

- B. Review the 2023 General Plan Implementation and 6th Cycle Housing Element Annual Progress Report (APR)** and recommend its transmittal to the City Council pursuant to Section 65400 of the California Government Code. The APR is a routine status update to the State regarding the Town's performance in meeting housing goals identified in a concurrent Housing Element



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DATE: FEBRUARY 28, 2024

TO: PLANNING COMMISSION

**FROM: BRITTANY BENDIX, TOWN PLANNER
RADHA HAYAGREEV, SENIOR PLANNER**

**SUBJECT: 2023 GENERAL PLAN IMPLEMENTATION AND HOUSING ELEMENT
ANNUAL PROGRESS REPORT**

RECOMMENDATION

Review the 2023 General Plan Implementation and 6th Cycle Housing Element Annual Progress Report (APR) and recommend its transmittal to the City Council pursuant to Section 65400 of the California Government Code.

BACKGROUND

The State of California Government Code 65400 et seq requires jurisdictions to prepare an annual progress report (APR) for review by its local legislative body, the California Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD). Each report must describe the following:

- The status of the local general plan and progress in its implementation.
- The progress in meeting its share of regional housing needs.
- The degree to which the local general plan complies with the adopted OPR guidelines.
- The date of the last revision to the local general plan

California Government Code Section 65400(a)(2)B states that "The housing element portion of the annual report ... shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development ..." The tables provided in Attachment 1 reflect the required formatting delivered to the State each year and reflect the progress made in meeting Atherton's share of regional housing needs. The following list identifies the tables required for the APR:

Table A:	Housing Development Applications Submitted
Table A2:	Annual Building Activity Report Summary (New Construction, Entitled, Permits and Completed Units)
Table B:	Regional Housing Needs Allocation (RHNA) & Extremely Low-Income Need Progress – Permitted Units Issued by Affordability
Table C:	Sites Identified or Rezoned to Accommodate Shortfall

Table D:	Program Implementation Status
Table E:	Commercial Density Bonus Approved
Table F:	Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites
Table F2:	Units Converted to Moderate Income
Table G:	Locally Owned Housing Element Sites
Table H:	Locally Owned Surplus Land
Table J:	Student Housing that Received Density Bonus
Table K:	Tenant Preference Policies

For the purpose of reporting to the Planning Commission and City Council, staff has included tables that are relevant to the Town’s housing programs at Attachment 1. This includes Tables A, A2, B, and D. The remaining tables are not currently applicable to the Town. Any changes to the Town’s Housing Element during 2024 will be reflected in the 2024 APR.

The following analysis provides an update on each of these topic areas. Prior to submittal to HCD, staff will also present this summary to the Atherton City Council.

ANALYSIS

Status of the Atherton General Plan and Progress in its Implementation

The Land Use, Circulation, Open Space and Conservation, Noise, and Community Safety Elements of the Atherton General Plan were updated between 2017 and 2020 and adopted by the City Council on January 15, 2020. The Housing Element is the only element required to be reviewed by HCD and has been found to be “in compliance” with the HCD review criteria. The Town adopted and self-certified its 6th Cycle Housing Element for 2023 to 2031 on January 31, 2023. However, to achieve state-certification, the Town continues to work towards updating the adopted 6th Cycle Housing Element. At present, the Town’s contract planning staff is completing an initial study that addresses requirements of the California Environmental Quality Act (CEQA) to address potential impacts from zoning changes relating to the 6th Cycle Housing Element. As this process continues, the Town continues to pursue the 2023-31 RHNA allocation requirements assigned by HCD and OPR, and in compliance with the Town’s adopted General Plan.

Progress in meeting Atherton’s Share of Regional Housing Needs

Atherton’s 2023-31 RHNA allocation is a total of 348 units with affordability requirements of 148 very low-income or low-income units, 56 moderate-income units, and 182 above moderate-income units. The Town’s adopted 6th cycle housing element uses a combination of projected pipeline projects, the Town’s Accessory Dwelling Unit (ADU) program, development of multifamily zoning overlay, underutilized parcels and the SB9 program to meet the unit requirements for all income levels.

Table A lists the housing development permit applications for single family dwellings and accessory dwelling units that were filed with the Planning Department during 2023. The table identifies sites by Assessor’s Parcel Number (APN), street address, a project name as categorized in the Department’s permit tracking system, and a permit number. The details provided for each application include the type of housing unit developed, such as an ADU or single-family dwelling (SFD), the anticipated tenure of the unit (renter or owner occupied), the date of application submittal, and the anticipated affordability of the unit. The current status of each submittal is also provided, indicating if the application is still pending review, approved, or disapproved. The state

also requests that the Town report on the use of any permit streamlining processes (i.e. SB 9) or the use of the state's Density Bonus program.

