
HOUSING ELEMENT
of the
General Plan

ADOPTED
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Town of Woodside

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I. INTRODUCTION

- 2601** In 1980, the State Legislature enacted AB 2853 requiring all cities and counties to adopt a Housing Element pursuant to Government Code Section 65583 and which specifies the scope and content of the document. The Housing Element must be revised at least every five years and the revisions must include a review of the Town's progress toward fulfilling programmatic objectives. In general, the State Legislature requires a Housing Element to include: (1) an assessment of housing needs and an inventory of resources and constraints, including the estimate of community housing needs prepared by the Association of Bay Area Governments pursuant to Section 65584(a); (2) a statement of community goals and policies; (3) a statement of quantified objectives relative to the maintenance, improvement and development of housing; and (4) a five-year implementation or action program.
- 2602** In 1988, the Town of Woodside adopted a General Plan which included a Housing Element. Part of the adoption process for this 1988 update of the Woodside Housing Element was included in the comprehensive review of the General Plan. Community meetings were held in the various Town neighborhoods. These meetings were also attended by members of the Town Council, Planning Commission and staff.
- 2603** As required by State planning law, an update of this Housing Element was to have been completed by mid-1990 to establish policies for the period 1990-1995. A draft November, 1990 Housing Element was reviewed by the State Department of Housing and Community Development, but HCD requested additional information and analysis be performed to make the Draft Housing Element consistent with State law requirements. In 1992, significant Staff research on potential affordable housing sites was reviewed at a Planning Commission workshop. Substantial further work was not undertaken at that time, however, and State legislation extended the time frame for implementing the Housing Element to 1999. On February 25, 1997, the Town Council adopted a revised Housing Element and forwarded the document to HCD. Staff from HCD provided comments regarding the adopted Element on September 25, 1997, and identified remaining deficiencies they believed required revision to meet State law.
- 2604** In 1999, the State legislature initiated another cycle of Housing Elements (the "third revision") to cover the period from January 1, 1999 through June 30, 2006. This Housing Element is intended to address State requirements to provide for the Town of Woodside's share of regional housing needs in that time period.

REVIEW OF PROGRESS SINCE 1997 HOUSING ELEMENT

2605 The Town of Woodside has made progress in implementation of many of the objectives of the 1997 Housing Element, but did not meet certain numerical objectives of the Element or implement certain of the programs outlined. The primary programs outlined in the Element were intended to 1) provide additional flexibility and incentives for the development of second dwelling units, and 2) create and apply an Affordable Housing Overlay zone for potential development of affordable senior housing at Canada College.

In particular, the Town produced 181 new residential units in the period of 1988-1998, the timeframe to be addressed by the Housing Element. Of these, 118 were "above moderate" income (market rate) single-family homes, while the remainder (63) were "accessory living quarters," or second units. These second units provided a variety of housing types in the community, and an opportunity for more affordable housing. While there is not extensive documentation of the availability of the units and their affordability, the units are smaller than main residences, and in some cases as small as 600 square feet, and are often rented, used for on-site employees, or for family members, such as parents who no longer wish to maintain a residence or are in poor health. Table 1 below summarizes the Town's housing production in the study period.

The Town did not modify the accessory living quarters regulations to provide more flexibility for such units. Nor was an affordable housing development constructed at Canada College, as the College did not pursue disposing of or developing its surplus parcels. Other housing actions to provide low-income residents with opportunities for using County programs such as housing rehabilitation or home sharing were not fully implemented, but it appears there is little interest in those programs in Woodside. A detailed analysis of all of the programs proposed in the 1997 Housing Element is included in the attached Appendix A.

TABLE 1

**Progress in Meeting Quantified Housing Objectives
1988-1998**

	Above Moderate Income	Moderate Income	Low Income	Very Low Income
ABAG Regional Housing Needs 1989 - 1995 ¹	200	66	44	59
Units Constructed 1989 - 1995 ²	81	11	10	10
Units Constructed 1996 - 1998 ³	37	22	10	0
Total Constructed Units	118	33	20	10
Housing Need Met	59% (118/200)	50% (33/66)	45% (20/44)	17% (10/59)

¹Housing element time period was extended through end of 1998, by State Legislature.

²Assumes second units built between 1989-1995 were affordable to very-low (1/3), low (1/3), and moderate (1/3) income households, based on 1992 Second Unit Survey.

³Assumes second units built between 1996-1998 were affordable to moderate (1/2) and low (1/4) income households, and remainder were not intended for occupancy or were only affordable to above-moderate income households.

Source: 1997 Housing Element (1989-1995); Town of Woodside building records (1996-1998).

II. GOALS, POLICIES AND OBJECTIVES

2606 GOALS

The following goals and policies represent a restructuring and refinement of those adopted for the 1997 Housing Element based on the Town's experience over the past several years. A review of the specific action programs is found in the Housing Program section in Part VI of the Element.

General Goals

- G1 To provide adequate housing for all persons regardless of income, age, race, sex, or ethnic background.
- G2 To assure a variety of housing types within the context of the Town's General Plan and existing physical constraints.
- G3 To assure open and free choice of housing for all.

Specific Goals

- G4 To provide opportunities for housing to meet the needs of those families and individuals who wish to live in a rural setting; that is, in quiet residential areas which provide privacy, separation from traffic, undisturbed terrain, extensive vegetation, and opportunities to keep horses and other animals.
- G5 To maintain the character and quality of existing housing which is in good condition, and to improve the quality and character of housing wherever substandard structures are found.
- G6 To assure that the character and quality of housing in the Woodside Planning Area is appropriate to the local environment, and that it provides adequate and safe housing for its occupants.
- G7 To continue participation in subregional housing programs.
- G8 To continue to request the extension of public transit routes along major traffic corridors.
- G9 To promote the availability of affordable housing for single persons, small family households, senior citizens, physically impaired persons, and on-site employees.

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- G10 To continue the review of administrative and Planning Commission review processes in order to minimize housing development permit processing difficulties.
- G11 To continue to inform housing construction permit applicants of all application requirements at the earliest stage.
- G12 To continue to allow rental accessory dwelling unit development through the Town Zoning Ordinance; and to explore other methods for rental housing provision within the community.
- G13 To continue to allow the use of alternative housing such as factory built or mobile homes available within the community.
- G14 To continue to encourage the inclusion of energy conservation features within new and existing housing and subdivisions.

2607 POLICIES

- P1 The Town shall encourage the involvement of citizens in the study of housing and related issues and in the formulation of proposals to ameliorate housing problems.
- P2 The Town shall work with nearby municipalities, the County, and non-profit agencies to investigate the possibilities of undertaking joint efforts to provide low and moderate income housing.
- P3 The Town shall continue to participate in and support the use of Community Development Block Grant (CDBG) funds by the County Housing and Community Development Program for its numerous housing assistance programs.
- P4 The Town shall support the efforts of public and private organizations to bring about more understanding of housing issues and to devise solutions to defined housing needs.
- P5 The Town shall encourage private citizens and organizations, such as churches and clubs, to undertake projects related to housing and transportation for persons with special housing and transportation problems.
- P6 The Town shall continue to facilitate the rehabilitation and/or expansion of existing housing units.
- P7 The Town shall continue to refine and expand its policy of permitting moderate cost accessory rental units within all single family residential zone districts.

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- P8 The Town shall cooperate with agencies providing emergency shelter and transitional housing for the homeless and those in crisis.

2608 PROGRAM OBJECTIVES

- O1 The Planning Commission shall hold well-publicized forums to discuss housing issues and to gather citizens' input as needed in order to update this element of the General Plan.
- O2 The Planning Commission shall explore housing and related issues and report to the Town Council with recommendations at five-year intervals.
- O3 The Town shall develop incentive programs to encourage the construction of rental units for households meeting affordability criteria set by the State.
- O4 The Town shall continue to cooperate with surrounding communities and non-profit housing developers in filling the housing need goals established for the communities by the Association of Bay Area Governments.
- O5 The Town shall continue to consider the possibility of allowing residential projects, with medical facilities and ground transportation, for seniors.
- O6 The Town staff shall incorporate current Census and other data into the Housing Element, when available, and to revise and refine the Element on the basis of such information and citizen input every five years.
- O7 The Town shall continue to allow for the use of factory built and modular housing units, consistent with State law.
- O8 The Town shall continue to encourage the rehabilitation of existing housing units.
- O9 The Town shall continue to support the provision of a sewage system to those areas experiencing waste disposal problems and will encourage sanitary service districts to prioritize service improvements for designated potential affordable housing sites, if they become available.
- O10 The Town shall continue to encourage the use of energy saving features in new construction and in the retrofitting of existing units.
- O11 The Town shall continue to provide information and consultation to property owners and private developers in order to facilitate the construction of new housing.
- O12 The Town staff shall maintain an inventory of available sites for housing.

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- O13 The Town shall continue to apply the Uniform Housing Code in order to preserve the existing housing stock.
- O14 The Town shall encourage the use of energy conservation measures in housing development through design review.
- O15 The Town shall review and permit housing with full consideration of the General Plan goals and policies, environmental constraints, service constraints, and implementing ordinances.
- O16 The Town shall provide a referral service to link those persons experiencing discrimination in housing with public or private groups who handle complaints against discrimination.
- O17 The Town shall adopt an ordinance establishing procedures for a density bonus program as provided by State law.
- O18 The Town shall regularly provide housing information to the public at Town Hall, in the quarterly newsletter, and on the Town's web site.

III. HOUSING NEEDS ASSESSMENT

2609 The following information describes the setting in which the Town's housing needs occur and provides a foundation for assessing housing needs.

POPULATION

2610 Population Trends

The Town of Woodside experienced a modest increase in the rate of growth in the decade 1990-2000 (2.0%) in comparison to the previous decade (a loss of 0.8% in population). This increase in growth rate is less than the growth rate in the Bay Area as a whole, and somewhat less than San Mateo County's growth rate over the same period (3.9%). Population growth has not kept pace with the estimates prepared by the Association of Bay Area Governments (ABAG), which forecast a population of 6,600 by the year 2000. That figure also includes the Town's sphere of influence, however. Table 2 indicates the population growth over the past 20 years.

TABLE 2

**Town of Woodside
Population Growth 1980-2000**

	1980	1990	2000
Woodside Population	5,291	5,247	5,352
Percentage Growth		-0.8%	2.0%
County Growth		12.8%	3.9%

Source: U.S. Census

The fundamental reasons for the decline in the growth rate are: (a) declining household size, due partly to the aging of the population, (b) a diminution of existing housing market opportunities because of the high cost of land, and (b) a characteristic land maturation in which most of the relatively easily developed land has been built out.

The Town's current population is 0.8% of the County's total population of 707,161.

2611 Age

The Town's age distribution has been gradually shifting toward the older age categories (see table below), although the past decade saw some increase in school age and younger children. While the population under the age of 18 has increased from 19.1% to 23.3% since 1990, there was a substantial decline in the 18-34 age group. At the same time, there were slight increases in the 35-65 age group and in the number of persons over 65 years of age.

TABLE 3

**Town of Woodside
Population Age Distribution 1980-2000
(Percent of Total Population)**

	1980	1990	2000
Under 5 years of age	4.4%	5.4%	6.1%
5-17 years of age	17.9%	13.7%	17.2%
18-34 years of age	22.9%	17.2%	11.5%
35-64 years of age	45.6%	49.1%	50.1%
Over 65 years of age	9.2%	14.6%	16.0%
Median age	37.9 years	43.0 years	44.4 years
Average household size	3.17	2.78	2.74

Source: U.S. Census

The Town's median age reflects the above percentages. The median age in Woodside increased from 37.9 years in 1980 to 43.0 years in 1990, and is now at 44.4 years in 2000. As the age of Woodside's population has increased, average household size decreased from 3.17 persons per household in 1980 to 2.78 persons per household in 1990 to 2.74 persons per household in 2000.

The County as a whole experienced a slight increase in the 65+ age group from 10.5% in 1980 to 12.3% in 1990 to 12.5% in 2000. The County's median age increased from 32.9 years in 1980 to 35.0 years in 1990 to 36.8 years in 2000.

2612 Racial/Ethnic Composition

The Town's non-white population has steadily increased, from 3.68% in 1980 to 4.9% in 1990 to 7.1% in 2000, not including Hispanic population. The Town's Asian population accounted for most of the increase as that ethnic group increased from 3.9% of the 1990 population to 6.1% in 2000. Black and African American population increased slightly

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from 0.5% in 1990 to 0.6% in 2000. Persons of Hispanic origin comprise 4.3% of the Town's population, a slight increase from 3.7% in 1990. These figures differ substantially from the Countywide composition as the County's white population decreased from 78.1% in 1980 to 71.9% in 1990 to 63.5% in 2000. Approximately 21.9% of the County population is Hispanic (most of whom are included as white), and 22.1% is Asian. Black and African Americans account for 4.1% of the County population.

EMPLOYMENT

2613 A community's employment characteristics can significantly influence housing demand. The relationship between economic growth and increased housing demand is usually reflected in the ratio of households to jobs. The Association of Bay Area Governments (ABAG) estimates that the jobs-housing ratio in the Bay Area is approximately 1.4 jobs per housing unit, an increase from 1990's estimate of about 1.1 jobs per housing unit.

2614 The household-per-job ratio and other housing-employment concepts are more meaningful for economic regions, sub-regions and large self-contained areas than for small rural communities that have little or no industrial or commercial development.

2615 Employment Within Woodside

ABAG estimates that in 2000 there were approximately 1,590 jobs within the Town and its sphere of influence, an increase over the 1,420 jobs estimated for 1990. Most of these jobs are classified as service jobs (1,010) and retail jobs (320). Service and retail employment would include retail commercial and professional service activities located in the Town Center and the Skylonda Commercial Area, professional services and support at Canada College, and home offices. Little additional employment increase is expected, as one commercial expansion was completed in the year 2000 and a new project is under construction, both in the Town Center area. It is not anticipated that there will be changes in the Town's General Plan which would provide for additional employment opportunities in the near future.

In addition to conventional retail and service employment opportunities, the Town provides employment for a number of private household workers, such as caretakers and equestrian managers. Many people who are employed on a regular basis in these categories receive housing as part of their remuneration, some in accessory living quarters on the site.

2616 Employment Characteristics

In 1980 (52%) and 1990 (53.9%), over half of the employed residents of the Town were classified as professional and technical workers or managers and administrators. This percentage was significantly greater than for San Mateo County where in 1980 it was

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27.2% and in 1990 31.5%. While figures from the 2000 Census are not yet available, it is expected that the percentage of professional and technical workers will increase as the income levels of Town residents have climbed.

Of the 2,670 employed Woodside residents (16 years of age and over) in 1990 who reported their place of work, 1,515, or approximately 57% worked in San Mateo County. Presumably many of the 42% of employed persons working in other counties worked in the City and County of San Francisco or in nearby Santa Clara County. While ABAG currently estimated that 1,420 jobs were provided in Woodside in 1990, approximately 3,400 residents were employed. Woodside is therefore providing housing for many more people than the number employed within the Town.

In summary, employment opportunities in the Town of Woodside, as well as in nearby communities, such as Portola Valley and Atherton, are extremely limited. It appears that at least 75% of Woodside workers work outside the community, based on 1990 Census information.

PROJECTED HOUSING NEEDS

2617 The State's housing element guidelines and State Planning Law (Government Code Section 65583) require that each community provide for its "fair share" of the region's total housing need. As provided by Government Code Section 65584, the Association of Bay Area Governments (ABAG) has determined the projected need for all of the region's cities and counties. The Town of Woodside has agreed to provide a realistic and good faith effort to accommodate housing to meet ABAG's projections as shown in Table 4 below, for the 1999-2006 planning period.

TABLE 4
PROJECTED HOUSING NEED

Income Level	Projected Need 1999 - 2006
Very low (\leq 50% of County median income)	5 units
Low (50-80% of County median income)	3 units
Moderate (80-120% of County median income)	8 units
Above-moderate ($>$ 120% of County median income)	25 units
Total	41 units

Source: ABAG, *Regional Housing Needs Determinations*, June, 2001

2618 Table 5 below provides information on the number and affordability of housing units approved or built in Woodside between 1999-2000 (see attached tables C-1 and C-2). These numbers are subtracted from the "1999-2006 Housing Need" column to determine the "New Housing Need 2001-06."

TABLE 5
Updated New Housing Need
For the Town of Woodside
(2001-2006)

Income Category	1999-2006 Housing Need	Units Added 1999	Units Added 2000	New Housing Needed 2001-06
Very Low	5	0	0	5
Low	3	0	0	3
Moderate	8	1	2	5
Above Moderate	25	8	5	12
TOTAL	41	9	7	25

It is notable that the housing needs identified for the Town are substantially reduced from the 1989-1995 housing needs projections. For that planning period, ABAG determined housing needs of 369 total units, 169 of them to be affordable to "very-low," "low," or "moderate" income households.

2619 Second Unit Survey

In June of 2000, the Town of Woodside conducted an accessory living quarters (second unit) survey with mailings to each individual household in the Town (about 3,000 surveys), soliciting input on guest houses, domestic quarters, family quarters, and rental units. Approximately 560 responses were received (18.7%), a considerably better response than a similar 1992 survey, which had 150 responses. The key survey findings are summarized in Table 6 below, and a complete summary of the survey with supporting documentation is attached as Appendix B.

Of the 560 respondents, 209 (37.3%) indicated that they have at least one existing accessory living quarters on their site. Thirty-one (31) of those stated that they have more than one existing living quarters, so that a total of 242 accessory living quarters were identified. Approximately 42% of the units are used either for rental or for caretakers

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quarters, so that they are potential sources of affordable housing. Family quarters, especially for aging parents, may also provide affordable housing, but it is difficult to estimate how many units are truly built or intended for that purpose, as well as the income level of the occupants. Guest quarters are not considered to be available as affordable housing units. Also, of those interested in possible building an accessory living quarters, about 43% said they would like to use the unit for rental or caretaker purposes.

The survey results indicate that, of the 62 rental units identified, there was a close linkage between the unit size (and to a lesser extent the unit's age) and the rent charged. Approximately 25% of those units were rented at \$750 or less, about 15% at rates of \$750-\$1,000 per month, about 40% at \$1,000-\$1,500 per month, and about 15% at in excess of \$1,500 per month. According to State "affordability" criteria, shown in Table 7, it appears that, for smaller household size (1-2 persons), about 40% of the units would be available to "low income" households and another 40% available to "moderate income" households. For families (3-4 persons), it is likely that the larger units would meet "moderate income" limits, but is unclear whether any might be affordable to "low income" households.

The 2000 Census indicates that there are a total of 223 rental units in Woodside, including homes, but rental cost data is not yet available. It should also be noted that rents have increased in the past year since the survey was conducted, though they now seem to be moderating or declining, and that new units will rent for higher rates than older existing units.

