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## 3.000 HOUSING ELEMENT (2001 UPDATE)

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### 3.100 INTRODUCTION

#### 3.110 Purpose

The State of California requires that all cities within the San Francisco Bay Area update the Housing Element of their General Plan by December 31, 2001. The purpose of this document is to meet this requirement by evaluating the existing and projected housing needs of all economic segments of Atherton, evaluating existing policies and programs aimed at the preservation, improvement and development of housing and developing new ones.

The contents of this update includes an analysis of housing needs, statements of goals and policies, a schedule of programs and actions and an estimate of the number of housing units the Town expects to be developed, improved and maintained in the local housing stock. Programs and policies included in the existing Housing Element are evaluated and modified where necessary to reflect changing market conditions and policy priorities.

#### 3.120 Definition of Income Categories

Since the determination of housing need is often discussed in terms of income categories, it is important to define the categories used in this update at the outset. The U.S. Department of Housing and Urban Development (HUD) has established household income categories based on a proportion of the area's median family income as summarized below:

**TABLE H-O: HUD INCOME CATEGORIES DEFINED**

Income Category	% of Median
Very Low Income	Below 50% of Median
Low Income	50-80% of Median
Moderate Income	80-120% of Median
Above Moderate Income	Above 120% of Median

The income limits established by HUD for San Mateo County in 2001 are presented in Table H-1A.

Housing affordability limits are derived using the Standard Definition of Affordability level. Thirty percent of gross household income is the standard affordability level. A household that spends greater than 30% of its gross income on housing is described as overpaying for housing. The housing affordability limits are calculated from the income limits established by HUD for San Mateo County in 2001 and are presented in Table H-1B.



**TABLE H-1A: ANNUAL INCOME LIMITS BY HOUSEHOLD SIZE, 2001 (US\$)**

Income Category	Number of Persons in Family							
	1	2	3	4	5	6	7	8
Very Low	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100
Low	47,600	54,400	61,200	68,000	73,450	78,900	84,300	89,750
Median	56,050	64,100	72,100	80,100	86,500	92,900	99,300	105,750
Moderate	67,250	76,900	86,500	96,100	103,800	111,500	119,150	126,850

Source: HUD figures for San Mateo County, 2001

**TABLE H-1B: MONTHLY HOUSING AFFORDABILITY LIMITS BY HOUSEHOLD SIZE, 2001 (US\$)**

Income Category	Number of Persons in Family							
	1	2	3	4	5	6	7	8
Very Low	744	850	956	1062	1148	1232	1318	1402
Low	1190	1360	1530	1700	1836	1972	2108	2244
Median	1401	1602	1802	2002	2162	2322	2482	2644
Moderate	1681	1922	2162	2402	2595	2788	2979	3171

### 3.130 Relation to Other Elements

The Housing Element is closely related to the Land Use, Open Space and Circulation Elements. In the Housing Element, residential land use is translated into terms of household units to be accommodated in the future. Lands designated for residential use are identified in the Land Use Element; the location, site area and terrain suitable for housing is related to both open space and land use; and the capability of serving residential neighborhoods by an efficient circulation system is discussed in the Circulation Element.

**TABLE H-1C: GENERAL PLAN/HOUSING ELEMENT CONSISTENCY ANALYSIS**

LAND USE ELEMENT				
Use, Density & Intensity				
Residential Land Use	Building Intensity (units/acre)	Min. Lot Area/d.u.	Zoning District	Consistency B/t Land Use and Housing Elements
S.F. Low Density	1	43,560	R-1A	C
Single Fam.	3	13,500	R-1B	C
<b>1.330 Residential Land Use Policies</b>				
1.331 Future plans for residential development or redevelopment are severely limited due to the fact that the Town has been almost entirely developed.				C
1.332 The development of high density and/or high rise residential structures or commercial uses of any kind would destroy the scenic, rural and open space character of the Town, and is, therefore prohibited.				C
1.333 Minimum lot sizes in hillside areas (defined as areas with average cross slopes greater than 20 percent) shall be related to the slope and shall not be less than:				C
Average Size Cross Slope		Minimum Lot Area		
0-19.9%		1 Acre		
20-34.9%		2 Acres		
35% +		5 Acres		
1.334 Structures higher than 34 feet shall be prohibited.				C

1.335 Proposed residential subdivisions, as well as proposals to replace existing homes, shall adhere to the following design criteria:	C
A. Maintenance of existing neighborhood environments shall be promoted by the design of the subdivision and subdivision improvements. Designs shall be visually harmonious and compatible with neighborhood character.	C
B. Adequate drainage and off-street parking shall be provided. Street lighting shall be kept to a minimum. Temporary or guest on-street parking areas shall be minimized.	C
C. Uniformity of lot design should be avoided by using such techniques as meandering streets.	C
D. Trees shall be preserved to the maximum extent feasible while allowing for construction within established parameters for setbacks and lot coverage	C
E. Residential land uses shall be designed in accordance with the density, floor area ratio, height, bulk and other standards established by the Town.	C
F. All utilities installed in conjunction with new subdivisions shall be placed underground.	C
G. Residential land uses shall be consistent with the goals, objectives and policies of the Atherton General Plan housing Element.	C
H. Second residential units are permitted when consistent with adopted standards.	C
I. Privacy is a factor which shall be incorporated into the subdivision, subdivision improvements and home design.	C
J. The Town allows minimum lot size subdivisions only where such minimum lot sizes do not significantly degrade established levels of privacy, wooded areas, and/or the open space environment.	C
<b>1.420 Open Space Land Use Policies</b>	
1.421 The Town shall continue to preserve the open space characteristics of existing schools, churches and park facilities.	C
1.422 Land uses which diminish the open space character of the Town, such as commercial and high density residential uses, shall be prohibited.	C

