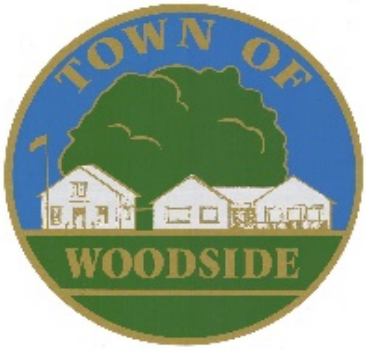
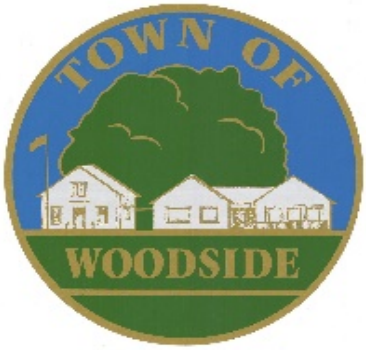


HCD Transmittal Draft #4

TOWN OF WOODSIDE HOUSING ELEMENT 2023-2031

May 2, 2024



HCD Transmittal Draft #4

TOWN OF WOODSIDE HOUSING ELEMENT 2023-2031

May 2, 2024

ACKNOWLEDGMENTS

TOWN COUNCIL

Mayor Chris Shaw
Vice Mayor Jennifer Wall
Councilmember Richard (Dick) Brown
Councilmember Brain Dombkowski
Councilmember Paul Goeld
Councilmember Ned Fluet

RHNA SUBCOMMITTEE

Councilmember John Carvell
Planning Commissioner Craig London
Planning Commissioner Matt Garr
Planning Commission Virginia Dare

TOWN MANAGER AND ADMINISTRATION

Kevin Bryant, Town Manager
Melissa Cardinale, Assistant to the Town Manager
Jennifer Li, Town Clerk

TOWN ATTORNEYS

Jean Savaree
Kai Ruess

ENGINEERING DEPARTMENT

Sean Rose, Town Engineer
Sindhi Mekala, Senior Engineer

PLANNING COMMISSION

Chair Marilyn Voelke
Vice Chair Virginia Dare
Planning Commissioner Darrell Batchelder
Planning Commissioner Craig London
Planning Commissioner Matt Garr
Planning Commissioner Aydan Kutay
Planning Commissioner Jim Bildner

21 ELEMENTS CONSULTANTS

David Driskell, Baird + Driskell
Josh Abrams, Baird + Driskell
Andrew Hill Dyett and Bhatia
Patrick O'Keeffe, Baker Tilly

PLANNING DEPARTMENT

Jackie Young, Planning Director (prior)
Sage Schaan, Planning Director (current)
Nancy Woltering, Associate Planner
Sarah Harper, Planning Clerk

GIS CONSULTANT

Josh Ellsworth, GIS Specialist

CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Hillary Prasad, Housing Policy Specialist
Marisa Prasse, Housing Policy Specialist

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1.0 INTRODUCTION

1.1 Introduction

When we plan for housing in our communities – while it is imperative to gather and assess a myriad of data and statistics – it is equally important to reflect for a moment on the very basic concept of why a house – our home – is important. Why do our homes, or should they, make us happy?

> "There is pretty strong evidence that the environment in which people live is closely linked to their well-being," says Graham Rowles, professor at the University of Kentucky. "It's sort of like the human animal attachment to territory is built into our DNA."
>
> "We have a need for a place that is called home," he adds. Home provides security, control, belonging, identity, and privacy, among other things. "But most of all, it's a place that provides us with a centering—a place from which we leave each morning and to which we return each evening."

So, given that shelter is one of our most basic human needs, ways in which we can increase housing security is intimately tied to increased health, happiness, and the ability to progress. Children in stable housing move less and do better in school. Healthy, affordable housing reduces stress and disease, thereby benefitting both mental and physical health. Affordable housing frees up funds for food and health care. Affordable housing near employers attracts employees and reduces the environmental and infrastructure impacts of long commutes. A mix of housing options allows all individuals to be secure and contribute to the community.

This Cycle 6 Housing Element will stretch the Woodside community to diversify its housing stock and to increase affordability. The Cycle 5 Regional Housing Needs Assessment (RHNA) allocation was 62 units, which was achieved by constructing ADUs and single-family homes. The Cycle 6 RHNA allocation is 328 units. This creates a challenge in a high land and construction cost environment but also creates an opportunity to increase inclusivity in Woodside.

The Cycle 6 Housing Element must also comply with new housing considerations (e.g., Affirmatively Furthering Fair Housing, AFFH), and new reporting and analysis requirements.

The Housing Element, A Required General Plan Element

In California, each jurisdiction plans for housing by preparing a Housing Element. In Woodside, the first Housing Element was included in the 1970 General Plan (and was three pages long!). The Housing Element is one of the seven mandatory elements required by the State of California in a General Plan (a blueprint for development and conservation). A Housing Element contains

goals, policies, and programs for meeting the Regional Housing Needs Allocation (RHNA). RHNA is assigned by the State for each region. Regional governments (for Woodside this is the Association of Bay Area Governments (ABAG)) then assign RHNA allocations to individual municipalities. The Housing Element is updated every eight years, and to be certified by the State, it must be reviewed and approved by local decisionmakers and the California Department of Housing and Community Development (HCD).

The format of this Cycle 6 Housing Element provides summary information in its Chapters to give the reader a broad overview and understanding, and more in-depth and source information is its Appendices.

1.2 Woodside Demographics – Characteristics & Trends

Developing a Housing Element that functions well for the community requires an understanding of its specific housing needs. This section provides an overview of Woodside's demographics and its changing characteristics, as described more fully in The *Housing Needs Data Report: Woodside,* prepared by the ABAG/MTC and Baird + Driskell Community Planning. The full report is included in **Appendix B**.

a. People

Population: Woodside's population increased by 6.1% between 2000 to 2020, from 5,352 to 5,676. In 2010, the population declined to 5,287 – primarily during the Great Recession, but the overall population trend over this 20-year period has increased. The population of Woodside makes up 0.7% of the population of San Mateo County. The Town's population has been growing, but less than the Bay Area region overall.

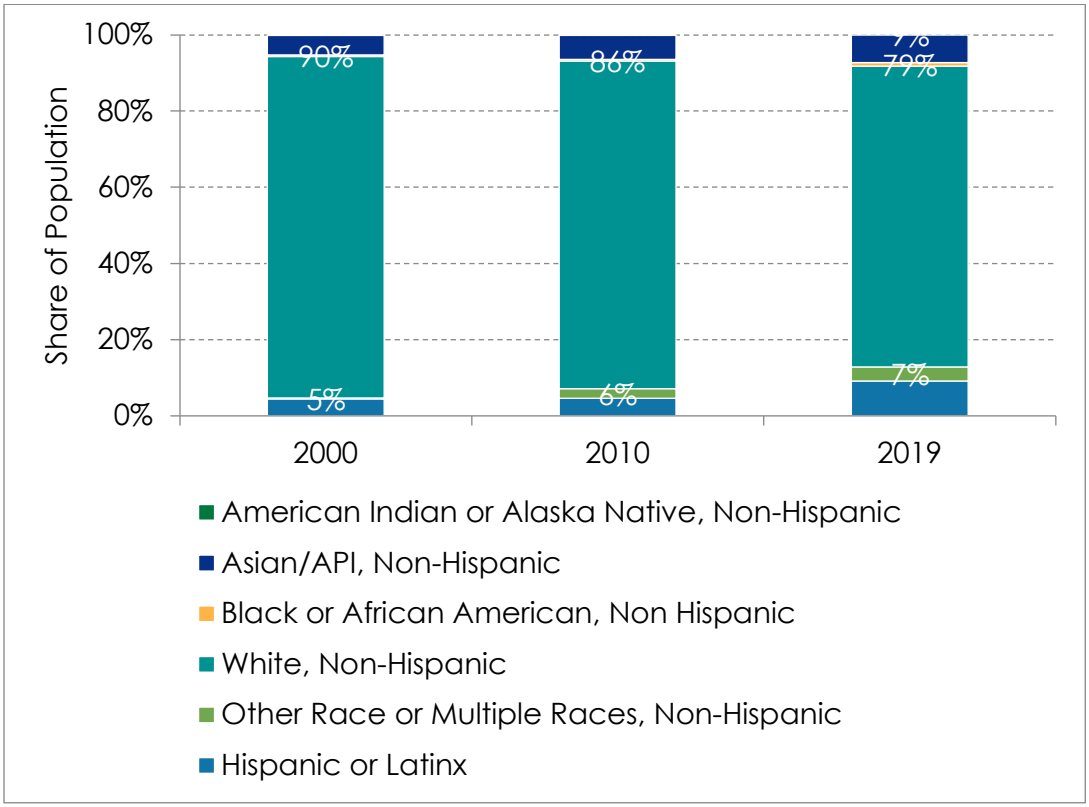
Table 1-1. Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Woodside	5,034	5,320	5,352	5,476	5,287	5,617	5,676
San Mateo County	649,623	685,354	707,163	719,844	718,451	761,748	773,244
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595694	7,790537

(Table 2 in Housing Needs Data Report, Appendix B)

Slight Increases in Ethnic Diversity: Woodside's population is slowly becoming more diverse. In 2019, 79.0% of Woodside's population was White (vs. 86.1% in 2010); 0.9% was Black/African American (vs. .4% in 2010); 7.3% was Asian (vs. 6.3% in 2010); and 9.1% was Latinx (vs. 4.6% in 2010). People of color continue to comprise a smaller proportion of the Town's population than in San Mateo County and the wider Bay Area.

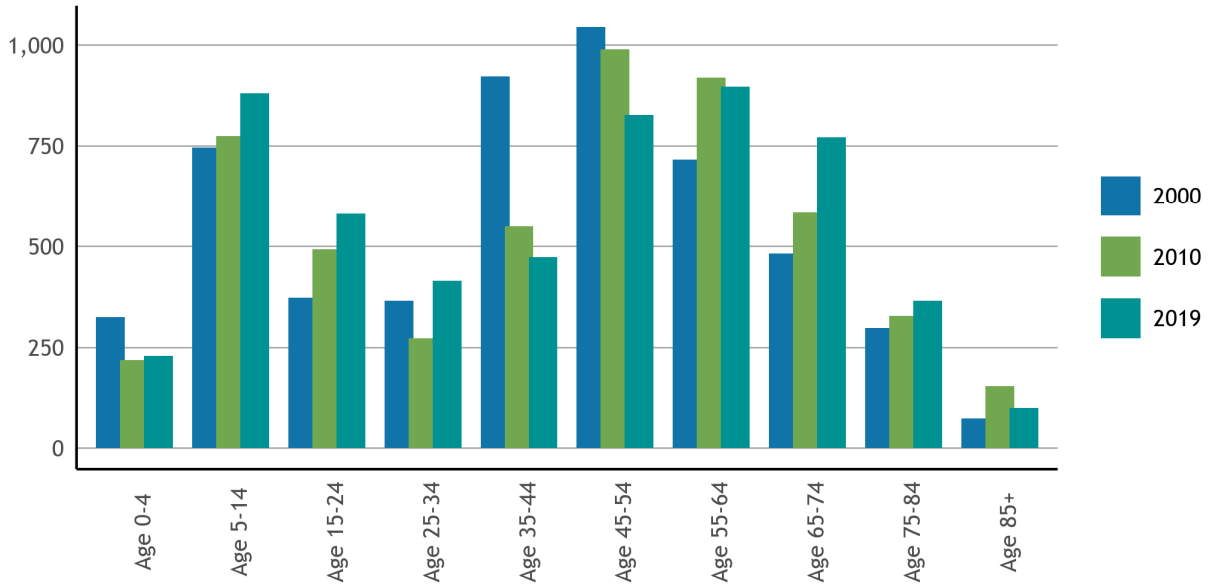
Table 1-2. Population by Race, 2000-2019 in Woodside



(Figure 3 in Housing Needs Data Report, Appendix B)

Growing Youth and Senior Populations: In Woodside, the populations of residents 5-34 and 65-84 have both increased. The population of residents 35-44 have decreased. The median age in Woodside has also increased from 43.4 years old in 2000 to approximately 47 years old in 2019.

Table 1-3. Population by Age, 2000-2019



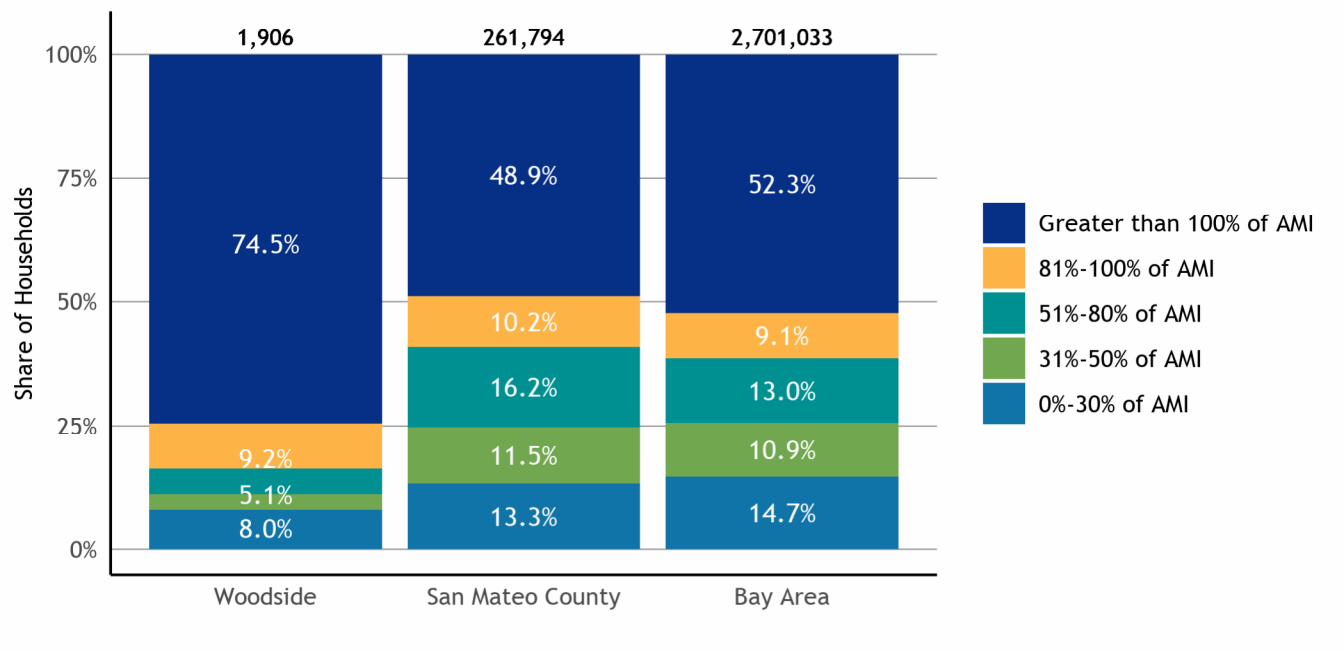
(Figure 2 in the Housing Needs Data Report, Appendix B)

Household Income Levels: The Area Median Income (AMI)[i] in San Mateo County is $149,600 (based on a household of 4, effective April 1, 2021). In Woodside, 74.5% of households make more than 100% of the Area Median Income (AMI)[1], while 8.0% make less than 30% of AMI, which is considered extremely low-income. In San Mateo County, 30% AMI is the equivalent to the annual income of $54,800 (based on a household size of 4, effective April 1, 2021). Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers, livestock care providers, and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

Regionally, more than half of all households make more than 100% AMI, while approximately 15% make less than 30% AMI**.** According to State Department of Housing and Community Development data and maps, the Town has a predominance of higher income households compared to the region and is a Racially Concentrated Area of Affluence with high concentrations of higher income White residents**.**

[1] Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

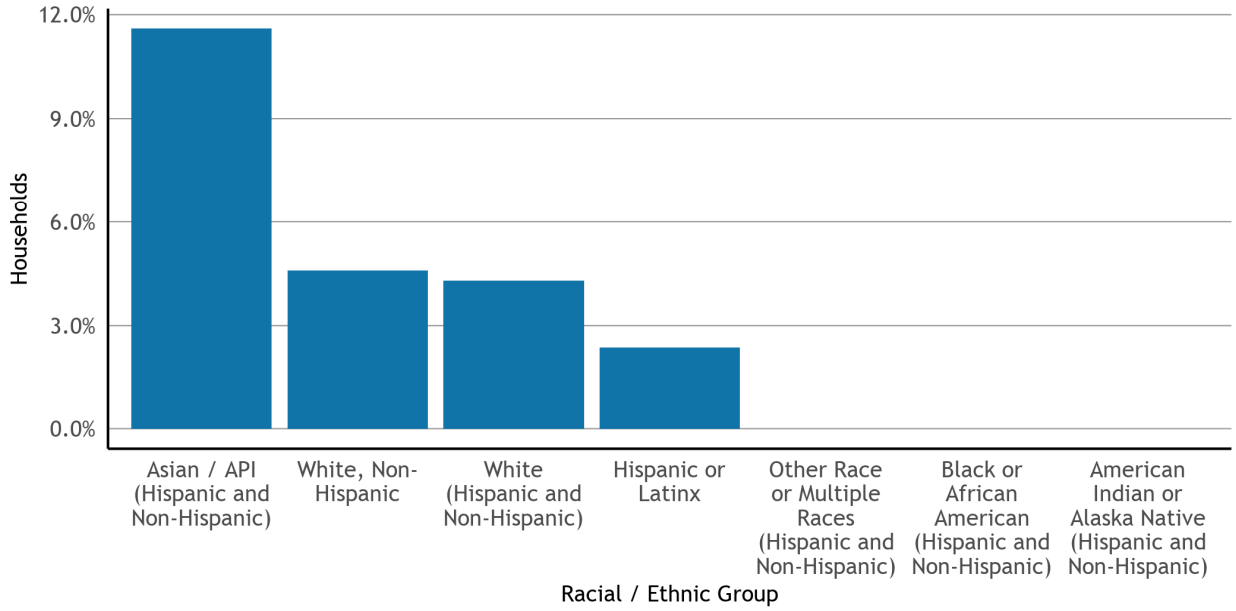
Table 1-4. Households by Household Income Level