As indicated in Table A, the planning department reviewed twenty-one applications for single-family dwellings and sixty-eight ADU applications in 2023. Additionally, for forty-seven of the ADU applications the Town also had the opportunity to collect applicant-reported rental information through a voluntary survey. This data indicates that five ADU's within the Town are rented to low-income households and three ADUs are rented to at moderate-income levels. The remaining ADU's and single-family homes are categorized as above-moderate income, with ownership occupancy.

The information provided in Table A2 focuses on permit activity that occurred during 2023 and tracks applications for ADUs and single-family homes that are already "entitled" (approved) by the Planning Department through review and permit issuance by the Building Department, as well as the final inspection and completion process that reflects when a housing unit may be occupied. Similar to Table A, Table A2 requires any known information relative to unit affordability that may or may not be deed-restricted. Table A2 also requests information relating to permit-streamlining programs, participation in financial assistance programs, specifics of affordability requirements in deed-restrictions, any demolition of units and participation in the state's Density Bonus program. Staff continues to align information relative to specific dates for each application, as it requires manual comparisons between the Building and Planning tracking programs. Gaps in this information is highlighted in yellow. However, the unit counts, affordability and participation in special permitting programs is complete. Staff will continue to monitor permit status, input dates and collect survey information from applicants until the final report is submitted to the state in April.

As shown in Table B, the Town added an additional 38 units towards its allocation during 2023. Throughout the remaining cycle, the Town must provide an additional 292 units, at varying income levels. Table D summarizes last year's progress on the adopted Housing Element implementation programs, many of these programs are structured to meet the remaining RHNA objectives.

Degree to which the Atherton General Plan complies with the Adopted OPR Guidelines

The OPR adopted General Plan Guidelines in 2003 for use by local jurisdictions in the preparation of their general plans. The Guidelines were updated in 2017. The Guidelines are permissive, not mandatory and are quite extensive. According to staff analysis, the 2019 Atherton General Plan is in compliance with the adopted OPR Guidelines. As the Town considers additional changes to its adopted Housing Element, amendments to the General Plan may be required. However, these changes and their alignment with the OPR Guidelines would be addressed in the 2024 APR.

Date of the Last Revision to the Atherton General Plan

The last revision to all elements except the Housing Element of the Atherton General Plan was adopted by the City Council on January 15, 2020. The 2023-31 Housing Element was adopted and self-certified by the City Council on January 31, 2023. Updates to the adopted 2023-31 Housing Element are forthcoming in 2024 and will be addressed in the 2024 APR.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting in print and electronically on the Town's website. Information about the project is also disseminated a legal advertisement of the agenda in Almanac newspaper.