CIRCULATION ELEMENT	
<b>2.370 Roadway Policies</b>	
2.371 No street under the jurisdiction of the Town shall be more than two lanes in width.	C
2.372 Meandering street lines shall be preserved consistent with traffic safety.	C
2.373 A public street shall be accepted by the Town only on the condition that it has been improved in accordance with Town standards existing at the time of acceptance.	C
2.374 Use of Town streets as thoroughfares by trucks and other large vehicles shall be carefully controlled.	C
2.375 Paving for temporary on-street parking within the roadway right-of-way will be prohibited.	C
2.376 Valley gutters or rolled curbs may be required in all new subdivisions.	C
<b>2.370 Pedestrian Traffic Policies</b>	
2.721 No new vehicle curbs or sidewalks shall be constructed, as their presence would be incongruent with existing development.	C
2.722 Suitable pedestrian paths along existing minor arterials shall be maintained.	C
OPEN SPACE AND CONSERVATION ELEMENT	
<b>4.230 Open Space and Conservation Policies</b>	
4.231 The following policies, in addition to those set forth under open space land use policies in the Land Use Element, are intended to help guide decision making in regard to open space and conservation impacts in Atherton.	C
4.232 The Town shall endeavor to protect scenic resources, significant stands of natural vegetation, wildlife habitat, public safety and significant archaeological resources, both publicly and privately held.	C
4.233 The Town seeks to preserve the open space characteristics of existing public and private schools, churches, the Circus Club the California Water Service property and the public parks.	C

4.234 Holbrook Palmer Park shall serve as the Town's primary outdoor recreational facility subject to the following conditions: A. The property shall not be used, occupied or operated for commercial or housing purposes except those which are strictly incidental and appropriate to its use as a public recreational park. B. The Park is to be used for the benefit of the citizens of Atherton. C. The Park may not be used for political purposes except those which involve the public affairs of the Town of Atherton as a whole. D. The Park may be rented for use by others in accordance with the standards established by the Parks and Recreation Commission.	C   C C  C
4.235 In addition to Holbrook Palmer Park and smaller parks identified on the General Plan Land Use Map, public elementary and high school properties are also available for recreational use.	C

\* C = Consistency between elements

### 3.140 Information Sources for the Housing Element Update

Data from the 2000 Federal Census formed the basis of the 2001 Atherton Housing Element update. Unfortunately, a significant portion of the results from the 2000 Census will not be available in time for inclusion in the update. In many cases, key indicators such as income estimates, housing prices and rents have been updated using the best available information from the Department of Finance, HUD, local Realtors and other sources. In some instances, however, it has not been possible to forecast beyond the 1990 Census data in updating the 2001 Housing Element.

### **3.200 ASSESSMENT OF HOUSING NEEDS**

#### **3.210 Analysis of Population and Employment in Atherton**

This section contains background information on the Town's population and employment characteristics, including historic population growth, age and income characteristics of the population and the condition of the housing stock. It also includes an analysis of population and employment trends, and documentation of Atherton's existing and projected housing need including the Town's share of the regional housing need as determined by the Association of Bay Area Governments (ABAG) in March 2001.

#### **3.211 Historic Population Trends**

At the time of incorporation, in 1923, the Town of Atherton had a population of 650 people<sup>1</sup>. Over the next three decades, the town expanded to 3,630 people. The most significant growth took place between 1950 and 1960 when the population more than doubled to 7,717 people. Population growth slowed dramatically in the following decade and reached a peak by 1970 of just over 8,000. The 1980 Census counted 7,797 people, a 3.5 percent decline from 1970. The population declined further in 1990 (8.1%) and increased slightly in 2000 (0.4%). In the period 1970-2000 Atherton's population actually decreased by 11 %.

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<sup>1</sup> Bush, Sarah and Genevieve Merrill, Atherton Lands 1979; printed privately.



**TABLE H-2: HISTORIC POPULATION TRENDS AND PROJECTIONS**

Year	Population	Source
1923	650	Historic Publication, City of Atherton <sup>1</sup>
1950	3,630	U.S. Census
1960	7,717	U.S. Census
1970	8,085	U.S. Census
1980	7,797	U.S. Census
1990	7,163	U.S. Census
2000	7,194	U.S. Census

The slight increase in population which took place in Atherton (0.4%) over the last decade compares to a Countywide increase of 8.9 percent and an overall increase in the Bay Area of 15.1 percent.

**TABLE H-3: RECENT TRENDS IN LOCAL AND REGIONAL POPULATION**

	Atherton 1990 <sup>1</sup>	Atherton 2000 <sup>2</sup>	San Mateo County 1990 <sup>1</sup>	San Mateo County 2000	Bay Area 1990	Bay Area 2000 <sup>2,3</sup>
Total Population	7,163	7,194	649,623	707,161	6,020,147	6,930,600

### 3.212 Age Characteristics

In 1970, the percentage breakdown of Atherton residents in various age groups closely corresponded to the County-wide percentages. Out of a total of 8,085 people, 32 percent were children under 18, 60 percent were between the ages of 18 and 64, and approximately 8 percent were seniors 65 and over.

The 1980 Census revealed an overall aging of the population. The percentage of young people under age 18 declined to 24 percent. The percent of people between the ages of 18 and 64 increased slightly to 63 percent, and the number of seniors increased to nearly 13 percent. County-wide trends were comparable.

<sup>1</sup> U.S. Census 1990

<sup>2</sup> U.S. Census 2000

<sup>3</sup> Includes Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano and Sonoma Counties.

The overall aging of Atherton population continued into the 1990's. The percentage of young people declined to about 20 percent. The percentage of people between the ages of 19 and 64 was about 61 percent of the total and seniors grew to over 18 percent.

By 2000, the Town's younger population increased to almost 24 percent. The senior population increased to over 20 percent and the group between 19 and 64 years decreased to 56 percent.