(Figure 10 in Housing Needs Data Report, Appendix B)

Poverty: People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to Non-Hispanic White residents.[ii] These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. The groups with the highest poverty rates in Woodside are Asian/Pacific Islander residents (nearly 12%) and Non-Hispanic White residents (approximately 4.5%). Latinx residents have the lowest poverty rate (under 3%).[iii]

Table 1-5. Poverty Status by Race in Woodside

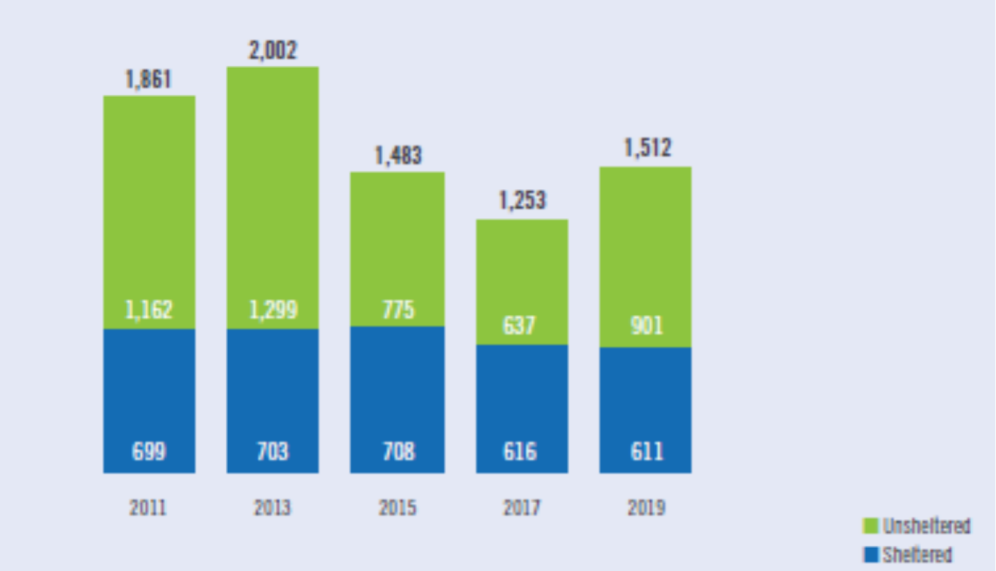


(Figure 12 in Housing Needs Data Report, Appendix B)

Female-headed Households are more likely to Live in Poverty: In Woodside 46.7% of female-headed households with children fall below the Federal Poverty line, while 12.9% of female households without children fall below this line.

Homelessness: Woodside has almost no homeless residents. In 2017 and 2019, when the most recent "snapshot" surveys were conducted, no homeless persons were found to be living in Woodside (down from 2 in 2015, and 6 in 2013). The 2019 count determined that there were 1,512 people experiencing homelessness in San Mateo County, including: 901 unsheltered people living on the streets, in cars, in recreational vehicles (RVs), and in tents/encampments; and 611 sheltered homeless people (in emergency shelters and traditional housing programs).

Table 1-6. Homeless Count Over Time in San Mateo County

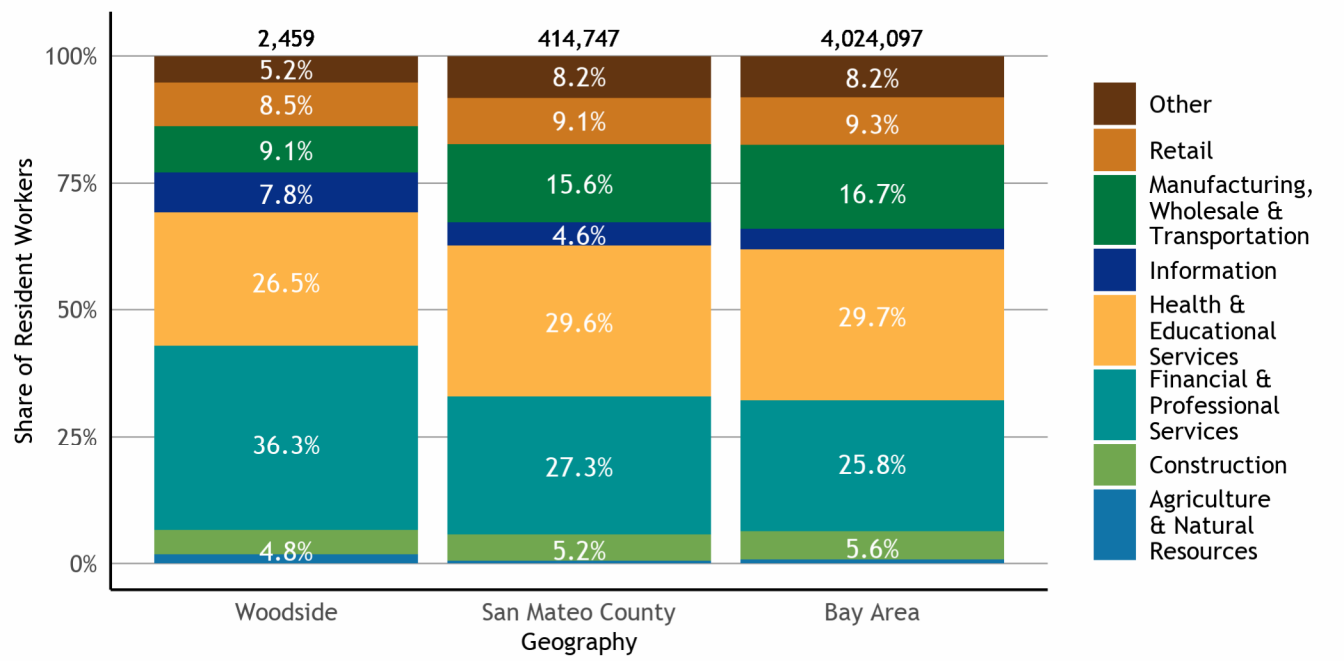


(Source: 2019 San Mateo County One Day Homeless County and Survey)

b. Jobs

Employment: Woodside residents most commonly work in the Financial and Professional Services industry (36.3%), followed by Health & Educational Services (26.5%). Since 2010, the number of jobs located in Woodside increased by 520 (32.5%). Generally, having a similar number of jobs and employed residents produces benefits for a community, such as reduced traffic and climate impacts, by allowing people who work in the community to also live there. Both San Mateo County and Woodside are job rich, meaning they have more jobs than employed residents. There are 2,430 employed residents and 3,410 jobs[iv] in Woodside, resulting in a jobs-to-resident workers ratio of 1.4.

Table 1-7. Resident Employment by Industry



(Figure 9 in the Housing Needs Data Report, Appendix B)

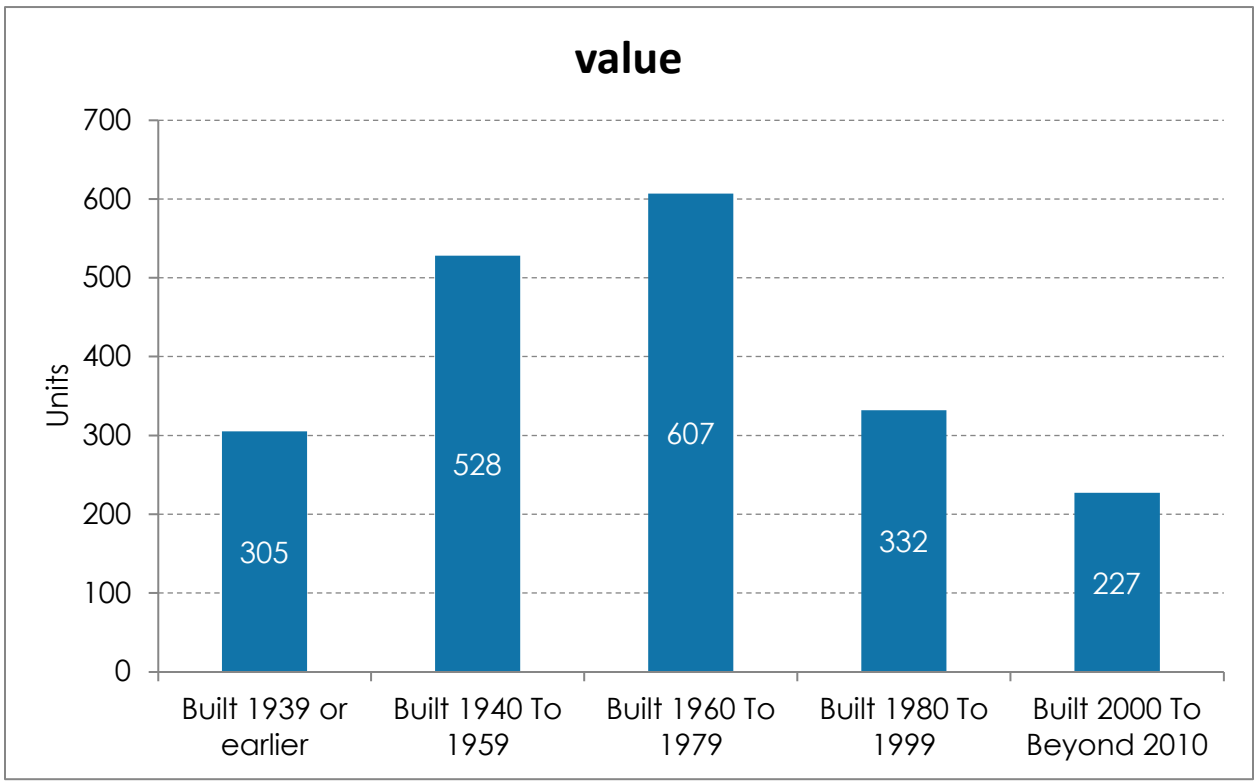
c. Housing and Household Characteristics

Woodside is primarily a Single-Family Residential Community: In 2020, 95% of homes in Woodside were single-family detached; 3% were single-family attached; and 1% were small multi-family (2-4 units). There are no medium or large multi-family units (5+ units) in Woodside. Woodside's share of housing stock, consisting of detached single-family homes, is above that of other jurisdictions in the region (95% as compared to 52% in the Bay Area).

New Homes Built: The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, higher prices, and greater displacement and homelessness. The number of homes constructed in Woodside increased 2.9% from 2010 to 2020, which is *below* the housing growth rate for San Mateo County and the Bay Area overall during this time-period (4% and 5% respectively).

The Housing Stock in Woodside is Aging: The largest number of housing units in Woodside were constructed between 1960 and 1979 and are therefore 40-60+ years old.

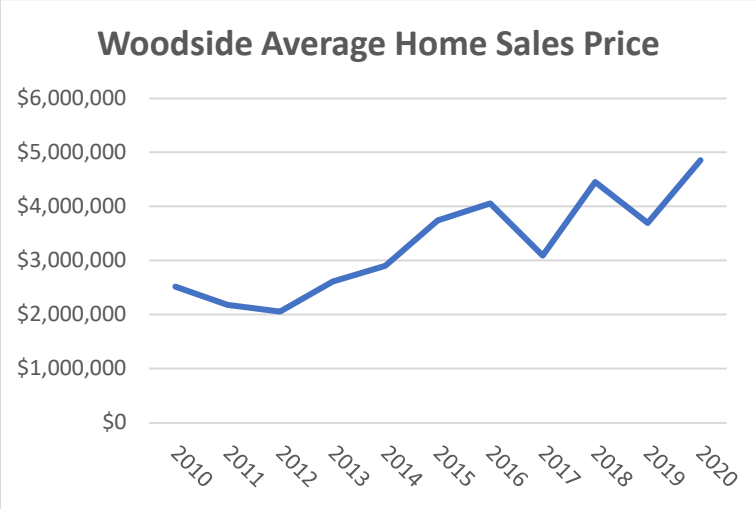
Table 1-8. Housing Units by Year Structure Built in Woodside



(Figure 19 in the Housing Needs Data Report, Appendix B)

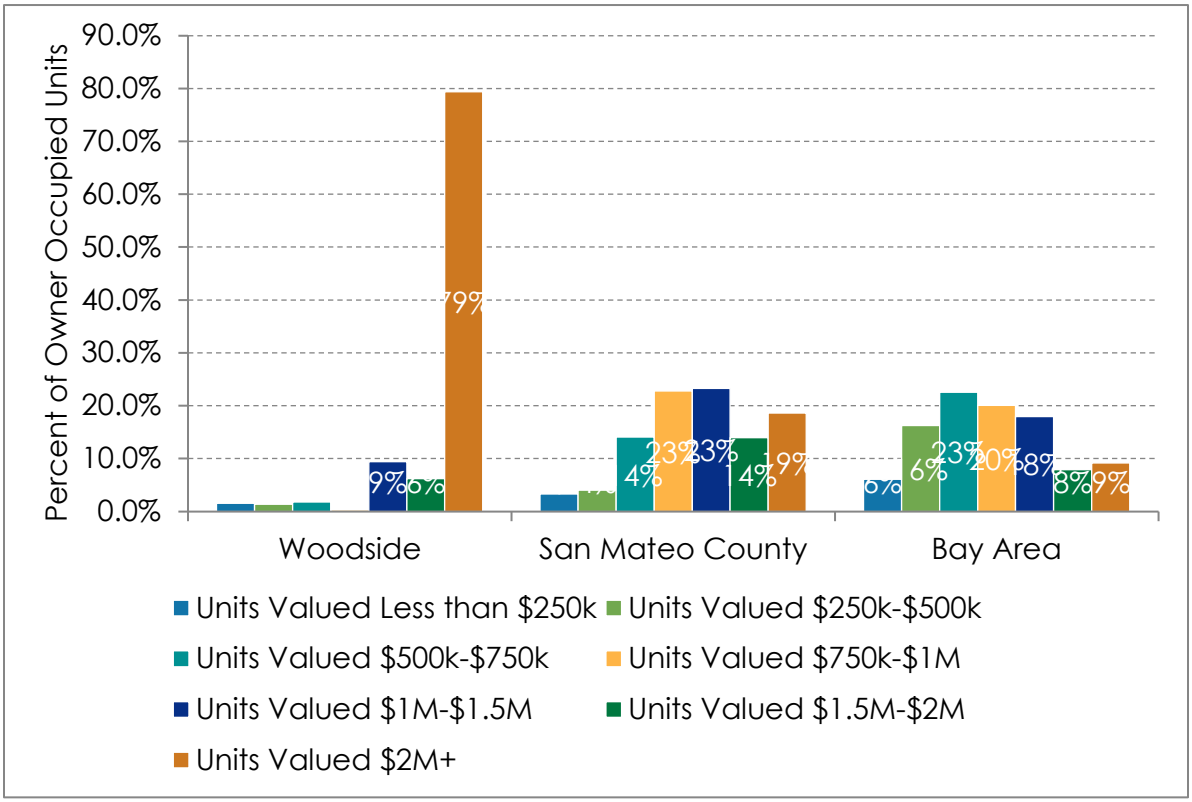
High Housing Costs: In 2020, the average sales price of a single-family home in Woodside was approximately $4,855,976. Home prices more than doubled between 2010 to 2020 in Woodside. With high job growth and low housing growth in the County, the cost of homes in Woodside has increased significantly in the past decade.

Table 1-9. Average Home Sales Prices in Woodside



Source: San Mateo Association of Realtors Annual Reports 2010-2020

Table 1-10. Home Values of Owner-Occupied Units



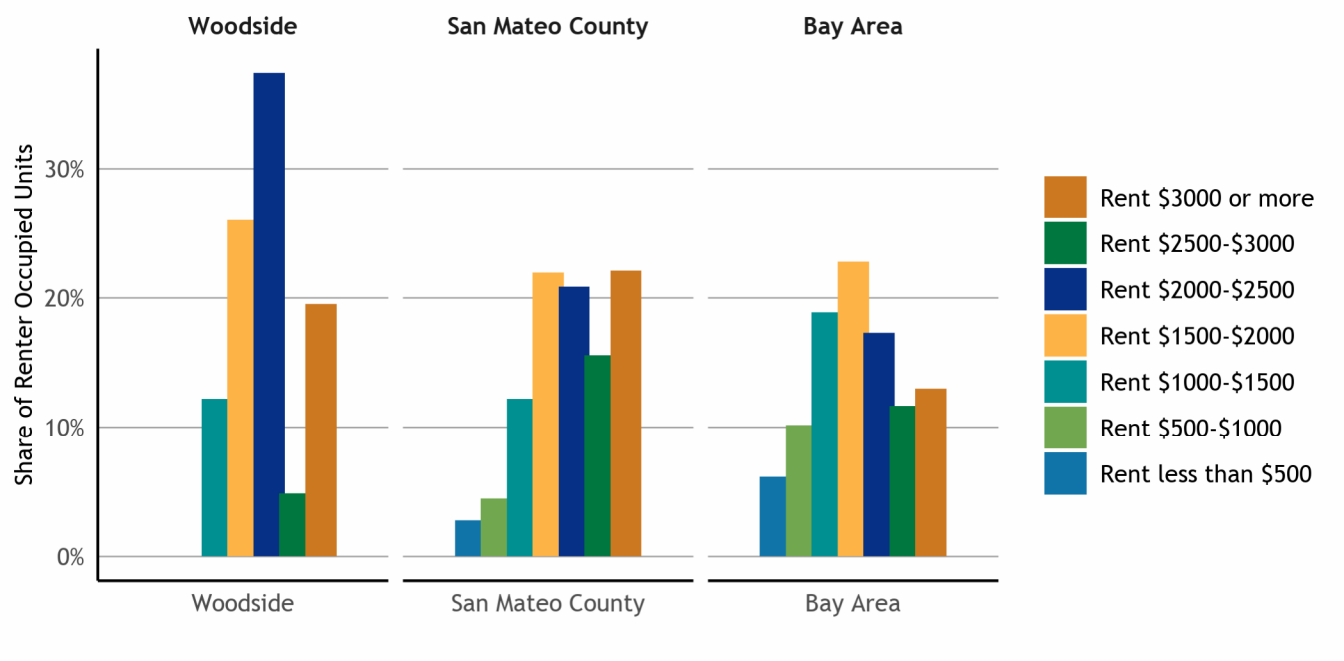
(Figure 7 in the Housing Needs Data Report, Appendix B)

Vacancy Rate: Vacant units make up 10.0% of the overall housing stock in Woodside. The rental vacancy stands at 2.6%, while the ownership vacancy rate is 1.7%. Of the vacant units, the most common type of vacancy is *For Seasonal, Recreational, Or Occasional Use.*

Low Likelihood of Displacement/Gentrification: Ninety-eight percent (98%) of households in Woodside live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. According to research from the University of California, 0.0% of households in Woodside live in neighborhoods that are susceptible to or experiencing displacement or are at risk of undergoing gentrification.