Another key element of the survey was a focus on the allowance of living quarters in barns, particularly for housing equestrian caretakers. Of the 242 living quarters noted, 57 are attached to the main residence, 176 are detached and separate from the residence, and 11 are located within barns, which is presently not legal in the Town. Sixty-six (66) respondents indicated an interest in possibly building a living quarters in a barn, if allowed, and the Town has been considering an ordinance for this purpose.

The survey data lend support to the assumption that some of the Town's accessory living units are available for caretakers or as rentals and that a portion of those units are rented at rates affordable to "low" to "moderate" income households. For the purposes of Housing Element new construction projections, it is assumed (based on the survey results) that 40% of new accessory living quarters will be available as separate units for rent or in lieu of salary, and that 50% of those units will be affordable to "moderate" income households.

TABLE 6

**Town of Woodside
Accessory Living Quarters Survey
June, 2000**

I. USE OF ACCESSORY LIVING QUARTERS					
Total Respondents	Rental	Caretaker	Guests	Family	Other
242*	49	55	68	60	16
II. INTEREST IN BUILDING NEW ACCESSORY LIVING QUARTERS					
Total Respondents	Rental	Caretaker	Guests	Family	Other
160*	57	50	55	83	3
III. SIZE OF ACCESSORY LIVING QUARTERS					
Total Respondents	< 720 sf	720-1200 sf	1,200-1,500 sf	> 1,500 sf	
242*	115	98	23	4	
IV. NUMBER OF BEDROOMS IN ACCESSORY LIVING QUARTERS					
Studio			57		
1 Bedroom			122		
2 Bedrooms			54		
3+ Bedrooms			3		
V. MONTHLY RENTAL RATES (RENTAL UNITS ONLY)					
Rents			Number of Units		
Less than \$500			5		
\$500 - \$750			11		
\$750 - \$1,000			10		
\$1,000 - \$1,500			27		
More than \$1,500			10		

*Numbers may not total due to multiple or omitted responses.

SOURCE: Town of Woodside Accessory Living Quarters Survey, June, 2000

TABLE 7

**Monthly Housing Cost Limits
San Mateo County (2001)**

NUMBER OF PERSONS IN FAMILY				
	1	2	3	4
Very Low Income	\$744	\$850	\$956	\$1,062
Lower Income	\$1,190	\$1,360	\$1,530	\$1,700
Moderate Income	\$1,681	\$1,922	\$2,162	\$2,403

Based on 30% of Annual Income Divided by 12, according to income limits set by the State Department of Housing and Community Development, based on the median income (\$80,100 for family of four) for San Mateo County for the year 2001.

HOUSEHOLD CHARACTERISTICS

2620 Number of Households

The number of households in the Town of Woodside has increased at a faster rate than the total population within each of the past three decades. This fact is reflected in decreases in the average household size, which are discussed below. Between 1980 and 1990 the number of households decreased by 2.2%. Between 1990 and 2000, however, the number of households increased 7.5%, to a total of 1,949. Table 8 below indicates household growth over the past 20 years.

TABLE 8

**Town of Woodside
Number of Households 1980-2000**

	1980	1990	2000
Woodside Households	1,853	1,813	1,949
Percentage Growth		-2.2%	7.5%

Source: U.S. Census, 1980, 1990, 2000

2621 Household Size

The average number of persons per occupied housing unit (household size) has decreased in Woodside from 2.86 persons per household in 1980 to 2.78 in 1990 and to 2.74 in 2000 (U.S. Census). County-wide, household size has increased from 2.58 in 1980 to 2.64 in 1990 and 2.74 in 2000. Woodside's average household size is now equal to the County average, likely reflecting the need elsewhere in the County to house more people in the same space, due to affordability concerns.

The Association of Bay Area Governments has estimated that the average household size in Woodside will rise slightly over the next 10-20 years.

2622 Household Composition

The Town of Woodside continues to be primarily a community of traditional nuclear families. In 2000, 1,341 households, or 68.8% of the 1,949 total, were married-couple families with or without children. The remaining 31.2% of the households are characterized as shown in the table below.

The Town of Woodside has a greater percentage of married couple households than exists County-wide. There are fewer female heads of households non-family households, and one person household in Woodside than in the County. This is probably due to the large home size and cost of housing in Woodside.

TABLE 9

**Household Characteristics
2000 Estimates**

Household Composition	San Mateo County		Woodside	
	Total	%	Total	%
Households	707,161	100.0%	1,949	100.0%
Married Couple Households	134,739	53.0%	1,341	68.8%
Female Head of Household*	25,611	10.1%	114	5.8%
Non-Family Households	82,854	32.6%	433	22.2%
One Person Household	62,626	24.6%	309	15.9%

*No husband present

Figures may not add up due to rounding.

Source: 2000 U.S. Census

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Historically, household income in the Town has greatly exceeded the average household income within the Bay Area and San Mateo County. The median household income in Woodside has grown from about \$46,000 in 1980 to \$93,109 in 1990, while the County's median income grew from almost \$24,000 in 1980 to \$43,437 in 1990. While 2000 Census data is not yet available, it is certain that the Town's median income has risen substantially since 1990. The State's Department of Finance estimates the median County income for 2001 at \$80,100 for a family of four, an increase of almost double since 1990.

The 1990 Census indicated that 160 persons (134 persons in families and 26 non-family persons) had incomes below the poverty level in Woodside. The total 1990 Census population for Woodside was 5,035 persons. Therefore, approximately 3% of Woodside residents were living below the poverty level. Comparable information for the year 2000 is not yet available from the Census.

OTHER HOUSING AND HOUSEHOLD CHARACTERISTICS

2623

The following is a summary of selected additional housing and household characteristics that are relevant to the Housing Element.

2624 Growth Rate

The most intense housing unit growth in the Town was during the decade of the 1950s when 577 units were constructed. This doubled the number of units in the community.

The number of new single family units constructed from 1960-1979 was 604. This represents an average construction rate of 30 units per year. Between 1980 and 1990, the construction rate dipped to 20 units per year. This decline appears to correspond with similar reductions experienced within San Mateo County. Construction between 1990 and 2000, especially the last five years of the decade, was rapid, but did not add significantly to the number of housing units, as many new homes replaced previously existing homes. According to Woodside building permit records, the Town averaged about 8-12 new homes per year through 1995, then increased to 10, 12, 15, 19, and 18 new homes per year from 1996 through 2000. Of the 37 homes built in the past two years, however, only 13 of those were net increases in housing units, as the other 24 homes replaced prior existing residences. The rate of growth in the Town is expected to decline slightly from the intense development of recent years, with an estimated 4-6 net new units being constructed per year.

2625 Size

Housing units constructed within the Town tend to be much larger than the County-wide average in terms of number of rooms and square footage. The median number of rooms

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per dwelling unit within the Town was 8.13 in 1990 while the County's median was 4.51 rooms. In comparison, the median in the Town of Portola Valley was 7.1 rooms per dwelling unit, more similar to the Town's. The approximate median size of housing units was 4,000 square feet in 1990, but for the past three years has been nearly 5,000 square feet, ranging from 1,668 square feet to 8,000 square feet. This size is believed to be approximately double the size of the average unit constructed within the County, and is due primarily to the larger lot sizes required in the Town.

2626 Overcrowding

The Federal Census provides information on persons-per-room in housing units within a community. Housing units with 1.01 or more persons per room are frequently considered to be overcrowded. This rule of thumb can be misleading in communities which have particularly large dwelling units, such as Woodside. Woodside units are usually 50 to 100 percent larger than the County-wide average.

The 1990 Census indicated that 20 units in Woodside had 1.01 or more persons per room, approximately 1.1 percent of the housing stock. Given that Woodside housing units have a significantly greater size, Town officials do not consider the number of persons per room an accurate measure of overcrowding, and do not feel that overcrowding is an issue in the Town of Woodside. Information from the 2000 Census is not yet available.

2627 Tenure (Owner/Renter)

Woodside has a higher percentage of owner-occupied housing units than is experienced County-wide. The 2000 Census indicates that 1,726 residences, or 88.6% of the Town's 1,949 housing units, are owner-occupied. The remaining 223 units, 11.4% of the total, are rented. Owner-occupancy has declined slightly since 1990, when 91.2% of all units were owner-occupied. In comparison, however, County-wide owner-occupied units represent 61.4% of all occupied units, and renter units 38.6%.

The 1990 mean household income for owner-occupied households (\$204,105) was significantly greater than for renter-occupied units (\$67,877). Income figures for 2000 are not yet available from the Census.

2628 Substandard Units

The 1990 Census showed that the majority of housing units in Woodside, 63%, were built between 1950 to 1980. Approximately 19% of units were built prior to 1939. Therefore, the overall age of the housing stock is fairly recent. Because of this fact, combined with the building inspection and code enforcement practices of the Town, as well as incomes which are sufficient to maintain housing, it is not anticipated that there is a problem of substandard units in Woodside. In addition, a significant number of homes have been rehabilitated and/or added to in recent years, further upgrading the housing stock condition. From the years 1996-1998, for example, a total of 388 building permits were

issued to rehabilitate, remodel, or add to existing residences. This represents upgrading of approximately 15-20% of the Town housing units over a three year period.

Town Staff conducted a windshield survey of an older residential subdivision in Woodside during 1992 to confirm this assessment. The windshield survey evaluated exterior structural conditions with a rating of poor, fair, or good condition possible. The survey covered a large portion of the 130-lot Emerald Lakes subdivision, developed in 1927, which contains some of Woodside's less expensive housing. Of the 73 units surveyed, all were found to be in good condition.

2629 Contract Rent

In 1990, according to the Census, the median contract rent in Woodside was \$944 and the median contract rent in San Mateo County was \$711. Market rents for in Woodside, as advertised during May, 1990, averaged \$1,250 for small homes and \$3,400 for single-family homes of 4 and 5 bedrooms. The recent accessory living quarters survey (discussed in detail previously) indicated a range of approximately \$750 to \$1,500 for rental quarters in Town in June of 2000. Many of these units are probably affordable to moderate and, in some cases, to low income households, though many others exceed those ranges. The Census indicated that no cash rent was paid for the use 21 units in 1990. These units are usually provided for caretakers or others working on private properties within the Town. Rent for Woodside homes generally exceed \$5,000 per month, and as such are not likely to be affordable to other than "above moderate" income households. Contract rent information from the Census is not yet available for the year 2000.

2630 Overpayment for Housing

Table 10 summarizes an analysis of 1990 Census data to determine the percentage of households in Woodside that were overpaying for housing. The table presents the number of renters paying more than 35% of annual income for rent by income category and the number of home owners paying over 30% of income for mortgages, also broken down by income category. This table indicates that the total percentage of both renters and owners overpaying for housing was 22.7% at that time. The highest percentage of rental households overpaying for housing were those with the lowest incomes (less than \$10,000) while owners with incomes in the \$20-35,000 range had the highest overpayment rate. Not surprisingly, the highest income category (\$50,000 and up) had the lowest percentage of overpayment for housing. These numbers will have changed substantially, given the increases in housing costs and incomes since 1990, but updated Census information is not yet available. It is expected that a significant percentage of owners and renters will still be classified as overpaying, but the high income levels may indicate that overpayment is in many cases a choice rather than a necessity, particularly for ownership housing.

WOODSIDE HOUSING ELEMENT

Also of note, according to San Mateo County's housing staff, there are no households in Woodside receiving housing rental assistance and there are no assisted housing developments in the Town.

TABLE 10

Overpayment For Housing

1990 Income	Renter (35% of Income)		Owner (30% of Income)		Total Number Overpaying	Total Percent Overpaying
	Number Overpaying	Percent Overpaying	Number Overpaying	Percent Overpaying		
\$9,999 and less	11	100%	9	27%	20	44%
\$10,000 – \$19,999	0	0%	14	37%	14	37%
\$20,000 – \$34,999	8	19%	43	54%	51	42%
\$35,000 – \$49,999	4	25%	43	36%	47	34%
\$50,000 and up	0	0%	236	16%	236	18%
Total Overpaying	23	19%	345	19%	368	22.7%

Source: 1990 Census.

Note: Woodside Total Households: Renters: 120; Owners: 1,500

2631 Value

The value of owner-occupied housing units in Woodside has been and remains quite high. According to the 1990 Census, the mean value of a home in Woodside was over \$500,000, and the mean value in San Mateo County was \$343,900. However, the Census information does not provide incremental values over \$500,000, so that figures for both the Town and the County were likely to have been low. Census information for 2000 is not yet available.

According to Data-Quick Information Systems, however, the median price for a home in San Mateo County was estimated at \$537,000 in May of 2000. For the 94062 zip code area (most of which comprises Woodside), the median home sales price for the first four months of 2001 is estimated at \$820,750. This is lower than actual for homes within the Town limits, as the zip code includes substantial unincorporated area and a portion of

WOODSIDE HOUSING ELEMENT

Redwood City. Listing for homes available in July of 2001 ranged from \$995,000 to almost \$6 million.

Although it is difficult to make meaningful comparisons because of the inordinate growth in area-wide residential market values and the arbitrary cutoffs in the Census data, the information in Table 11 below is indicative of the ever-increasing home values.

TABLE 11

**Town of Woodside
Median Value of Owner-Occupied Housing Units**

Year	Woodside	San Mateo County
1980	\$200,000 ¹	\$124,400 ¹
1990	\$500,000 ²	\$343,900 ²
2001	\$820,750 ³	\$537,000 ³

Sources and Notes:

1. 1980 U.S. Census; information does not provide incremental values over \$200,000; the \$200,000+ category reflects an artificial "cut off" used by the Federal Census.
2. 1990 Census; information does not provide incremental values over \$500,000; the \$500,000+ category reflects an artificial "cut off" used by the Federal Census.
3. Data-Quick Information Systems; prices for Woodside are average of median sales prices for the 94062 zip code for the first four months of 2001; the value for San Mateo County is for May of 2001.

SPECIAL HOUSING NEEDS

2632

To provide adequate housing opportunities for all categories of residents, a community must consider the requirements of households with special needs, such as (1) persons with disabilities, (2) young or large families, (3) households with female heads, (4) senior citizens, (5) agricultural workers, and (6) homeless families and individuals. The shelter requirements of these special groups emphasizes the need for a housing stock with special size, accessibility or affordability characteristics.

2633 Persons with Disabilities

There is currently no available information on the number of non-institutionalized persons with disabilities within the Town. The California State Department of Rehabilitation estimates that over 47,000 persons aged 16 or older and with some form of physical disability reside in San Mateo County. Given the lack of precise data, it is assumed that the Town of Woodside would contain at least a proportionate share of the County's disabled population, based on the Town's population relative to the County's

WOODSIDE HOUSING ELEMENT

population. The Town represents 0.80 percent of the County's population, resulting in a total of approximately 376 persons with disabilities who may reside in Woodside. This number may be somewhat higher given that the median age of residents in Woodside is greater than the County average.

Typically, disabled persons in most communities may have difficulty affording housing due to an inability to work, and may incur costs of adapting housing to meet their mobility needs. Some persons may be unable to find housing other than institutional care which is suited to their needs. The inability to find suitable housing is not considered to be a problem within Woodside because the relative affluence of the residents permits them to adapt existing housing stock for special physical needs. In addition, the County's Accessibility Modification Program addresses the needs of the mobility impaired who are of low-or moderate-income levels. This program is administered by the Center for Independence of the Disabled. According to the County, three Town residents used some of the services of the Center in the early 1990's, but did not use the Accessibility Modification program.

2634 Senior Citizens

There are an estimated 584 households in Woodside (about 30%) with at least one person 65 years or older, including 121 single person households with the householder 65 years of older (based on the 2000 Census). The special housing needs of the Town's senior citizens are generally satisfied because of the relatively high economic status of these households. However, one special housing need which is frequently mentioned to the Town staff is from residents who wish to remain in the community after retirement, who have small size families, and who have neither the time nor interest to maintain large family homes and properties. Related to this is the need for market rate and affordable senior assisted living development that would permit retired seniors to remain in the community and receive needed assistance and nursing care throughout their lives. Another approach to address this need is to further encourage accessory living quarters to allow seniors to remain in the Town in these smaller units while renting out the main house or living on-site with adult children. In the accessory living quarters survey, approximately one-quarter of those with existing quarters indicated they were used to house family members and about one-third of those interested in building accessory living quarters stated that they would use them for housing family members (did not specify which family members).

Community Development Block Grant funds that are distributed by San Mateo County's Housing and Community Development Department, support several programs for the elderly, including Shared Housing and Reverse Annuity Mortgages. Other organizations in the County also offer programs relating to senior citizens' housing needs, such as Home Repair Services. These programs are available to Woodside residents, though the County indicates no records of the Town's seniors participating in recent years.

2635 Housing for Single-Person & Single-Parent Households

A third perceived special housing need is that of rental units for one-person households, and single parent families. According to 2000 Census information, there are approximately 309 single-person households in Woodside. An estimated 114 family households have a female head of household and no adult male; 61 family households have a male head of household with no adult females. Again, the income level for many of these persons is expected to be higher in Woodside than elsewhere. According to the County's Human Services Department, there are presently no households in Woodside receiving Temporary Assistance for Needy Families (TANF), though there were eight such families about four years ago. This is attributed to both higher incomes in the Town and a substantial success rate in placing unemployed persons in jobs.

2636 Large Households

In the 1990 Census, approximately 200 housing units were estimated to have five or more persons living in a single unit. This is in contrast to the median number of persons-per-household of 2.78 (now 2.74 in 2000). Updated Census information for household size (other than the median) is not yet available. Again, large households are not considered to be a major special need group in Woodside because of the size of housing units and the high income levels in the community.

2637 Agricultural Worker Housing (Property Managers, Equine Caretakers)

A unique special housing need appears to exist in Woodside for affordable rental units for those engaged in equestrian and property management. The Town of Woodside is one of the most significant equestrian oriented communities in the Bay Area, with between 1,300 and 1,500 horses maintained on residential properties. In addition, four commercial stables are located in Woodside. The typical equestrian residential property contains a stable and corral and many properties also contain training and boarding facilities. The larger equestrian properties require the employment of equestrian trainers and maintenance personnel (many of whom live on-site). ABAG estimates that there are 210 persons in Woodside who work in the agricultural and mining or "other" business categories. The Town assumes that many of these persons are property managers or equine caretakers since no mining activity is known to exist in the Town, and little agricultural use exists.

Many of the accessory living quarters in Town provide affordable housing for these workers because the rent is lower or the units are provided in lieu of services. Additionally, there have been a number of requests from the owners of barns to allow use of the barn to house on-site workers, which is currently prohibited by the Town's regulations. The accessory living quarters survey included responses from 66 individuals that allowing living quarters in barns would be an incentive to construct such a unit. The Town is currently considering such an ordinance amendment and it is included in the Element's proposed housing programs (program #14).