ATTACHMENTS

1. Housing Element Annual Progress Report Data Tables

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, S, 4.5+ ADU/AMH)	Tenure R/H/owner O/owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provisions the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65916?	Were incentives or concessions requested pursuant to Government Code section 65916 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below																							
		070-151-010	261 ATHERTON AVE	JUNIOR ADU (ADU)	ADU23-00003	ADU	D	1/8/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-151-010	261 ATHERTON AVE	NEW DETACHED ADU	ADU23-00004	ADU	D	1/8/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		960-200-190	47 JENNINGS LN	CONVERSION ADU	ADU23-00005	ADU	D	1/12/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-080-220	148 TUSCALOOSA AVE	JUNIOR ADU (ADU)	ADU23-00006	ADU	D	1/13/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-080-220	148 TUSCALOOSA AVE	NEW DETACHED ADU	ADU23-00007	ADU	D	1/13/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		059-291-080	50 AMADOR AVE	JUNIOR ADU (ADU)	ADU23-00008	ADU	D	1/17/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		059-291-080	50 AMADOR AVE	ADU	ADU23-00009	ADU	D	1/17/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		073-261-430	38 SARGENT LN	NEW DETACHED ADU	ADU23-00010	ADU	D	1/18/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		073-261-430	38 SARGENT LN	JUNIOR ADU (ADU)	ADU23-00011	ADU	D	1/18/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		060-313-090	51 FAIR OAKS LN	NEW ATTACHED ADU	ADU23-00012	ADU	D	1/23/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-080-130	122 ATHERTON AVE	NEW DETACHED ADU	ADU23-00013	ADU	D	1/23/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		060-220-080	43 VIRGINIA LN	CONVERSION ADU	ADU23-00014	ADU	D	3/7/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		073-151-010	487 STOCKBRIDGE AVE	NEW ATTACHED ADU	ADU23-00015	ADU	D	2/16/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		960-171-140	1 HOLBROOK LN	NEW DETACHED ADU	ADU23-00016	ADU	D	2/16/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		061-123-040	72 MAGNOLIA DR	NEW DETACHED ADU	ADU23-00017	ADU	R	2/28/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		061-053-010	46 LILAC DR	NEW DETACHED ADU	ADU23-00018	ADU	D	3/1/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-214-150	175 BRITTON AVE	NEW ATTACHED ADU	ADU23-00019	ADU	R	3/2/2023				1		1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-351-130	75 FAIRVIEW AVE	NEW ATTACHED ADU	ADU23-00020	ADU	D	3/6/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		060-351-200	66 MAPLE AVE	NEW ATTACHED ADU	ADU23-00021	ADU	D	3/9/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-080-190	148 ATHERTON AVE	NEW ATTACHED ADU	ADU23-00023	ADU	D	4/13/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		060-200-010	2 JENNINGS LN	NEW DETACHED ADU	ADU23-00024	ADU	D	4/13/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		059-291-090	58 AMADOR AVE	NEW ATTACHED ADU	ADU23-00025	ADU	D	4/21/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		059-291-090	58 AMADOR AVE	JUNIOR ADU (ADU)	ADU23-00026	ADU	D	4/21/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-250-240	35 SABELLA AVE	NEW DETACHED ADU	ADU23-00027	ADU	D	5/4/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-250-240	35 SABELLA AVE	JUNIOR ADU (ADU)	ADU23-00028	ADU	D	5/4/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		061-030-040	83 WISTERIA WAY	NEW DETACHED ADU	ADU23-00029	ADU	D	5/4/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-320-200	244 PARK LN	NEW DETACHED ADU	ADU23-00030	ADU	D	5/9/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		061-184-040	96 LABURNUM RD	NEW DETACHED ADU	ADU23-00031	ADU	D	5/9/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-343-390	53 SANTIAGO AVE	NEW ATTACHED ADU	ADU23-00032	ADU	D	5/23/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		060-351-120	78 FAIR OAKS LN	JUNIOR ADU (ADU)	ADU23-00033	ADU	D	5/25/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		061-130-100	73 HAWTHORNE DR	NEW DETACHED ADU	ADU23-00034	ADU	R	6/1/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		061-072-050	89 LARCH DR	NEW DETACHED ADU	ADU23-00035	ADU	D	6/1/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		061-161-020	173 HAWTHORNE DR	NEW DETACHED ADU	ADU23-00037	ADU	D	6/22/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-342-030	2 SANTIAGO AVE	NEW DETACHED ADU	ADU23-00038	ADU	R	6/29/2023			1			1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-343-380	63 SANTIAGO AVE	NEW ATTACHED ADU	ADU23-00039	ADU	D	7/9/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-330-080	225 PARK LN	CONVERSION ADU	ADU23-00040	ADU	D	7/10/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		060-162-190	42 SAN BENITO AVE	JUNIOR ADU (ADU)	ADU23-00041	ADU	D	7/12/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		060-162-190	42 SAN BENITO AVE	NEW DETACHED ADU	ADU23-00042	ADU	R	7/12/2023			1			1	2	2	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-240-150	92 INGLEWOOD LN	NEW DETACHED ADU	ADU23-00043	ADU	D	7/18/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		060-351-130	75 BELLEAU AVE	CONVERSION ADU	ADU23-00044	ADU	D	7/18/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		059-291-240	29 AMADOR AVE	JUNIOR ADU (ADU)	ADU23-00046	ADU	D	8/4/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		059-311-210	60 ADAM WAY	NEW DETACHED ADU	ADU23-00047	ADU	D	8/4/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		061-030-080	168 HEATHER DR	CONVERSION ADU	ADU23-00048	ADU	D	8/8/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-320-030	135 KAREN WAY	JUNIOR ADU (ADU)	ADU23-00050	ADU	D	8/10/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-320-030	135 KAREN WAY	NEW ATTACHED ADU	ADU23-00051	ADU	D	8/10/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		060-171-010	97 HOLBROOK LN	JUNIOR ADU (ADU)	ADU23-00051	ADU	D	8/14/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		060-171-010	97 HOLBROOK LN	NEW ATTACHED ADU	ADU23-00053	ADU	D	8/14/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		061-032-050	153 JAMIE AVE	NEW DETACHED ADU	ADU23-00054	ADU	D	8/23/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-050-070	167 ALMENDRAL AVE	NEW DETACHED ADU	ADU23-00055	ADU	R	8/29/2023				1		1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-050-070	167 ALMENDRAL AVE	JUNIOR ADU (ADU)	ADU23-00056	ADU	D	8/29/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-152-070	39 BARRY LN	NEW DETACHED ADU	ADU23-00057	ADU	D	9/5/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-120-050	17 TUSCALOOSA AVE	NEW DETACHED ADU	ADU23-00058	ADU	R	9/9/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		070-021-100	151 MARYMONT AVE	NEW DETACHED ADU	ADU23-00059	ADU	D	9/20/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		059-281-250	251 SELBY LN	JUNIOR ADU (ADU)	ADU23-00060	ADU	D	10/13/2023						1	1	1	0	NONE	NO	NO	APPROVED	MINISTERIAL	N/A
		059-281-250	251 SELBY LN	NEW DETACHED ADU	ADU23-00061	ADU	D	10/13/2023															