Rental Prices: Similar to home values, rents have also increased dramatically in recent years. In Woodside, the largest proportion of rental units rented in the $2,000-2,500 category (37.4%), followed by rents in the $1,500-2,000 category (26%). Overall, rental prices in Woodside increased by 34% from 2009 to 2019. The median rent in 2019 was $2,150.[v] To rent a typical apartment without cost burden, a household would need to make $86,320 per year.

Table 1-11. Contract Rents for Renter-Occupied Units



(Figure 24 in the Housing Needs Data Report, Appendix B)

The Level of Cost Burden Experienced by Residents: The U.S. Department of Housing and Urban Development (HUD) considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened". In

Woodside, 10.8% of households are cost-burdened, spending 30-50% of their income on housing, while 13.5% of households are severely cost-burdened, i.e., using the majority of their income for housing.

Special Needs Residents: The following analysis of special needs groups is based on Appendix B Housing Needs Data Report.

Some population groups have special housing needs that allow for greater mobility and accessibility. In Woodside, the population is aging, and Appendix B Figure 2 shows approximately 1,175 seniors in Woodside or approximately 21% of the total population. 5.3% of all residents have one or more disabilities and may require accessible housing. The most common disabilities in the town are ambulatory (2.6%), hearing (2.3%), and independent living (1.7%).[vi]

Large families are generally served by homes with 3 or more bedrooms, of which there are 1,608 units in Woodside (89% of the housing). Among these 3+ bedroom units, 7% are renter occupied and 93% are owner occupied. Presently, 12.8% of Woodside households are larger households with five or more people. Cycle 5 affordable units (ADUs) were typically one-bedroom units.

Woodside residents require more housing options for seniors, more housing for people with disabilities, and more housing options for larger families that are renting units. Also, 5.6% of households are female-headed families (in Woodside 46.7% of female-headed households with children fall below the Federal Poverty line), which are often at greater risk of housing insecurity, or being at risk of losing their home, requiring more affordable housing. In addition, Cañada College is located within the Town of Woodside, resulting in greater needs for student and faculty housing, both on-campus and in the campus vicinity. While Woodside does not have agricultural land and the associated need for farmworker housing, it does have many large estates where property owners employ landscapers, caretakers, and equestrian managers, all of whom require housing.

Extremely Low-Income Households (ELI)

Number of Households - Housing Element Introduction Section 1.2 Woodside Demographics, Table 1-4 Household Income Levels, shows the percentage of extremely low-income households (less than 30% of Area Median Income-AMI) at 8% compared to 13.3% for the County and 14.7% for the Bay Area (Page 1-6). The 8% ELI Woodside households is comprised of approximately 144 households (1799 total households). HCD's Housing Element guidance notes that jurisdictions may use their RHNA for very low-income households to calculate their projected extremely low-income households at 50% of the very low-income allocation. The Cycle 6 RHNA allocation to Woodside for extremely low-income households is 45 using 50% of the very low-income households allocation. Therefore, the Town will need to plan for an additional 45 ELI households housing needs over the next eight-year planning cycle.

ELI Housing Needs – These households can be negatively impacted by the following factors:

- Cost burden – Is defined by a household paying more than 30% of its income on their housing payment. This is particularly important for ELI households as their discretionary income is limited. Per Figure 26-Cost Burden by Tenure, in Appendix B – Housing Needs Data Report (Page 39), six percent of renters are cost burdened (compared to 11.6% for ownership). This burden falls more heavily on lower income households. The Figure 27 – Cost Burden by Income Level (Page 40) - indicates 96% of ELI households are experiencing cost burden.
- Displacement - This risk is discussed on Page K-52– Displacement Risk of Appendix K - Woodside Fair Housing Assessment, and shows eight percent of Woodside residents moved in the past year (compared to 12% County-wide) and the Urban Displacement Project does not identify any Woodside areas as "Sensitive Communities vulnerable to displacement.
- Housing condition- Appendix K - Woodside Fair Housing Assessment, Page K-60 states fewer than 1% of households are living in units considered substandard.
- Overcrowding - Appendix K - Woodside Fair Housing Assessment, Page K-49 states there are no households experiencing overcrowding.
- Affordable unit availability- Per Table G-2 Cycle 6 Proposed RHNA Plan (Page Appendix G-12) the Town will have sufficient housing production over the eight-year planning period to house the projected number of ELI households.

1.3 Recent State Housing Laws & Town Implementation

A wide range of new housing and housing-related laws have been adopted since the last Housing Element Update, many of which required changes to Town ordinances. Additionally, housing-related laws adopted since the last General Plan update added requirements to the Cycle 6 Housing Element. Recent State laws primarily facilitate the development of additional housing by streamlining processes, relaxing development standards, up zoning, and decreasing local control, while other laws require additional reporting and integration with safety standards/planning. While the most applicable recent State laws for Woodside have been the new ADU laws, and SB 9 (which allows for ministerial density increases in single-family neighborhoods), other State housing laws must also be tracked and analyzed for applicability. A review of these recent laws is included below. These laws are intended to facilitate development of additional housing and the creation of more inclusive, resilient communities.

a. New Laws Pertaining to Accessory Dwelling Units (ADUs)

Over the last five years, State law has set new Statewide development standards for ADUs, marking a more top-down planning approach to housing production. The Town has shown an uptick in the construction of ADUs following the adoption of these laws, excepting the lull in 2020—the first year of the COVID-19 pandemic when contractors were scarcer. As the pandemic lingered, however, increased space at home became paramount (e.g., for extended family living

quarters, rental income generation, home office space and home school space), and the increase continued in 2021.

AB 2299, SB 1069, and AB 2406 – Streamlining Affordable Housing Projects. In 2016, the Legislature adopted AB 2299, SB 1069, and AB 2406 that required streamlining of the approval process for ADUs, removal of barriers to their construction, and expansion of a jurisdiction's capacity to provide more affordable housing units in the State. The bills also authorized "junior accessory dwelling units" (JADUs) in single-family zones.

To ensure consistency with these State requirements, a formal ADU code amendment change was recommended by the Planning Commission on February 15, 2017 (PC Resolution 2017-005) and approved by the Town Council on March 28, 2017 (Ordinance 2017-585). Woodside implemented these laws on their State effective date. The Town also adopted a JADU ordinance (Ordinance 2018-597), although AB 2406 was voluntary.

AB 68, AB 881, and SB 13 – Changes in Requirements and Approval Timelines for ADUs. In 2019, the Legislature adopted AB 68, AB 881 and SB 13 which amended existing requirements for ADUs including the maximum setback allowed on new and existing structures, minimum parking requirements, minimum sizes for ADUs, ministerial approval for ADUs, and a shorter timeline for approval. An ADU of 800 square feet, 16 feet in height with minimum side and rear setbacks of 4 feet, is permitted by-right on all single-family residential parcels.

To address these changes, the Planning Commission adopted a Resolution of Intention and Recommendation to the Town Council (PC Resolution 2020-001) to amend the Woodside Municipal Code (WMC). The Town Council adopted the changes to the WMC on July 14, 2020 (Ordinance 2020-610). Woodside implemented these laws on their State effective date.

AB 671 – Incentives for ADUs. In 2019, the Legislature adopted AB 671 which requires a local agency to include a plan in its Housing Element that incentivizes and promotes the creation of ADUs that can be offered at affordable rent for very low, low-, or moderate-income households. The bill requires the Department of Housing and Community Development (HCD) to develop a list of existing State grants and financial incentives for operating, administrative, and other expenses in connection with the planning, construction, and operation of ADUs with affordable rent, as specified. The bill required HCD to post that list on its internet website by December 31, 2020.

The Cycle 6 Housing Element will include a program for incentivizing and promoting the creation of ADUs that can be offered at affordable rent for very low, low-, or moderate-income households.

AB 345 – ADUs: Separate Conveyance

Existing law authorizes a local agency by ordinance to allow an ADU to be sold or conveyed separately from the primary residence to a qualified buyer if certain conditions are met, including that the property was built or developed by a qualified nonprofit corporation and that the property is held pursuant to a recorded tenancy in common agreement.

AB 345 requires local agencies to allow an ADU to be sold or conveyed separately from the primary residence to a qualified buyer, and imposes an additional condition on a tenancy in common agreement to include specified information, including a delineation of all areas of the property that are for the exclusive use of a cotenant, delineation of each cotenant's responsibility for the costs of taxes, insurance, utilities, general maintenance and repair, and improvements associated with the property, and procedures for dispute resolution among cotenants before restoring to level action.

b. Decline of Single-family Zoning

Single-family zoning is now the focus of zoning reform, with the following bills approved in 2021.

SB 9 – Ministerial Units and Lot Splits. In 2021, the Governor signed SB 9 into law, allowing a property owner to split most any single-family lot into two and further allows the development of two units on each resulting lot with ministerial and objective design review only. SB 9 is effective for all local jurisdictions in the State on January 1, 2022.

On December 14, 2021, The Town of Woodside adopted an Urgency Ordinance and took a first reading of an identical regular ordinance to bring the WMC Subdivision and Zoning ordinances into compliance with SB 9 (Ordinance No. 2021-622 and Ordinance 2022-624). The second reading for Ordinance No. 2022-624 was conducted on January 11, 2022. The Town also adopted simple Objective Design Standards for SB 9 projects (Resolution No. 2021-7464) on December 14, 2021. On February 22, 2022, the Town Council introduced revisions to the Town's adopted SB 9 Ordinance concerning SB 9 projects in Very High Fire Severity Hazard Zones (qualifying that SB 9 projects which meet fire mitigation measures can be approved in the VHSFHZs) and habitat (slight wording change, from "land" to "site").

SB-10 – Density. In 2021, the Governor signed SB 10 into law, allowing jurisdictions to zone any parcel for up to 10 units of residential density, at a height specified in the ordinance, if the parcel is located in a transit-rich area or an urban infill site (located in a city with boundaries that include some portion of either an urbanized area or urban cluster, as designated by the U.S. Census Bureau). The bill specifies that this rezoning would not be a project subject to the California Environmental Quality Act (CEQA), but that subsequent development proposals may be subject to CEQA. The bill prohibits a legislative body from subsequently reducing the density of any parcel subject to the ordinance. The bill would prohibit a residential or mixed-use residential project consisting of 10 or more units that is located on a parcel zoned pursuant to the provisions of the bill from being approved ministerially or by right or from being exempt from the CEQA.

c. Affordable Housing

Previously, under the State's Density Bonus Law for 100% affordable housing projects, a jurisdiction was required to allow an increase in density and provide up to three incentives or

concessions to a development with certain levels of affordable units. AB 1763 expanded upon this.

AB 1763—Density Bonuses. In 2019, the Legislature adopted AB 1763 which requires jurisdictions to provide a density bonus to development projects that restrict 100 percent of their units as affordable to lower and moderate-income households.

The Town is currently in the process of developing its mandated Density Bonus Ordinance.

d. Environmental Justice

Environmental justice in local planning addresses the fact that low-income communities and communities of color often bear a disproportionate burden of pollution and associated health risks. Environmental justice seeks to correct this inequity by reducing the pollution experienced by these communities and ensuring their input is considered in decisions that affect them. "Environmental justice" is defined in California law as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies (Cal. Gov. Code, § 65040.12, (e)).

SB 1000 – Environmental Justice in Local Land Use Planning. In 2016, the Legislature adopted SB 1000, requiring local governments to identify environmental justice communities (called "disadvantaged communities") in their jurisdictions and address environmental justice in their general plans. This new law has several purposes, including to facilitate transparency and public engagement in local governments' planning and decision making, reduce harmful pollutants and the associated health risks in environmental justice communities, and promote equitable access to health-inducing benefits, such as health food options, housing, public facilities, and recreation.

No disadvantaged communities are identified within or in the vicinity of Woodside. (SB 535 Disadvantaged Communities Map, using CalEnviro Screen 3.0 results (June 2018 Update)); therefore, an Environmental Justice Element is not required for the Town of Woodside.

e. Housing Crisis

SB 330 – Housing Crisis Act of 2019. Effective January 1, 2020, and through its expiration on January 1, 2025 (five years), California Senate Bill SB 330 (the Housing Crisis Act of 2019 – Government Code 659411.1) expands or amends existing State legislation, including the Permit Streamlining Act and Housing Accountability Act, with the broad goals of facilitating increased production of new residential units, protecting existing units, and providing for an expedited review and approval process for housing development projects through submittal of a "preliminary application."

The Town of Woodside did not deny any housing development project during the planning period (2015-2023).

f. Streamlining

The Permit Streamlining Act was enacted in 1977 to expedite the processing of permits for development projects (Government Code § 65921). The Permit Streamlining Act achieves this goal by (1) setting forth various time limits within which State and local government agencies must either approve or disapprove permits; (2) providing that these time limits may be extended once (and only once) by agreement between the parties. In 2017, SB 35 took this one step further by linking the streamlining and discretionary versus ministerial review to RHNA status.

SB 35 – Streamlined Approval Process for Affordable Housing. In 2017, the Legislature adopted SB 35 which expedites approval of qualified zoning-compliant projects in a local jurisdiction that falls short of its Regional Housing Needs Allocation (RHNA) target, until its RHNA goals are met. The bill allows a qualified multifamily housing development project to be approved via a ministerial approval, rather than a conditional use permit, if it satisfies a detailed list of objective planning standards.

The Town of Woodside met its prorated RHNA requirements as of June 25, 2019, and June 1, 2022, and was therefore not subject to SB 35 Streamlining (SB 35 Statewide Determination Summary, **Appendix C***).*

g. Housing Project Denial

The Housing Accountability Act (Gov. Code, § 65589.5), also known as the "Anti-NIMBY Law," was first adopted in 1982 to prevent local governments' – and local communities' – resistance to affordable housing from creating barriers to the development of affordable housing and emergency shelters. It limits local governments' ability to disapprove applications for affordable housing projects and emergency shelters, allowing such disapprovals only in certain circumstances and based on very specific factual findings. The applicant (i.e., the developer), persons who would be eligible to live at the proposed development, and housing advocacy organizations, including trade associations, may bring lawsuits challenging local governments' violations of the Act. SB 167 increased the denial test.

SB 167 – Revisions to the Housing Accountability Act. In 2017, the Legislature adopted SB 167 which requires findings of inconsistency if a housing development is denied, that are now based on *a preponderance of evidence* rather than substantial evidence in the record. If the local agency considers the housing development to be inconsistent, not in compliance, or not in conformity, the local agency is required to provide the applicant with written documentation identifying the provisions and rational for denying the project within a specified time-period. If documentation is not provided within this time-period, the application is deemed consistent, compliant and in conformity with the applicable plan, program, policy, ordinance, standard, requirement, or other similar provision.

h. Housing Element Analyses

Recent legislation has substantially strengthened the obligations of the Housing Element, including requiring a more in-depth analysis of the sites inventory and potentially exclusionary patterns and practices.

AB 1397— Inventory of Land for Residential Development. In 2017, the Legislature adopted AB 1397 which revises what may be included in a jurisdiction's inventory of land suitable for residential development. The changes require parcels on a jurisdiction's Housing Element site list to have "realistic and demonstrated potential" for development during the planning period. Parcels on the list are required to have sufficient water, sewer, and dry utilities infrastructure to support housing development, or be included in a jurisdiction's existing General Plan program or other mandatory plan – including a public or private utility provider's plan—to secure sufficient infrastructure to support housing development.

AB 686 – Affirmatively Furthering Fair Housing (AFFH). In 2018, the Legislature adopted AB 686 which introduced a duty to affirmatively further fair housing into California state law. Affirmatively furthering fair housing is defined as taking meaningful actions that "overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for communities of color, persons with disabilities, and others protected by California law. It requires the state, cities, counties, and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing, and not take any action that is materially inconsistent with this obligation. It adds a requirement for an AFFH analysis to the Housing Element for plans that are due beginning in 2021. The analysis is required to examine issues such as segregation and resident displacement, as well as the required identification of fair housing goals.

i. Employee Housing Act

The Employee Housing Act is set forth in Health and Safety Code Section 17000 and is administered and enforced by the San Mateo County Department of Environmental Health Services. The Act regulates housing that is provided by an employer to employees and establishes standards for the construction and maintenance of employee housing. The regulations apply to facilities housing five or more employees. The Town does not currently have employee housing facilities but has established policies in the event a private property owner desires to construct a facility.

j. Housing Element Reporting Requirements

Each jurisdiction is required to create an annual report on the status and progress in implementing the housing element of its general plan using forms and definitions adopted by the

California Department of Housing and Community Development (HCD). The report must be submitted to HCD and the Governor's Office of Planning and Research on or before April 1 of each year.