2638 Homeless Families and Individuals

Another group with special housing needs are homeless families and individuals. Recent changes in State law require each city with homeless persons to identify adequate sites for the provision of shelters and transitional housing to meet the needs of each homeless group. These sites should be made available through appropriate zoning and development standards. In an effort to identify the homeless population in Woodside numerous local and county agencies (i.e. shelter providers and social services agencies) were contacted. None of these groups have provided services for persons residing in Woodside. Many of these organizations feel that the absence of homeless persons in Woodside can be attributed to the limited public transportation in the area, and the distances from the more urban centers of the County and employment opportunities.

2639

The 1990 Census showed no persons were counted as living out-of-doors in Woodside (2000 Census information is not yet available). This is not surprising given Woodside's remote location, limited transportation opportunities and public services. Although the Town has not identified homeless individuals or families residing in the Town, the Town is helping to address homeless issues on a regional basis by supporting CDBG funding of County programs that service the homeless and provides occasional funding to the County's Homeless Shelter Fund. The Town contributed \$10,000 in support of the construction of a new homeless shelter during 2000-01.

HOUSEHOLD INCOME AND HOUSING COSTS

2640 In determining the level of housing payments as compared to the ability to pay, the following Federal and State income categories are used to define income levels, based on the median income of the applicable county:

Very low income	Below 50% of median
Low income	50% - 80% of median
Moderate income	81% - 120% of median
Above moderate income	Above 120% of median

2641 For the purposes of this analysis, the maximum percentage of household income to be allocated to housing is assumed to be 30% for all categories. Utilizing the San Mateo County 2001 median household income of \$80,100 for a family of four, Tables 12 and 13 below presents the available income for monthly housing payments by income category, for both a family of two and for a family of four.

TABLE 12

**Town of Woodside
Household Income by Income Category
Family of Two**

2001 Household Income¹	Monthly Income Available For Housing Payments²	Maximum Price of Home³
Very Low (< 50%) < \$34,000	< \$850	\$128,712
Low Income (50-80%) \$34,000 – 54,400	\$850 - \$1,360	\$205,940
Moderate (80-120%) \$54,400 – 76,900	\$1,360 – \$1,923	\$291,192
Above Moderate (> 120%) > \$76,900	> \$1,923	> \$291,192

1 Based on San Mateo County median income for 2001 (California Department of Finance) for family of two (\$64,100).

2 Assumes 30% of income available for housing payments.

3 Assumes 30-year loan at 8% interest, with 10% down payment.

TABLE 13

**Town of Woodside
Household Income by Income Category
Family of Four**

2001 Household Income¹	Monthly Income Available For Housing Payments²	Maximum Price of Home³
Very Low (< 50%) < \$42,500	< \$1,063	\$160,966
Low Income (50-80%) \$42,500 – 68,000	\$1,063 – 1,700	\$257,425
Moderate (80-120%) \$68,000 – 96,100	\$1,700 – 2,403	\$363,877
Above Moderate (> 120%) > \$96,100	> \$2,403	> \$363,877

1 Based on San Mateo County median income for 2001 (California Department of Finance) for family of four (\$80,100).

2 Assumes 30% of income available for housing payments.

3 Assumes 30-year loan at 8% interest, with 10% down payment.

- 2642** As is evident from the tables and from the following discussion, ownership and rental housing (other than accessory living quarters/second units) in Woodside is well beyond the means of even moderate-income households.

OVERALL HOUSING VALUES

- 2643** Table 14 indicates a range of recent housing prices for several mid-Peninsula cities. This study reveals that the Town of Woodside has the third highest housing prices among the cities listed. Even this figure is misleading, however, as the study area for Woodside includes some portions of Redwood City and the unincorporated County. Of fifteen homes listed for sale in July of 2001, the median price was \$2,995,000.

TABLE 14

Median Housing Values of Peninsula Cities¹

City	Home Sale Prices
Atherton	\$3,141,083
Belmont	685,667
Foster City	669,500
Hillsborough/Burlingame	1,165,333
Menlo Park	719,167
Palo Alto	780,333
Redwood City	621,417
San Carlos	695,833
San Mateo	677,750
Woodside ²	820,750

¹Based on average of median sales prices for most recent six months available (generally November 2000 - April 2001).

²Includes all of 94062 zip code, including portions of Redwood City and unincorporated San Mateo County; median of 15 listings in Woodside, as of 7/1/01, was \$2,995,000.

Sources: DataQuick Information Service; and Coldwell Banker Realtors.

- 2644** The Town has historically had some housing, particularly in two neighborhoods, that could be classified as more moderate in price than elsewhere in the Town. The Woodside Glens area, located between Canada Road and the 1-280 freeway, contains approximately 175 units. In 1995, real estate sales in the Woodside Glens Area included seven single family homes which sold for \$300,000 to \$585,000. Similarly, the Emerald Lake Hills area located east of Canada Road and the I-280 freeway in the extreme northerly portion of the Town contains approximately 130 homes, with five sales in 1995 at prices from \$300,000 to \$660,000. In addition, a

small amount of relatively moderately priced housing has historically been found in the area adjacent to Skyline Boulevard in the western foothills. Today, however, it is difficult to find a home anywhere in the community selling for less than \$1 million (the lowest listing available in July of 2001 was \$995,000).

ENERGY CONSERVATION

2645 Energy conservation continues to be a significant issue in the consideration of local housing policy since energy costs have dramatically increased in recent years. The Federal and State Government has provided incentives for incorporating energy saving devices into residential units. Many Woodside residents have taken advantage of these incentives by installing various conservation devices such as solar panels for hot water heating. Additionally, Title 24 of the State Building Regulations requires that all new residential units (and additions) be designed to comply with relatively stringent energy standards. These standards are rigorously enforced by the Town's building inspectors and plan checkers. In addition, the review of Environmental Impact Reports (EIRs) for projects under the jurisdiction of the California Environmental Quality Act (CEQA) requires that energy impacts be evaluated.

2646 The Town of Woodside is aware of the need for all of its residents to conserve energy. Toward this end, the following steps have been taken in addition to the above:

1. A system for the accumulation and dissemination of energy conservation information has been established at Town Hall. Information is made available to residents through the Town Hall and the Library.
2. Technical advice on the design and construction of individual units and energy efficient site planning is available through the Town's Planning and Building Department.
3. The Town's Subdivision Ordinance includes requirements for the consideration of solar access and energy conservation.
4. The Town's Architectural and Site Review Board reviews projects' solar energy apparatus, sun/shade impacts and other energy conservation measures.

IV. INVENTORY OF UNDEVELOPED LANDS

- 2647 State law requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites and sites that have a potential for subdivision development. The inventory is also to include an analysis of the relationship of zoning and public facilities to these sites.
- 2648 In fulfillment of this requirement, a parcel-by-parcel inventory was conducted by the Town. The inventory includes vacant parcels that could be developed, vacant parcels that could be subdivided, and developed parcels that could be subdivided to allow for additional units. A summary table follows that outlines the total potential housing sites that may be available under the Zoning Ordinance.
- 2649 There are an estimated 127 vacant parcels available in the Town that may be developable, depending on satisfying access, geotechnical, sewage disposal, and design requirements. This figure does not include vacant parcels that may be large enough to subdivide. Most of these parcels approximate the minimum lot size required for the applicable zoning district, or are known to be otherwise restricted such that subdivision is not feasible. The lots are approximately evenly divided between the various zoning districts, and cover a total of 437.67 acres of land. Table E-1 in the appendix summarizes the parcels by zoning district and acreage, and outlines assumptions used in the analysis.
- 2650 An additional 22 vacant parcels are estimated to be subdividable into a total of 47 lots, again assuming that access, geotechnical, sewage disposal, and design constraints are satisfied. More than half of these parcels are located in the Suburban Residential (SR) zone, and most of the remainder are in the Special Conservation Planning – 5 Acre (SCP-5) zone. Due to the constraints associated with subdividing these properties, the 47 lots would comprise 272 acres of currently vacant land. It should be noted that there is no assumption made that the owners of these parcels have any intent of subdividing at this time or any time in the future, or that some of the applicable constraints might not further limit development. Table E-2 in the appendix summarizes the parcels by zoning district and acreage.
- 2651 There are also an estimated 60 existing developed parcels, generally with one home and related buildings on each, that might be subdivided further to yield a total of 94 new primary housing units, exclusive of the existing homes. Many of these parcels are unlikely to be divided, as the property owners prefer the larger lot size and may even be required to modify the existing home to accommodate a subdivision. Most of these parcels are located in the Rural Residential (RR) zone, with the remainder split primarily between the SR and SCP-5 zones. The subject parcels would cover a total of approximately 800 acres of land, again reflecting the significant constraints to development of remaining lands in the Town. Table

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E-3 in the appendix summarizes the potential new lots by zoning district and acreage.

- 2652** Table 15 summarizes the total potential for new development on vacant and/or subdividable lands in Woodside. A total of 268 new housing units could theoretically be constructed, which would then comprise buildout of the Town, under current zoning categories. Again, the estimate does not suggest that the owners of those properties intend to develop or subdivide within the time frame of this housing element or beyond. And the totals are staff's best estimate of development feasibility, without the benefit of site specific analyses.

TABLE 15
Maximum Potential New Housing Units
Town of Woodside

Potential New Units* On:	R-1	SR	RR	SCP-5	SCP-7.5	SCP-10	Total
Vacant Parcels (Not Subdividable)	17	24	28	25	25	8	127
Vacant Subdividable Parcels	0	21	4	13	9	0	47
Developed Subdividable Parcels	5	26	43	18	2	0	94
TOTALS	22	71	75	56	36	8	268

*Includes "net" increase in units; does not include parcels owned by public agencies; based on realistic estimate of development potential; actual potential may differ slightly.

Source: Town of Woodside parcel records

- 2653** The analysis of potential housing sites has not included an estimate of the potential for accessory living quarters (second units). Most lots in all zones except for the R-1 district have the potential for at least one accessory living quarters in addition to the main residence, and the R-1 district allows such units if they are attached to the residence. However, the potential for construction of new accessory living quarters is dependent on site constraints, especially topography and the availability of sewer service or septic drainfield area. Construction is also highly dependent on the desire of the property owner to share the site with another household. There is, however, substantial potential for accessory living quarters to be constructed on many, if not most, of the Town's 2,000 existing parcels, as well as new parcels to be created.

WOODSIDE HOUSING ELEMENT

2654 There has also been an assumption that no new housing construction would occur on Town-owned lands or lands owned by other public agencies (except for Canada College – see the discussion below). These properties are generally restricted to public uses and are not available for housing. There has been a further assumption that no commercial properties will be developed for housing. The Town's commercially-zoned land is virtually completely developed, and includes very specific agreements for development and parking limitations in the Town Center area.

2655 No land is currently zoned to permit emergency shelters and transitional housing. The downtown commercial area, zoned CC, is likely the only area with potential for such uses, in conjunction with commercial or civic uses. Only limited land is available, as most parcels are already developed, but there is some access to transit and provision of sewer service in this area, unlike most residential areas.

2656 Zoning Districts

The Town's residential zoning includes six different districts, with varying minimum lot sizes as follows:

<u>ZONING DISTRICT</u>	<u>MINIMUM LOT SIZE</u>
Residential (R-1)	20,000 square feet
Suburban Residential (SR)	1 acre
Rural Residential (RR)	3 acres
Special Conservation Planning	
SCP-5	5 acres
SCP-7.5	7.5 acres
SCP-10	10 acres

More extensive discussion of the basis for the districts and zoning constraints can be found in the section on Land Use Regulations under the Constraints analysis.

2657 Sewage Disposal and Water Supply

Most of the properties in the R-1 and SR zoning districts have access to sanitary sewer systems, but those systems are limited in capacity. The feasibility of septic drainfield systems is a limitation to further development of the RR and SCP zones and unsewered portions of the R-1 and SR zones. Water is available in all areas of the Town from various water districts and mutual water companies, though water pressure improvements are needed for domestic water needs and fire protection purposes in the Emerald Lake Hills area of the Town.

2658 POTENTIAL AFFORDABLE HOUSING SITES

While the Town believes that its affordable housing obligations can be met through the provision and, if necessary the restriction, of accessory living quarters, staff has also analyzed sites in Woodside to determine which, if any, might accommodate affordable housing, if such a project were to be proposed in the future. Sites were evaluated based on several key factors:

1. The site should be a minimum of 5 acres in size to accommodate the higher density but retain open space and landscaping consistent with the General Plan Policies.
2. The sites should have direct access to an arterial roadway in Town, to allow for effective traffic circulation and to minimize through traffic on neighborhood streets.
3. Sanitary sewer service should be readily available to the site.
4. Access to transit service is preferable, given the lower income levels of the persons living at the site.
5. Proximity to employment centers is preferable, to better link site residents to job concentrations.
6. Adjacent land uses should be relatively compatible with the proposed affordable housing.
7. The site should have only minimal environmental constraints, especially relative to geologic hazards, steep slopes, mature trees, etc.

Staff initially reviewed the Town's zoning and assessor's parcel maps to establish a list of potential housing sites. From a preliminary list of eleven sites reviewed at a 1992 Planning Commission workshop, three sites were identified as being suitable for affordable housing based on these criteria. These sites were included in a June, 1996 draft Housing Element. However, during the Planning Commission and Town Council hearings on the Draft Housing Element, these sites were eliminated from the list because two of the sites had been purchased by private parties for development and the third site, owned by the Peninsula Christian Church, was not politically supported by numerous homeowner associations.

The remaining sites include two parcels designated as possible "surplus" by Canada College. The College does not, however, have any present plans to develop these sites, and they are further constrained by a lack of sewer capacity and infrastructure. The current zoning for the College is Suburban Residential (SR), which would allow only one

WOODSIDE HOUSING ELEMENT

unit per acre. Allowing for a greater intensity would require rezoning to a multiple-family zoning district or overlay, which does not presently exist.

No units have been assumed to be created during the Housing Element timeframe for the site, but the Town remains willing to consider multi-family proposals should the College move ahead with developing either or both sites. Potential development could range from townhouse or condominium development to apartments, and could be targeted to teachers, students or administrators at the College, if desired. Such a project could also be a combination of market-rate and affordable units, though affordability would be a key element of any increase in zoning intensity. Additional sewer capacity for those sites would be required from the City of Redwood City, which currently indicates that such capacity is not available.

Table 16 describes the two sites and identifies the acreage, present use, sewer availability, surrounding land uses, and environmental constraints for each. Any given development plan would need to conform to applicable Woodside development standards and environmental review procedures.

TABLE 16

Potential Affordable Housing Sites at Canada College

Excess Area:	“A”	“H”
Developable Acreage	12.0 acres	7.5 acres
Existing Use	Vacant	Football field/Track
Utilities	Not included in existing sewer capacity agreements; would require amendments and upgrades and extensions of lines to site.	Not included in existing sewer capacity agreements; would require amendments and upgrades and extensions of lines to site.
Surrounding Land Use	College buildings to northeast; suburban residential to northwest; I-280 to west; Farm Hill Blvd. to south	Same as site “A”, but to the east
Environmental Constraints	Noise from I-280; otherwise few constraints	Noise from I-280; otherwise few constraints

V. HOUSING DEVELOPMENT CONSTRAINTS

2659 In the development of a comprehensive housing program for the Town of Woodside, constraints to housing development must be recognized and discussed. While some constraints may be addressed in a housing program, others, such as the condition of the national economy, labor and construction material costs, and physical environmental features, are not controlled by the local community.

NON-GOVERNMENTAL CONSTRAINTS

2660 The non-governmental constraints to housing development can be categorized as: (1) physical or environmental characteristics; (2) housing development costs; and (3) occupancy costs.

2661 Physical and Environmental Characteristics

The Woodside planning area contains several significant natural characteristics that must be recognized as severely impacting the design, construction and cost of housing. Most of these constraints are natural hazards which, if not appropriately recognized and accommodated in housing design, could endanger lives and property.

Earthquake Faults

The major trace of the active and potentially hazardous San Andreas Fault and a number of its subsidiary traces cut through the approximate center of the Town in a north-south direction. An additional fault trace has been mapped through the central portion of Town by the U.S. Geologic Survey. This fault, termed the "Hermit Thrust Fault," is shown on the USGS Map 1-12.57 E prepared by Brabb and Olson, 1986. The potential danger from fault movement and ground shaking has been well documented in a large number of geotechnical reports and environmental impact reports which are available for examination at Town Hall. Exposure to significant seismic events results in the increase of housing costs in that additional design precautions must be incorporated into exposed housing units, and/or structures must be located to avoid rupture potential.

Unstable Soils

Approximately 20%-25% of the Town contains soils which are subject to earth movement or landsliding. Most of these unstable or potentially unstable areas have been preliminarily identified in 1976 with the completion of the Town's official Geological Hazard Map. Subsequent site specific geotechnical studies have revealed additional unstable areas or provided more detailed documentation.

In general, the majority of these unstable areas are located west of the San Andreas seismic zone in the steep western foothills area of the Town. Severe periodic landslide

WOODSIDE HOUSING ELEMENT

problems have been experienced in these areas. Frequent damage has occurred to public roads, utilities, retaining walls, patios, driveways, and occasionally to structures. The severe and extraordinary rain storms of the winter of 1982 caused significant damage to public and private property in some areas of the western foothills. These storms resulted in landslides and significant soil erosion.

Since most of the community is not served by sanitary sewer, landslide hazards can also result from introduction of effluent into soils on steep slopes from onsite septic systems.

In addition to landslides, it is estimated by Town staff and local geologists that 60%-80% of the soils within the community have moderate to severe shrink/swell characteristics. Shrink/swell soils expand when wet and contract when dry, causing damage to structural foundations, driveways and utilities.

It is necessary to provide additional design requirements for development within landslide and high shrink/swell areas. These often require the provision of pier and grade beam foundations for habitable structures, removal of incompetent soil material, additional sub-drainage improvements, additional foundation reinforcing, and engineered retaining walls and buttress fills. While it is not possible to determine precisely the cost of these improvements, because of the wide variety of risk exposure per individual site, it is reasonable to consider that exposure to these hazards results in additional costs of between 20%-30% of the total cost of the affected structures.

Soils: Percolative Quality

Because of the isolation of much of the Town from sewer services and the area's physical constraints which render the construction of new public sewage systems impractical, the majority of housing units must be served by onsite sewage disposal systems (i.e., septic tank/drainfield systems). In order for these systems to function adequately, drainfields must be constructed in soils which accept and transmit wastewater so that surfacing of effluent does not occur and micro-organisms are rapidly eliminated from the subsurface water table.

The San Mateo County Geotechnical Hazards Synthesis Map reveals that in general: (1) the western foothills portion of the Town contains large areas of Butano Claystone; (2) the Central Valley portion primarily contains soils of the Santa Clara Formation; and (3) certain portions of the northeastern part of the Town contain serpentine soils. All of these soils are generally characterized as having low intergranular permeability and are marginally acceptable for the location of septic tank drainfields.