**TABLE H-4: AGE CHARACTERISTICS**

Age Groups (Total Population)	Atherton 1990 Number of Persons <sup>1</sup>	Percent	Atherton 2000 Number of Persons <sup>2</sup>	Percent	San Mateo County 1990 Percent	San Mateo County 2000 Percent
Persons under 19	1,470	20.5	1,703	23.7	23.1	22.9
Persons Age 19-64	4,370	61.0	4,040	56.2	64.6	64.6
Persons Age 65+	1323	18.5	1,451	20.1	12.3	12.5

### 3.213 Ethnic and Racial Characteristics

Over the past decade the proportion of African American and other racial groups in Atherton has remained essentially unchanged. The percentage of Asians and Pacific Islanders has grown by 3% to 10.2% of the population. The racial mix in Atherton is not comparable to the County pattern, however, as shown in Table H-5. Additionally, in 2000 there was about 3% of the population that stated they were of Hispanic or Latino heritage.

**TABLE H-5: RACIAL CHARACTERISTICS**

Racial Group (% Total Population)	Atherton 1990 <sup>1</sup>	Atherton 2000 <sup>2</sup>	San Mateo County 1990 <sup>1</sup>	San Mateo County 2000 <sup>2</sup>
White	90.9%	85.3%	71.9%	59.5%
African American	0.8	0.7	5.4	3.5
American Indian or Alaskan Native	0.2	0.2	0.5	0.5
Asian or Pacific Islander	7.3	10.2	16.8	21.3
Other	0.8	1.0	5.4	10.2
Two or more Races <sup>3</sup>		2.6		5.0

<sup>1</sup> U.S. Census 1990

<sup>2</sup> U.S. Census 2000

**TABLE H-6: HISPANIC OR LATINO**

	Atherton 1990 <sup>3</sup>	Atherton 2000 <sup>3</sup>	San Mateo County 1990 <sup>3</sup>	San Mateo County 2000 <sup>3</sup>
Hispanic or Latino (of and race)		2.8%		21.9%
Not Hispanic or Latino		97.2		78.1

**3.214 Employment Characteristics**

Data is not available from the U.S. Census for the year 2000, however the trends over the past 20 years plus more recent studies show some very distinct patterns. While the number of males in the labor force has remained relatively constant, the percentage of females has increased, from 29 percent of the women age 16 and over in 1970 to over 45 percent in 1990. Only 60 percent of those Atherton residents 16 and over are in the labor force while County-wide, the proportion is 71 percent.

**TABLE H-7: EMPLOYMENT PICTURE**

Category	1970	1980	1990
Persons Under 16			
Male	1,140	740	617
Female	1,046	780	602
Persons 16 & Over			
Male	2,976	3,158	2,907
Female	2,923	3,119	3,037
In Labor Force			
Male	2,125	2,304	2,208
Female	839	1,103	1,381
Not in Labor Force			
Male	851	854	699
Female	2,084	1,989	1,656
Number Employed			
Male	2,055	2,210	2,171
Female	786	1,113	1,354
Number Unemployed			
Male	70	94	37
Female	53	17	27
Percent Unemployed			

<sup>3</sup> Not Counted 1990

Male	3.3%	4.1%	1.3%
Female	6.3%	1.5%	0.9%

By far the most occupation types stated by Atherton residents over the past 30 years have been managerial and professional specialty jobs. These have consistently accounted for 58-59 percent of the work force. The second most significant category has been technical, sales and administrative support, which has been increasing, from 22 to over 30 percent by 1990. Service occupations have accounted for 6 to 9 percent of the work force.

**TABLE H-8: EMPLOYMENT BY OCCUPATION**

Occupation Type	1970		1980		1990	
	Number	%	Number	%	Number	%
Managerial & Professional Specialty	1,671	58.8	1,926	58.0	2,068	58.7
Technical Sales & Admin. Support	634	22.3	778	23.4	1,070	30.4
Service Occupations	245	8.6	291	8.8	217	6.2
Farming, Forestry & Fishing	24	0.9	90	2.7	27	0.8
Precision Production, Craft & Repair	108	3.8	99	2.9	73	2.1
Operators, Fabricators & Laborers	159	5.6	139	4.2	70	2.0
Total	2,841	100%	3,323	100%	3,525	100%

### 3.215 Population and Employment Projections

Bi-annually ABAG publishes its 20 year forecasts for the San Francisco Bay Area. The forecasts are for population, labor force, households, income and jobs. These projections are made for the 9 county region and then distributed among the counties and cities of the region. The latest study and publication is "Projections-2000" issued by ABAG in December 1999. The forecasts for Atherton are found in Table H-9.

As defined in the glossary, two basic living situations are counted by the U.S. Census and subsequently used by ABAG in its forecasts. Those are people living in households or living in group quarters. Most Atherton residents live in households, however 300-400 students live in Menlo College dorms and are counted as living in group quarters.

When the factors contributing to the ABAG forecasts are analyzed in light of the 2000 Census count, it appears that their projections are over optimistic. First, the 2000 population per household Census count was actually 2.85 where ABAG forecast 2.91. Second, the actual number of households counted in 2000 was 6,876 as opposed to the ABAG projection 7,100. Third, the number of dwelling units in Atherton has remained constant over the past 20 years, the Town is essentially built out. Therefore, the opportunity for significant new household formation is limited. It seems more reasonable to project population per household to follow the pattern expected for San Mateo County. That is 2000-2.85, 2010-2.89, 2020-2.86. A more realistic population estimate is shown in Table H-10 and graphically in exhibits H-0 and H-1.