AB 879 – Additional Information required in Housing Element Annual Planning Reports. In 2017, the Legislature adopted AB 879 which requires that additional information be provided in the Annual Planning Reports (APRs), including:

1. Number of housing development applications received during the prior year;
2. Number of units included in all development applications received during the prior year;
3. Number of units approved and disapproved during the prior year; and,
4. Listing of sites rezoned to accommodate that portion of the city or county's share of the regional housing need for every income level that could not be accommodated on specific sites.

The bill also requires a jurisdiction, in its analysis of governmental constraints, to include an analysis of any currently authorized, locally adopted ordinances that directly impact the cost and supply of residential development.

The Town of Woodside provides the required information in the Housing Element Annual Planning Report (APR) that is required to be submitted to the Housing and Community Development Department (HCD) by April 1st of each year. This report is presented to the Town Council in January and is transmitted to HCD immediately after, well in advance of the April 1st deadline each year.

j. Surplus Land

The Legislature is facilitating the use of available public land for development of housing.

SB 791 – Surplus Land Unit. In 2021, the Legislature adopted SB 791 which establishes the Surplus Land Unit within the Department of Housing and Community Development. The Unit facilitates the development and construction of residential housing on surplus land, owned by local jurisdictions. The bill authorizes the Surplus Land Unit to facilitate agreements between housing developers and local agencies that seek to dispose of surplus land; provide advice, technical assistance and consultive and technical service to local agencies with surplus land and developers that seek to develop housing on surplus land; and collaborate with specified state agencies to assist housing developers and local agencies with obtaining grants, loans, tax credits, credit enhancements and other types of financing that facilitate the construction of housing on surplus land.

k. Real Property: Discriminatory Restrictions

The Legislature is working to revise discriminatory language in real estate documents and Codes, Covenants and Restrictions (CC&Rs)

AB 1466 – Real Property: Discriminatory Restrictions. AB 1466 requires a county recorder, title insurance company, escrow company, real estate broker, real estate agency, or association that delivers a copy of a declaration, governing document or deed to a person who holds an ownership interest in property to also provide a Restrictive Covenant Modification form with specified procedural information. The bill requires the county recorder of each county to establish a restrictive covenant program to assist in the redaction of unlawfully restrictive covenants.

1.4 Housing and Safety – Integration of the Housing Element with the Local Hazard Mitigation Plan (LHMP) and the Safety Element

Housing policies focus on the provision of safe and sanitary housing to meet existing and future needs of the community. The Housing Element can help strengthen community resilience by ensuring that the location and design of new or improved housing complies not only with existing building codes, but with potential hazards in mind. Opportunities to strengthen or replace structures identified as vulnerable to hazards can be promoted through existing maintenance or rehabilitation programs, and particularly through policies regarding nonconforming, substantially damaged, or substantially improved properties. Recent legislation requires the integration of the Housing Element with the Safety Element with the Local Hazard Mitigation Plan.

SB 1241 – Coordination with the Department of Forestry and Fire Protection. SB 1241, adopted in 2012, requires local agencies to coordinate with the Department of Forestry and Fire Protection to ensure uses of land and policies in State Responsibility Areas and Very High Fire Hazard Severity Zones will protect life, property and natural resources from unreasonable risks associated with wildland fires; and identify methods and strategies for wildland fire risk reduction and prevention within state responsibility areas and very high fire hazard severity zones.

The local agency is required to review and, if necessary, revise the Safety Element upon each revision of the Housing Element or Local Hazard Mitigation Plan, but not less than once every eight years.

The objective of aligning the Housing Element and the Safety Element, or Local Hazard Mitigation Plan, is to ensure that additional housing is planned for areas that are most suitable for development, while considering local conditions. Wildfire risk and availability of infrastructure are some of the factors that will need to be considered.

The State's Land Use Priorities include (1) Promoting infill; (2) Protecting natural and working landscape and recreation areas; and (3) Encouraging efficient development patterns adjacent to existing developed areas, that are served by transportation and that minimize ongoing costs associated with Natural Disasters.

SB 379 – Climate Adaptation. In 2015, the State Legislature adopted SB 379 requiring local cities and counties to include climate adaptation and resiliency and new information relating to flood and fire hazards in the Safety Element of their General Plans. Specifically, § 65302(g)(4) of the Government Code was revised to require that cities and counties update their Safety Elements to address climate adaptation and resiliency strategies applicable to their jurisdiction. The updates are required at the next update of their Local Hazard Mitigation Plan (LHMP), on or after January 1, 2017.

To meet the requirements of SB 379, the Safety Element (or the LHMP where information is incorporated by reference) must include:

1. A *Vulnerability Assessment* identifying the risks that climate change poses to the local jurisdiction, and the geographic areas at risk from climate impacts.
2. *A set of goals, policies, and objectives* based on a Vulnerability Assessment for the protection of the community. This should consider ways to address social equity and look for opportunities to collaborate across jurisdictions.
3. A set of *feasible implementation strategies* to carry out the goals, policies, and objectives, such as avoiding or minimizing the wildfire hazards associated with new uses of land, developing early warning systems, and relocating public facilities outside of at-risk areas.

SB 1035 – Coordination with Safety Element and LHMP. In 2018, the Legislature adopted SB 1035, requiring the Safety Element to be reviewed and revised as necessary to address climate adaptation and resiliency strategies and would require, after these revisions, the local agency to review and, if necessary, revise the Safety Element upon each revision of the Housing Element or Local Hazard Mitigation Plan, but not less than once every 8 years, to identify new information related to flood and fire hazards and climate adaptation and resiliency strategies.

SB 99 – Emergency Access. In 2019, the Legislature adopted SB 99 requiring jurisdictions, upon the next revision of the Housing Element on or after January 1, 2020, to review and update the Safety Element to include information identifying residential developments in hazard areas that do not have at least 2 emergency evacuation routes. SB 99 requires that upon the next revision of the Housing Element on or after January 1, 2014, the Safety Element be reviewed and updated as necessary to address the risk of fire for land classified as State Responsibility Areas and land

classified as Very High Fire Hazard Severity Zones. This review is required to consider advice included in the Office of Planning and Research's most recent publication of "Fire Hazard Planning", General Plan Technical Advice Series.

AB 747 – Evacuation Routes. This bill, upon the next revision of a local hazard mitigation plan on or after January 1, 2022, or beginning on or before January 1, 2022, if a local jurisdiction has not adopted a local hazard mitigation plan, would require the safety element to be reviewed and updated as necessary to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. This bill would authorize a city or county that has adopted a local hazard mitigation plan, emergency operations plan, or other document that fulfills commensurate goals and objectives to use that information in the safety element to comply with this requirement by summarizing and incorporating by reference that other plan or document in the safety element.

SB 379, SB 1035, SB 99, and AB 747 all require that the Housing Element update be coordinated with an update to the Safety Element or Local Hazard Mitigation Plan (LHMP). Local jurisdictions without an LHMP must update their Safety Elements beginning on or before January 1, 2022.

The Town of Woodside recently updated and adopted (November 16, 2021) its Local Hazard Mitigation Plan as part of the San Mateo County Multijurisdictional LHMP (2021), **Appendix D**.

1.5 Consistency with the General Plan

In addition to the integration of the Safety Element of the General Plan discussed in section 1.4. it is also necessary to ensure that the policies of the Housing Element are consistent with all General Plan elements. This review has occurred as part of the preparation of this Cycle 6 Housing Element, and it will be necessary to amend other elements of the General Plan to be consistent with the Housing Element policies. Ongoing consistency will be maintained as part of the annual Housing Element implementation review.

[i] The Area Median Income (AMI) is the middle spot between the lowest and highest incomes earned in San Mateo County. The AMI for the county is $104,700 for a single person, $119,700 for a household of two, and $149,600 for a family of four.
[ii] Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.
[iii] Some demographic groups do not have reported poverty rates or may have over/underestimated rates as a result of having a limited sample for the particular group.
[iv] Employed residents in a jurisdiction are counted by place of residence (they may work elsewhere) while jobs in a jurisdiction are counted by place of work (they may live elsewhere).
[v] Note that contract rents may differ significantly from, and often being lower than, current listing prices.
[vi] Root Policy Research, Fair Housing Assessment, Woodside (2022), p 20.

2.0 REVIEW OF CYCLE 5 (2015-2023) HOUSING ELEMENT

The Town of Woodside met its Cycle 5 RHNA allocation and made progress in meeting the objectives and implementing Programs of the 2015 - 2023 (Jan.) Housing Element. The Cycle 5 RHNA period was also one in which the State mandated many changes in State laws to support the production of additional housing. This section reviews and evaluates the Town's progress in meeting the objectives and implementing the Programs that were developed as part of the 2015-2023 Housing Element, and identifies the work still required to broaden the opportunities for affordable housing in Woodside.

2.1 Compliance with Cycle 5 RHNA

In April 2013, the regional Council of Governments, the City and County Association of Governments of San Mateo County (C/CAG), assigned a total of 62 units as Woodside's target for additional housing units during Regional Housing Needs Assessment (RHNA) Cycle 5. These target units included 23 Extremely Low and Very Low Units; 13 Low Income Units; 15 Moderate Income Units; and 11 Above-Moderate Income Units. The Town of Woodside has met its RHNA Cycle 5 units, as shown in **Table 2-1** below.

Table 2-1. Progress in Meeting RHNA 5 Cycle Targets (2015-2021)*

	Very Low Income	***Low Income***	***Moderate Income***	***Above Moderate Income***	***Totals***
ABAG Regional Housing Needs (2015-2023)	23	13	15	11	62
Units Constructed (2015-2021)	40	17	15	53	125
Percent Housing Needs Met	174%	130%	100%	482%	202%**

**Unit Count by HCD Reporting Methodology.*

***This number will increase as RHNA Cycle 5 is through December 31, 2022. Units not finaled (i.e., Building Permit final) by June 30, 2022, may be counted as RHNA Cycle 6 units (so long as they are not 'double-counted', i.e., also counted towards RHNA Cycle 5). As the Town has already exceeded RHNA Cycle 5, some, if not all units which are still under construction will be subtracted from RHNA Cycle 5 and added to RHNA Cycle 6, in accordance with direction provided by HCD during our Virtual Tour on February 24, 2022.*

By the end of 2021, the Town exceeded the target number of units by 63 units. Of these units, 53 are Above Moderate Units and 72 are Very Low, Low, and Moderate-Income units. Overall, the Town permitted 139% of the allocated RHNA target for affordable units (Very Low, Low and Moderate Income), and 200% of units overall, including the Above Moderate-Income Units.

The focus of planning for affordable housing during Cycle 5 was on developing ADUs which meet the special needs of many Town residents, including seniors, service personnel at Town Center businesses, people with disabilities, and students. Smaller units (less than 1,000 square feet) tended to be the most affordable units.

Housing Affordability & Accessory Dwelling Units

In 2020, the average sales price of a single-family home in Woodside was approximately $4,855,976. Home prices increased by 102% from 2010 to 2020. ADUs are generally the only units determined to be affordable in the Town. In the future, some SB9 units could be considered affordable units, but only if rented at a cost meeting the San Mateo County affordable rent criteria, as SB 9 has no affordability requirement.

Due to the high cost of housing within the Town of Woodside, the Town has met its requirements for affordable housing through the development of ADUs. In 2014, Baird + Driskell Community Planning performed a study on the affordability of these units. Based on Baird + Driskell's research, they assigned the following formula for affordability:

Table 2-2. Assumptions Regarding Affordability of Second Units for RHNA Cycle 5

Income	Assumptions regarding Affordability of Second Units for RHNA Cycle 5 (2015-2023)
Extremely Low Income	60%
Very Low2-2 Income	10%
Low Income	15%
Moderate Income	10%
Above Moderate Income	5%
Total	**100%**

The number of permits issued for Accessory Dwelling Units (ADUs) during Cycle 5 ranged from a low of 6 in 2015 to a high of 20 in 2021. An average of 15 permits per year were issued for ADUs during RHNA Cycle 5 (through 2022). An average of 17 permits were issued for ADUs during the highest four years (2018, 2019, 2021 and 2022).

Table 2-3. Building Permits Issued for ADUs in RHNA Cycle 5

Year	Building Permits for ADUs in RHNA Cycle 5 (2015-2023)
2015	6
2016	7
2017	9
2018	15
2019	16
2020	9
2021	20
2022	15
Total	**97**

Details on RHNA 5 Progress

Permits issued for **all** units (i.e., single family homes **and** ADUs) by year are shown in **Table 2-4**, below. Note that all units counted as Very Low, Low and Moderate Income were ADUs, and 5% of the ADUs permitted were included in the Above Moderate-Income category per the HCD-approved assumptions for affordability (see **Table 2-2**).

Table 2-4: Regional Housing Needs Allocation (RHNA) for 2015-2023

	Very Low Income	Low Income	Moderate Income	Above Moderate	Total Units
ABAG Target Projections	**23***	**13**	**15**	**11**	**62**
2015	1	0	0	4	5
2016	5	1	1	8	15
2017	6	1	1	5	13
2018	11	2	1	7	21
2019	11	2	2	12	27
2020	0	7**	1	8	16
2021	6	4	9	9	28
2022	4	5	5	1	15
Total Units to Date	**44**	**22**	**20**	**54**	**140**
Remaining ABAG Target Projections	0	0	0	0	0
No. of Units Exceeding the Allocation	21	9	5	43***	63

* The Regional Housing Needs Allocation assumes 11 of these units are Extremely Low-Income units and 12 of the units are Very Low Income (all contained within the 'Very Low-Income' category above).
** Six of these units would be considered Very Low-Income units; however, the Town met its allocation for Very Low-Income Units in 2019, so they were distributed to the Low-Income category for purposes of meeting the Town's housing goals and RHNA target.
***Exceeded the allocation of Above Moderate-Income units by forty-two (43) units.

2.2 Progress on Housing Element Goals in Cycle 5

The Cycle 5 Housing Element contains five Housing Goals. Each Goal has specific Policies which further refine the Goals, and each Policy has implementing Programs. Below is a summary of the progress on the Housing Element Goals. This is followed by **Table 2-5**, which is a more detailed accounting of each Program and the intent to continue the program for Cycle 6.

Goal: H1: Promote the Availability of Affordable Housing: The Town has been effective in expanding affordable housing opportunities in the community by encouraging the development of ADUs. By working with residents to look for opportunities for constructing ADUs, the Town met its RHNA numbers for Cycle 5 one year early in a manner that is harmonious with the Town's rural residential character.

Goal H2: Conserve and Rehabilitate the Existing Housing Stock and Develop New Housing Stock: The Town encourages remodeling, additions, and the reuse of existing structures. Many remodels occur in the community; however, for larger projects, given the age of housing stock, demolition and reconstruction is most common for residential projects.

Goal H3: Promote the Availability of Housing for Special Needs Groups: The Town amended the Woodside Municipal Code to create opportunities for making alterations to housing stock so that it better serves the needs of individuals with disabilities, including for seniors that want to age-in-place. During RHNA Cycle 5, the Town has not yet however provided seniors in the community with more options to "age-within-community". With the Town's aging population, providing greater opportunities for Senior Housing will be a key priority for RHNA Cycle 6.

Goal H4: Support Programs which Increase Housing Opportunities: The Town has been a part of the consortium, *21 Elements*, which has enabled it to collaborate on preparing housing elements and meet the housing needs within San Mateo County. The Town has benefited from the sharing of information and best practices and has accomplished its goal of meeting its Cycle 5 RHNA allocation. The Town has not yet prepared a Density Bonus Ordinance; however, the Town anticipates finalizing an Ordinance in the first year of RHNA Cycle 6.

Goal H5: Provide, Develop, and Maintain Public Information Regarding Housing Availability; Develop Housing Policy: The Town has provided extensive information on the Town website regarding housing resources available in the region. The Town has recently updated the links for Housing Resources. As the Town prepares its Housing Element APR each year, it will also update its website to ensure it remains current during RHNA Cycle 6.

Table 2-5

Housing Element Implementation – Status of RHNA Cycle 5
(CCR Title 25 §6202)
Jurisdiction: Woodside

Program Implementation Status pursuant to GC Section 65583

Name of Program	*Cycle 5 Progress*	*Cycle 6 Plan*
Goal 1. Promote the Availability of Affordable Housing		
H1.1(a) Accessory Dwelling Units Survey	The Town provides the survey to all applicants constructing ADUs. The surveys are on-file in the Planning Department at Town Hall.	Update the Survey by the end of 2022.
H1.1(b) Rental Availability Information	The Town has made housing resources available on its website on an ongoing basis, including a resource for listings of affordable rentals.	The Town will continue to provide up-to-date information about current resources and listings on its website and make the housing page more readily accessible.
H1.1(c) Streamline ASRB Review	The Town has streamlined ASRB Design Review throughout Cycle 5, limiting the number of meetings required to review projects.	The Town will continue to streamline its ASRB Design Review process and make all required changes in accordance with State mandates. ASRB review is not required for ADUs.

H1.1(d) Rental Unit Incentive Program	The Town eliminated a restriction that previously limited rentals to one of two ADUs on a property.	The Town will encourage residents to make ADUs available to Cañada College students and others to better utilize existing available housing. The Town will coordinate with Woodside businesses to evaluate housing needs. The Town notes that there are sustainability benefits that result from improving use of the existing housing stock.
H1.1(e) Affordability Incentives	ADUs are being constructed in Woodside at a rate of approximately 12 per year (and an average of 17 in the three highest years), 95% of which are Very Low, Low and Moderate Income units. This rate is more than double the target of 5.3 per year that was anticipated for the 2015-2023 Housing Element. Review of ADUs is a ministerial action in accordance with State law.	The Town will continue to publicize the opportunities for constructing ADUs, including Junior ADUs, which tend to be more affordable given their smaller size. The Town will emphasize JADUs during Cycle 6, given their affordability. The Town will also consider updating the SB 9 standards that may incentivize more SB9 projects.