In order to protect the area's watersheds and to provide for individual site safety, the San Mateo County Department of Environmental Health, pursuant to the regulation of the Regional Water Quality Control Board, uses a cumulative impact assessment approach to determine the number of onsite sewage disposal systems which are appropriate for the area. Because of poor soil permeability and a high water table within the valley portion of

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the Town, large individual housing sites therefore are necessary. It is often difficult to locate a suitable drainfield location within many of the available large building sites as the average site area required for a drainfield is approximately 10,000 - 14,000 square feet of relatively flat land.

Steep Slopes

Much of the westerly portion of the Town is composed of steep heavily wooded canyons, deeply incised stream corridors and steep brush covered slopes. Approximately 25% of the total land area within the Town contains slopes of 35% (35 feet of rise in 100 feet of run) or more. Conversely only a small amount of vacant land is relatively flat (slopes of less than 10%). The majority of public agencies in the State consider ground slopes within the 25%-35% range as "difficult to develop." Projects constructed on steep slopes often require significant grading as well as additional drainage, retaining structures and access improvements. These extraordinary improvements clearly result in a significant increase in housing costs.

The Town of Woodside, along with the majority of affected communities, has taken measures to reduce the housing densities in steep areas (see Zoning Section). The principal reasons for density reduction are: (1) the protection of public safety by minimizing exposure to landslides and wildland fires and by reducing the chance of soil erosion and its attendant downstream and downslope impacts; (2) the reduction in public costs for the construction and maintenance of roads and utilities; and (3) the minimization of terrain scarring (through grading) and the retention of highly visible undisturbed areas of sloped land in order to preserve scenic and rural quality.

Flood Hazards

A small quantity of land within the Town is subject to flooding. These areas are indicated on the Town's Flood Insurance Rate Maps. In general, these areas occur adjacent to stream corridors and at the terminus of natural drainage basins. Construction within these areas requires the application of flood protection design techniques in order to maintain public safety. "Flood proofing" usually requires such items as diking, the provision of adequate drainage structures, the raising of building floor levels, etc. These measures also result in additional housing costs.

Fire Hazards

According to studies conducted for the 1976 General Plan Program, most of the area west of Woodside Road within the western hills is classified as "fire risk" in terms of fire safety. These areas are prominently characterized by steep terrain, high fuel loading (highly flammable vegetation), inadequate water supply and poor road access. These areas, in an emergency, cannot be quickly reached by fire fighters and when they are reached, difficult terrain and lack of fire suppression water often create extreme difficulties for fire fighters.

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These areas, similar to those within geologically hazardous areas, have a low development priority and necessary mitigation of fire suppression problems, including water supply upgrades, fire sprinklers, and onsite water storage (tanks) will result in increased housing costs.

2662 Housing Development Costs

Two of the key non-governmental constraints to the development of nearly all types of housing in the Town are the market value of real estate and the cost of residential construction.

Land Costs

The average price of developable land within Woodside has accelerated rapidly in the past few years. Whereas the cost of an acre of vacant land typically ranged between \$400,000 to \$700,000 per acre in 1995, it is now likely to cost in excess of \$1 million per acre. Land costs have so driven housing prices in recent years that it is quite common to have a site purchased with an existing home of sound condition, but then to see the home demolished and replaced by a larger home. The cost of such a site is therefore entirely comprised of the land cost. In the past few years, approximately two-thirds of the new homes constructed in Woodside have replaced housing demolitions on the site.

Whereas land values historically have tended to make up about 40% of a home's value, more than 50% of today's home price is likely to comprise land value. Since the availability of easily buildable sites and raw land is quite limited, it is likely that the trend toward more expensive building sites will continue in the future. Since lot sizes are larger, and hence more valuable, in Woodside, homes and other improvements are often larger and more costly in order to maintain an acceptable balance between land and housing unit values in support of financing arrangements.

Construction Costs

While not increasing as rapidly as other housing costs, construction costs remain as a significant factor. According to building valuation data prepared by the building industry nationwide and adjusted regionally, typical Bay Area costs for single-family residential construction approximated \$100 per square foot in 1999. However, local real estate and construction professionals indicate average construction costs in Woodside range from \$150 - \$200 per square foot. Because of the need to accommodate the difficult terrain, geotechnical considerations, the provision of utilities and the relative isolation of many of the Town's building sites, the cost of construction within Woodside is often significantly greater than elsewhere.

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Financing Costs

Other costs which increase the cost of housing include financing, market costs, profit and property taxes. Again these costs are generally unaffected by local characteristics and policies.

Loan rates have fluctuated significantly between the 1980s and the present. Interest rates have decreased from a high of 17% in 1981 to a range of 6 - 9% in the late 1990's and generally 7-8% in the past couple of years. As a result of the higher interest rates in the early 1980s, creative financing techniques such as renegotiable rate, variable rate, graduated payment and shared appreciation mortgages and owner financing were developed. While this has improved unit affordability, the incremental improvement in mortgage rates cannot overcome the significant cost of housing in the Town of Woodside discussed previously.

Interest rates for conventional mortgages for single family homes in the Woodside area in recent years have varied from 7.0 to 8.5%, assuming a 20% down payment. As housing prices have increased, however, down payments have sometimes been reduced to 10% or even 5% to accommodate prospective purchasers, albeit with increased points to be paid or with mortgage insurance requirements.

Marketing costs include the marketing of new property and resale of older properties. The marketing of new housing can add four to ten percent to the cost of housing and real estate fees can add three to six percent to the housing cost on resale. Over the years, profit percentages have increased original housing costs significantly in the community.

Property taxes are not a significant constraint to affordable housing because Proposition 13 limited property taxes to one percent, applicable throughout all communities in California. Cities have little say in how the taxes are apportioned and, in Woodside's case, the Town only receives approximately 4% of each dollar of property tax levied.

Table 17 below provides an example of monthly housing costs for a typical (low end of the price range) home in the Woodside community. A hypothetical unit selling for \$1,000,000 and with a mortgage loan of \$800,000 (after 20% down payment) and an 8.0% interest rate on a thirty-year loan was assumed.

TABLE 17

**Total Monthly Occupancy Cost
of a Hypothetical Unit (\$1,000,000)**

Mortgage	\$5,870
Property Taxes	833
Insurance	250
Energy Cost	300
Maintenance	150
Total Occupancy Costs	\$7,403

Based on the lending assumptions outlined, the household income required to purchase this particular home would approximate \$234,800, assuming that monthly mortgage payments do not exceed 30% of gross monthly income, per State and Federal guidelines. Since this is likely close to the least expensive house price available in the Town, and the income limit for a “moderate” income household of four is \$96,100, it is evident that market-rate housing in Woodside is not available to households at affordable income levels, and adjustments to reduce land, construction, or financing costs would not appreciably alter that constraint.

GOVERNMENTAL CONSTRAINTS

2663 Local governmental constraints to housing development include infrastructure limitations, land use regulations, permit processing and fees, utility connection fees and building codes.

2664 Infrastructure

Woodside's infrastructure constraints include: public roads, transportation systems, sewer service and water service.

Public Transportation

The Town's limited public transportation is provided by the San Mateo County Transit District (SAMTRANS). Three bus lines provide service to different parts of Woodside. The 6A line provides weekday and Saturday service between Canada College and the Redwood City CalTrain station. This route also provides limited service along Canada Road and Woodside Road. Route 55S provides weekday service between Woodside and Portola Valley.

Road Capacity

A community's road system forms the skeletal framework for community land use. Local road capacity is hence one of the prime determinants not only of land use but also of intensity or density of use. It is therefore desirable to have access to both local and arterial roads which are constructed to contemporary standards to enable the safe and efficient flow of traffic.

The majority of the roads within the Town are relatively narrow. In addition, many public roads located in the steeper hillside areas have curvilinear alignments and have steeper grades. In general, the typical local roads are designated as minor rural roads, which are two lane facilities with a paved surface width of between 16-20 feet. Some of these roads have narrow or no shoulders and street parking is precluded. Collector roads which collect and distribute traffic between neighborhoods have similar narrow pavement width and shoulder conditions. Arterial roads in general are also comparatively narrow and are limited to two-lane facilities. Roads in the hillside areas often have extremely "tight" curves, blind corners, short vertical curves and grades exceeding 10% for long distances. In addition, many of the local roads within the Town are private roads and are not subject to future improvements by the Town which could increase their capacities. The community's substandard private and public roads eliminate the possibility of significantly increasing residential densities.

Roads in the community which are probably best able to accommodate additional traffic are Woodside Road east of the Town Center; Whiskey Hill Road, and Sand Hill Road. However, almost all of the land along these corridors is developed.

While the community's road constraints are the result of past governmental policies and actions, upgrading of the community's roadway system through the modification of governmental policies would be difficult. Not only is there a strong community consensus in support of the narrow roads, but most land in the community has already been subdivided, so there would be great difficulty in financing road widening projects. In addition, the lack of financial resources and some of the physical constraints discussed above often make significant road widening infeasible.

In 1989, the Town evaluated the road conditions using the Metropolitan Transportation Commission's (MTC) "Pavement Management System." This study found that the road network is in a critical stage of deterioration. A Road Committee was established by the Town Council to investigate the road conditions and issues. The committee recommended that the Town issue a Community Facility District Bond (Road Preservation) to repair the roads and upgrade them to an acceptable standard. In November 1989, the residents of the Town elected not to support the bond issue. In 1995, the Council established another Road Committee to investigate other funding sources for road maintenance and improvements. While an improved maintenance system has resulted, Woodside residents again voted (in 1998) against a utility tax to help finance roadway improvements.

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Sanitary Sewage Systems

The Town is principally served by individual sewage disposal (septic) systems in the large parcel zoning districts and hillside areas west of Canada Road. Field testing (winter testing in areas suspected of high groundwater impacts) and Environmental Health Department certification are required prior to the approval of new construction and/or additional construction which would either add to the volume of individual disposal systems or impact existing or alternate system disposal areas. Alternative designs are not encouraged, but have been allowed to repair existing septic systems. If adequate percolation is not possible, new or additional construction may not be possible.

In areas not principally served by individual sewage disposal systems, mandatory connection to a collection sewage disposal system may be required, if capacity and sewer collection facilities are available. Currently, three collection sewage disposal systems serve areas of the Town:

1. West Bay Sanitary District -- Four residential properties on Stockbridge Avenue and several residential parcels at the end of Valley Court are served by this district. Potential service areas east of Route 280 and the District's service area boundary could be serviced by extension of the District's gravity and pressure systems. Current district policy and planning makes no provision for future expansion of its service area into the Town west of Route 280, however.
2. Fair Oaks Sewer Maintenance District -- As the result of the formation of several sewer assessment districts, the area generally south of Canada College, east of Canada Road and north of the crest just north of Woodside Road is within the service area of the district, which is operated by San Mateo County. As properties develop and/or require conversion from individual systems, annexation is required to the district for those properties originally assigned assessments. The ability to annex is both a function of 1) the cost to construct a local "intract" collection system and/or to extend existing facilities and 2) the availability of treatment capacity. In 1999, the Town established agreements with the City of Redwood City and the County for sewer capacity. The Town Council adopted an ordinance (1999-500) specifying that the limited capacity remaining may only be allocated to properties with prior sewer assessments and to properties in the north Canada Road area that have experienced or are likely to experience septic system failures. Any additional sewer capacity would require concurrence by the City of Redwood City and San Mateo County, and is not likely given their current limitations.
3. Town Center Pump Station Area Assessment District -- The Town's central commercial area, designated public lands and residential properties along Woodside Road westerly to Martin Lane and easterly of Canada Road in the La Questa area are served by the district. The area served and extent of service have been defined by assessment proceedings. Treatment capacity was acquired for current and future use by the Town from the City of Redwood City and transport

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capacity is from the Fair Oaks Sewer Maintenance District. The collection system is operated by the Town.

Existing Town sewer policy is to allocate the Town's limited remaining treatment and collection capacity to serve only sites with prior sewer assessments and areas with a history of septic tank failures, especially in the north Canada Road area.

Water

While the central and easterly portions of the Town are adequately served by the California Water Company, some areas are not adequately served for water pressure and fire suppression. Emerald Lake Hills, in particular, which is served by the Redwood City Municipal Water District, does not generally have sufficient water pressure for domestic or fire protection purposes. The City of Redwood City is gradually making some improvements to the area, but most of Emerald Lake Hills remains underserved.

The hillside areas located above the 500 foot elevation are not served by the California Water Company. In general, these areas are served by the Skyline County Water District whose jurisdiction extends along the entire length of the Skyline Boulevard Scenic Road Corridor. Currently, the entire District has available between 100-115 individual water connections which severely limits their service to Woodside.

In addition, the Woodside Fire Protection District enforces the following fire flow requirements: (a) provision of steamer type fire hydrants located no farther apart than 500 feet for a new subdivision, and no farther than 900 feet from a building site for an existing subdivision, except in the Emerald Hills area which requires a maximum of 250 feet; (b) a minimum flow of 1,000 gallons per minute with a 20 pound per square inch residual pressure for two hours duration. In Emerald Lake Hills, fire hydrants are on special water mains to maintain water pressure. Many of the isolated areas within the Town do not contain sufficient water pressure or distribution systems to meet these standards. In lieu of meeting the standards, the Fire District will permit either the installation of an 18,000 gallon water storage tank or a swimming pool with approved hose connection riser for each building site. Per City Ordinance, the District also requires fire sprinklers for all structures in excess of 1,000 square feet.

2665 Land Use Regulations

General Plan

The Town's General Plan is Woodside's official policy document. The plan establishes how, and to what intensity, land and other environmental resources will be used. The General Plan therefore significantly influences the type and extent of housing permitted within the community. The goals and policies of the Housing Element must be consistent with the policies of the General Plan. Policies of the General Plan which are most directly relevant to housing are shown below:

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Selected Woodside General Plan Policies

Land Use Policies

- P1** Property shall be developed with minimum disturbance to the natural terrain. The natural environment should be retained or restored as much as possible.
- P4** The lowest intensities of use should occur on the steep hillsides and in the mountainous areas where it is necessary to limit storm runoff, prevent increased erosion, avoid natural hazards, protect vegetation and watersheds, and maintain scenic qualities.
- P5** Intensity of use of individual parcels and buildings shall be governed by considerations of: health and safety; impact on adjoining properties because of noise, traffic, night lighting, or other disturbing conditions; and protection of natural resources.
- P8** Buildings shall be of a size and scale and sited so as to be compatible with the rural atmosphere of the community.
- P10** The number of lots permitted in a subdivision is dependent on the characteristics of the area, as well as the minimum lot area required by ordinance.
- P27** Occupancy of land and dwellings shall be in balance with service facilities such as on-site parking, traffic capacity of access streets, and capacity of such utilities as water and sewage disposal.
- P30** Residential lands are intended for use by a single household occupying a main dwelling as the principal use of a parcel, together with uses and structures customarily accessory to the main dwelling.
- P32** Accessory living quarters within the main dwelling or in a separate structure are appropriate on parcels large enough for these uses.

Seismic Safety/Safety Policies

- P2** Structures shall be located so as to avoid areas which present high risk exposure. In general, areas of higher risk shall have lower human densities.
- P4** In high hazard areas, subdivision of land shall not be permitted unless and until adequate mitigating measures are assured.

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Open Space/Conservation Policies

- P1** The natural features of a site proposed for development shall be one of the planning factors determining the scope and magnitude of development.
- P3** Particular attention shall be given to protection of the natural water regimen in the planning, environmental review, and completion of all subdivisions, land development or land alteration projects.
- P4** Conservation of the natural landscape shall be an overriding consideration in the design of any subdivision or land development project, paying particular attention to its protection and the preservation of existing native vegetation.
- P8** Those areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered species of plants, riparian areas, etc.) shall be avoided in land development.

Circulation and Scenic Highways Policies

- P2** Circulation patterns shall be designed to discourage through traffic in neighborhoods.
- P5** Roads shall be designed and maintained to encourage safe, alternative forms of transportation that contribute to a rural atmosphere, such as walking, bicycling, riding, and public transportation.
- P13** Off-road vehicular parking is the responsibility of the individual land owners. On-road parking is usually not appropriate.

Noise Policies

- P13** When new structures are built, care must be taken to assure that the future occupants of each building will enjoy appropriate levels of quiet and privacy.

Zoning Ordinance

The Town's Zoning Ordinance (Chapter 153 of the Municipal Code) was conceived and formulated to implement the General Plan with particular emphasis on State mandated General Plan and Zoning consistency. The Zoning Ordinance precisely regulates land use, development and population density, the location and size of structures, parking standards, safety provisions, landscaping standards and other design requirements.

In accordance with the General Plan and the significant development constraints of the Town, the Zoning Ordinance provides for six single family residential zones, requiring minimum lot sizes ranging from 20,000 square feet to ten acres:

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<u>ZONING DISTRICT</u>	<u>MINIMUM LOT SIZE</u>
Residential (R-1)	20,000 square feet
Suburban Residential (SR)	1 acre
Rural Residential (RR)	3 acres
Special Conservation Planning	
SCP-5	5 acres
SCP-7.5	7.5 acres
SCP-10	10 acres

The different zoning districts have been applied to different areas of the Town according to the number of physical constraints present on the land. These constraints include lying within fault zones, steep slopes, soil instability, high ground water, low soil permeability, fire hazard, as well as lack of available sanitary sewer systems. The zoning districts have been created so that densities are generally greater in the eastern portion of the Town, which is closer to the more urban areas of the Peninsula. The lowest densities are found primarily in the western portion of the Town, along the rugged Santa Cruz Mountains.

In addition to the above, some of the following specific zoning provisions directly affect the number, type and cost of housing units. These codes are considered necessary under the physical conditions that constrain the construction of housing in Woodside and do not unreasonably restrict the development of housing. The Town seeks to increase the supply of housing by allowing accessory dwelling units which are often feasible on the large parcels in Woodside.

- The maximum number of building lots which may be subdivided from a single parcel must be determined through the use of a slope/density formula if the average ground slope of the entire parcel exceeds 15%.
- All created lots with an average ground slope in excess of 12.5% must retain a specified percentage of the lot in a natural condition.
- No portion of a lot in excess of 35% ground slope may be altered in any way by grading, building construction or removal, or alteration of any natural feature such as vegetation.
- Streams corridors are protected, prohibiting structures from being located within 50 feet of the center line of a stream or within 25 feet from the top of a creek bank, whichever is greater. Also, the Town has consistently implemented a policy of requiring the dedication of conservation easements along stream corridors and within other environmentally sensitive areas.
- Maximum floor area for the larger parcels (RR and SCP zones) ranges from 2.75% to 9% depending upon the zoning district and physical constraints such as topographic,

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soil, geologic and sewage constraints. The floor area for the most dense zone (R-I, 20,000 sq. ft.) depends on lot size, with a maximum potential of 36%.