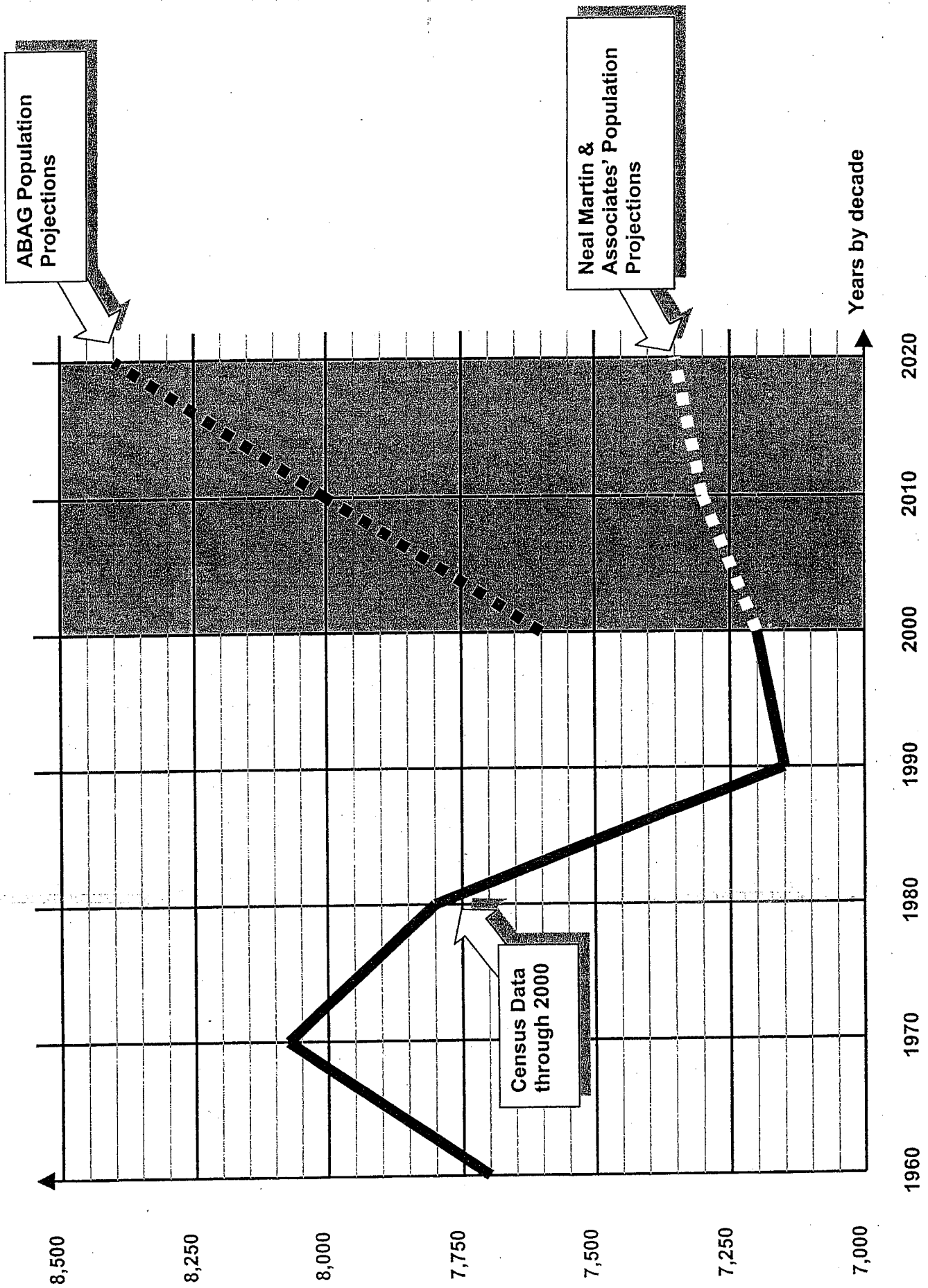
**Table H-9: ABAG Projections – 2000 for Atherton**

	1990	2000	2010	2020
Population	7,163	7,600	8,000	8,400
Household Population	6,675	7,100	7,500	7,900
Households	2,403	2,440	2,550	2,720
Person per Household	2.78	2.91	2.94	2.90
Employed Residents	3,525	3,800	4,200	4,500
Total Jobs	2,830	3,330	3,710	3,840
Agriculture & Mining	10	10	10	10
Manufacturing & Wholesale	270	310	320	350
Retail	290	450	470	500
Service	1,830	2,040	2,340	2,370
Other	430	520	570	610