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement										Affordability by Household Incomes - Building Permits										Affordability by Household Incomes - Certificates of Occupancy									
1		2		3	4							5	6	7							8	9	10							11	12					
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA/SFD/2 to 4.5+ ADU/IMF)	Tenure R/For-Own/Ch	Very Low Income Deed Restricted	Very Low Income Non-Deed Restricted	Low Income Deed Restricted	Low Income Non-Deed Restricted	Moderate Income Deed Restricted	Moderate Income Non-Deed Restricted	Above Moderate Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low Income Deed Restricted	Very Low Income Non-Deed Restricted	Low Income Deed Restricted	Low Income Non-Deed Restricted	Moderate Income Deed Restricted	Moderate Income Non-Deed Restricted	Above Moderate Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low Income Deed Restricted	Very Low Income Non-Deed Restricted	Low Income Deed Restricted	Low Income Non-Deed Restricted	Moderate Income Deed Restricted	Moderate Income Non-Deed Restricted	Above Moderate Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness			
Summary Row: Start Date Entry Below																																				
	070-355-110	59 MICHAELS WAY	ADU	BP23-00308	ADU	O				4	0	2	1		1									5/6/2023	1								0			
	061-653-010	46 LILAC DR	ADU	BP23-00306	ADU	O								6/6/2023										4/14/2023	1								0			
	060-302-090	85 RITTENHOUSE AVE	ADU	BP23-00223	ADU	O								4/14/2023										8/22/2023	1								0			
	073-202-050	65 SUTHERLAND DR	ADU	BP23-00341	ADU	O									1				1						10/18/2023	1							0			
	061-072-050	89 LARCH DR	ADU	BP23-00407	ADU	O								8/22/2023	1				1						12/01/2023	1							0			
	070-342-030	2 SANTIAGO AVE	ADU	BP23-00441	ADU	R			1					10/18/2023	1									8/21/2023	1								0			
	070-342-030	2 SANTIAGO AVE	ADU	BP23-00441	ADU	O								10/18/2023	1									8/21/2023	1								0			
	070-342-030	2 SANTIAGO AVE	ADU	BP23-00441	ADU	O								10/18/2023	1									9/12/2023	1								0			
	060-162-190	42 SAN BENITO AVE	ADU	BP23-00473	ADU	R			1					12/01/2023	1									9/19/2023	1								0			
	059-311-210	60 ADAM WAY	ADU	BP23-00509	ADU	O								8/21/2023	1									9/20/2023	1								0			
	059-311-210	60 ADAM WAY	ADU	BP23-00509	ADU	O								8/21/2023	1									1/26/2023	1								0			
	059-303-300	19 SELBY LN	ADU	BP23-00514	ADU	O								9/12/2023	1									2/13/2024	1								0			
	061-032-050	153 JAMES AVE	ADU	BP23-00543	ADU	O									1									1/17/2023	1								0			
	070-120-050	17 TUSCALOOSA AVE	ADU	BP23-00545	ADU	R			1					9/19/2023	1									1/10/2024	1								0			
	060-200-010	2 JENNINGS LN	ADU	BP23-00574	ADU	O								9/20/2023	1									12/18/2023	1								0			
	070-340-150	60 INGLEWOOD LN	ADU	BP23-00577	ADU	O								12/6/2023	1									2/12/2024	1								0			
	070-650-070	167 ALMENDRAL AVE	ADU	BP23-00647	ADU	R					1			2/15/2024	1									8/15/2023	1								0			
	061-184-040	66 LABURNUM RD	ADU	BP23-00675	ADU	O								1/17/2023	1									10/24/2023	1								0			
	070-182-070	39 BARRY LN	ADU	BP23-00769	ADU	O								1/10/2024	1									10/17/2023	1								0			
	061-683-120	84 LUPIN LN	ADU	BP23-00776	ADU	O								12/18/2023	1									10/22/2023	1								0			
	061-132-100	73 HAWTHORNE DR	ADU	BP23-00800	ADU	R								2/1/2024	1									7/24/2023	1								0			
	061-014-020	198 JAMES AVE	ADU	BP23-00804	ADU	R			1						1									2/22/2024	1								0			
