope



Next Steps



Adoption Hearings: Late Fall – End of 2023
Housing Element Adoption: November 2023
Zoning Ordinance Deadline: January 31, 2024



Thank you