Mean Household Income	\$235,200	\$290,300	\$318,700	\$347,100

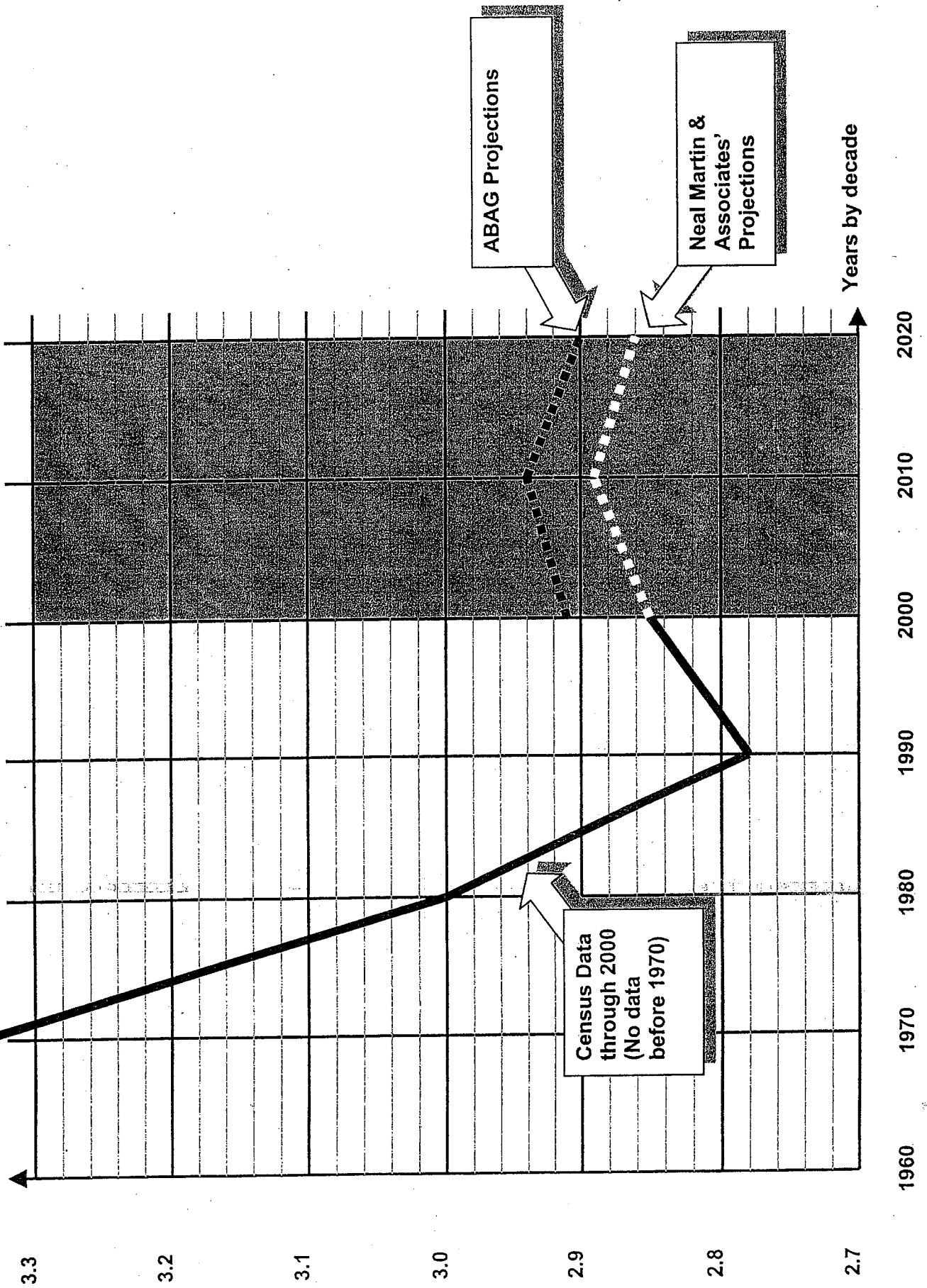
# TOWN OF ATHERTON

City Population



# TOWN OF ATHERTON

Persons per Household





**Table H-10: Atherton Projections**

	1990	2000	2010	2020
Population	7,163	7,194	7,300	7,320
Household Population	6,675	6,876	6,994	6,921
Households	2,403	2,413	2,420	2,420
Persons per Households	2.78	2.85	2.89	2.86

### **3.216 Determination of Housing Needs**

Regarding the determination of local housing need, Article 10.6, Section 65584 of the Government Code, states the following:

“Based upon population projections on data provided by the Department of Finance, and regional population forecasts used in preparing regional transportation plans, and in consultation with each Council of Governments, the Department of Housing and Community Development shall determine the regional share of statewide housing need ... The appropriate Council of Governments shall determine the share for each City and County consistent with the criteria or this subdivision...”

### **3.217 ABAG Housing Needs Determination – 2001 to 2006**

In December 1999, ABAG projected that San Mateo County would grow by approximately 6,500 households between 2000 and 2005. ABAG Forecast that Atherton's share of this growth would be slightly less than its ratio to the County's population, so the Town could be expected to experience an increase of 60 households. ABAG has produced local projections that indicate Atherton will grow by an estimated 220 people between 2000 and 2005 (Projections-2000). Over this same time period, ABAG has determined that Atherton has a "total projected need" of 166 additional housing units based on its Housing Needs Determinations report.

### **3.218 Atherton's Quantified Housing Objectives**

The objective of the Town of Atherton is to encourage the addition of 166 units to the housing stock during the 2002 to 2006, consistent with the housing needs estimate of the Association of Bay Area Governments. The Town shall endeavor to ensure that the aforementioned units be distributed by income level as follows:

**TABLE H-11: ATHERTON'S 2001-2006 HOUSING OBJECTIVES**

Income Category	Units
Very Low	22
Low	10
Moderate	27
Above Moderate	107
Total	166

The housing policies and programs set forth in this document are intended to achieve the above housing production figures within the 2002 to 2006 planning period.

### **3.220 Housing and Household Characteristics**

#### **3.221 Housing Units and Mix**

A total of 2,496 housing units were counted in Atherton during the 1980 Federal Census, 103 units more than in 1970. That number has stayed essentially constant through the year 2000. The 2000 Census counted 2,505 housing units in Atherton. The Census figures revealed that the average household size declined in 1980 to 3.0 persons per household, from 3.5 persons per household in 1970. A further decline occurred in 1990. There was a modest increase in the year 2000 to 2.85 persons per household. All of the housing units in Atherton, with the exception of group quarters, are single-family homes. The primary group quarter facilities are located at Menlo College, which can accommodate on-campus residency of approximately 450 students.

**TABLE H-12: HOUSEHOLD SIZE AND NUMBER OF DWELLING UNITS**

	All Units	Vacant (Percent)	Average Household Size	Total Population
1980 U.S. Census	2,496	1.5%	3.02	7,797
1990 U.S. Census	2,518	4.6%	2.78	7,163
2000 U.S. Census	2,505	3.7%	2.85	7,194

#### **3.222 Housing Condition**

The most recent Census data available regarding the age of residential structures in Atherton is from 1990. As of that year almost 90 percent of the City's housing stock was 20 years old or older. However, in the mid-and late 1990's a trend of demolishing existing single-family houses and replacing them with larger houses, has developed. That trend continues through the summer of 2001. An average of approximately 40 houses per year have been replaced over a 7 to 8-year period.