H1.1(f) Affordability Outreach	ADUs are the most affordable units in Woodside. The Town receives numerous inquiries about affordable units and directs people to resources, that include affordable listings, on the Town website.	The Town will continue to provide information about the availability of affordable units through the links provided on the Town website.
H1.1(g) Affordable Rental Ordinance	The Town has not approved any type of affordable rental ordinance, but does promote the development of ADUs, which are the most affordable rental units in Town.	The Town will continue to promote the development of ADUs, which are the most affordable units in Town. The Town also prohibits short term rentals to protect existing and potential rental housing stock.
H1.1(h) Sewer for Accessory Dwelling Units	The Town put the following policies into place to support providing sewer service to ADUs and other affordable housing units: (a) Support for more affordable housing: H1.1 (h): Sewer for ADUs: Coordinate with sewer providers to provide priority service to ADUs. (b) Support for senior housing: See H2.1(d) Sewage System. 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.	The Town will support providing sewer service to ADUs and other affordable housing units. The Town is in the process of reviewing potential increases to the Town's contractual sewer capacity and relaxing sewer connection policies (agendized for Town Council on 7/26/22). This will be a key area of focus during Cycle 6.

H1.1(i) Amnesty Program	The Town issued permits for ADUs that exceeded RHNA targets, therefore, an Amnesty Program was not deemed necessary for Cycle 5.	Cycle 6 housing targets are approximately 5.3 times greater than Cycle 5 housing targets. The Town anticipates developing an Amnesty Program for ADUs during Cycle 6 to identify existing units that count towards the RHNA target.
H1.1(j) Deed Restricted Units	The Town has not put a program in place for deed-restricting on units. In 2021, the average cost for constructing an ADU was $493,250. For units 1,000 feet or less, the average cost dropped to $203,704. The Town is therefore considering ways to encourage the development of smaller units.	While the Town allows ADUs up to 1,500 sf, it currently limits the size of SB 9 units to 800 sf, which would result in lower rental costs.
H1.1(k) Additional Square Footage	Effective January 1, 2020, an 800 sf ADU is allowed by-right for all SFR parcels in California. This law effectively provides additional square footage since Total Floor Area (TFA) is no longer a limiting factor for the construction of one 800 sf ADU.	**Completed.** Adopted implementing ordinance 2020-610 on 7/14/20.
H1.1(l)Prepare Brochure on ADUs	The Town prepared a draft ADU Brochure and is working to make it a more comprehensive guide.	The Town will complete the ADU/JADU brochure before the ADU Workshops scheduled for September and October 2022.
H1.2(a) Fabricated Units	The Town allows mobile homes, factory built, and modular housing units, consistent with State law.	The Town will continue to allow mobile homes, factory built, and modular housing

		units, consistent with State law.
H1.2(b) Alternative Construction Methods	The Town encourages use of ground source geothermal, cisterns and other technologies. The Town encourages the use of green building materials through implementation of the Sustainability Element, the Residential Design Guidelines, and the Climate Action Plan.	The Town will continue to stay up to date on new technologies and innovative systems for construction, heating, cooling, harvesting of rainwater, and other measures that enhance sustainability of housing.
H1.3(a) Expand Public Transit	No changes were made to transit routes along major traffic corridors.	The Town will meet with SamTrans to discuss connecting the Tripp Road terminus of Route 85 with a route that extends down Woodside Road, so that the 85/86/87 route completes a circle and provides connections to other key routes.
H1.4(a) Administer Multi-Family Housing Opportunities	No development proposals were submitted for construction of multi-family housing within the Multi-Family Overlay Zone at Cañada College during Cycle 5.	The Town communicated with Cañada College in 2022 during the preparation of their Facilities Master Plan to support the development of additional multi-family housing on the Cañada College campus. Expand the MFRD overlay to other MF housing sites, if needed to

		meet RHNA targets, and streamline entitlement processes.
H1.4(b) Density Bonus	The Town retained a consultant to prepare the Density Bonus Ordinance.	The Town will complete the Density Bonus Ordinance during Cycle 6.
H1.5(a) Amend Municipal Code	The Town exceeded its RHNA targets through the construction of ADUs. The Town amended the Municipal Code to ease restrictions on rental units. Ordinance 2017-585.	The Town will evaluate ways to further amend the Municipal Code to support the construction of affordable housing, including affordable deed restricted units, and will make required changes in accordance with State law.
H1.5(b) Prepare Recommendations for Town Council	The Town Council amended the Municipal Code to provide internal code consistency concerning the manner in which building and plate height are measured to make ADUs above garages more conventionally habitable, thereby increasing rental opportunities. Ordinance 2018-593.	The Town will continue to amend the Municipal Code to support the development of affordable housing and in response to State mandates.

Goal 2. Conserve and Rehabilitate the Existing Housing Stock and Develop New Housing Stock

H2.1(a) Apply California Building Code	The Town works to preserve its housing stock and its historic structures. Effective January 1, 2020, all projects that are submitted for building, plumbing, electrical and mechanical permits are required to comply with the 2019 California Code of Regulations (CCR), Title 24. The Town also requires preparation of a historic assessment for all structures that are 50 years or older that are proposed for demolition, which the Town pays for (unless it is a qualifying historic structure for which an extensive report is required).	The Town will continue to amend the Municipal Code to ensure compliance with all Building Code requirements.
H2.1(b) Maintain and Improve Housing	The Town works to preserve its existing housing stock. During the first seven years of Cycle 5 (2015-2021), the Town issued 372 permits to remodel/repair existing residences and 139 permits to add additions/repair main residences. The Town also issued one permit to convert an existing residence to an ADU and one permit to convert an existing barn to an ADU. The Town issued two permits for remodeling/repairing existing ADUs. The Residential Design Guidelines prepared in 2012 and revised in 2016, support reuse of existing buildings, portions of buildings, and building materials. The Guidelines also support preservation and adaptive reuse of historic structures.	The Town will continue to encourage maintenance of structures by working with homeowners to facilitate a permitting process that includes clear requirements to minimize the processing time.

H2.1(c) Enforce Housing Standards	The Town responds to complaints related to compliance and works with residents to address issues related to public health and safety. The Town maintains a list of housing resources on its website, including those related to loans for rehabilitation projects (San Mateo County Home Repair Program).	The Town will continue to enforce Health and safety standards for all housing units.
H2.1(d) Sewage System	The Town has policies in the Housing Element, including Policy H1.1(h) - Sewer for ADUs, and Policy H2.1(d) - Priority Service for affordable housing, to support providing sewer service to senior housing and affordable housing projects.	The Town continues to explore options for increased access to sewer.
H2.2(a) Continue Home Rehabilitation	As indicated under H2.1 above, the Town works to preserve its existing housing stock. During the first seven years of Cycle 5 (2015-2021), the Town issued 372 permits to remodel/repair existing residences and 139 permits to add additions/repair main residences. The Town also issued one permit to convert an existing residence to an ADU and one permit to convert an existing barn to an ADU. The Town issued two permits for remodeling/repairing existing ADUs. The Residential Design Guidelines prepared in 2012 and revised in 2016, support reuse of existing buildings, portions of buildings, and building materials. The Guidelines also support preservation and adaptive reuse of historic structures.	The Town will continue to encourage maintenance of structures by working with homeowners to facilitate a permitting process that includes clear requirements to minimize the processing time.
H2.2(b) Exceptions and Variances	The Town processes building permits for additions and remodels on an ongoing basis, and grants variances and exceptions to encourage rehabilitation of existing units over demolition. The Town developed new and more relaxed development standards for The Glens area of Woodside to reduce the need for exceptions and variances (Ordinance 2020-604). In addition, in 2018, the Planning Commission determined that the conversion of a nonconforming main	The Town will continue to identify ways to protect and rehabilitate existing housing stock. It will continue to provide for setback exceptions and variances to recognize limitations on existing structures to allow

	residence to another residential use does not require a Change of Use.	remodeling or small additions rather than demolition and construction of new structures. Focus on the review of development standards in the Western Hills is a high priority.
H2.2(c) Utilize Town and County Rehabilitation Programs	The Town maintains links to housing resources on the Town website, including the programs offered as part of the San Mateo County Home Repair Program.	Ongoing.
H2.3(a) Construct to Building Code	Effective January 1, 2020, all projects that are submitted for building, plumbing, electrical and mechanical permits, are required to comply with the 2019 California Code of Regulations, Title 24.	The Town will continue to adopt and implement all requirements of the most up-to-date California Code of Regulations, including all Fire District requirements.
H2.3(b) Limit House Sizes	In 2016, the Town limited the size of basements. In 2017, the Town increased the maximum allowable main residence size in all single-family residential districts but not the overall allowable floor area. In 2020, allowable floor area was effectively increased as a State mandate to allow for the construction by-right of an 800 sf ADU, maintaining minimum rear and side setbacks of 4 feet, on any single-family parcel.	The Town will continue to consider refinements to the size of residential structures. The Town requires no minimum unit size, so long as it complies with Building Code minimums.
H2.4(a) Promote and Enforce Energy Efficiency and Sustainability	Effective January 1, 2020, all projects that are submitted for building, plumbing, electrical and mechanical permits, are required to comply with the 2019 California Code of Regulations, Title 24. Effective January 1, 2020, the California	The Town will continue to enforce the California Solar Mandate for all new houses, condominiums, and apartment projects. The

	2020 Solar Mandate requires installation of solar panels on all new SFRs and MFRs that are up to 3 stories in height.	Mandate requires rooftop solar photovoltaic systems on all new homes (under three stories) built, as of January 1, 2020. The rooftop solar systems are required to offset 100% of the home's electricity usage.
H2.4(b) Building Design and Materials	The Sustainability Element of the General Plan, the Residential Design Guidelines, and CAP Measure 3.1.2. encourage the integration of sustainable design features and elements, such as passive heating and cooling, solar, green roofs, geothermal, cisterns, and rain garden features.	The Town will enforce the California 2020 Solar Mandate for all new houses, condominiums, and apartment projects, and encourage integration of other sustainable design features.
H2.4(c) Sustainable Services and Development	The Town has subsidized plan review and building inspection of roof-mounted and ground-mounted solar panel installations to encourage energy saving features in retrofits. The Town also includes sections within staff reports prepared for Design Review that encourage integration of sustainable measures. The Town also amended the municipal code to allow installation of EV Chargers and battery packs in setback areas.	Staff will continue to encourage applicants to include sustainable measures and features in projects.
H2.4(d) Update Design Review	The Town implements the California Code of Regulations. Effective January 1, 2020, all projects that are submitted for building, plumbing, electrical and mechanical permits, are required to comply with the 2019 California Code of Regulations, Title 24.	The Town will continue to adopt and implement all requirements of the California Code of Regulations, Title 24.

H2.4(e) Green Building Incentives	*The Town implements the California Code of Regulations. Effective January 1, 2020, all projects that are submitted for plumbing, electrical and mechanical permits, are required to comply with the 2019 California Code of Regulations, Title 24.*	The Town will continue to adopt and implement all requirements of the California Code of Regulations, Title 24.
Goal 3. Promote the Availability of Housing for Special Needs Groups		
H3.1 (a) Maintain Local Public Sector Employees	The Town does not maintain a list of local public-sector employees interested in rental of affordable units, but maintains a list of housing resources, including links to rental listings, on its website.	The Town will continue to maintain a list of Housing Resources on its website, including a link to the San Mateo County Department of Housing (SMCHousingSearch.org) which maintains current listings, including listings for affordable housing.
H3.1(b) Employee Housing	The Town continued to inform the public that employee housing for six or fewer persons is treated as a single-family structure and residential use, subject to the same restrictions as conventional single-family dwellings.	The Town will continue to permit housing units that can accommodate any household types.

H3.2 (a) Continue Housing Programs and Policies for People with Living with Disabilities	The Town maintains information to support housing accessibility for people with disabilities. The Town website Housing Resources page includes a link to the Center for Independence of Individuals with Disabilities (CID). CID now has a program: Housing Accessibility Modification (HAM), in which CID installs ramps, handrails, grab bars, vertical lifts and other modifications to make homes more accessible. The program is free of charge for individuals who meet the income requirements.	The Town will continue to maintain a list of up-to-date resources and links on the Town's website, including a link to CID.
H3.2(b) Amend Zoning Ordinance to Expand Exceptions for all Disabilities	The Town adopted Ordinance No. 2017-582 which clarifies that the Zoning Ordinance allows exceptions to accommodate people with disabilities of all types, including developmental disabilities and/or physical disabilities.	The Town will continue to amend the Municipal Code to address changes in State law.
H3.2(c) Group Homes	The Town continued to inform the public that group homes with six or fewer persons are permitted uses in all residential districts, as required by State law. WMC Section 153.005, defines a Residential Care Home as a dwelling unit or portion thereof, used and licensed by the State of California or the County of San Mateo, for the care of up to six persons, including oversight occupancy or care for extended time periods, and including all uses defined in Sections 5115 and 5116 of the Cal. Welfare and Institutions Code, or successor legislation.	The Town will continue to permit Group Homes.
H3.2(d) Definition of Family	The Town further refined the definition of family to remove "or the occupants of a residential facility serving six or fewer persons" from the definition.	**Complete.**

H3.3(a) Senior Amenities	The Town supports but has not yet received application(s) for residential projects with medical facilities and ground transportation for seniors.	The Town anticipates rezoning parcels that may provide more housing opportunities for seniors and associated amenities.
H3.3(b) Encourage ADUs for Seniors	During the first seven years of RHNA Cycle 5, the Town issued 82 permits for the construction of ADUs. By right, all owners of single-family parcels may construct a 500 sf Junior ADU within the main residence, and an attached or detached 800 sf ADU, maintaining minimum side and rear setbacks of 4 feet.	The Town will continue to work with property owners to identify opportunities for constructing ADUs for seniors and others. The Town will ensure programs support the Town's AFFH goals so that housing is available to all people.
H3.3(c) Home Repair Information	The Town maintains links to Housing Resources including home repair information on the Town website (San Mateo County Home Repair Program).	The Town will continue to maintain links to Housing Resources including home repair resources, on its website.
H3.3(d) Property Tax Postponement Program	The Town maintains links to Housing Resources including property tax postponement information on the Town website (State of California Property Tax Postponement Program).	The Town will continue to maintain links to Housing Resources, including links for information on property tax postponement.
H3.3(e) Reverse Annuity Mortgages	The Town maintains links to Housing Resources including reverse annuity mortgages information on the Town website (California Finance Home Agency).	The Town will continue to maintain links to Housing Resources including reverse annuity mortgages information.

H3.4(a) Cooperate with Agencies Providing Emergency Shelter	The most recent snapshot count of homeless persons within Woodside (2019) indicates the population continues to be 0. The Town coordinates with agencies providing housing services, including HIP Housing that focuses on home sharing. With a local homeless population of 0 within Woodside, the Town has given priority to making financial contributions to regional programs such as the Housing Endowment and Regional Trust (HEART) that are addressing the wider regional need for homeless services.	The Town will continue its yearly contributions to HIP Housing and HEART.
H3.4(b) Amend the Municipal Code	The Town permits emergency shelters and transitional housing in its Community Commercial (CC) District. The Town also allows Transitional and Supportive Housing in all residential districts as a permitted use (except within the Multi-Family Residential District (MFRD))	The Town will continue to permit emergency shelters and transitional housing.
Goal 4. Support Programs which Increase Housing Opportunities		
H4.1(a) Community Development Block Grant	The Town maintains links to Housing Resources, including information on Community Development Block Grants, on the Town website (U.S. Department of Housing and Urban Development).	The Town will continue to maintain links to Housing Resources, including information on Community Development Block Grants. The Town will review and potentially increase contributions. It will also consider public/ private partnerships.

H4.1(b) Sub-Regional Housing Program	The Town has participated with the consortium of San Mateo jurisdictions, *21 Elements*, to reach out to members of the public across the County and develop shared resources and best practices for the Housing Element Update process.	The Town will continue to work with 21 Elements as it implements its Housing Element (2023-2031).
H4.1(c) Work with other Municipalities and Agencies	No additional multi-family residential housing projects were proposed at Cañada College in Cycle 5; however, the Town continues to work with the College on planning for additional higher density housing.	After discussion with Cañada College regarding their new Facilities Master Plan and the need for 80 housing units on campus, these units were included in the RHNA Plan, along with a Program to streamline the entitlement process for this housing.
H4.1(d) Work with Nearby Communities and Non-Profits	The Town encourages collaboration to facilitate future affordable housing.	The Town will continue to collaborate with the San Mateo County Community College District, Stanford University, and non-profit housing advocates to facilitate future affordable housing.
H4.1(e) Work with Citizens and Organizations	Since 2005, the Town has donated $26,950 to the Housing Endowment and Regional Trust (HEART), and $10,000 to HIP Housing to support provision of housing in the region. The Town also donated $10,000 towards the construction of a new homeless shelter during 2000-01.	The Town will continue to support agencies and organizations providing shelter and other housing services.

H4.1(f) Meet with Housing Advocates	The Town joined a consortium of jurisdictions in San Mateo County called *21 Elements*, working together to update all Housing Elements in the County. As part of this process, "listening sessions" were organized with organizations such as HIP Housing, LifeMoves, Samaritan House, Youth Leadership Institute, Ombudsman Services of SMC, and the National Alliance on Mental Illness. Service providers emphasized the need for affordable housing sites near transit, or with access to government services, near parks and community/senior centers within high walkability neighborhoods, and with adequate parking and good noise insulation.	Ongoing.
H4.2(a) Enable Home Sharing	The Town has maintained a list of housing resources on its website, including a link to HIP Housing which provides opportunities for home sharing.	The Town will continue to maintain a list of Housing Resources on its website, including links to HIP Housing and to the San Mateo County Department of Housing (SMCHousingSearch.org) which maintains current listings, including listings for affordable housing.
H4.3(a) Density Bonus Ordinance	The Town has retained a consultant to prepare a Density Bonus Ordinance.	The Town will complete its Density Bonus Ordinance during Cycle 6.
H4.3(b) Affordability Incentives	The Town met and exceeded its RHNA targets for affordable units in Cycle 5.	The Town will consider affordability incentives as one means of increasing affordable housing.