- Paved area coverage is restricted to a range of 5,000-15,000 sq. ft., depending on the lot area.
- Maximum building heights are restricted to a range of 28-30 feet; under certain circumstances an exception may be granted to permit a maximum height of 35 feet. These height limitations often create the necessity for special housing designs on difficult sites where steep slopes are present.
- Building setbacks are 50 feet for rear and side yards and 50-75 feet for front yards for the RR and SCP zones; 50 feet front, 25 feet rear, and 20 feet sides for the SR zone; and 30 feet front, 25 feet rear, and 15 - 22.5 feet sides for the R-1 zone. Flexibility is provided to lessen the setbacks to reflect existing construction or to protect environmental features of a site.
- Four off-road parking spaces are required for each primary housing unit because of the inability to park on the narrow public and private roads.
- Accessory buildings are limited in size to 1,500 square feet and in height to 17 feet, except that barns may be up to 2,500 square feet (3,000 square feet in the OS and SCP zones) and 24 feet in height.

Maximum House Size

- Maximum house size is limited in each of the zoning districts as follows:

R-1 Zone:	10% of lot area plus 1,000 square feet, with a maximum of 3,000 square feet
SR Zone:	4,000 square feet (excludes two-car garage)
RR Zone:	6,000 square feet (excludes three-car garage)
SCP Zones:	6,000 square feet (excludes three-car garage)
- In addition, provision is made that, if the lot size exceeds 1.5 times the minimum lot size for the zoning district, an exception may be considered to approve an increase in the maximum house size to 4,000 square feet in the R-1 zone, 5,000 square feet in the SR zone, and 8,000 square feet in the RR and SCP zones. Findings are required regarding design compatibility and minimizing impacts of the development.

Accessory Living Quarters (Second Units)

- Since incorporation, the Town's Zoning Ordinance has permitted the construction of certain second or additional dwelling units on single family residential lots. The Town's Zoning Ordinance was amended in December, 1984 to permit accessory living

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quarters to be developed without Conditional Use Permits and to allow the construction of rental housing units.

- Accessory living quarters, defined as quarters within, attached to, or detached from the main dwelling unit, are permitted within all residential zones, except that detached units are not allowed in the R-1 zone. Accessory living quarters can be provided for guests, family members, caretakers and employees and for rental purposes, with certain limitations on the number allowed, depending on the zoning district and lot size. A single rental unit is allowed as a matter of right in all zoning districts, though it must be attached to the main residence in the R-1 zone.
- Limitations to require that accessory living quarters in the R-1 zone be attached and size limitations are needed because these areas are among the most restricted in Town in terms of lot size, steep slopes, drainage features, lack of sewer service, and narrow, winding roads that constrain access for cars and emergency vehicles. It is therefore considered necessary from a safety perspective to minimize the number and size of additional housing units in the R-1 zone.
- Accessory living quarters are limited to 1,500 square feet in size, as are other accessory buildings, but rental units are restricted to 720 square feet in size (except that caretakers/domestic quarters are not considered rentals).
- Two additional off-street parking spaces are required for each accessory living quarters, in addition to the four spaces required for the main residence. The parking spaces do not need to be covered or enclosed, however.
- Accessory living quarters are not presently allowed to be located in barns, as residential quarters must be located at least 40 feet from a barn or stable.
- Design review is required for accessory living quarters, but no conditional use permit is needed.
- The Town's regulations regarding accessory living quarters are not considered a constraint to affordable housing, however due to market forces many of these units still remain beyond the means of lower-income level households. An extensive accessory living quarters (second unit) survey was conducted in June of 2000, and is summarized and discussed in an earlier section of this Housing Element. Included are some suggestions for possible enhancements to the Zoning Ordinance to further facilitate the construction and affordability of accessory living quarters.

Emergency Shelters and Transitional Housing

Existing zoning does not provide for emergency shelters and transitional housing in any of the Town's zoning districts. The commercial downtown, in the CC district, is the area

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that could best provide for such uses, as there is some, though minimal, transit service and limited sewer capacity may be available.

Zoning and Building Constraints to Housing for Disabled Persons

The Town's existing zoning and building regulations do not generally constrain housing for disabled persons. Zoning in residential zones does not expressly allow group homes (of six or fewer persons), but the Town has long recognized that State regulations preempt local requirements and would not restrict such use of a residence. In order to more fully comply with State law, however, the Town proposes to amend its zoning regulations to clarify that group homes housing six or fewer persons are permitted by right in all residential zones. Larger group homes are not permitted due to the extensive environmental and infrastructure (particularly streets and wastewater disposal) constraints noted earlier.

Housing for disabled persons could be constrained if additions or alterations (such as a new access ramp or an expansion to a bathroom or hallway) to an existing residence needed to encroach into a setback or would result in exceeding paved area, floor area or house size limits. While currently a variance could be requested for such a deviation, the Town could better facilitate such alterations with a process allowing the Planning Director to make minor exceptions in these criteria to accommodate retrofits for adequate access for disabled persons. These exceptions would probably comprise anywhere from 50 to 250 square feet of additional paved area or square footage or at most a 2-3 foot encroachment into a setback.

The Town utilizes the latest (2001) version of the Uniform Building Code and other building-related codes, and has no amendments that would impact housing for disabled persons (the only amendments pertain to fire-safe roofing). The Building Official enforces all of the provisions of those codes related to disabled access, though most such provisions apply to public buildings, rather than single-family residential. Most modifications for disabled access, such as ramps, bathroom or hallway expansions, etc., (except as noted in the prior paragraph) can be approved with a building permit.

Residential Uses in Commercial (CC) Zone

The Zoning Code currently permits a single-family residence and an attached accessory dwelling unit within the Commercial (CC) zoning district. Given the built out nature of the commercial district and parking and sewer limitations, more extensive "mixed use" is not considered feasible. Additionally, there is a height limitation imposed in the commercial zone by citizen initiative that prevents the placement of residential (or any other second story use) over commercial uses in downtown Woodside.

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Subdivision Regulations

The Town's Subdivision Ordinance is adopted in accordance with the State of California Subdivision Map Act. Like most local subdivision ordinances, the Town's Ordinance is substantially procedural and its substantive content follows the mandates contained in the State Act. The purpose of the ordinance is to regulate the division of land into individual building sites and to require the provision of certain improvements which are necessary in order to insure housing site development consistent with the General Plan and to promote public safety and welfare by assuring the provision of adequate and safe housing sites.

The Town's subdivision improvement standards are not considered excessive; indeed they are considered quite minimal when compared to other communities within the County. The ordinance requires the provision of relatively narrow roads (22 feet wide for arterials and 18-20 feet wide for collector and local roads). No sidewalks, street lighting, curbs and gutters or storm sewers are required.

Site Development Ordinance

The Town has adopted a Site Development Ordinance which specifies standards for driveway design, grading, landscaping and erosion and sedimentation control for individual housing sites. The essential purposes of the ordinance are to ensure that site development work on individual lots harmoniously relates to adjacent lands and that physical problems which could result in safety hazards and increased maintenance costs are minimized.

The design and construction standards specified within the ordinance are generally not considered excessive.

Building Codes

In 2000, the Town adopted the 1997 Uniform Building Code (UBC) and related codes, and is already utilizing the 2001 version of the Code. This Code has been adopted by virtually all of the municipalities and counties in the region. Hence, there is little difference among building standards throughout the region. While building codes could be viewed as a constraint to the production of affordable housing, the advantages of requiring minimum building safety and health standards far outweigh the disadvantages. The Town of Woodside has taken no steps to preclude the use of any building materials or construction methods which are permitted within the scope of the UBC. The only additional building requirements stipulated by the Town are a requirement for fire sprinklers in most new residences and for minimum Class A or B roofing materials, standards necessitated by the high fire risk associated with the Town due to topography, climate, and limited access for emergency vehicles. It is not thought that either of these requirements significantly impact the cost of housing.

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Building Permit Processing and Fees

The Town's development review process along with the State-mandated environmental review also plays a role in the cost of housing and the timeliness of its construction.

The normal Building Permit processing time for a new residence is two to three months, depending on the complexity of the proposed project. This average processing time assumes that no planning approvals, such as architectural review or exceptions or variances from Zoning Ordinance provisions, are required, or that such approvals have been previously obtained.

The cost of a Building Permit is determined by a schedule which is based upon the size of the dwelling unit (square footage) and/or valuation of other non-habitable construction. Table 18 below shows examples of building fees for a new 6,000 square foot house with a three-car garage (660 square feet), and fees for a 1,000 square foot accessory living quarters. The new residence would require building permit fees of \$3,746, and the new second unit would require \$1,464 in building fees. These fees include plan check, permit inspections, and plan review and inspections by Planning and Engineering staff. Some communities still use the Uniform Building Code fee schedule, with valuation based upon the building industry estimates or the value provided by the applicant. The comparable fees for these two projects under the UBC schedule would be \$3,536.50 for the residence and \$814.50 for the second unit, assuming construction costs of \$150 per square foot. The UBC fees do not include planning and engineering review and do not account for some of the additional complications in review of structures on slopes and with geotechnical concerns. Staff estimates that the current building fees (**which have not been increased since 1995**) comprise approximately 0.5-1% of the cost of a project and thus do not constrain development in the Town. However, the fees discussed do not include planning, engineering, and geotechnical review fees applicable prior to building permit review or "impact" fees for infrastructure improvements. The discussion below addresses these other fees.

TABLE 18
EXAMPLES OF BUILDING FEES

Building Fees¹	New 6,000 Square Foot Residence w/3-Car Garage²	New 1,000 Square Foot Accessory Living Quarters
Permit Fee	\$ 1,665	\$ 650
Building Plan Check	1,249	488
Planning Review	416	163
Engineering Review	416	163
Total Building Fees	\$ 3,746	\$ 1,464

¹Does not include impact fees (see Table 19 below for all fees).

²Assumes garage at 660 square feet

WOODSIDE HOUSING ELEMENT

Subdivision Processing and Fees

The approvals of residential subdivisions require processing times generally ranging between three to nine months following the certification of a completed application. Applications for new land divisions and subdivisions must be reviewed by the staff Subdivision Review Committee, certain Town volunteer committees, such as the Trails and Conservation Committees, the Architectural and Site Review Board, the Planning Commission and the Town Council. The Town receives few applications for subdivisions, as large land parcels are for the most part built out.

Additional processing time may be required if the proposed project is controversial, complex or is located in an environmentally sensitive area and requires an in-depth Environmental Impact Report.

Fees for land divisions (4 lots or less) range from \$3,300 - \$3,900 with a deposit of \$2,400 - \$3,600. Fees for subdivisions (5 lots or more) are \$6,060 plus \$300 for each lot created for Tentative Map approval. Also, a deposit for Town Engineering services of \$6,000 is required. In a "worst case" scenario, a typical eight lot subdivision would therefore require a combined fee and service cost of \$14,460. To this amount an additional fee of \$1,350 and deposit of \$1,800 for Final Subdivision Map evaluation and related services would be required, along with \$1,500 for review and approval of improvement plans and \$1,200 for subdivision construction inspection and monitoring.

In addition to the subdivision fees, a geotechnical study is required for all projects within the Alquist/Priolo Special Studies Zones or other hazard zones. The cost of these studies (performed by the applicant's consultant) usually add to project development costs, and the Town Geologist's review of the consultant's reports for subdivisions could range from \$2,500 to \$10,000. Environmental review (initial study and negative declaration) requires a \$980 fee for preparation. Park in-lieu fees of about \$150 per lot (\$50 per house and first bedroom and \$25 for each additional bedroom) are also required, a minimal impact fee compared to other cities in the region.

The Town's review fees and deposits, assuming maximum charges for each, would then total \$32,490, or an average of \$4,061 per created lot. This represents considerably less than 0.5% of the likely market value of a newly created building site within the Town. The Town's subdivision fees thus do not appear to be excessive and do not provide a constraint to the provision of housing. Again, the Town's fees have not been increased since 1995.

These figures do not, however, include the cost of preparing and Town review of an Environmental Impact Report (EIR), if the project is controversial or the area requires special analysis of environmentally sensitive features. While the EIR costs may add \$50,000 - \$100,000 (or sometimes more) to the project cost, this requirement is mandated by the State and is fairly uniform throughout local jurisdictions. The Town contracts with

WOODSIDE HOUSING ELEMENT

outside consultants for EIR work, as do many cities, and that cost is generally dictated by the rates charged by those consultants. Only two subdivisions in the Town in the past ten years have required EIRs, however.

Planning and Engineering Fees

In addition to building permits and subdivision fees, an applicant wishing to construct a dwelling unit or other structure must obtain Planning and Engineering Department approvals. Most new homes in Woodside require only review by the Architectural and Site Review Board (ASRB), unless special exceptions or variances are required. In addition, a grading and site development permit is required from the Engineering Department. ASRB review for a new residence entails a fee of \$900, and for an accessory structure is \$420. Review times generally vary from 4 to 8 weeks.

The Engineering permits are issued by Town staff and a minimum fee of \$300 plus \$1 per cubic yard in excess of 100 cubic yards and a deposit of \$600 is charged. They are generally issued simultaneous with the building permit, but may be issued ahead of a building permit upon the discretion of the Town Engineer. Part of the Planning and Engineering review for a new residence includes geotechnical review by the Town Geologist. The deposit for the Town Geologist's review is \$1,250, and actual review costs may range from \$1,000 to \$2,500 for typical projects.

Planning Commission review is required only where a variance or exception (e.g., maximum house size) is required, or where the structure will be located within a scenic corridor (site design review). All of these processes require review by staff, the ASRB and the Commission prior to building permit application. The processing time for these types of permits is generally two to three months. Fees are based on expected review time required (e.g., \$1,900 for variances, \$900 for exception to maximum residence size, and \$1,630 for site design).

Impact Fees

Most communities require impact fees to support development of infrastructure to accommodate new development. These fees typically include charges for parks and recreation, roads, water, sewer, and schools, among others. The Town of Woodside's only impact fee applicable to all properties is a road impact fee, which supports construction and maintenance of road improvements. The fee is \$1.50 per square foot of new construction plus \$1 per cubic yard of import or export in excess of 30 cubic yards (the hauling fee does not apply if no Town roads are used). In addition, there are very minimal utility charges for new permits, assessed at the time of building permit, for storm drainage and groundwater discharges, and connections to the Town Center sewer system. All other charges are set and collected by other agencies, including the County of San Mateo for sewer and septic system installations, and the local school districts for their facilities.

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Fee Summary

Table 19 summarizes fees for construction of a new 6,000 square foot residence and for a new 1,000 square foot accessory living quarters in Woodside (and does not include subdivision fees, as most lots are already subdivided). As noted, the fees do not include those charged by other agencies, as the Town exercises no control over those and they tend to be fairly consistent across city boundaries. Also, the analysis does not include a comparison to other cities' fees, because it is so difficult to obtain truly comparable data, particularly regarding all of the impact fees each jurisdiction charges. Based upon a recent review of other agencies' building and planning fees, however, it appears that Woodside's fees for those services are very comparable to others in San Mateo County.

The totals shown in the table represent an estimated 1.8% (new residence) to 3.4% of the new construction costs of the structure. These fees and the associated development review timeframes outlined are not considered to be substantial constraints to the cost of housing in Woodside. It should also be noted that one of the programs suggested in this Housing Element includes waiving or reducing some of the development fees for accessory living quarters, particularly where they are restricted to "affordable" income households, and expediting review of those structures. It is also again noted that development permit fees have not been increased since 1995.

TABLE 19
TOWN OF WOODSIDE
EXAMPLES OF TOTAL FEES

Fees¹	New 6,000 Square Foot Residence w/3-Car Garage²	New 1,000 Square Foot Accessory Living Quarters
Building Permit	\$ 3,746	\$ 1,464
Planning (ASRB)	900	420
Engineering (Site Devel.)	900	600
Geotechnical Review	2,500	1,000
Road Impact	9,990	1,500
Miscellaneous ³	225	100
Total Building Fees	\$ 18,261	\$ 5,084

¹Does not include fees charged by other agencies (e.g., sewer, septic, schools); fees intended to represent typical development, i.e., no variances or exceptions required.

²Assumes garage at 660 square feet.

³Includes storm drainage and sewer connection fees if required.

VI. THE HOUSING PROGRAM

1999 - 2006 HOUSING ELEMENT PROGRAMS

2666 The programs and actions described below are intended to further promote the construction of affordable housing in Woodside, to achieve the stated objectives of providing for the Town's share of the regional housing need. The number of each program correlates with the table entitled "Quantified Housing Objectives 1999-2006" and the subsequent table that outlines the "Action Program 1999-2006."

A. Public Information and Involvement

1. Mapping of Adequate Sites for Housing

Program: Maintain an inventory of sites available for housing development.

Description: Continue to maintain the Town's parcel database with information about each parcel in Town, available to the public at any time. Available land information will be summarized every 5 years to coincide with the Housing Element update (see Appendix D).

2. Citizen Input Regarding Development of Affordable Housing

Program: Involve a representative cross-section of Woodside residents and obtain their input on the housing projects, policies and programs.

Description: Assure that extensive notice is provided to all residents regarding housing projects, policies and programs, including those intended to develop or maintain affordable housing. Continue to regularly advertise in the local newspaper (the "Country Almanac"), and to mail agenda postcards to each household when housing issues of community concern are being discussed by the Planning Commission or Town Council. Articles in the Town's quarterly newsletter and on the Town's web site will address upcoming housing considerations. Public information will also include background on the need for affordable housing and an explanation about income qualifications for such housing. Continue to notify neighborhood associations of projects proposed in their area, and provide an opportunity for their comment.

Public hearings on Housing Element revisions or ordinances implementing relevant programs will receive similar notice and opportunity for public involvement.

3. Public Outreach Program for Affordable Housing and Assistance

Program: Provide public information regarding the construction of new affordable units (accessory living quarters) in Town and the availability of County programs to provide assistance to low and moderate income households.

Description: The Town will provide public information at Town Hall regarding the process and incentives (see below) for developing and preserving accessory living quarters (second units) for rental, family quarters, or caretaker purposes. The Town will also maintain information regarding all of the County's various programs available to low and moderate income Town residents, seniors, and the disabled, as discussed elsewhere in this chapter. The Town will regularly include such housing information in the quarterly newsletter provided to all Town residents, and on the Town's web site.

B. San Mateo County Housing Programs

4. Shared Housing

Program: Enable residents to remain in or to live in Woodside in a shared housing arrangement.

Description: Continue to support the use of Community Development Block Grant (CDBG) funds by San Mateo County to implement the Home Sharing Program. This service matches people needing housing and people owning a home who desire additional income and/or companionship. The Town will make information about the Home Sharing program available at Town Hall and will publicize the effort through the Town's public information program.