**TABLE H-13: AGE OF HOUSING UNITS—1990 Census Data**

Year Structure Built	1939 or earlier	1940- 1959	1960- 1979	1979- 1989
Percent of Total Units	23.0%	51.5%	19.4%	6.1%

The condition of nearly all residential structures in Atherton is well-maintained. Renovation permit requests are common according to Building Department records. A windshield survey of all residential structures in Atherton was conducted as part of the background research for this update. The results of this survey showed that there are no areas or virtually no structures in need of major rehabilitation or replacement.

### 3.223 Housing Tenure

As in the case of housing age, the most recent Census data available is from 1990. As of that year almost 62 percent of housing units in Atherton were occupied by their residents for over 10 years. The long-term residency in Atherton is likely related to the high proportion of owner occupied units in the City. Since 1980, the percentage of owner occupied units in Atherton has remained between 93 and 95 percent.

However, the trend in home replacement has most likely changed the tenure statistics. It is expected that the year 2000 Census will show a higher proportion of householders having moved into their home in recent years.

**TABLE H-14: HOUSING TENURE - 1990 CENSUS DATA**

	Years at Present Address				
	1980-1989	1970- 1979	1960- 1969	1959 and Prior	
Percent of Total Units	38.1%	30.5%	18.0	13.4%	

### 3.224 Household Size

The population of Atherton is fairly evenly dispersed throughout the community in a low-density single family home development pattern. The two greatest concentrations of population are housed in the group quarters at Menlo College and those at Sacred Heart.

In 2000, the average household size for all residential units in Atherton was 2.85 persons. For owner occupied units the average was slightly lower at 2.84 persons per unit, and for renter occupied units it was higher than the overall average at 2.94 persons per unit.

### 3.225 Level of Payment Compared to Ability to Pay

The income versus affordability comparison is only available from the 1990 Census. Like several other data sources, this information had not been released at the time of the writing of this document. Therefore, the most current information available is from the 1990 Census.

The data correlating housing cost to household income is presented in tables H-15 A-D. Tables H-15 A and B show the correlation for owner-occupied households with incomes 80% or less and 50% or less of median, respectively. Tables H-15 C and D show the correlation for renter-occupied households also with incomes 80% or less and 50% or less of median, respectively. Those households with incomes at or below 80% of median income are defined as low-income households. Those households with incomes at or below 50% of median income are defined as very low-income households. In 1990 the median income for San Mateo County was \$46,437. Low-income households had an income of \$37,150 or less and very low-income households had an income of \$23,218 or less. Overpaying is defined in terms of a percentage of the gross household income a household spends for housing including utilities. Thirty percent of gross household income is the standard affordability level. Severe overpaying occurs when households pay 50% or more of their gross income for housing.

The 1990 Census data was computed for the 30% level, but not for the 50% level. In Atherton, 96 of the 2,253 households or 4.3% of households had low incomes and were overpaying for either renter or owner-occupied housing units according to the 1990 Census. The data for very low-income households show that 83 of the 2,253 households or 3.7 % of the households were overpaying for either renter-occupied or owner-occupied housing units according to the 1990 Census.

This section will be updated by the Atherton Building and Planning Department to reflect data on level of payment compared to ability to pay when that information from the 2000 U.S. Census is released.

**Table H-15 A: HOUSEHOLDS WITH INCOMES 80% OR LESS OF MEDIAN IN 1989 BY SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1989**

	Number of Units	Percentages of Total
Specified Owner-Occupied Housing Units	2,104	100.0%
Less than 20%	26	1.2%
20-24%	6	0.2%
25-29%	0	
30-34%	0	
35% or more	87	4.1%
Not computed	33	1.6%

**Table H-15 B: HOUSEHOLDS WITH INCOMES 50% OR LESS OF MEDIAN IN 1989 BY SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1989**

	Number of Units	Percentages of Total
Specified Owner-Occupied Housing Units	2,104	100.0%
Less than 20%	7	0.3%
20-24%	0	
25-29%	0	
30-34%	0	
35% or more	74	3.5%
Not computed	33	1.6%

**Table H-15 C: HOUSEHOLDS WITH INCOMES 80% OR LESS OF MEDIAN IN 1989 BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1989**

	Number of Units	Percentages of Total
Specified Renter-Occupied Housing Units	149	100.0%
Less than 20%	0	
20-24%	10	6.7%
25-29%	0	
30-34%	0	
35% or more	9	6.0%
Not computed	26	17.4%

**Table H-15 D: HOUSEHOLDS WITH INCOMES 50% OR LESS OF MEDIAN IN 1989 BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1989**

	Number of Units	Percentages of Total
Specified Renter-Occupied Housing Units	149	100.0%
Less than 20%	0	
20-24%	0	
25-29%	0	
30-34%	0	
35% or more	9	6.0%
Not computed	16	10.7%

### **3.230 Inventory of Land Suitable for Residential Development**

Table H-16 identifies lands suitable for residential development in Atherton. Each site is identified by address and includes the site acreage and existing land use. Existing zoning falls into the categories listed below. It should be noted that Atherton has only four zoning districts, the three listed below plus a Parks and Open Space District.

R-1A (Residential District)- Limits land uses to single-family detached homes on minimum one-acre size lots.

R-1B (Residential District)-Limits uses to single-family detached homes on minimum size 13,500 square foot (0.31 acre) lots.

PFS (Public Facilities and Schools District)- Limits land uses to public and private schools including affiliated residential uses, town hall, library and other similar public and quasi public uses without limitation on lot size.

There are no vacant parcels in town. The residential parcels included in the table are identified as underutilized since they are of sufficient size to be further subdivided according to the existing zoning lot size limits.

All parcels have adequate infrastructure, this includes existing paved streets, sewer, water supply for domestic and fire suppression purposes and drainage facilities. Available public services include Police, Fire, Parks and Recreation, Public Works, Building Inspection and Town Administration.