	070-012-150	66 MARYMONT AVE	ADU	BP23-00921	ADU	O									1									8/16/2023	1								0			
	061-103-040	83 WISTERIA WAY	ADU	BP23-00950	ADU	O									1									8/15/2023	1								0			
	060-171-010	281 GREENGARDEN DR	ADU	BP23-00990	ADU	O									1									9/12/2023	1								0			
059-303-010-1	059-303-010	1 GRESHAM LN	ADU	BP23-00994	ADU	O									1									9/26/2023	1								0			
	059-311-210	60 ADAM WAY	ADU	BP23-00198	ADU	O									1									9/26/2023	1								0			
	070-320-200	244 PARK LN	ADU	BP23-00313	ADU	O								8/15/2023	1									7/18/2023	1								0			
	061-161-620	173 HAWTHORNE DR	ADU	BP23-00495	ADU	R					1			10/24/2023	1									2/6/2024	1								0			
	060-302-130	76 BELLEAU AVE	ADU	BP23-00511	ADU	O								10/17/2023	1									8/22/2023	1								0			
	070-021-100	51 MARYMONT AVE	ADU	BP23-00638	ADU	O									1									1/25/2024	1								0			
	073-181-010	487 STOCKBRIDGE AVE	ADU	BP23-00552	ADU	O								10/20/2023	1									1/26/2023	1								0			
	061-123-040	77 MAGNOLIA DR	ADU	BP23-00270	ADU	O								7/24/2023	1									1/11/2024	1								0			
	070-230-250	62 DANIELLA AVE	NOBASEMENT	BP23-00367	SFA	O								2/22/2024	1									9/26/2023	1								0			
	070-161-130	75 FARVIEW AVE	W/BASEMENT	BP23-00366	SFD	O								8/16/2023	1									12/01/2023	1								0			
	070-320-200	244 PARK LN	W/BASEMENT	BP23-00306	SFD	O								8/15/2023	1									2/13/2024	1								0			
	059-303-300	19 SELBY LN	W/BASEMENT	BP23-00512	SFD	O								9/12/2023	1									1/10/2024	1								0			
	070-343-350	53 SANTIAGO AVE	W/BASEMENT	BP23-00603	SFD	O								9/26/2023	1									2/8/2023	1								0			
	070-343-300	63 SANTIAGO AVE	W/BASEMENT	BP23-00610	SFD	O								9/26/2023	1																		0			
	070-343-101	97 SANTIAGO AVE	W/BASEMENT	BP23-00698	SFD	O									1																			0		
	061-240-140	2 LOWERY DRIVE	W/BASEMENT	BP23-00988	SFD	O									1																			0		
	059-291-090	58 AMADOR AVE	NOBASEMENT	BP23-00395	SFD	O								7/18/2023	1																			0		
	070-343-102	246 VALPARAISO AVE	NOBASEMENT	BP23-00710	SFD	O									1									2/6/2024	1									0		
	073-202-050	65 SUTHERLAND DR	W/BASEMENT	BP23-00340	SFD	O									1																			0		
	061-072-050	89 LARCH DR	W/BASEMENT	BP23-00406	SFD	O								8/22/2023	1																				0	
	059-292-240	29 AMADOR AVE	W/BASEMENT	BP23-00561	SFD	O								1/25/2024	1																				0	
	070-240-150	62 INGLEWOOD LN	W/BASEMENT	BP23-00575	SFD	O								1/26/2023	1																				0	
	061-114-020	198 JAMES AVE	W/BASEMENT	BP23-00603	SFD	O									1																				0	
	070-012-150	66 MARYMONT AVE	W/BASEMENT	BP23-00918	SFD	O								1/11/2024	1																				0	
	070-214-150	175 BRITTON AVE	NOBASEMENT	BP23-00425	SFD	O								9/20/2023	1																				0	
	070-032-030	135 KAREN WAY	NOBASEMENT	BP23-00495	SFD	O									1																				0	
	060-162-190	42 SAN BENITO AVE	NOBASEMENT	BP23-00472	SFD	O								1/25/12/2023	1																				0	
	061-132-050	153 JAMES AVE	NOBASEMENT	BP23-00543	SFD	O									1																				0	
	070-650-070	167 ALMENDRAL AVE	NOBASEMENT	BP23-00646	SFD	O									1																				0	
	070-182-070	39 BARRY LN	NOBASEMENT	BP23-00767	SFD	O									1																				0	
	061-193-120	2 LINDEN AVE	NOBASEMENT	BP23-00388	SFD	O									1																				0	
	060-171-010	97 HOLBROOK LN	NOBASEMENT	BP23-00926	SFD	O									1																				0	
059-303-010-2	059-303-010	1 GRESHAM LN	NOBASEMENT	BP23-00947	SFD	O									1																				0	