5. Reverse Annuity Mortgages

Program: Provide mechanisms to ensure that homeowners can continue to live in their home for as long as they want.

Description: The Town will continue to encourage CDBG funding to help support the County's Reverse Annuity Mortgages (Home Equity Conversion) program, allowing seniors to convert the equity in their homes into regular monthly income, without giving up their property. This program provides seniors with information about home equity conversion options, helps with the paper work, and provides financial analysis and consultation. The Town will

maintain information regarding the program at Town Hall, and should occasionally publicize its availability in the quarterly newsletter and on the Town's web site.

6. Senior Home Repair Service

Program: Provide information to the public about local organizations which offer home repair services for seniors, to make it easier for seniors to remain in their homes and to help maintain the housing stock.

Description: The Town will provide information at Town Hall regarding the numerous Senior Centers in San Mateo County that offer assistance in home repairs. Some of these programs offer subsidized services and others maintain a list of skilled workers (i.e. plumbers) who charge below market rates. The information will also include San Mateo County's Home Repair Program to assist low and moderate income homeowners in rehabilitating their residences. The Town will occasionally publicize the availability of these services in the quarterly newsletter and on the Town's web site.

7. Housing Accessibility for Disabled Persons

Program: Enable mobility-impaired persons to access their homes.

Description: Continue to recommend that the County direct CDBG funds to support its Housing Accessibility for Disabled Persons program at the Center for Independence of the Disabled. The Town will direct inquiries for house modifications for the disabled to the County program. Public information regarding the program will be available at Town Hall and occasionally publicized in the Town's quarterly newsletter and on the Town's web site.

8. Senior Citizen Property Tax Postponement Program

Program: Provide senior homeowners with information regarding the Property Tax Postponement Program.

Description: The Town will continue to support this program, which provides seniors with a means of postponing property taxes, with the benefit of extending the length of time they can remain in their homes. Inquiries will be directed to the County Tax Collector's Office, and information regarding the program will be available at Town Hall and occasionally publicized in the Town's quarterly newsletter and on the Town's web site.

C. Conservation, Rehabilitation and New Construction

9. Housing Enforcement

Program: Ensure that the housing stock is well-maintained, that new houses conform with building codes and that any violations are brought into conformance in a timely manner.

Description: The Town's code enforcement staff and building inspector will continue their practice of following up on complaints regarding housing conditions. The emphasis of this program will be on maintaining the existing housing stock. If circumstances dictate (e.g., low income households or limited income seniors), the property owner will be referred to the County to determine if funds for housing improvements are available.

10. Rehabilitation and Expansion of Existing Housing Stock

Program: Encourage the private sector to rehabilitate and construct new housing through the Town's policies and programs, and inform low and moderate income residents about the County's Rehabilitation Loan Program.

Description: Construction of new housing units will be sufficient to meet the regional housing needs identified by ABAG. In addition, the Town anticipates remodels and additions to at least as many existing structures during the study period. Where low-income households are unable to afford rehabilitation, they will be referred to the County for qualification under the Rehabilitation Loan Program. The Town will maintain information at Town Hall regarding this program, and will occasionally publicize the availability of the program in the quarterly Town newsletter and on the Town's web site.

11. Conservation of Existing Affordable Housing

Program: Conserve the existing affordable housing stock.

Description: Continue to maintain house size limitations in all zones to encourage the retention of existing smaller homes where possible, especially in the R-1 zone. Also, continue to provide for setback exceptions and variances to recognize limitations on existing structures to allow remodeling or small additions rather than demolition and construction of new structures.

D. Special Housing Needs

12. Provision of Housing for Seniors

Program: Facilitate the accommodation of senior housing opportunities within the context of the Town's single-family setting.

Description: Encourage development of accessory living quarters (second units) to enable seniors to live in Woodside in an extended family situation or in a rental unit. Also encourage and facilitate senior living in Woodside by supporting and publicizing County programs such as: Reverse Annuity Mortgages, Shared Housing, and Senior Home Repair Services. Furthermore, if request is made to develop senior living facilities in the Town, the project may be considered, if consistent with all other General Plan policies.

13. Equal Housing Opportunities

Program: Promote equal housing opportunity.

Description: Continue to support the Mid-Peninsula Citizens for Fair Housing, which promotes equal housing opportunity. Also make information available to the public at Town Hall, in the Town newsletter, on the web site, and at the library, regarding the availability of fair housing services, and refer any housing discrimination complaints to that agency.

14. Emergency Shelters and Transitional Housing

Program: Modify the Zoning Code to allow for emergency shelters and/or transitional housing in the CC (commercial) zone district, as a conditional use.

Description: The Zoning Code will provide for such uses, upon review and approval of a conditional use permit to assure compatibility with surrounding uses.

E. Affordable Housing Opportunities

15. Accessory Living Quarters (Second Units) Regulations

Program: Modify the Zoning Code to provide greater flexibility in the construction of accessory living quarters, including rentals and

WOODSIDE HOUSING ELEMENT

caretakers quarters, sufficient to meet the Town's regional housing needs for "moderate" income housing (8 units total).

Description: Revise the current "accessory living quarters" provisions of the Zoning Code to 1) allow living units in barns, including in the R-1 zone, 2) streamline ASRB review for affordable units, and 3) increase the allowable maximum size of rental units in relation to lot size and environmental constraints.

16. Incentives for "Affordable" Accessory Living Quarters (Second Units)

Program: Modify the Zoning Code to provide incentives to encourage the construction of "affordable" accessory living quarters adequate to meet the Town's regional housing needs for "very-low" and "low" income housing (8 units total).

Description: Revise the Zoning Code to 1) allow increased maximum house size where an applicant agrees to limit the size of accessory living quarters to compensate for the increase in house size, and to restrict those units to rentals at "affordable" rates for a minimum period of 15 years, 2) limit parking requirements to a single space if a restricted "affordable" unit is 750 square feet or less, and 3) eliminate all planning and/or building fees for construction of restricted "affordable" units. Other comparable incentives may be considered in lieu of or in addition to those suggested, if determined to be as or more effective at encouraging construction of affordable rental units.

17. Monitoring of "Affordable" Unit Restrictions

Program: Develop a program for monitoring and enforcing "affordable" unit restrictions, either in-house or under contract with another agency, and a method of recovering administrative costs.

Description: The Town will explore the feasibility of contracting with San Mateo County's Housing Authority, the City of Redwood City, the City of Menlo Park, and/or the MidPeninsula Housing Coalition, for monitoring and enforcement of the "affordability" restrictions on accessory living quarters. If the option of contracting is not available, then the Town will allocate staff to undertake these responsibilities. In addition, the Town will consider a minor surcharge on development permits (except those providing "affordable" units) to cover the costs of administering the housing program. The Town Attorney will draft a standard agreement for

rental restrictions, including enforcement and cost reimbursement provisions.

18. “Affordable” Housing Opportunities for Public, School and Equestrian-Related Employees

Program: Develop a program to maintain a list of local public employees (e.g., fire, sheriff, and Town employees), school teachers and staff, and equestrian-related workers and professionals (e.g., blacksmiths, veterinarians) interested in rental of “affordable” units, and assure that interested landlords and those personnel share information about vacancies.

Description: The Town will work with the Woodside School District and other schools, the Woodside Fire Protection District, the County Sheriff’s Office, the equestrian community, and perhaps other local agencies to develop an ongoing system of identifying employees who are interested in and would qualify for restricted “affordable” housing units. The Town will also coordinate with landlords and the designated monitoring agency to assure that every early opportunity is made to connect these personnel with the landlords when a vacancy arises.

19. Canada College Potential Housing Sites

Program: Cooperate and coordinate with Canada College in the event that the College wishes to provide housing on surplus campus parcels.

Description: The Town will continue discussions with the San Mateo Community College District regarding the potential to construct housing on surplus sites at Canada College. If the College intends to dispose of the sites or construct housing on campus, the Town will develop appropriate multi-family zoning to allow for reasonable condominium and apartment densities. The standards will also include an “inclusionary” requirement that a percentage of the units be set aside as affordable housing, and will be targeted for the preference of teachers, students, or staff at the College.

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F. Consistency with State Requirements

20. Encouragement of Energy Conservation

Program: Encourage residential energy conservation.

Description: Continue to require compliance with Title 24 of the State's Building regulations. In addition, disseminate energy conservation information available from other agencies, such as PG&E's solar subsidy program and energy audits.

21. Density Bonus

Program: Develop a density bonus ordinance and/or other incentives to provide affordable housing.

Description: The Town will develop and provide incentives, such as increased house size and/or fee waivers where affordable accessory living quarters are provided.

22. Mobile/Manufactured Homes

Program: Modify the Town's Zoning Code, as it pertains to mobile homes and manufactured homes, to be consistent with State Law.

Description: The Town will alter the Zoning Code to clarify that "manufactured housing" (modular or mobile homes on foundations) is allowed, subject only to the same development standards that apply to a conventional single family residential dwelling on the same lot, including, but not limited to, building setback standards, vehicle parking, minimum square footage requirements, and design review.

23. Access for Disabled Persons

Program: Modify the Town's Zoning Code to specify that group homes with six (6) or fewer persons are permitted uses in all residential districts, as required by State law. Also modify the Zoning Code to provide an exception process whereby the Planning Director is authorized to administratively approve minor deviations for retrofitting existing residences for adequate access for disabled persons.

Description: The Town will revise the Zoning Code to include group homes of six (6) or fewer persons as a permitted use, by right, in all residential districts. A process will be added to the Code to provide that the Planning Director is authorized to approve,

without public hearing, minor deviations from setback, paved area coverage, floor area, and/or house size limitations where determined to be needed to retrofit existing residences for adequate access for disabled persons. Examples of such improvements may include, but would not be limited to, access ramps, widening of hallways, or expansions of bathrooms.

G. Inter-Agency Coordination

24. Sewage Capacity/Septic System Failures

Program: Assure that priority for sewer service is provided to areas of Town with failing septic systems, and explore additional capacity needs with Redwood City and San Mateo County if an affordable housing project is proposed.

Description: The Town will continue to implement its policy to allocate limited sewer treatment and collection capacity to provide service for areas with failing septic systems, as well as those sites entitled to service due to prior sewer assessments. Additionally, if an affordable housing project is proposed at the Canada College site, the Town will pursue additional capacity with the City of Redwood City and with San Mateo County.

25. Coordination with Other Jurisdictions

Program: Collaborate and coordinate with other jurisdictions on housing and related issues that impact adjacent communities.

Description: The Town will continue to participate in multi-jurisdictional conferences and other formal and informal efforts which focus on the need to meet housing needs. In particular, the Town may look to contribute financially to county-wide housing efforts such as providing for the homeless.

26. Housing Element Annual Report

Program: Provide an annual report to the State's Department of Housing and Community Development.

Description: The Town must develop an annual report to the State outlining its progress in implementing the provisions of the Housing Element. The report will be completed and forwarded to the State by January 1 of each year.

SUMMARY OF HOUSING PROGRAMS

- 2667** The quantified objectives for the Town during the period 1999 to 2006 are summarized in the following table. These Program targets are based upon already approved units, recent development trends in Woodside, and Town Staff projections for new housing development opportunities which could occur within the timeframe of the Housing Element update.
- 2668** Based upon the quantified Program targets, the Town of Woodside can meet all of its projected need for 41 additional dwelling units between 1999 - 2006. In 1999 and 2000, 37 new residences were approved, 13 of which were on vacant properties, with the remainder being replacements of existing units. While these homes are assumed to be affordable only to "above-moderate" income households, the net increase of 13 units is more than half of the 25 identified as needed through 2006. Based upon currently available vacant and/or subdividable sites in the Town and recent development patterns, it is expected that well in excess of the targeted 25 new market rate housing units will be developed by 2006. In addition, 22 new accessory living quarters were approved in 1999 and 2000. The availability of these units for rental (or caretaker) occupancy, however, is uncertain, as is the affordability of the units (though three of the units were noted as caretakers' quarters). Thus, the Town has assumed that only three of these units are available and are deemed "affordable" as "moderate" income units.
- 2669** The implementation of the "accessory living quarters" amendments to the Zoning Code are expected to provide at least 8 new "moderate" income rental units during the 1999-2006 timeframe, as prescribed in the regional housing needs requirements. Three caretakers units have already been constructed in 1999-2000, leaving a remaining need for 5 "moderate" income units. The accessory living quarters survey indicated that approximately 40% of accessory living quarters are rented or used for caretakers and that approximately 50% of those are rented for levels affordable to "moderate" income households. Since 10-12 new accessory living quarters are constructed each year, this should produce at least 2 "moderate" income units per year, or an additional 10 in the planning period (plus the three already constructed).
- 2670** The implementation of the "accessory living quarters" incentives and amendments to the Zoning Code are expected to provide at least 5 new "very-low" income and 3 "low" income rental units during the 1999-2006 timeframe, as prescribed in the regional housing needs requirements. These programs will provide for rental units restricted to "very-low" and "low" income rental rates for a minimum period of 15 years. Affordability restrictions will also rely on a strong monitoring effort by the Town and/or other agencies under contract to the Town. It is further suggested that local public employees (fire, sheriff, and Town staff), school teachers and employees, and equestrian-related workers will receive priority consideration for occupancy of "affordable" units.

WOODSIDE HOUSING ELEMENT

- 2671** The Town will continue to work with Canada College to define future opportunities to provide additional affordable housing. While these units are not needed to attain compliance with the Housing Element for this planning period, the Town can initiate proactive planning if the College chooses to move ahead. This effort will likely include an “inclusionary” housing component to any housing proposal for the site.

QUANTIFIED HOUSING OBJECTIVES

Table 20 outlines the Town’s quantified housing objectives for the planning period:

TABLE 20
Town of Woodside
Quantified Housing Objectives
1999-2006

Program	Projected Number of Units				
	Above Moderate Income	Moderate Income	Low Income	Very Low Income	Explanation
10. Expansion of Existing Housing Stock	33				13 "net" new residences have been approved in '99-00. An average of at least 4 "net" new units per year is expected through mid-2006 (20 additional units).
15. Revision of Zoning Regulations (Accessory Living Quarters)		13			3 caretakers units (of 22 total accessory units) were approved in 1999-2000. It is expected that at least 2 units per year will be constructed in the remaining planning period.
16 - 18. Affordable Housing Opportunities (Incentives for Accessory Living Quarters)			3	5	Projections of new units restricted by income level are assumed at a minimum of 2 per year to the required limit, based on the proposed incentive programs.
6, 10, 11. Rehabilitation and conservation of housing					Uncertain – depends on participation of low-income households.
Total Projected Units	33	13	3	5	54
Percentage of ABAG Housing Need 1999-2006	132% (33/25)	163% (13/8)	100% (3/3)	100% (5/5)	132% (54/41)

WOODSIDE HOUSING ELEMENT

ACTION PROGRAM

2670 As required by State law, Section 65583(c) of the Government Code, an implementation program has been established in order to implement the goals, policies and objectives contained in the Housing Element. Table 21 describes Woodside's Action Plan and identifies the schedule, status, agencies and officials responsible for the implementation of the various program actions.

TABLE 21
Town of Woodside - Action Program

Existing and New Programs	Responsible Entity	Schedule	Status/Comments
1. Mapping of Adequate Sites for Housing	Planning Staff		Ongoing maintenance of parcel database
2. Citizen Input Regarding Affordable Housing	Town Staff Planning Comm. Town Council		Ongoing
3. Public Outreach Regarding Housing Programs	Town Staff	July, 2003	Need to collect information for counter and web site
4. Shared Housing	Planning Staff County HCD	July, 2003	Collect materials for distribution
5. Reverse Annuity Mortgages	Planning Staff County HCD	July, 2003	Collect materials for distribution
6. Senior Home Repair Service	Planning Staff County HCD	July, 2003	Collect materials for distribution
7. Housing Accessibility for Disabled Persons	Planning Staff County HCD	July, 2003	Collect materials for distribution
8. Senior Citizen Tax Postponement Programs	Planning Staff County Tax Collector	July, 2003	Collect materials for distribution
9. Housing Enforcement	Building Department Planning Staff		Ongoing
10. Rehabilitation and Expansion of Existing Housing Stock	Planning Staff Planning Comm. County HCD	July, 2003	Ongoing; collect materials for distribution
11. Conservation of Existing Affordable Housing	Planning Staff Planning Comm.		Ongoing
12. Provision of Housing for Seniors			See programs 4-8, 16
13. Equal Housing Opportunities	Town Staff County HCD		Ongoing

WOODSIDE HOUSING ELEMENT

**ACTION PROGRAM
(cont.)**

Existing and New Programs	Responsible Entity	Schedule	Status/Comments
14. Emergency Shelters and Transitional Housing	Town Staff Planning Comm. Town Council	October, 2003	Requires ordinance adoption
15. Accessory Living Quarters Regulations	Town Staff Planning Comm. Town Council	October, 2003	Requires ordinance adoption
16. Incentives for Affordable Accessory Living Quarters	Town Staff Planning Comm. Town Council	October, 2003	Requires ordinance adoption
17. Monitoring of "Affordable" Unit Restrictions	Town Staff Town Council City Attorney	October, 2003	Explore contracting with other agencies
18. Affordable Housing Opportunities for Public Employees	Town Staff School District(s) Other Agencies	October, 2003	Coordinate with other agencies
19. Canada College Potential Housing Sites	Town Staff Town Council SM College District	2006	Coordinate with Canada College; may require ordinance
20. Encouragement of Energy Conservation	Building Department Planning Staff		Ongoing
21. Density bonus	Planning Staff Planning Comm. Town Council	October, 2003	May require ordinance adoption
22. Mobile/Manufactured Homes	Town Staff Planning Comm. Town Council	October, 2003	Requires ordinance adoption
23. Access for Disabled Persons	Planning Staff Town Council	October, 2003	Requires ordinance adoption
24. Sewage Capacity/Septic System Failures	City Engineer Planning Staff Town Council		Ongoing coordination with San Mateo County, Redwood City
25. Coordination with Other Jurisdictions	Town Staff Town Council C/CAG, ABAG, etc.		Ongoing
26. Housing Element Annual Report	Planning Staff	Annual	Initial report should be submitted on January 1, 2004.

APPENDIX A

REVIEW OF 1997 HOUSING PROGRAMS

The programs and actions described below were part of the 1997 Housing Element. While updating the Housing Element, Town staff has reviewed the existing programs for their appropriateness, effectiveness and progress in implementation. These findings are presented on the following pages, and supplement the evaluation of the progress made since 1997 in Section I of the Housing Element.

1. Mapping of Adequate Sites for Housing

Program: Maintain an inventory of sites available for housing development.