The development capacity indicates the number of dwelling units that could realistically result, in accordance with present zoning density limits, from further subdivision of underutilized parcels. However, since each underutilized parcel currently contains a single-family home, that home would most likely need to be relocated or demolished. Therefore, the net number of potential additional dwelling units per parcel is one less than the development capacity.

### **3.231 Menlo College Faculty and Student Housing**

Menlo College is a private four-year institution with a current enrollment of about 540 full time traditional age students and 200 degree completion working adult students (primarily attending evening classes). It currently employs about 185 faculty and staff members. The institution has recently embarked on a Campus Master Plan program with one of its goals to "encourage more students to continue to live on campus beyond their first two years at the college. Also included in this program are new residential environments that will attract quality faculty and staff who might otherwise be deterred from the area by the Peninsula's high cost of housing. The intent of this housing is to have a significant portion of the units qualify as below market rate (BMR) units. When available, these units could accommodate Town of Atherton employees." In addition to

the more conventional college residence halls, the Master Plan includes proposals for both new faculty and junior and senior student housing designed for independent living. All of these units would meet the current US Census definition of a housing unit, including separate living quarters with direct access from outside or through a common hall. These projects are described below.

#### Faculty Housing Village (19,600 sq.ft.: net 30 units)

Approximately 30 units (includes 16 new units and 14 rehabilitated or replaced units) are proposed within new faculty and staff two-story duplexes to encourage further interaction between faculty, staff and students.

- Townhouse units include 2 bedrooms, 1 full kitchen, a living room, small study, a full bathroom and separate entrances (BMR qualifying).

#### Apartment Style Village (58 units for students, 5 for faculty)

This proposed residential village for students who are juniors or seniors with three stories of apartment style townhouse units, would provide an attractive on-campus alternative for more senior students, faculty and staff who seek independent living experiences. These townhouses would include a mix of student, staff and faculty and would also be designed as BMR units.

- Suite (1,250 sq.ft.) includes 4 bedrooms, lounge, full kitchen, bathroom, and private entrance.
- Double (800 sq.ft.) includes 2 bedrooms, lounge, kitchen, bathroom, private entrance.
- Convertible units (1,250 sq.ft.) includes 2 plus 1 bedrooms, study, living room, full kitchen, bathroom, private entrance, and adjacent parking.

The Master Plan places a high priority on constructing both the new faculty and junior/senior housing units. These units should be constructed in the early to mid time frame of the Housing Element planning period, perhaps as early as 2003-2005 depending on financing.

Menlo College currently has 19 on-campus housing units rented exclusively to faculty and staff. The current rent structure for these units ranges from \$250 to \$325 per month.

Menlo College is planning to reserve up to 35 of the units (16 new and 19 rehabilitated or replaced units) for faculty and staff households with incomes in the very low, low and moderate categories. Because the majority of its students have significant financial need, the College anticipates that the majority of new units will be occupied by students in the very low, low and moderate income categories. It also plans to retain the rents within the standard affordable level limits defined in this Element for the next fifteen years.

### 3.232 Menlo School Faculty Housing (net 11 new units)

Menlo School is a private institution providing middle school (grades 6 through 8) and high school (grades 9 through 12) education with a current enrollment of 215 middle and 550 high school students. The institution currently employs 150 faculty and staff members. This institution has also recently embarked on a Master Planning program with one of its goals to provide additional affordable on-site faculty housing as a method of retaining and attracting first rate faculty and staff that otherwise might be deterred from the area by the Peninsula's high cost of housing. The Master Plan includes proposals for an additional eleven units of such housing that would qualify as BMR units. As currently planned, the units would be constructed in townhouse or 4-plex style, each meeting the U.S. Census definition of a housing unit, including separate living quarters with direct access from outside or through a common hall.

The Master Plan calls for these units to be constructed near the end of the current Housing Element planning period, perhaps 2005-2006.

Menlo School presently has nine on-campus housing units rented exclusively to faculty and staff. The current rents structure for these units ranges from \$300 per month for a 2 bedroom, 1 bath unit to \$625 per month for a 4 bedroom, 2 bath unit. Comparing these rents to the housing affordability limits in Table H-1B it is clear that the rental structure equates to the very low-income category.

### 3.233 Further Division of Residential Parcels

A total of 62 single-family residential parcels have been identified as having potential for further division. These have the potential to be divided into from 2 to 9 parcels depending on size and zoning. The net potential number of new dwelling units that could result from division of these properties is 107.

These sites are available to meet Atherton's regionally defined share of future housing need in the above moderate income category.

**TABLE H-16: SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT**

Site No.	Location	Area (AC)	Existing Land Use	Zoning	Vacant	Underutilized	Adequacy of Infrastructure	Realistic Dev. Cap. W/L Plan Period	Accom. Low-Mod. Income Housing Needs
1	Menlo College 1000 El Camino Real	22.0	College	PFS			A	93	Yes
2	Menlo School 50 Valparaiso	14.0	School	PFS			A	20	Yes
3	60 Parkwood	2.4	1 SF	R-1A		X	A	2	
4	260 Oak Grove	2.48	1 SF	R-1A		X	A	2	
5	175 Fair Oaks	2.47	1 SF	R-1A		X	A	2	