H4.4(a) Equal Opportunity Housing Organizations	The Town supports a variety of equal opportunity housing organizations including HIP Housing and the Housing Endowment Regional Trust (HEART) and provides links to housing resources on its website.	The Town will continue to provide links to equal opportunity housing organizations on its website.
H4.4(b) Referrals	The Town provides links to Housing Resources on its website, including a link to the U.S. Department of Housing and Urban Development that provides resources on filing complaints related to discrimination.	Ongoing.
Goal 5. Provide, Develop, and Maintain Public Information Regarding Housing Availability; Develop Housing Policy		
H5.1(a) Housing Availability Information	The Town maintains a list of housing resources on its website.	The Town will continue to maintain a list of Housing Resources on its website, including a link to the San Mateo County Department of Housing (SMCHousingSearch.org) which maintains current listings, including listings for affordable housing.
H5.2(a) Housing Inventory Database	The Town uses Trakit, a shared database of all Town development and permitting information by parcel. The Town has also updated its Vacant Lands Map in GIS and the associated parcel list.	The Town will continue to use permit/land tracking software as a database for all Town projects. It will also continue to keep its Vacant and Underutilized Lands GIS map and associated Vacant and Underutilized Parcel List up-to-date.

H5.3(a) Facilitate, Construction of New Housing	The Town works to review all residential construction in an efficient manner to facilitate the construction of new housing. Staff prepared an article for the Town's quarterly newsletter, *The Woodsider*, describing the new relaxed ADU development standards (which resulted in the construction of additional ADUs), and works with property owners to identify opportunities for constructing ADUs.	The Town will continue to work with property owners to facilitate construction of SFRs, ADUs, and SB 9 units. The Town will also look for opportunities to address the needs of seniors, students, families, and others, by partnering and/or promoting the development of multi-family housing.
H5.3(b) Permit Requirements	Review of ADUs is ministerial only, consistent with State law. The Town works with property owners in all parts of the Town to encourage development of ADUs. The Town worked with residents of The Glens to formulate recommendations for special development standards to provide property owners with more flexibility and less entitlement process as they rebuild or renovate structures. These changes, including: 1) progressively increasing maximum residence sizes for smaller lots with no increase to maximum allowable floor area; and 2) relaxed setbacks based on both zoning and lot size (adopted January 28, 2020). Effective January 1, 2022, the Town is accepting applications for SB 9 units, which require ministerial approval only for a two-lot split and two 800 sf units on each resulting lot.	The Town will continue to streamline and refine development review of housing units. As part of this effort, the Town has started its review the Western Hills development standards.

H5.3(c) Review Permit Process	As described under H5.3(b) above, the Town has streamlined design review and relaxed development standards in The Glens area of Woodside. An 800 sf ADU is permitted by right, with side and rear setbacks of 4 feet. The Town also permits SB 9 units and SB 9 parcel splits by-right on all single-family parcels meeting the criteria mandated by State law.	The Town is constantly looking to make Municipal Code changes to minimize processing barriers for housing construction.
H5.4(a) Disseminate Information	The Town maintains information related to first time homebuyers, home sharing, rentals, home repair, and other housing resources on the Town's website.	The Town will continue to maintain a list of up-to-date resources and links on the Town's website.
H5.4(b) Annual Housing Report	The Town submits its Annual Housing Report to the State's Department of Housing and Community Development (HCD) in January of each year, well ahead of the April 1st deadline.	Ongoing on an annual basis.
H5.4(c) New Data, Census	The Town incorporates the most recent Census data and other demographic information on the Town's website, as it becomes available.	Ongoing.

H5.4(d) Support Outside Input	The Town of Woodside and other diverse stakeholders undertook an intensive community-based planning process to develop a plan to end homelessness in San Mateo County. The HOPE Plan (Housing Our People Effectively) is the community's comprehensive policy and planning document related to homelessness and relating to emergency shelter, transitional housing, and supportive housing. The Town also continues to participate in the 21 Elements Technical Advisory Committee to study provision of housing on a local and regional basis.	Planning processes for new facilities are convened as required. Consider public/private partnerships.

H5.4(e) Pre-Housing Element Update	The Planning Commission reported to the Town Council with recommendations 12 months prior to the Cycle 6 Housing Element Update. The Planning Commission along with the Town Council and Architectural and Site Review Board (ASRB) held a joint study session on October 26, 2021, to review requirements related to SB 9. The Planning Commission met on November 17, 2021, to review SB 9 requirements and make recommendations to the Town Council regarding implementation of SB 9 and SB 9 Objective Design Standards. Additional Housing Element Update discussions were conducted with the Planning Commission on January 12, 2022, and February 16, 2022. The Town also convened a RHNA Subcommittee, consisting of both Town Council members and Planning Commission members, to evaluate Adequate Sites for the RHNA 6 cycle, and to develop a strategy for encouraging the development of more affordable housing to reach the Cycle 6 housing targets. The Subcommittee met on February 17, 2022, and February 24, 2022, and will meet on March 10, 2022.	**Twelve months in advance of each Housing Element Update**.

H5.4(f) Citizen Participation	The Town is currently working with the consortium, *21 Elements*, on the Housing Element Update for RHNA Cycle 6 (2023-2031). A series of 'Let's Talk Housing' workshops were conducted during the spring of 2021. The meeting with the Woodside break-out session was conducted on April 14, 2021. To provide the public with more background information for the Housing Element Update process, 21 Elements conducted a series of webinars during the fall of 2021, including: (1) Why Affordability Matters; (2) Housing and Racial Equity; (3) Housing in a Climate of Change; and (4) Putting it All Together for a Better Future. On November 4, 2021, the Town of Woodside also participated in a Second Unit webinar and led a Town break-out session to provide guidance on constructing ADUs. (https://www.woodsidetown.org/planning/lets-talk-housing-san-mateo-county-webinar-series) (https://www.woodsidetown.org/sites/default/files/fileattachments/planning/page/33133/adu_and_second_unit_webinar.pdf)	The Town has worked with *21 Elements* to involve and engage with Town residents during the Housing Element Update process. The Town prepared a formal response to comments. The Town will solicit additional input at pre-adoption rezoning hearings.

H5.4(g) Public Notification	The Town has worked with the consortium, *21 Elements*, to publicize a series of public workshops and webinars to involve as many Town residents as possible in the Housing Update process. The Town publicizes all meetings on its website; it publishes notifications of meetings in the Almanac newspaper; and sends out postcards to individual property owners. 21 Elements has also maintained a website, publicizing opportunities for public engagement.	The Town will notify residents of any hearings related to zoning changes that provide new housing opportunities.
H5.4(h) Housing Forums	Housing forums held as part of the current Housing Element update (2023-2031) include: https://www.21elements.com/lets-talk-housing-outreach; https://www.woodsidetown.org/planning/lets-talk-housing-san-mateo-county-webinar-series; and https://www.letstalkhousing.org/events. See discussion of Policy H5.4 (e) and (f), above. Housing Forums for public engagement and education concerning housing issues were held during the spring and fall of 2021.	Periodic during Housing Element Updates.
H5.5(a) Multi-Jurisdictional Coordination	All of San Mateo County's 21 jurisdictions are working together with the consortium, 21 Elements, to update all housing elements in the County (2020-2022).	Collaboration may also continue with implementation of housing programs during RHNA Cycle 6 (2023-2031).
H5.5(b) Program Monitoring	The Town monitors its progress in implementing its housing programs on a yearly basis as part of the Housing Element Annual Progress Report (APR).	Annually

3.0 CYCLE 6 (2023-2031) HOUSING ELEMENT

Introduction

Access to secure and affordable housing continues to impact various population demographics in California. Households continue to spend a significant portion of their incomes on housing. Increased housing prices and limitations to affordable housing has created a growing inequality and limited advancement opportunities for many Californians. Increasing numbers of Californians experience homelessness due to the increase in housing costs. Locally, San Mateo County and the wider Bay Area, has increased high wage job growth, but housing construction has occurred at a fraction of the pace, creating a local housing shortage for low to moderate wage earners, and some of the highest home ownership and rental costs in the nation.

State Legislators have passed numerous bills in recent years to facilitate construction of more housing units in an effort to increase access to housing for a broader range of Californians. The State aims to increase housing supply and access for households of various income levels, by imposing significant increases to mandated housing unit allocations for all jurisdictions throughout the State, and by encouraging development in all parts of jurisdictions. The State's Housing and Community Development Department (HCD) through the Association of Bay Area Governments (ABAG), allocated the number of units needed for the RHNA 6 among the region's counties and specific jurisdictions.

3.1 Cycle 6 RHNA Allocation

For Cycle 6 (2023-2031), Woodside's assigned Regional Housing Needs Allocation (RHNA) is **328 units**. The assigned units are distributed by income level: 90 units for Very Low-Income households, 52 units for Low-Income households, 52 units for Moderate-Income households, and 134 units for Above-Moderate-Income households (based on income levels for a family of 4 in San Mateo County, April 1, 2021).[i]

In past Housing Element cycles, the Town of Woodside met requirements for Very Low-Income to Moderate-Income units through the development of Accessory Dwelling Units (ADUs). Given the 5.3 times increase in the RHNA allocation from the previous Cycle and recent Woodside property owner ADU construction numbers, the Cycle 6 Housing Element will not be able to rely solely on ADUs to reach its affordable unit allocations. Additionally, HCD requires local jurisdictions to plan for varied housing types, including but not limited to, residences, ADUs, and medium to high density housing units. This Housing Element needs to include ADUs, single family residence (SFRs), subdivisions, accessible units, and rezoned property (to increase allowable housing density). To achieve the RHNA allocation requirements, this Plan provides policy direction to amend local development regulations that allow for diverse housing unit types accessible at various income levels. HCD Housing Element Guidance recommends the inclusion of a buffer of additional units above the base RHNA allocation to ensure the allocation is achieved. The Town has planned for a

20% buffer over the 328-unit RHNA allocation so that, should some expected housing types/developments not be completed, the Town will still be able to reach its target number of units; therefore, this Housing Element includes a Plan for the construction of 393 units (328+20%) (Table 3-1).

Table 3-1. RHNA 6 Cycle Housing Targets

	Very Low Income	***Low Income***	***Moderate Income***	***Above Moderate Income***	***Total***
ABAG Regional Housing Needs (2023-2031)	*90*	*52*	*52*	*134*	*328*
Housing Needs + 20% Buffer	*108*	*62*	*62*	*161*	*393*

Changes in Distribution between Cycles 5 and 6: The required distribution of the ADU income affordability in Cycle 6 has changed. The distribution for Cycle 5 counted 70% of ADUs accessible to Very Low-Income households; 15% of ADUs accessible to Low-Income households; 10% of ADUs accessible to Moderate-Income households; and 5% of ADUs accessible to Above Moderate-Income households. Cycle 6 distribution has changed and is more evenly distributed between Very Low-Income (30%), Low-Income (30%), and Moderate-Income (30%), with 10% of the ADUs counted as Above Moderate-Income housing units. This distribution is based on research and findings developed by 21 Elements and ABAG (**Appendix E**).

a. *Increasing the Supply of ADUs and other Housing Unit Types*

In Cycle 6, HCD requires that the Town include rezoning and changes to development standards that facilitate the development of various housing types, which can include mid to high density housing, increases in ADU development, and more opportunities for land divisions that can accommodate additional housing units. Given changes to Woodside's development standards and processing requirements between 2017 and 2021, the Town saw an increase in the development of ADUs. During the three highest recent years (2018, 2019 and 2021), the Town issued building permits for an average of 17 ADUs (**Appendix I**), while increasing ADU permit issuance to 20 units in 2021, with significant increases expected based on increased interest, and Housing Element Programs that will reduce barriers to ADU and JADU construction along with increases in the number of ADUs allowed on properties with fewer constraints. The Town includes Programs to reduce development standard barriers, increase outreach, and possibly reduce fees to facilitate the increase in ADU production before 2031. In addition to increased ADU production, the Town's

RHNA targets would be met through a combination of subdivisions, development of vacant and underutilized lots, new higher density housing at Cañada College (part of the San Mateo County Community College District), and new higher density housing projects on privately-owned property and two Town-owned sites.

In consultation with HCD, and pursuant to the ABAG Technical Memorandum "*Using ADUs to Satisfy RHNA*", the following affordability distribution for ADUs is used:

Table 3-2. Affordability of ADUs

Income Levels	*Allocation of Units by Income Category*
Very Low Income	*30%*
Low Income	*30%*
Moderate Income	*30%*
Above Moderate Income	*10%*
TOTAL ***100%***	

3.2 Town Collaboration with 21 Elements

The Town of Woodside, with all jurisdictions in San Mateo County, have shared resources during the past and current Housing Element updates within a group in San Mateo County known as *21 Elements,* named for the 21 Jurisdictions in San Mateo County. Over the past several years, *21 Elements* continually meets to discuss new housing policies introduced by the State to ensure each jurisdiction meets its housing unit targets. *21 Elements* includes consulting resources provided by Baird + Driskell Community Planning, a firm with long ranging experience in State Housing laws. *21 Elements* collected information from jurisdictions throughout the State that have worked with HCD and that now have certified Housing Elements, sharing "lessons learned". *21 Elements* helps guide the process—providing best practices, technical information, and consultation with HCD on important requirements/deadlines and legislative updates.

Technical assistance provided by *21 Elements* to assist with each jurisdiction's HCD certification of Housing Element Cycle 6 includes, but is not limited to, the following:

- ***Analysis of ADU Affordability***: Utilized research from a Statewide survey of ADUs, conducted by the Center for Community Innovation at the University of California, Berkeley, and prepared a memo that assists Bay Area jurisdictions to determine appropriate income level affordability distribution among constructed ADUs (**Appendix E**).
- ***Cost Constraints Analysis***: Collected information about costs of constructing different types of housing units in the 21 San Mateo jurisdictions. Jurisdictions submitted

information about fees charged for reviewing and building housing units as well as other fees, such as those charged for road maintenance and by school districts.

- ***Stories:*** Collected stories of people throughout San Mateo County regarding the challenges they face in finding and continuing to live in housing that is and remains affordable. The personal stories brought individual human experiences to the forefront of the many issues.
- ***Affirmatively Furthering Fair Housing (AFFH):*** Retained the services of Root Policy Research to prepare 'Affirmatively Furthering Fair Housing' analyses for each jurisdiction. Root Policy Research also assembled information on State and federal fair housing laws to ensure jurisdictions are tracking all compliance requirements. This analysis was supplemented and amended by a 2023 analysis by the firm Dyett & Bhatia **(Appendix K).**
- ***Virtual Tours with HCD:*** Completed Virtual Tours with HCD providing Woodside with the opportunity to share possible approaches for meeting its housing allocation targets, to discuss any challenges it is facing, and to get input on what HCD would be looking for in different parts of the Housing Element.

3.3 Public Outreach and Engagement

After receiving RHNA allocations, the Woodside Town Council established a RHNA Subcommittee consisting of members of the Planning Commission and Town Council to discuss the challenges of the RHNA allocations and strategies to meet the housing goals; suggesting sites for rezoning to meet housing target types and numbers spread across income categories and demographics based on the various environmental, fire hazard, and infrastructure constraints within the Town. In addition to the publicly noticed RHNA Subcommittee meetings, the Planning Commission and Town Council conducted several meetings that included the review and discussion of this Housing Element. Outreach to the public included, but was not limited to, direct mailing notification of public meetings to all residents and outreach to various organizations that support and advocate for low-income housing. All public outreach and engagement meetings are outlined in Table 3-3 below (**Appendix H**):

Table 3-3. Public Engagement Summary

Date:	***Virtual Meetings and Webinars:***	***Town Council:***	***Planning Commission:***	***RHNA Subcommittee:***
December 15, 2020		RHNA Meeting		
April 14, 2021	'Let's Talk Housing!' (LTH) Introduction with Woodside Break-out Session			
June 8, 2021		RHNA 5 Progress & RHNA 6 Allocation		

June 16, 2021			RHNA 5 Progress & RHNA 6 Allocation	
October 13, 2021	LTH: "Why Affordability Matters"			
October 26, 2021		Joint TC/PC/ASRB Study Session on SB 9		
October 27, 2021	LTH: "Housing & Racial Equity"			
November 4, 2021	ADU Workshop with Woodside Break-out Session			
November 10, 2021	LTH: "Housing in a Climate of Change"			
November 17, 2021			SB 9 Code Amendment, Subdivisions	
December 1, 2021	LTH: "Putting it all Together for a Better Future"			
December 1, 2021			SB 9 Code Amendment, Zoning	
December 14, 2021		SB 9 Code Amendment, Subdivisions & Zoning		
January 12, 2022			Cycle 6 Housing Element	
January 25, 2022		Mayor appoints a RHNA Subcommittee		
February 2, 2022			Housing Study Session	
February 16, 2022			Housing Study Session	
February 17, 2022				RHNA Introduction
February 24, 2022				RHNA Planning
March 2, 2022			Review Draft HE Chapters 1 and 2	
March 8, 2022		Review Draft HE Chapters 1 and 2		

March 10, 2022				Final RHNA Recommendation
March 16, 2022			Review RHNA Subcommittee Recommendation	
March 22, 2022		Review RHNA Subcommittee Recommendations		
April 25, 2022			Review of Draft HE Chapter 3	
May 10, 2022		Review of Chapter 3 and complete draft Housing Element to release for a 30-day public comment period		
May 18, 2022 – July 1, 2022 (44-day Public Comment Period)				
July 12, 2022		Formal Response to Comments		
December 13, 2022		Review HCD Comment Letter and Response to Comments memo		
January 10, 2023		Review HCD response regarding Town-owned sites		
January 31, 2023		Review revised Housing Element documents for submittal to HCD for second review		
March 7,2023 – March 13, 2023 – 7-day Public Comment period				
June 22, 2023	Direct Contact to 25 LMI organizations (e.g., fair housing advocates, low income housing developers, and			

	support services), soliciting comments on revised Housing Element			

a. Countywide Meetings conducted by 21 Elements – 'Let's Talk Housing!'