Evaluation: Planning staff maintains a parcel database that includes every parcel of land in the Town, which can be used to list vacant sites in Town and to create reports that identify subdividable parcels. In addition, this information is summarized with each Housing Element revision, and current information is attached in Appendix D. Staff does not receive very many requests for this information, so the frequency of updating the land inventory is considered appropriate.

2. Consultation and Provision of Information

Program: Provide information to the public about available housing sites, housing programs, housing related policies and regulations, and pre-application meetings with the Planning Director to insure that unnecessary delays in the planning process can be avoided.

Evaluation: This program was recommended for elimination in the 1997 Housing Element, and was replaced with program No. 18 (see below).

3. Mobile Home Housing and Zoning Study

Program: Prepare a study of mobile homes in various zoning districts in the Town by allowing mobile homes in some of the zoning districts, and also create a use permit.

Evaluation: This program was recommended for elimination in the 1997 Housing Element, and was replaced with program No. 27 (see below).

4. Citizen Input Regarding Development of Affordable Housing

Program: Involve a representative cross-section of Woodside residents and obtain their input on the housing projects, policies and programs.

Evaluation: During the last Housing Element update in 1997, public participation was encouraged during public hearings, neighborhood meetings, and citizen advisory committee meetings, as well as Planning Commission and Town Council meetings. The turnout at these meetings was satisfactory to address the housing needs and interests of the community at that time.

The public is informed of all development activity in the Town through advertisements in the local newspaper, the "Country Almanac," and through individual agenda postcards sent to each household in Town prior to major issues of concern being considered by the Planning Commission and/or Town Council. Town residents often attend public hearings regarding housing development projects. The Town's quarterly newsletter, "The Woodsider," also includes timely articles about major planning projects, such as the Housing Element update.

In June of 2000 the Town initiated an "accessory living quarters" (second unit) survey, sent to every household and soliciting input on the benefits, problems and need for such residential units. The results of the survey are discussed elsewhere in this Housing Element.

In an effort to involve citizens in the planning process the Town has created several voluntary citizens advisory committees that assist the Planning Commission and staff in evaluating housing proposals. These nine committees include 78 Woodside residents in the planning process. The Town also cooperates with the eight homeowners' associations in the Town by notifying each association of projects in their area, and where reasonable addressing concerns identified by an association. The Town has recently put considerable effort into development of its web site (2001-2003 budget allots \$25,000), which will provide updated information more readily to the public.

5. Commission Report on Housing Issues

Program: Identify and discuss housing issues impacting the Town of Woodside, and report these findings to the Town Council.

APPENDIX A: REVIEW OF 1997 HOUSING ELEMENT

Evaluation: During the Town's update of a number of Zoning Ordinance provisions, a citizens committee, the Planning Commission, and the Town Council identified the need to review requirements for "accessory living quarters," and a series of Commission and Council study sessions and public hearings regarding the issue were held in late 2000 and early 2001. Though no changes were made at the time (there was strong support for allowing such units in barns), the information gained from those sessions will be incorporated into the current Housing Element programs. Similarly, a joint Planning Commission and Town Council study session was conducted on May 8, 2001 to review Housing Element requirements and preliminary policy and program options.

6. Zoning for Senior Housing Study

Program: Work with developers interested in developing senior housing.

Evaluation: This program was recommended for elimination in the 1997 Housing Element, and was replaced with program No. 25 (see below).

7. Permitting Auxiliary Rental Units

Program: Adopt an ordinance that permits second dwelling units (rental housing units) and establish an amnesty period for permitting of existing second dwelling units.

Evaluation: This program was recommended for elimination in the 1997 Housing Element, and was replaced with program No. 26 (see below).

8. Block Grant Funds to San Mateo County "Housing and Community Development" (HCD)

Program: Support San Mateo County's housing programs which also serve the Woodside community.

Evaluation: The County uses Community Development Block Grant (CDBG) monies to fund the Countywide Home Sharing Program, Home Equity Conversion, Fair Housing Program, Housing Rehabilitation Loan Program, Double Unit Opportunity Program, Home Repair Service, and Accessibility Modifications for Disabled Persons.

APPENDIX A: REVIEW OF 1997 HOUSING ELEMENT

The Town continues to support the use of Community Development Block Grant funds by the County for distribution to these programs, and specific Housing Element programs continue to identify each CDBG funded program opportunity.

9. Request Utility District Capital Improvements Consistent with Local Plans

Program: Coordinate the long range plans of the Woodside General Plan and Housing Element Programs with the capital improvements plans of the utility districts. Recommend utility districts consider prioritizing affordable housing sites identified in the Housing Program for service allocation.

Evaluation: During the past decade the Town has spoken to the sewer and water districts about the need to coordinate the Town's land use and housing plans with the service expansions anticipated by the utilities, particularly with the intent of supporting affordable housing and to address public health concerns (septic systems) in some areas. The agencies do not plan substantial expansions at this point, and limited capacity agreements with the Town have been updated.

10. Housing Enforcement

Program: Ensure that the housing stock is well-maintained, that new houses conform with the code and that any violations are brought into conformance in a timely manner.

Evaluation: The Town has a code enforcement staff and building inspector who routinely follow up on complaints. The code enforcement staff's notice of violations are frequently for grading and setback violations; it is very seldom that the demolition and/or upgrade of a residential building is required, due to the quality of the housing stock and the income level of residents in the Town.

11. Rehabilitation and Expansion of Existing Housing Stock

Program: Encourage the private sector to rehabilitate and construct new housing through the Town's policies and programs, and inform low and moderate income residents about the County's Rehabilitation Loan Program.

Evaluation: Between 1996 and 1998, 76 new units received Building Permits. Of these, 37 were single family dwelling units and 41 were accessory living quarters (second units). This represents an average

of about 12 homes per year and 14 secondary dwelling units per year.

Between 1996 and 1998, 388 Building Permits were issued for rehabilitation, remodels or additions to existing homes. The high level of reconstruction activity reflects Woodside residents' ability to maintain and modify their homes to suit their individual needs.

Woodside residents meeting the required income limits may take advantage of San Mateo County's Housing Rehabilitation Loan Program and the Double Unit Opportunity Program. These programs are partially funded through the Town's Community Development Block Grant funds distributed by the County. Housing staff at the County is not aware of any requests from Woodside residents for rehabilitation assistance through these programs.

12. Sewage/Septic Study for Existing Older Housing Units

Program: Allow alternative septic systems, or extend the sewer system into the areas of the Town which have experienced failures of their septic systems.

Evaluation: In recent years, the Town has extended the sewer system only to limited areas, particularly along High Road and Woodside Drive in Woodside Hills. The Town's primary constraints in providing sewer service are capacity limitations in the collection and treatment systems. The Town has updated its agreements with San Mateo County and Redwood City to assure that remaining capacity is available to provide service to these areas of failing septic systems.

13. Coordination with Other Jurisdictions

Program: Collaborate and coordinate with other jurisdictions on housing and related issues which impact adjacent communities.

Evaluation: Woodside is an integral part of the mid-Peninsula. The Town recognizes the importance of working with other communities to meet housing needs. The Town has and will continue to participate in multi-jurisdictional conferences and other formal and informal efforts which focus on the need to meet housing needs.

14. Provision of Housing Appropriate for Older Persons

Program: Facilitate the accommodation of older persons in the Town's housing supply.

Evaluation: The Town's allowance of accessory living quarters (second units) enables senior citizens and older parents to live in Woodside in an extended family situation or in a rental unit. Several County programs (Reverse Annuity Mortgage, Shared Housing, Senior Home Repair Services) are also available to meet senior needs. From 1996 to 1998, 4 senior residents of the Town took advantage of the shared housing program, but County housing staff have no record of any of the other programs being used.

The 1997 Housing Element planned for approximately 200 senior residences to be constructed on "surplus" Canada College property. Such a project was not constructed, however, as the College did not develop or dispose of the property.

15. Encouragement of Energy Conservation

Program: Encourage residential energy conservation.

Evaluation: Every residential project conforms with the building code requirements and satisfies Title 24. In addition, Town staff disseminates a wide variety of information from other agencies, such as PG&E's solar subsidy program and energy audits.

The Town's planning process also responds to the concerns of solar access during project review by the Architectural and Site Review Board and Planning Commission.

16. Equal Housing Opportunities

Program: Promote equal housing opportunity.

Evaluation: The Town's Community Development Block Grant funds, which go to the County, continue to support Mid-peninsula Citizens for Fair Housing, which promotes equal housing opportunity. Information is available to the public regarding fair housing, although staff is not aware of any requests for such information.

17. Conservation of Existing Affordable Housing

Program: Conserve the existing affordable housing stock.

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Evaluation: The Town has worked with citizen committees on conserving existing smaller and more affordable homes in the R-1 zoning district. The 1997 ordinance suggested drafting an ordinance setting performance standards for non-conforming residences. While such an ordinance was not adopted per se, zoning ordinance revisions in 1999 reduced the maximum residence size for the R-1 zone, which should discourage demolition of existing units and/or allow rebuilding at the same size. There are an estimated 346 residential parcels in the R-1 zone, and the district tends to include many of the smallest and oldest homes in the Town.

18. Assist the Development of Affordable Housing for Low- and Moderate-Income Households.

Program: Assist in the development of adequate housing to meet the needs of low- and moderate-income households.

Evaluation: The proposed Public Information Program regarding a wide range of housing programs was not adopted, in part because some of the referenced programs (second units, affordable housing overlay) were not implemented. Town staff does, however, regularly provide information to the public at the counter regarding the Site Development Ordinance and Zoning Ordinance. The Planning Department staff regularly meets with applicants to review project proposals and resolve any problems before the project proposal is very far along. The Town's consultants are also available to provide guidance to individuals who want to build or remodel a house(s), particularly within areas designated as "environmentally sensitive areas" in the General Plan and Zoning Ordinance.

19. Shared Housing

Program: Enable people to remain in or to live in Woodside in a shared housing arrangement and to provide another source of affordable housing.

Evaluation: The Town continues to support the County's use of CDBG funds for the County's Shared Housing Program. According to County housing staff, in 1996-1998 four Town residents were matched through the program.

20. Density Bonus

Program: Encourage the development of affordable and senior housing.

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Evaluation: The 1997 Housing Element included a program to adopt an ordinance establishing procedures for a density bonus proposal as provided by State law. Such an ordinance has not been adopted, and would have little relevance in Woodside as there is no multi-family zoning in the Town and subdivisions are not of a size to qualify for such a bonus. The proposed affordable housing overlay zone was intended to provide a bonus for providing affordable multi-family housing for seniors, but the new zoning was not created and Canada College did not develop or dispose of the proposed housing site. The Town should still proceed to develop an ordinance, however, in compliance with State law.

21. Reverse Annuity Mortgages

Program: Ensure that homeowners can continue to live in their homes for as long as they want.

Evaluation: The Town has continued to support the County's use of CDBG funding to implement the Home Equity Conversion Program, administered by the Human Investment Project. County housing staff indicates, however, that no Woodside residents have taken advantage of the program.

22. Senior Home Repair Service

Program: Provide information to the public about local organizations that offer home repair services for seniors, because this service will make it easier for seniors to remain in their homes and also help to maintain the housing stock.

Evaluation: The 1997 Housing Element proposed that the Town maintain a list of organizations that provide Home Repair services for seniors and refer homeowners to these and to the County's Home Repair Program. While the Town continues to support CDBG funding for this program, County housing indicates that no Woodside residents have been identified as having participated.

23. Housing Accessibility for Disabled Persons

Program: Enable mobility-impaired persons to access their homes.

Evaluation: The Town has continued to support the County's use of CDBG funds to implement the Accessibility Modifications for Disabled Persons program and to support the Center for Independence of the

APPENDIX A: REVIEW OF 1997 HOUSING ELEMENT

Disabled. According to County housing staff, three Woodside residents have used the Center's services, but none have requested residential access modifications.

24. Senior Citizen Property Tax Postponement Program

Program: Provide senior homeowners with a means of postponing property taxes with the benefit of extending the length of time they can remain in their own home.

Evaluation: The 1997 Housing Element recommended referring inquiries to the County Tax Assessor-Collector's office. It appears there are about a dozen senior homeowners in Woodside who are postponing their taxes per State regulations, according to the Assessor's office.

25. Affordable Housing Overlay Zone

Program: Encourage the development of affordable senior housing.

Evaluation: The proposed "Affordable Housing Overlay" zoning category would have allowed a project which proposes 100% affordable senior housing to build to a density of 20-30 units per acre. The overlay was intended for "surplus" parcels of land at Canada College, but the College did not pursue development or disposal of the land, and the new zoning category was not created.

26. Second Unit Ordinance Modifications

Program: Modify the ordinance that permits second dwelling units (rental housing units).

Evaluation: The 1997 Housing Element proposed revising the Town's Zoning Code to accommodate larger rental units (now limited to 720 square feet), to provide an amnesty period, and to waive fees and fast-track approvals. To date, no modifications have been adopted, but there has been considerable discussion of possible revisions to allow for considerably more incentives to construct accessory living quarters, including rentals. As part of the Housing Element Update, a second unit survey was conducted in June of 2000, to solicit input from all Town residents.

27. Mobile Home Ordinance

Program: Modify the Town's Zoning Regulations, as they pertain to Mobile Homes, to be consistent with State Law.

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Evaluation: The Town's Zoning Ordinance has not been revised to be consistent with State Law, though the Town recognizes the legal obligation to provide for mobile homes, as defined by the State, subject to the same review process required for other single family residences.

28. Special Conservation Planning Zone ("SCP")

Program: Evaluate the provisions of the code to allow very slight increases in development potential while improving environmental protection features.

Evaluation: After a comprehensive review of the Town's zoning standards in 1998-99, no modifications were made to the "SCP" zoning districts.

Progress in Meeting Quantified Housing Objectives

The following tables A-1 and A-2 summarize the Town's progress in meeting the quantified objectives of the 1997 Housing Element. Table A-1 compares the units constructed by income level to ABAG's regional housing needs, and Table A-2 outlines the progress relative to each program projection. Because the 1997 Element was addressing the 1988-1995 period as well, the tables include data comparisons from 1988-1998.

TABLE A-1

**Progress in Meeting Quantified Housing Objectives
1988-1998**

	Above Moderate Income	Moderate Income	Low Income	Very Low Income
ABAG Regional Housing Needs 1989 - 1995 ¹	200	66	44	59
Units Constructed 1989 - 1995 ²	81	11	10	10
Units Constructed 1996 - 1998 ³	37	22	10	0
Total Constructed Units	118	33	20	10
Housing Need Met	59% (118/200)	50% (33/66)	45% (20/44)	17% (10/59)

¹Time frame was extended to December 31, 1998, by State Legislature.

²Assumes second units built between 1989-1995 were affordable to very-low (1/3), low (1/3), and moderate (1/3) income households, based on 1992 Second Unit Survey.

³Assumes second units built between 1996-1998 were affordable to moderate (1/2) and low (1/4) income households, and remainder were not intended for occupancy or were only affordable to above-moderate income households.

Source: 1997 Housing Element (1989-1995); Town of Woodside building records (1996-1998).

APPENDIX A: REVIEW OF 1997 HOUSING ELEMENT

TABLE A-2

Progress in Meeting Quantified Housing Objectives by Program
1988-1998

Program	Projected Housing Units				Progress
	Above Moderate Income	Moderate Income	Low Income	Very Low Income	
7. Auxiliary Rental Units		22	20	21	63 accessory living quarters were constructed, equal to the projected total. There is no assurance, however, that the units were rented or that they were "affordable" rentals. It is estimated that the very-low income category was short by 11 units.
1, 13, 14, 18, 25. New Affordable Housing Development		35	25	40	These units were anticipated to be constructed on "surplus" lands at Canada College. The College, however, did not develop or dispose of the identified parcels, and thus <u>no</u> units were constructed.
11 & 12. Rehabilitation and expansion of housing; sewer/septic	176				118 single-family units were constructed at market rates (above moderate income) in the study period, short of the goal by 58 units.
Total Projected Units	176	57	45	61	The total projected units were 339 units. 181 units were constructed.
Percentage of ABAG Housing Need Projected to be Achieved by 1997 Programs	88% (176/200)	86% (57/66)	102% (45/44)	103% (61/59)	

APPENDIX B

Town of Woodside

ACCESSORY LIVING QUARTERS AND SECOND DWELLING UNIT SURVEY

SUMMARY OF RESPONSES

This report presents the results of a survey of Town of Woodside residents, conducted during July and August, 2000. Approximately 3,000 survey forms were mailed to residents (some of whom live outside the Town limits in unincorporated San Mateo County), and 560 were returned, representing a return rate of approximately 18.7%. The raw data from the survey was compiled on a Microsoft Access database, and the summary figures from that analysis are shown on a copy of the survey (attached). Also attached is a printout of all of the 195 comments made by respondents.

Limitations of the Survey

While the number of returns may be high enough to be statistically significant, it is not suggested and would not be appropriate to assume that the responses could be extrapolated for the remainder of the Town. In particular, the overall percentage response is low, some of the questions are subjective in nature, and the responses are probably not "random" in that many respondents were probably those with a personal interest in the issue at hand. These factors would make a straight extrapolation of, for instance, the total number of second dwelling units in Town, a risky projection. The information provided should be useful, however, in determining a level of interest in accessory living quarters and second dwelling units, constraints to their production, and incentives that might be available to encourage such units. The survey also provides a good variety of public comments about the various issues related to these units.

Also, there are some totals of responses which may not add up to sums of subsets of those responses. This is due to a lack of answers to some questions, and/or perhaps a lack of understanding of some of the questions. The analysis did not attempt to infer accurate responses, but simply recorded the answer given (with a few exceptions where it was obvious, such as a response that a second dwelling unit exists, but then indicating "0" for the total number of such units, which was corrected to read "1").

Existing Accessory Living Quarters

Of the 560 respondents, 209 (37.3%) indicated that they have at least one existing accessory living quarters on their site. Of those, 27 stated that they have 2 living quarters, 3 have 3 living quarters, and 1 has 4 living quarters, resulting in a total of 242 accessory living quarters on the 209 properties.

APPENDIX B: ACCESSORY LIVING QUARTERS SURVEY

Of those 242 living quarters, 57 were noted as being attached to the main residence, 176 are detached structures, and 11 are included as part of a barn. 133 of the total (55% of 242) are occupied, and the remainder are used for guest quarters or offices/workshops, or are currently vacant. The primary use of the living quarters was stated to include:

<u>Use</u>	<u>Number</u>
Rental	49
Guests	68
Family members	60
Caretakers/Employees	55
Other (office, workshop, etc.)	16

A total of 211 residents were noted to live in the existing accessory living quarters. The age of those residents was indicated as follows:

<u>Age</u>	<u>Number</u>
Less than 16 years	27
16-30 years	38
31-55 years	114
55+ years	30
Don't know	2

The accessory living quarters vary in size, but tend to be on the smaller end of the range, as follows:

<u>Size</u>	<u>Number</u>
Less than 720 sf	115
720-1,200 sf	98
1,200-1,500 sf	23
More than 1,500 sf	4

Most accessory living quarters include one bedroom (122 responses), with most of the remainder split equally between studios (no bedrooms) and two bedroom units. Only 8 living quarters had 3 or more bedrooms. The vast majority of the respondents with living quarters indicated that they were constructed prior to 1985 (151 responses), with the remainder split relatively evenly among the 1985-90, 1990-95, and 1995-2000 time periods.