Site No.	Location	Area (AC)	Existing Land Use	Zoning	Vacant	Under-utilized	Adequacy of Infra-Structure	Realistic Dev. Cap. W/ Plan Period	Accom. Low-Mod Income Housing Needs
6	188 Fair Oaks	2.35	1 SF	R-1A		X	A	2	
7	2 Fair Oaks	0.74	1 SF	R-1B		X	A	2	
8	62 Fair Oaks	0.80	1 SF	R-1B		X	A	2	
9	77 Fair Oaks	0.80	1 SF	R-1B		X	A	2	
10	4 Burnetta	1.03	1 SF	R-1B		X	A	3	
11	1 Winchester	0.75	1 SF	R-1B		X	A	2	
12	3 Odell	0.80	1 SF	R-1B		X	A	2	
13	1 Odell	0.80	1 SF	R-1B		X	A	2	
14	101 Isabella	2.29	1 SF	R-1A		X	A	2	
15	101 Britton	2.50	1 SF	R-1A		X	A	2	
16	124 Isabella	2.70	1 SF	R-1A		X	A	2	
17	85 Isabella	5.09	1 SF	R-1A		X	A	4	
18	82 Isabella	4.00	1 SF	R-1A		X	A	3	
19	137 Almedral	2.43	1 SF	R-1A		X	A	2	
20	163 Almedral	2.56	1 SF	R-1A		X	A	2	
21	75 Tuscaloosa	2.32	1 SF	R-1A		X	A	2	
22	29 Atherton	2.39	1 SF	R-1A		X	A	2	
23	42 Atherton	2.72	1 SF	R-1A		X	A	2	
24	30 Atherton	3.17	1 SF	R-1A		X	A	3	
25	52 Atherton	2.88	1 SF	R-1A		X	A	2	
26	158 Stockbridge	2.50	1 SF	R-1A		X	A	2	
27	170 Atherton	4.81	1 SF	R-1A		X	A	4	
28	396 Atherton	2.60	1 SF	R-1A		X	A	2	
29	150 Elena	2.00	1 SF	R-1A		X	A	2	
30	2 Prado Secoya	2.00	1 SF	R-1A		X	A	2	
31	43 Santiago	2.51	1 SF	R-1A		X	A	2	
32	279 Park Lane	2.06	1 SF	R-1A		X	A	2	
33	93 Camino por Los Arboles	2.54	1 SF	R-1A		X	A	2	
34	207 Atherton	2.43	1 SF	R-1A		X	A	2	
35	98 Faxon	2.63	1 SF	R-1A		X	A	2	
36	95 Faxon	3.00	1 SF	R-1A		X	A	3	
37	270 Park Lane	2.26	1 SF	R-1A		X	A	2	
38	266 Park Lane	3.30	1 SF	R-1A		X	A	3	
39	223 Camino al Lago	3.19	1 SF	R-1A		X	A	3	
40	1 Camino por Los Arboles	2.23	1 SF	R-1A		X	A	2	
41	220 Camino al Lago	5.03	1 SF	R-1A		X	A	4	
42	236 Camino al Lago	2.00	1 SF	R-1A		X	A	2	
43	95 Monte Vista	3.10	1 SF	R-1A		X	A	3	
44	73 Monte Vista	5.30	1 SF	R-1A		X	A	4	
45	15, 25 Monte Vista	2.00	1 SF	R-1A		X	A	2	
46	237 Atherton	9.52	1 SF	R-1A		X	A	8	
47	251 Atherton	2.00	1 SF	R-1A		X	A	2	
48	34 Linda Vista	2.80	1 SF	R-1A		X	A	2	
49	83 Fairview	2.00	1 SF	R-1A		X	A	2	
50	260 Atherton	5.75	1 SF	R-1A		X	A	4	
51	270 Atherton	2.35	1 SF	R-1A		X	A	2	
52	268 Atherton	2.65	1 SF	R-1A		X	A	2	
53	53 Euclid	2.00	1 SF	R-1A		X	A	2	
54	282 Polhemus	2.10	1 SF	R-1A		X	A	2	
55	290 Polhemus	5.30	1 SF	R-1A		X	A	4	
56	336 Walsh	2.50	1 SF	R-1A		X	A	2	
57	346 Walsh	2.90	1 SF	R-1A		X	A	2	

Site No.	Location	Area (Ac)	Existing Land Use	Zoning	Vacant	Under-utilized	Adequacy of Infra-Structure	Realistic Dev. Cap. W/ Plan Period	Accom. Low-Mod. Income Housing Needs
✓ 58	354 Walsh	2.50	1 SF	R-1A		X	A	2	
✓ 59	86 Tallwood	2.80	1 SF	R-1A		X	A	2	
✓ 60	383 Walsh	10.35	1 SF	R-1A		X	A	9	
✓ 61	10 Sargent	2.43	1 SF	R-1A		X	A	2	
✓ 62	75 Reservoir	3.27	1 SF	R-1A		X	A	3	
✓ 63	19 Sargent	4.43	1 SF	R-1A		X	A	4	
✓ 64	291 Stockbridge	2.00	1 SF	R-1A		X	A	2	
✓ 65	396 Selby	2.58	1 SF	R-1A		X	A	2	
66	51 Watkins	0.30	1 SF	R-1B		X	A	2	
67	59 Watkins	0.30	1 SF	R-1B		X	A	2	
68	69 Watkins	0.30	1 SF	R-1B		X	A	2	
69	38 Walnut	0.30	1 SF	R-1B		X	A	2	
70	32 Maple	0.30	1 SF	R-1B		X	A	2	
71	2 Walnut	0.30	1 SF	R-1B		X	A	2	
72	33/41 Maple	0.48	1 SF	R-1B		X	A	2	
73	76 Fair Oaks	.59	1 SF	R-1B		X	A	2	
74	42 Tuscaloosa	1.85	1 SF	R-1A		X	A	2	
75	25 Tuscaloosa	1.00	1 SF	R-1A		X	A	2	
76	78 Winchester	1.04	1 SF	R-1B		X	A	2	
77	28 Isabella	0.74	1 SF	R-1B		X	A	2	
78	2 Isabella	0.58	1 SF	R-1B		X	A	2	
✓ 79	48 Lloyd	1.20	1 SF	R-1B		X	A	3	

Notes: SF- Single Family Residence  
Zoning- See text description  
A- Adequate, includes paved streets, sewer, water and drainage  
L, M, H -See text description

Menlo College Area exclusive of athletic fields