With a countywide perspective and an understanding of the State Housing and Community Development Department's (HCD) legal requirements, *21 Elements* helps jurisdictions work together to satisfy legal mandates to address the county and region's housing crisis.

During Spring of 2021, *21 Elements* conducted a series of '*Let's Talk Housing!*' workshops introducing members of the public to requirements for a State certified Housing Element, including discussions on topics such as the necessity for varied housing types in all jurisdictions.

21 Elements assembled San Mateo County jurisdictions into six different meeting groups. Woodside, Atherton, Daly City, Pacifica, Half Moon Bay, and the unincorporated County joined together for a session on April 14, 2021. This meeting provided opportunities to learn from and listen to community members about their housing needs, helping to make sure everyone is involved in shaping the Town's and other jurisdictions' futures.

As part of the April 14, 2021, meeting, each municipality conducted its own "break-out" session to encourage participants to share their housing related views, ideas, concerns, and solutions. At Woodside's session, members of the public raised issues regarding the complexity of regulations they encounter, and the time involved. Many mentioned that residents are mostly drawn to Woodside because of its rural character and natural environment yet noting challenges to building in the Town given its many environmental constraints. Other comments included the need to streamline the development process and encourage the Town to work with the County Department of Environmental Health to adopt regulations allowing alternative septic technologies. Community members discussed whether the Town would change its approach to meeting RHNA targets solely through ADUs. Participants acknowledged the challenge of maintaining the Town's rural character while also meeting the housing needs of all sectors of the community, including fire fighters and teachers, who often travel long distances to their employment in Woodside and the wider region.

The April 14, 2021, '*Let's Talk Housing!*' meeting was advertised via the Town website, *21 Elements* website, posting at Town Hall and the Library, NextDoor Woodside, and by mailed postcard to all residents (Figure 3-1). At a countywide level, *21 Elements* indicates that six introductory '*Let's Talk Housing!*' meetings were held and 1,024 registered for the series. Of those who registered, the majority identified as White (66%) or Asian (15%) and were 50 years or older; nearly half were 50 to 69 years old and almost a fifth were over 70. Almost half lived over 21 years in their homes and three-fourths owned their homes.

Figure 3-1. The Announcement for First Public Outreach Meeting "Let's Talk Housing" and Woodside Break-Out Session conducted on April 14, 2021, was posted on the Town Website.

A second set of workshops in the form of issue-based webinars (Figure 3-2) was conducted during the Fall of 2021, including:

- ***Why Affordability Matters:*** Why housing affordability matters to public health, community fabric and to county residents, families, workers, and employers;
- ***Housing and Racial Equity:*** Why and how our communities have become segregated by race, why it is a problem and how it has become embedded in our policies and systems;
- ***Housing in a Climate of Change:*** What is the connection between housing policy and climate change and a walk through the Housing & Climate Readiness Toolkit; and,
- ***Putting it All Together for a Better Future:*** How design and planning for much-needed new infill housing can be an opportunity to address existing challenges in our communities.

Figure 3-2. The Announcement for the 'Creating a More Affordable Future"' issue-specific Webinars and Discussions, conducted between October 13, 2021, – December 1, 2021, was sent to all Town residents.

The Town of Woodside also participated in a meeting conducted jointly with the County of San Mateo and several other San Mateo County jurisdictions on 'Developing Second Units' held on November 4, 2021 (Figure 3-3). The Town provided an overview of the process for developing ADUs in Woodside and provided participants with a copy of the PowerPoint prepared for the presentation. Questions focused on the number of ADUs permitted by lot size in the Town.

Woodside joined *21 Elements* for a facilitated series of listening sessions held between September and November 2021 to hear from various stakeholders who operate countywide or across multiple jurisdictions. The four sessions convened more than 30 groups including fair housing organizations, housing advocates, builders/developers (affordable and market-rate), and service providers, to provide observations on housing needs and input for policy consideration.

Figure 3-3. The Town participated in a Workshop on Constructing Second Units/ ADUs, conducted on November 4, 2021.

b. RHNA Subcommittee Meetings

On January 25, 2022, the Town's Mayor appointed a RHNA Subcommittee with members from the Planning Commission and Town Council to review and discuss sites that could accommodate increased housing densities providing units that are accessible to various household types,

including but not limited to, public service workers, families working in the local area, and citizens with disabilities. All meetings were publicly noticed and open for public participation, to discuss strategies that encourage more affordable housing units, and various types of housing units in Woodside that are necessary to meet the RHNA targets.

The Subcommittee conducted meetings on February 17, 2022, February 24, 2022, and March 10, 2022. The Subcommittee considered criteria for selecting sites, such as underutilized land with few hazard constraints (e.g., earthquake faults, flood zones, constrained access routes in high fire zones, etc.), better access to services and transportation corridors, and most importantly, sites that may be able to access sewer, as most of Woodside properties must use onsite septic systems for effluent disposal. The Subcommittee also reviewed the demographic trends in the community considering special needs groups such as seniors, residents with disabilities, service personnel of Town Center businesses, and students attending Cañada College.

c. Planning Commission and Town Council Housing Element Update Meetings

The Town completed public hearings with the Planning Commission and Town Council as identified in Table 3-3 above, and described further in **Appendix H**.

The hearings included review of sites to be rezoned for increased density. In consultation with property owners of possible sites for increased density, some sites were removed (e.g., Stanford University and Woodside Road properties) from consideration given the lack of interest in developing increased housing densities from those property owners.

During the hearings, Town residents expressed significant concerns with sites proposed for increased density, citing concerns related to traffic, design, and changes to community character. Town residents expressed a desire to meet RHNA targets with increased development of ADUs. The Town Council acknowledged resident concerns, while recognizing different housing types are necessary, therefore including Programs that provide opportunities for different housing types that are accessible to people of varied income levels.

d. Key Takeaways from the Town Meetings

The Town's outreach and engagement process recognized the need to balance the community's desire to maintain the Town's rural character, with a need to provide housing for all members of the wider community; and for the Town to do its part in creating regulations that can accommodate the development of, and access to, various types of housing.

e. Direct Outreach to Low- and Moderate-Income Housing Organizations

Woodside contacted various organizations that provide advocacy and support for low- and moderate-income households; and, developers of low-income housing projects as further described in **Appendix H**.

3.4 Affirmatively Furthering Fair Housing (AFFH)

Cycle 6 Housing Elements shall remove barriers to segregation, choose and locate housing sites accessible to residents in the wider community, and establish policies and programs that provide tools to overcome historic patterns of segregation. This focus on creating a more "level playing field" for housing access to all members of the community is referred to as "Affirmatively Furthering Fair Housing" (AFFH). This section summarizes the AFFH analysis prepared for Woodside by the firm Dyett & Bhatia (**Appendix K**).

a. The Requirement to Affirmatively Furthering Fair Housing

In 2018, the State of California established a mandate requiring all California jurisdictions to affirmatively further fair housing. The AFFH obligation is similar to the federal obligation in the 1968 Fair Housing Act which requires the Federal Department of Housing and Urban Development (HUD) to administer its programs and activities related to housing and urban development in a manner that furthers the purposes of the Fair Housing Act. In the bill that established the AFFH mandate, the State updated housing element requirements to include an assessment of fair housing practices, and an analysis of the relationship between available sites for housing development and increased housing access opportunities.

AB 686 requires all public agencies to "administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing and take no action inconsistent with this obligation". Not only does the law prohibit discrimination; it requires "inclusion" to overcome historic patterns of segregation.

The Federal Housing Act prohibits discrimination of people based on protected classes: race, color, ancestry/national origin, religion, disability, sex, and familial status. California law[1] also extends

[1] California's Planning and Zoning Law (Gov. Code, § 65000 et al.) prohibits jurisdictions from engaging in discriminatory land use and planning activities. Specifically, Government Code section 65008, subdivision (a), deems any action taken by a city or county to be null and void if such action denies to an individual or group of individuals the enjoyment of residence, landownership, tenancy, or any other land use in the state due to illegal discrimination. Under the law, it is illegal to discriminate based on protected class such as race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, age, source of income, disability (including individuals in recovery

protections based on age, sexual orientation, gender identity or expression, genetic information, marital status, military or veteran status, and source of income (including federal housing assistance vouchers).

b. History of Segregation in the Region

According to the San Mateo County Historical Association, San Mateo County's early non-white population worked in a variety of industries, including logging, agriculture, food service, hospitality, and entertainment. Shipbuilding during and after World War II attracted many residents to the Peninsula, including the first sizeable migration of African Americans to the Bay Area (Appendix K). Enforcement of racial covenants forced non-white residents into segregated neighborhoods usually located near less desirable neighborhoods near areas of high pollution and few public services.

The private sector contributed to segregation through activities that discouraged or prohibited integrated neighborhoods, often by using restrictive covenants and real estate redlining practices. Woodside properties included recorded land deeds specifying only "members of the Caucasian or White race shall be permitted" to occupy sold homes.

A timeline of major federal Acts and court decisions related to fair housing, zoning and land use is included in Figure 3-4.

for drug or alcohol abuse, whether or not they are actively seeking recovery assistance), veteran or military status, or genetic information.

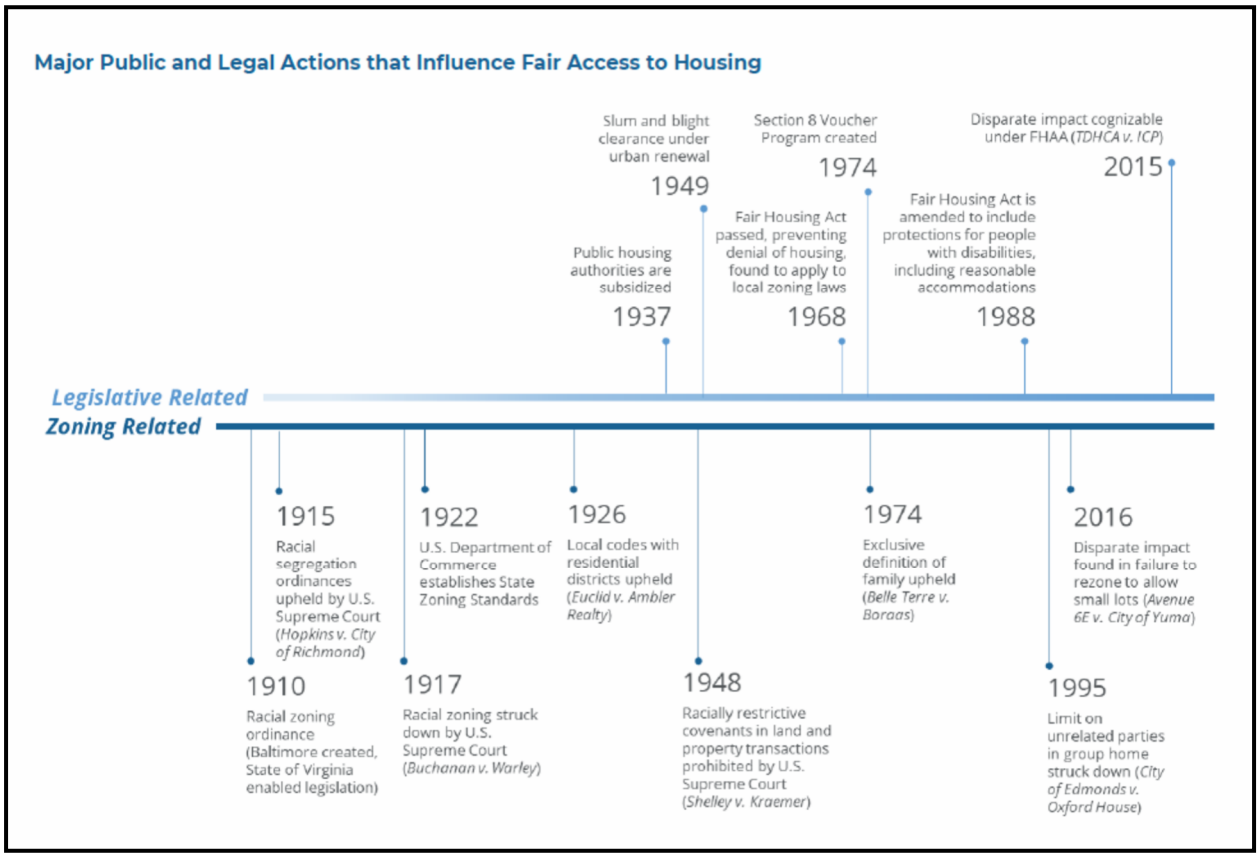


Figure 3-4. Public and Legal Actions that Influence Fair Access to Housing.

As shown in the timeline, exclusive zoning practices were common in the early 1900s. Courts struck down only the most discriminatory and allowed those that would be considered today to have a "disparate impact" on classes protected by the Fair Housing Act (1968).

c. Woodside Fair Housing Assessment

The firm Dyett & Bhatia assisted the Town of Woodside in preparing its 'Affirmatively Furthering Fair Housing' (AFFH) analyses. outlined in Appendix K.

This following summarizes the primary information from Appendix K, Fair Housing Assessment including the following sections: fair housing enforcement and outreach capacity, integration and segregation, access to opportunity, disparate housing needs, environmental factors, and the Town's fair housing action plan:

- The Town contracts with Project Sentinel through its partnership with the San Mateo County Consortium to investigate complaints, obtain remedies, and engage in fair housing testing. As a member of the San Mateo County Consortium, Woodside receives access to programs for protected groups in need of housing, expanding its capacity for outreach and engagement.

- Persons with disabilities is analyzed in Appendix B Housing Needs Report and summarized in Section 1 of the Housing Element. Woodside has proportionately fewer households with disabilities (5%) than the County as a whole (8%), but this proportion is likely to increase as the population ages. The most common disabilities in the town for all ages are ambulatory (2.6%), hearing (2.3%), and independent living (1.7%). Between 2017 and 2021, a disproportionate share (56 percent) of all housing discrimination complaints in San Mateo County were filed based on disability. In Woodside, only two complaints were filed in this time frame, with the basis of the complaints unknown.
- In 2019, 79.0 percent of Woodside's population was White while 0.9 percent was African-American, 7.3 percent was Asian, and 9.1 percent was Latinx. People of color in Woodside comprise a proportion below the overall proportion in the Bay Area as a whole. Since 2000, the percentage of residents in Woodside identifying as White has decreased and by the same token the percentage of residents of all other races and ethnicities has increased by 10.7 percentage points. Taken altogether, the data on changing demographics over the years, the dissimilarity index, the neighborhood segregation typologies, and the diversity index point to Woodside having low segregation but low diversity within the Town.
- Female householders with children in particular may be targets of discrimination. In Woodside, 5.63 percent of households are female headed-households while 74.7 percent of households are married-couple family households. In comparison, 10.1 percent of households in the County are headed by a female (see Appendix K, Chart K-6). In 2019, 2.7 percent of married-couple families and 23.0 percent of female householders lived below the poverty line in Woodside.
- Economic diversity is limited: 75% of households in Woodside earn more than 100% of the Area Median Income (AMI) compared to 49% in the county overall. Nearly all census block groups in the town have median incomes above $125,000 and households experiencing poverty is low throughout Woodside. Lower income segregation is below surrounding areas.
- Countywide, racial, and ethnic minority populations are disproportionately impacted by poverty, low household incomes, cost burden, overcrowding, and homelessness compared to the non-Hispanic White population. Additionally, racial, and ethnic minorities are more likely to live in areas with low to moderate resources and be denied for a home mortgage loan. Racially or ethnically concentrated areas of poverty (R/ECAPs) are defined as areas with non-white population of 50 percent or more, and the poverty rate must exceed 40 percent. Woodside does not contain any non-white racial/ethnic concentrations or concentrations of low-income wage earners based on 2019 HUD AFFH data. Racially/Ethnically Concentrated Areas of Affluence (RCAAs) are generally considered to be areas with high concentrations of wealthy, non-Hispanic white residents. All census tracts in Woodside are identified as RCAAs and all neighboring cities within San Mateo County to the west of the Junipero Sierra Freeway are as well.
- Disparities in access to opportunities examines five types of opportunity: educational, employment, transportation, access to low poverty neighborhoods, and access to environmentally healthy neighborhoods. Most of Woodside scores high for positive education outcomes. The entire Town scores high for economic opportunity, but a

low/moderate proximity to jobs indicating commuting to jobs outside of the community. Although the County as a whole is well supported by public transit transportation, Woodside has limited bus service and relies in part on public paratransit and private car share services. The Town has no areas of poverty. The Town rates high on environmental quality due in part to its lower density and proximity to open space.

- Disproportionate housing needs analyzes cost burden, overcrowding, displacement risk, homelessness, and natural hazards. 28 percent of renter households in Woodside are cost burdened, spending more than 30 percent of their gross income on housing costs. No households are overcrowded. The are no sensitive communities vulnerable to displacement. Homelessness is rare in Woodside. The most significant natural hazard concern is the percentage of the Town within a high fire hazard zone.

In summary the Town experiences low levels of racial and economic diversity, disability, and female headed households compared to the County. The aging of the population, and the percentage of female headed households below the poverty line, are potential areas of concern for future policies regarding fair housing, integration, and segregation. Table K-17 - Fair Housing Issues summarizes the policies, programs, and metrics the Town will use to address the AFFH issues summarized above.