Table B
Regional Housing Needs Allocation Progress

[illegible]

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1 New Single Family Development Housing	The Town will continue to facilitate and expediate the development of new single-family housing units.	2023-31	Ongoing program
1.2 SB9 Implementation.	In 2022 the Town adopted an SB9 ordinance consistent with State Law provisions.	2023-31	Ongoing program. Six SB9 lots recorded and three under review.
1.3 ADU Construction Program	Currently approving ADUs ministerially in conformance with State Law provisions. Additional incentives are provided to larger ADUs that conform to Town's accessory structure setbacks. The Town is currently updating its ADU ordinance to align with new State laws.	2025-31	Ongoing Program. 69 ADUs were approved in 2023.
1.5 Multifamily Residential Overlay and Objective Design Standards	The Town will adopt RM-10, RM-20, and RM-40 multifamily residential overlays that allow a maximum of 10 du/ac, 20 du/ac, and 40 du/ac, respectively. These overlays will cover sites that permit by-right multifamily development per the Objective Design Standards adopted concurrently to the overlay zones.	2024-31	Currently developing a multifamily program to facilitate the developemnt of at least 96 units on sites with RM-20 and RM-40 at various affordability levels
1.11 Multifamily residential fee	The Town will revise its Master Fee Schedule with multifamily development fees that do not pose a constraint on multifamily development.	2024-31	New Program, yet to be implemented
2.2 ADU Rental Outreach	Further incentivize below-market-rate rentals of ADUs:	2025-31	The Town will take the following actions to further incentivize below-market-rate rentals of ADUs: Ongoing A. The Town will continue to request the owner fill out an ADU rental survey indicating the amount of rent to be charged for the unit at the time of construction or conversion. By comparing this rent to the San Mateo County monthly maximum affordable housing cost by household chart, the affordability level of each unit is determined. Ongoing B. To encourage rental of ADUs and JADUs, the Town will develop a comprehensive incentive ADU/JADU rental program and partner with a non-profit organization (HIP) to facilitate the rental advertising, screening and partnering process.
2.3 Inclusionary Fee	The Town will adopt a new inclusionary housing fee for all new single family housing construction and additions. Funds generated by this fee will be used to support affordable housing in Atherton, including ADU rental outreach (Program 2-2) and support for affordable housing development in multifamily residential overlay zones (Program 1-5).	2024-31	New Program, yet to be implemented. Nexus fee study under development.
2.6 Extremely Low Income Households	The Town will facilitate housing for extremely low income households through its robust ADU development (Program 2-2) and multifamily residential overlay zone (Program 1-5) programs	2025-31	Projected 47 units through ADU and multifamily development programs.
2.9 Deed Restricted ADU	Amend the zoning code to allow two ADUs to be constructed on a property if the second ADU is deed-restricted to a lower-income household for 20 years . The deed-restricted ADU would be exempt from ADU floor-area limitations, and could be a detached unit or attached to the principal dwelling, a garage	2025-31	Program under consideration by City Council as part of the ADU Ordinance update.
4.12 Special Needs Housing	The Town will assist in the development of housing for all special needs households (e.g., elderly, homeless, farmworkers, persons with disabilities, female-headed households).	2025-31	New Program - projecting 1 special needs housing