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Rental Units (Second Dwelling Units)

Of the 560 respondents, 62 indicated that they currently maintain a second dwelling unit (rental unit) on the site. A few have more than one unit, for a total of 65 rental units in the survey. The size and number of bedrooms in the units tend to mirror the responses for accessory living quarters, with almost 57 units noted to be less than 1,200 square feet (33 of those are less than 720 square feet), and two bedrooms or less. 37 of the units are occupied by a single person, 12 by two people, 7 by three, and 1 by four.

Monthly rent charged for second dwelling units was indicated as follows:

<u>Monthly Rent</u>	<u>Number</u>
Less than \$500	5
\$500 - \$750	11
\$750 - \$1,000	10
\$1,000 - \$1,500	27
More than \$1,500	10

The rental rates include responses for units currently rented and for those who said they would charge that rent if the unit were rented. There seemed to be some confusion about the distinction, so the analysis groups the two categories together.

Interest in Building Accessory Living Quarters

Of the 560 respondents, 77 indicated that they are interested in converting an accessory structure to an accessory living quarters and 83 indicated that they are interested in building a new accessory living quarters (there is some overlap of respondents who indicated both). Another 148 respondents indicated that they don't know, but might be interested in converting or building a new accessory living quarters. The respondents noted a variety of reasons for wanting to construct a new unit:

<u>Purpose</u>	<u>Number</u>
Rental	57
Guests	55
Family members	83
Caretakers/employees	50
Other	3

APPENDIX B: ACCESSORY LIVING QUARTERS SURVEY

Incentives

The survey provided a list of five possible incentives that might encourage property owners to construct a new accessory living quarters, and allowed for checking up to three of them. The responses indicated preferences as follows:

<u>Incentive</u>	<u>Number</u>
Clearer information	185
Fee waivers	201
Additional floor area	175
Living units in barns	66
Low-interest loans	52
Other	32

The "Other" category comprised written responses, and are included in the attached list of comments. Most had to do with making the review process easier to get approval of accessory living quarters.

Comments

A list of 195 comments is attached to this summary. The comments were generally thoughtful and varied, some informational in nature, many requesting more leniency in regulations or criticizing the Town for being too restrictive, and many others objecting to additional units as exacerbating traffic problems and degrading the rural atmosphere of the Town. About ten respondents indicated a specific desire to use a portion of a barn for living quarters, usually for the purpose of housing on-site employees.

A few respondents suggested building affordable housing at Canada College or other sites in Town, or setting aside units for teachers. Others criticized the representation of second units as "affordable" to the State. And a few respondents were from the unincorporated County, and noted their experience with the County review process.

CONCLUSIONS

While the survey should not be extrapolated to be considered a "poll" of the community on any of the questions asked, there are a few basic conclusions that may be drawn from the responses:

1. There appear to be widely diverse opinions as to the benefits and drawbacks of accessory living quarters and especially rental units. The survey results suggest that the Town should carefully balance the increased impacts on traffic, parking and visual qualities with the desire of many residents to accommodate rentals, guest houses, housing for family members and housing for on-site employees.

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2. Accessory living quarters are a part of the Woodside community presently, whether legally or illegally constructed. They exist for a wide variety of reasons, and only a relatively small percentage (20%) are used for rental purposes. Most of the units are smaller than 1,200 square feet in size and have one or less bedrooms.
3. Rental rates for rental units vary considerably, but for the most part probably exceed \$1,000 per month. Rental at those rates would likely not be considered “affordable” under State criteria, but the State may still find that smaller rental units provide a desired variety of housing types in Woodside.
4. There appears to be a fairly strong interest in converting existing structures to accessory living quarters or constructing new living units. Again, the units would be used for a wide variety of purposes, most often for housing family members.
5. Primary incentives to encourage new accessory living quarters appear to include fee waivers, providing clearer information on the Town’s standards and review process, and allowing added floor area. Low-interest loans do not seem to provide a substantial incentive.
6. There is a fair amount of interest in the “incentives” and “comments” responses in support of building living units in barns or converting a portion of an existing barn to a living unit. Some respondents specifically mentioned the need for on-site employees to care for the site or for horses.

Attachments:

Survey Form and Response Totals

APPENDIX B: ACCESSORY LIVING QUARTERS SURVEY

TOWN OF WOODSIDE
ACCESSORY LIVING QUARTERS AND
SECOND DWELLING UNIT
SURVEY

SECTION A

1. Do you have an *accessory living quarters* on your property?
209 Yes
351 No (if "no", please go to question #17)
2. If "yes", do you have more than one *accessory living quarters*?
31 Yes
242 How many? For each of the following questions below, please note the number of units applicable to each response.
178 No
3. Is the *accessory living quarters*:
57 attached to the main residence?
176 detached from the main residence?
11 included as part of a barn?
4. Is the *accessory living quarters* presently:
133 occupied?
109 not occupied?
5. Is the *accessory living quarters* primarily used for:
49 rental purposes?
68 guests?
60 family members?
55 caretakers or other on-site employees?
16 other? – explain _____
6. If occupied, what is the age of the occupants of the *accessory living quarters* (indicate number of occupants for each age group)?
27 under 16 years
38 16-30 years
114 31-55 years
30 55-65 years
_____ not occupied
2 don't know

APPENDIX B: ACCESSORY LIVING QUARTERS SURVEY

7. How big is the *accessory living quarters* (exclude garage area)?
115 less than 720 square feet
98 720 - 1,200 square feet
23 1,200 – 1,500 square feet
4 more than 1,500 square feet
8. How many bedrooms are included in the *accessory living quarters*?
57 none (studio)
122 one
54 two
5 three
3 more than three
9. When was the *accessory living quarters* built or converted to living space?
151 prior to 1985
34 1985-1990
23 1990-1995
32 1995-2000
1 Unknown

SECTION B

10. Is (at least one of) the *accessory living quarters* available for rental?
62 Yes
65 How many? If more than one, for each question below please note the response applicable to each unit.
498 No (if “no”, please continue to question #17)
11. How big is the *rental unit*?
33 less than 720 square feet
24 720 - 1,200 square feet
5 more than 1,200 square feet
12. How many bedrooms are included in the *rental unit*?
19 none (studio)
35 one
12 two
2 three
0 more than three

APPENDIX B: ACCESSORY LIVING QUARTERS SURVEY

13. How many persons reside in the *rental unit*, if occupied?
37 one
12 two
7 three
1 four
0 more than four
14. If the *rental unit* is currently rented, what is the rent charged?
5 less than \$500 per month
11 \$500-\$750 per month
10 \$750-\$1,000 per month
27 \$1,000-\$1,500 per month
10 more than \$1,500 per month
15. If the *rental unit* is not currently rented, what would you expect to charge for rent?
(note: combined with above)
_____ less than \$500 per month
_____ \$500-\$750 per month
_____ \$750-\$1,000 per month
_____ \$1,000-\$1,500 per month
_____ more than \$1,500 per month
16. How many cars or trucks do the persons in the *rental unit* park on site?
2 none
33 one
16 two
1 more than two

SECTION C

17. Is your property one acre or greater?
440 Yes
120 No
18. Do you have a structure on your property that you might be interested in converting to an *accessory living quarters*?
77 Yes
445 No
38 Don't know

APPENDIX B: ACCESSORY LIVING QUARTERS SURVEY

19. Are you considering building an *accessory living quarters*?
83 Yes
367 No
110 Maybe
20. If “yes”, for what purpose?
57 rental
55 guests
85 family members
50 caretakers or other on-site employees
3 other – explain See comments
21. Which of the following incentives would most encourage you to build an *accessory living quarters* on your property (if more than one, indicate preferences with “1” the highest)?
185 Receiving clearer information on the Town’s requirements and process
201 Waivers of planning and/or building fees
175 Allowances for additional square footage (floor area)
66 Allowances for *accessory living quarters* in barns
52 Low-interest loans
32 Other (explain) See comments
22. What other comments or concerns do you have about *accessory living quarters* or *rental units* in Woodside?
____ Explain: See comment summary (available at Town Hall)

Thank you for your response.

*When you have completed this form, please
mail it in the enclosed envelope - no stamp
is needed*

APPENDIX C

TABLE C-1

CONSTRUCTION OF NEW RESIDENCES 1996-1998

Year	APN	Address
1996		
	069-224-120	101 Lakeview Drive
	072-162-470	1260 Canada Road
	073-041-020	325 Highland Terrace
	073-032-030	142 Alta Vista Road
	069-250-320	2170 Stockbridge Ave.
	072-162-120	3180 Woodside Road
	073-033-110	140 Glenwood Ave.
	069-380-080	480 Las Pulgas Drive
	075-292-180	100 Phillip Road
	072-190-420	3787 Woodside Road
Total New Residences (1996): 10		
1997		
	073-132-220	600 Moore Road
	072-141-210	179 Kings Mountain Road
	073-101-150	115 Romero Road
	076-291-040	170 Farm Road
	072-222-010	445 Manzanita Way
	073-012-140	115 Arbor Court
	072-081-020	481 Kings Mountain Road
	076-302-040	5 Woodview Lane
	069-250-330	2180 Stockbridge Ave.
	069-032-290	215 Oakford Road
	068-253-210	839 Canada Road
	068-291-150	605 Southdale Way
Total New Residences (1997): 12		

TABLE C-1

**CONSTRUCTION OF NEW RESIDENCES
1996-1998
(cont.)**

Year	APN	Address
1998		
	072-130-320	187 Olive Hill Lane
	072-190-230	2 Cedar Lane
	072-162-270	155 Prospect Street
	072-051-130	661 Kings Mountain Road
	072-293-090	270 Family Farm Road
	072-130-090	1250 Canada Road
	072-052-110	170 Josselyn Lane
	072-211-120	580 Mountain Home Road
	072-290-200	5 Cedar Lane
	072-190-550	186 Mountain Home Road
	072-151-100	163 Miramontes Road
	072-151-200	3370 Woodside Road
	073-122-030	411 Mountain Home Road
	073-090-540	303 Whiskey Hill Road
	072-141-060	289 Miramontes Road
Total New Residences (1998): 15		
Total New Residences (1996 - 1998): 37		

TABLE C-2

**CONSTRUCTION OF
NEW ACCESSORY LIVING QUARTERS
1996-1998**

Year	APN	Address
1996		
	069-171-090	2360 Woodside Road
	072-190-220	3 Cedar Lane
	075-292-080	145 Phillip Road
	069-221-150	238 Eleanor Road
	072-211-660	7 Vineyard Hill Road
	072-190-710	160 Mountain Wood Lane
		100 Phillip Road
	069-250-320	2170 Stockbridge Ave.
	076-301-090	25 Hidden Valley Lane
	072-060-340	585 Albion Ave.
Total New ALQs (1996): 10		
1997		
	072-232-220	600 Moore Road
	072-232-220	600 Moore Road
	076-291-040	170 Family Farm Road
	072-222-010	445 Manzanita Way
	072-130-470	278 Albion Ave.
	072-221-260	745 Mountain Home Road
	072-370-150	105 Fox Hollow Road
	073-141-330	80 Valley Court
	073-122-150	200 Manzanita Way
	072-203-030	201 Winding Way
	072-201-470	2 Montelena Court
	075-103-030	125 Stadler Drive
	076-303-020	115 Farm Road
	075-286-050	3 Meadow Road
	076-310-030	195 Farm Road
	072-141-130	3635 Tripp Road
	072-211-120	580 Mountain Home Road
	072-190-420	3787 Woodside Road
Total New ALQs (1997): 18		

TABLE C-2

**CONSTRUCTION OF
NEW ACCESSORY LIVING QUARTERS
1996-1998
(cont.)**

Year	APN	Address
1998		
	072-201-030	3875 Woodside Road
	073-133-200	137 Moore Road
	072-190-230	2 Cedar Lane
	075-293-090	270 Family Farm Road
	072-130-090	1250 Canada Road
	072-190-710	160 Mountain Wood Lane
	073-122-030	411 Mountain Home Road
	073-141-350	60 Valley Court
		186 Mountain Home Road
	072-211-120	580 Mountain Home Road
	073-012-220	130 Laning Drive
	068-110-180	529 Rocky Way
	073-133-270	1142 Moore Road
Total New ALQs (1998): 13		
Total New ALQs (1996 - 1998): 41		

APPENDIX D

TABLE D-1

CONSTRUCTION OF NEW RESIDENCES 1999-2000

Year	APN	Address
1999		
	072-032-010	317 Raymundo Drive
	069-390-040	580 Eleanor Drive
	073-141-340	70 Valley Court
	069-390-050	60 Buck Court
	073-141-350	60 Valley Court
	072-221-260	745 Mountain Home Road*
	072-390-010	3585 Woodside Road*
	072-222-170	590 Whiskey Hill Road*
	072-151-080	203 Miramontes*
	068-252-070	620 Woodside Way
	075-292-150	160 Phillip Road*
	072-152-110	208 Miramontes*
	073-031-070	143 Alta Vista Road*
	073-090-530	285 Whiskey Hill Road*
	069-390-060	50 Buck Court
	072-203-020	260 Manzanita Way*
	073-090-190	2891 Woodside Road*
	073-090-490	437 Whiskey Hill Road
	073-050-020	20 Corto Lane*
Total New Residences (1999): 19		
Total <u>Net</u> New Residences (1999): 8		

*Replaced existing residence; no net gain in units

TABLE D-1

**CONSTRUCTION OF NEW RESIDENCES
1999-2000
(cont.)**

Year	APN	Address
2000		
	073-170-030	528 Eleanor Drive*
	072-141-080	3500 Woodside Road*
	068-110-090	546 Rocky Way*
	076-301-090	25 Hidden Valley Lane*
	068-132-060	538 East View Way
	072-370-150	105 Fox Hollow Road
	072-211-410	550 Mountain Home Road*
	073-101-560	147 Romero Road*
	072-162-160	169 Prospect Street*
	072-190-450	20 Smoke Tree Lane*
	072-060-370	222 Olive Hill Lane*
	069-390-030	10 Buck Court
	073-012-070	160 Jane Drive*
	073-101-190	179 Romero Road*
	073-133-370	505 Moore Road
	072-060-760	214 Olive Hill Lane
	072-060-660	306 Olive Hill Lane*
	072-180-040	3970 Woodside Road*
Total New Residences (2000): 18		
Total <u>Net</u> New Residences (2000): 5		
Total New Residences (1999 - 2000): 37		
Total <u>Net</u> New Residences (1999 - 2000): 13		

*Replaced existing residence; no net gain in units.

TABLE D-2

**CONSTRUCTION OF
NEW ACCESSORY LIVING QUARTERS
1999-2000**

Year	APN	Address	Unit Size
1999			
	069-150-690	805 Woodside Road	968 sf
	075-292-120	1545 Portola Road	960 sf*
	072-141-120	3620 Woodside Road	1,137 sf
	072-060-190	160 Olive Hill Lane	1,483 sf
	069-390-060	50 Buck Court	1,341 sf
	073-090-540	303 Whiskey Hill Road	1,346 sf
	073-090-490	437 Whiskey Hill Road	746 sf*
	072-032-010	317 Raymundo Drive	1,108 sf
	069-221-070	270 Eleanor Drive	1,071 sf
	069-225-310	353 Eleanor Drive	1,092 sf
	075-301-090	25 Hidden Valley Lane	1,200 sf
	072-222-100	625 Mazanita Way	1,180 sf
	069-360-530	331 Ridgeway Road	345 sf
Total New ALQs (1999): 13			
2000			
	072-060-760	214 Olive Hill Lane	1,435 sf*
	072-060-310	499 Albion Ave.	1,274 sf
	072-190-300	330 Mountain Home Road	1,396 sf
	072-060-660	306 Olive Hill Lane	958 sf
	072-211-840	4 Bridle Lane	1,195 sf
		320 Old La Honda Road	
	072-201-380	45 Roberta Drive	1,499 sf
	068-242-180	844 Midglen Way	981 sf
	076-291-010	15 Hidden Valley Lane	1,499 sf
Total New ALQs (2000): 9			
Total New ALQs (1999 - 2000): 22			

*Caretaker's quarters – assumed rented at affordable (moderate income) level

APPENDIX E

TABLE E-1

VACANT PARCELS NOT SUBDIVIDABLE

Zoning District	Vacant Parcels*	Acreage	Comments
R-1	17	7.13 ac.	Assumes parcels must be near minimum required lot size due to sewer and septic system limitations
SR	24	36.90 ac.	Assumes minimum 0.5 acre lot size to develop
RR	28	99.15 ac.	Assumes minimum 1.0 acre lot size to develop
SCP-5	25	101.20 ac.	Assumes minimum 1.0 acre lot size to develop
SCP-7.5	25	121.11 ac.	Assumes minimum 2.0 acre lot size to develop
SCP-10	8	72.18 ac.	Assumes minimum 2.5 acre lot size to develop
Total	127	437.67 ac.	

*Not including parcels that are considered potentially subdividable (see following table) or parcels owned by public agencies.

TABLE E-2

**VACANT PARCELS
SUBDIVIDABLE**

Zoning District	Acreage	Potential New Units
R-1	0	0
SR	42.57 ac.	21
RR	25.43 ac.	4
SCP-5	111.43 ac.	13
SCP-7.5	92.57 ac.	9
SCP-10	0	0
Total	272.00 ac.	47

TABLE E-3

DEVELOPED PARCELS - SUBDIVIDABLE

Zoning District	Acreage	Potential New Units
R-1	7.38 ac.	5
SR	66.58 ac.	26
RR	422.36 ac.	43
SCP-5	267.59 ac.	18
SCP-7.5	36.79 ac.	2
SCP-10	0	0
Total	800.70 ac.	94

TABLE E-4

**SUMMARY OF
POTENTIAL NEW DEVELOPMENT**

Potential New Units* On:	R-1	SR	RR	SCP- 5	SCP- 7.5	SCP- 10	Total
Vacant Parcels (Not Subdividable)	17	24	28	25	25	8	127
Vacant Subdividable Parcels	0	21	4	13	9	0	47
Developed Subdividable Parcels	5	26	43	18	2	0	94
TOTALS	22	71	75	56	36	8	268

*Includes "net" increase in units; does not include parcels owned by public agencies;
based on realistic estimate of development potential; actual potential may differ slightly.

Source: Town of Woodside parcel records