Appendix K also discusses the Town's housing sites inventory as a tool for AFFH. The Housing Element and fair housing action plan set forth in Table K-17 includes supporting broader housing types, including higher density housing at Cañada College and on one privately owned property. Two Town-owned sites are also included in the RHNA Plan to be rezoned for higher density housing to further create a variety of housing types. The RHNA Plan meets 41% of its affordable housing requirements through the development of Accessory Dwelling Units (ADUs). ADUs are constructed throughout the community and are available to all sectors of the community, in support of AFFH goals.

d. Contributing Factors to Fair Housing Issues

One of the major methods of creating affordable housing in Woodside is through development of ADUs. Resident survey information concerning ADUs demonstrates strong support for this approach. The Town will continue to support ADU creation supplemented by rezoning of three sites for higher density housing and increase the allowable density at the Cañada College site. Potential factors that may make implementing these solutions difficult include the following:

- Limited local job opportunities.
- Limited access to frequent and widespread public transportation.
- Lack of access to sewer infrastructure.
- Limitation on density from existing zoning.
- Difficulty in obtaining public or private financing to offset the costs of affordable units.
- Timing of the Cañada College capital improvement program.

- Limited site capacity due to environmental constraints such as fault zones, fire hazards, and slopes.

These factors are addressed by the discussion of sites in Section 3.8- Strategies to Meeting RHNA Cycle 6, and policies in Section 3.9- Housing Program and Action Plan – Guiding Principles, Goals, Policies, and Programs.

3.5 Governmental and Non-Governmental Constraints on Housing

The following is a description and analysis of the various potential constraints on the production of a variety of housing types to meet the housing needs of all income levels as required by Government Code 65583(a)(5). Where appropriate, policies/programs to overcome the constraints are included in the descriptions.

- Land Use Controls Constraints – Appendix F - Housing Development Constraints, Development Costs, and Zoning Analysis, provides an analysis of constraints due to land use controls. As explained in Section 3.6, Sites Inventory and Assessment to Accommodate Housing Units, substantial portions of the community are affected by natural hazards including fault traces, landslides, severe fire hazards, streams, and flooding. These hazards combined with State environmental protection regulations, and County onsite effluent discharge requirements for sites that are not served, or have the ability to be served, by a public sewer system (majority of Town parcels), support low-density zoning limitations with single family residences.
- Land Use Controls Effect on Cost/Feasibility/Timing – Appendix F and Appendix F-1 also have information on development cost and the limitations on housing development based on high land and construction costs. High construction costs are found throughout the Bay Area and are due to high labor and materials costs that cannot be significantly lowered by local housing policy. High land costs in Woodside are partly a function of a desirable environment due to the beauty of the area and its low density, combined with quality schools and proximity to high paying employment. Increasing density of zoning throughout the community could decrease per unit land cost but is inconsistent with environmental goals and constraints, most significant of which is the inability to serve higher density development in areas that do not have an opportunity to be served by a public sewer system. Per Policy H2.1a - Provide Opportunities for Higher Density Housing with Access to High Resource Areas, the Town will rezone three sites for higher density housing. The Town's ADU and SB9 ordinances are a form of density increase throughout the community within the context of existing zoning as they add additional units in all zones regardless of zoning lot size minimums. Appendix F has information regarding the timing for development approvals and the time frames for Woodside are comparable or better than other San Mateo County jurisdictions and indicate a reasonable expectation of approval

certainty. Woodside development fees are comparable to other San Mateo jurisdictions as a percentage of development costs.

- Past and Present Programs to Remove Governmental Constraints – The previously adopted ADU, SB9, and Multifamily Residential Development (MFRD) overlay district ordinances have removed density constraints. The ADU ordinance will be amended as needed to remain in compliance with State law, and to further reduce local development barriers to developing ADUs. Additional new policies for removing constraints are the modification of regulations and expediting permits for ADUs set forth in Policy H1.3; rezoning properties for higher density in Policy H3.2; incentivizing higher density housing in Policy H3.3; and providing adequate utilities per Policy H5.2.
- Limitation on Density From Existing Zoning– Density and development standards for each zone are discussed below and in Appendix F. Table 3-4 below outlines the general development for of the single-family residential zoning districts.

Table 3-4. Residential Zoning District General Development Standards

***This is a snapshot of development standards in 2024 for constraints analysis. Future Municipal Code changes to development standards for residential development that are consistent with the Housing Element Goals, Policies, and Programs do not require changes to this Table.**

Zoning District	Height (Feet)	Basic Setbacks (Feet)			Max. House Size w/o Exception (Square Feet)	Total Floor Area (TFA) (Square Feet)[7]	Parking Required
		Front	Rear	Side			
R-1[1]	<17 17-28	30 30	25 25	15 22.5	10% of Lot Area+1,000 square feet NOTE: Not to exceed 3,000 square feet	1.4 x Maximum Main Residence Size Permitted without an Exception	4 spaces for Main Residence (Covered or uncovered; tandem parking is permitted)
SR[2]	<17 17-30	50 *	25 30	20 30	4,000	18% of Lot Area	"
RR	<17 17-30	50 *	50 50	50 50	6,000	9% of Lot Area[3]	"

SCP-5	<17 17-30	50 *	50 50	50 50	6,000	5.5% of Lot Area[4]	"
SCP-7.5	<17 17-30	50 *	50 50	50 50	6,000	3.5% of Lot Area[5]	"
SCP-10	<17 17-30	50 *	50 50	50 50	6,000	2.75% of Lot Area[6]	"

*****Any portion of a new main residence or barn having a height <17 feet at the front setback line shall be set back an additional two feet from the property line for each foot of height >17 feet.

[1]Woodside Glens Neighborhood R-1 District – Setbacks are reduced; and maximum house sizes are increased to allow for more flexibility on smaller lots, and lots on steep hillsides. Additional ministerial exceptions are provided.

[2]Woodside Hills Neighborhood SR District – Side setbacks for portions of main residences that are below 17 feet tall require a 25-foot side setback, which is consistent with the HOA.

[3]Total Floor Area for nonconforming size lots (less than 3 acres) allow for an increased TFA percentage based on a sliding scale pursuant to Municipal Code Chapter 153 (Table E-4).

[4]Total Floor Area for nonconforming size lots (less than 5 acres) allow for an increased TFA percentage based on a sliding scale pursuant to Municipal Code Chapter 153 (Table E-1).

[5]Total Floor Area for nonconforming size lots (less than 7.5 acres) allow for an increased TFA percentage based on a sliding scale pursuant to Municipal Code Chapter 153 (Table E-2).

[6]Total Floor Area for nonconforming size lots (less than 10 acres) allow for an increased TFA percentage based on a sliding scale pursuant to Municipal Code Chapter 153 (Table E-3).

[7]All residential properties are permitted an additional 800 square feet for an Accessory Dwelling Unit (ADU) that does not count towards the maximum TFA. ADU square footage over 800 square feet count toward the maximum TFA.

- No minimum or maximum densities are established for the residential Zoning Districts above. Each legal lot is permitted to include one single-family dwelling, along with ADU(s) and JADU(s) consistent with State and local regulations.
- No minimum dwelling unit sizes are required for the residential Zoning Districts above.

R-1 and Suburban Residential (SR) Zones – –R-1 and SR Zoning Districts include smaller minimum lot sizes which are 20,000 square feet and one-acre, respectively. While many lots in the R-1 districts are found between 5,000 and 15,000 square feet, the majority of the lots in the SR districts meet the minimum one-acre lot size. The development standards for each zoning district are proportionate to their lot sizes and have not created constraints to developing single-family dwellings and associated accessory structures. The Woodside Glens R-1 zone includes many smaller lots that include challenging shapes and topography. In response to the unique conditions of the neighborhood, the Town created flexible development standards, such as reduced setbacks, increased floor area, and ministerial exceptions that do not require public hearings, etc., which has made it easier to maintain/expand smaller older homes, and to construct ADUs.

Rural Residential (RR) Zone - -This zone has a minimum lot size of three acres. Many of the lots are conforming in size and generally have few constraints. Most lots cannot access sewer and require onsite septic systems, and some of the lots are constrained by underlying fault zones and/or adjacent stream corridors. Given the lot sizes and generally gentle slopes throughout the RR zones, the development standards easily accommodate single-family dwellings and multiple accessory structures.

Special Conservation Planning (SCP) Zone -This zone has a minimum lot size of five to 10 acres in the area known as the Western Hills. This zoning category is reserved for areas of high environmental sensitivity (Fire zone, earthquake zone, streams, soil instability, flooding). Many of the lots do not meet the minimum lot sizes, have steep hillsides, and must be served by onsite septic systems. While many lots have challenges, the percentage of floor area allowed is increased for smaller lots, and reasonable exceptions are often granted for additions to existing single-family dwellings, or for new single-family dwellings. Program H6.2.c commits by the end of 2025 to reviewing and updating the development standards in the Western Hills using the model from the Woodside Glens to provide more flexibility for additions and new residences that do not require any public hearing exceptions.

MFRD Zone – This multi-family zone was developed for Cañada College and currently provides for a density of 18 units per acre. Allowed uses are multifamily residential and ADUs. Development standards are summarized in Table C of Municipal Code Section 153.110 of the Municipal Code, and are analyzed for potential constraints in Appendix F. See Program H3.2a and H3.2.b to revise the MFRD zone unit maximum density to 20 units per acre for housing affordable to lower income households, and to ensure any development requirements provide the ability to ensure the maximum density allowed-.

The Community Commercial (CC) Zone – This zone is intended for commercial and residential uses. As noted in Municipal Code Section 153.107(Tables A-1 and A-3), single-family, ADUs, , transitional, and emergency shelter housing residential uses are permitted. There is a limited amount of commercial zoning in the Town and these areas do not provide significant opportunities for high density residential uses due to lot sizes, environmental constraints, voter approved initiatives limiting building heights, and/or the ability to be served by a public sewer system.

Accessory Dwelling Units (ADUs) – The Town consistently updates its ordinances to be consistent with State law. Setbacks for one ADU on a property are reduced to four feet to the side and rear property lines. Ministerial exceptions can be granted to any zoning regulation that would create a constraint on a property that would not allow the development of an ADU. Properties over one acre in size may have up to two ADUs, and the maximum square footage allowed of an individual ADU is 1,500 square feet. While the Town's zoning regulations do not provide significant constraints to ADU construction, some lots have technical constraints such as geotechnical and/or septic feasibility. The Town will continue to review the ADU regulations to determine additional flexibility in development standards that could help to increase ADU construction, such as allowing additional ADUs on larger lots, providing additional ministerial exceptions, increased height limits, etc. Programs H1.1(b), H1.2(c) and (d), and H1.13(a)-(e), all directly reduce barriers, such as waving permit fees and providing more flexible development standards for ADUs. While the Housing Element projects 15 ADUs per year, the various programs will ensure that the amount of actual ADU development exceeds the projection.

SB9 Projects – The Town has updated the Municipal Code to include requirements for SB9 Lot Splits and SB9 development projects that are consistent with State law, allowing ministerial lot splits and two units on each site. While the Town has not projected the construction of any units to meet the Town's RHNA requirements, under Program H2.d the Town will review an increase to allowable SB9 unit sizes beyond the State minimum to make SB9 development more attractive to property owners.

Measure J Height Restrictions – These restrictions are set forth in Appendix F. Measure J was a citizen initiative that limits maximum height of development on parcels that are within the CC Zoning District and adjacent to Woodside Road. Due to the voter approved height limitation in the Town Center CC District, this Cycle 6 Housing Element cannot reasonably project new residential housing units in the Town Center CC District due to the uncertainty of a height increase allowance by the voters, and that the height limitations

apply to so few parcels that are also constrained by nearby stream corridors and State Highway 84, it minimally affects the Town's ability to promote housing development in the area.

- Fees and Exactions – Woodside permit fees for single-family residences built without ADUs, and "small multifamily" developments (single-family residences built along with ADUs on the same site) are set forth in Appendix F. While the Town cannot reduce construction costs for ADUs, Building Permit fees for ADUs were removed by the Town Council in 2022, to reduce financial barriers for ADU development. Fees for multi-family development will be established by the Town Council with the rezoning of the properties planned for multi-family housing. The current Town's Fee Schedule is available on the Town website per the transparency requirements of Government Code Section 65940.1. Appendix F includes the current Building and Planning fees with a full constraints analysis. Based on the fees currently charged for single-family residences in the County, Woodside does not have the highest fees or the lowest fees, but somewhere close to the middle depending on the type of development. The Town has already waived permitting fees for ADUs and JADUs under Program H1.3.c. Along with the adoption of Mult-Family zoning requirements and Objective Design Standards, the Town will review permit fees for multi-family development that create affordable housing units under Program H3.3.a. Two of the sites projected to include multi-family affordable units are owned by the Town, providing additional flexibility to reduce or waive fees if necessary to make a project feasible for an affordable housing developer.
- Local Processing and Permit Procedures – Development approval for new single-family residences require Architectural and Site Review Board (ASRB) review prior to building permit application submittal and approval. Applications and submittal requirements for design review, and other development entitlements that may be necessary for a specific project, are available on the Town's website. Local development standards are provided in the Municipal Code. Evaluation Criteria for design review of approval of a new single-family residence relates to four categories: Community Character; Site Planning; Building Design; and Landscape Elements. The Evaluation Criteria is outlined in Municipal Code Section 153.915(D). Appendix F, Table F4 Permit Processing Times provides a typical project review timeline, which is approximately 1-2 months for ministerial projects and 2-4 months for projects that require discretionary review. These time frames are on par, or quicker than review of similar projects in other jurisdictions in the County of San Mateo. Table 3-5 below outlines the Design Evaluation Criteria used for single-family dwellings and associated accessory structures, except ADUs. Denial of Design Review for single-family dwellings and other accessory structures, such as barns proposed for livestock use, have not been ~~defined~~ denied using the criteria. In many cases project revisions may be completed to be consistent with the criteria. The design review process for single-family

dwellings and accessory structures, except ADUs, does not create a constraint or barrier to developing single-family dwellings in Woodside. While the Municipal Code requires action on the Design Review Application within 60 days, or three hearings, whichever occurs first, unless consent is given from the applicant, the reviews of the majority of the projects are completed in one hearing. It should be noted that single-family dwellings only require public hearing review by the ASRB if the project exceeds 1,000 square feet if located in the Western Hills or visible from a scenic corridor, or 2,000 square feet in all other parts of Woodside. All projects consistent with the Evaluation Criteria below these thresholds go straight through building permit review by staff.

Table 3-5. Single-Family Dwelling Design Evaluation Criteria – Municipal Code Section 153.915(D) ***This is a snapshot Design Evaluation Criteria in 2024 for Single-Family Dwellings and Accessory Structures (not ADUs) for constraints analysis. Future Municipal Code changes to Design Evaluation Review Criteria that are consistent with the Housing Element Goals, Policies, and Programs do not require changes to this Table.**
Section 153.915(D)(1) Community Character
That the project is designed in a manner that is in keeping with and contributes to the rural character and aesthetics of the Town, respects the character of scenic corridors and vistas, and supports equestrian facilities where applicable.
Section 153.915(D)(2) Site Planning
That the site plan is designed in a manner which preserves natural features, respects and preserves the Town's rural residential character, considers safe circulation, neighborhood compatibility, fire safety, and sustainability.
Section 153.915(D)(3) Building Design
That the architectural design is consistent with the Town's rural character and development patterns; is architecturally cohesive and understated; that the materials, color, and details are well-composed and understated; and that the architectural design is fire safe and sustainable.
Section 153.915(D)(4) Landscape Elements
That the landscape design minimizes grading, preserves natural and scenic features; that the planting design respects existing native and mature vegetation and is informal in design; that the fencing and

entry features are open and rural in design; that exterior lighting is minimized; and that the landscape design is fire safe and sustainable.

The permit costs as a percentage of the development cost are reasonable in comparison with other San Mateo County cities as set forth in Appendix F Table F-3, (Page F-4). Permit costs were reduced for ADUS in 2022, further lowing the costs for development described in the earlier studies provided in Appendix F.

The Town has not processed any multi-family housing development in the past. Given that the Housing Programs and multi-family zoning standards only require ministerial review, processing time for multi-family development could be as quick as 1-2 months with a complete development application. If a project meets the zoning requirements and Objective Design Standards, it shall be approved by the Town.

- Compliance With State Density Bonus Law - Government Code Section 65915 sets forth the requirements for approval of density bonuses that may be requested if a portion of a project is affordable to low-and-moderate income households. Pursuant to Program H3.3.c, the Town will adopt a Density Bonus ordinance in compliance with State law.
- Subdivision On/Offsite Improvements – Subdivision improvement requirements are set forth in Chapter 152, Article X of the Municipal Code. Modifications to the standards may be approved by the Planning Commission if it finds the alternative standards are in the public interest. The minimum street widths in Section 152.115 Table A are reasonable with 40-foot minimum width for rural roads, 60 foot minimum for collectors, and 80 foot minimum for arterials. Increased onsite sewage disposal required for most existing, and proposed lots (e.g., SB9 Lot Splits, Land Divisions, and Subdivisions), require onsite septic systems for increased development (housing) capacity, which is not feasible on many parcels in Town due to site constraints. Geotechnical, grading, and erosion control requirements are consistent with the Town's hilly terrain. Overall, on/offsite improvement requirements do not add unreasonable costs that would constrain the supply and affordability of housing.
- Codes and Enforcement – Building and Zoning regulations are set forth in the Municipal Code. The Town periodically adopts the most recent version of the State Building Codes. State Building Code update that requires further energy efficiency, fire reduction measures may add to the cost of construction but is required due to the substantial risk of wildfire. While fire sprinklers are required for new single-family residences, installation of fire sprinklers for ADUs will follow any State mandated law in pace at the time an ADU is permitted. The Town does not have any additional fire sprinkler requirements for ADUs

that what is permitted by State law. When installed, fire sprinklers can reduce fire risk for the overall housing stock. Given the cost of land and the typical size of single-family residences in Woodside, installation of fire sprinklers is an insignificant cost relative to the overall cost to develop a single-family residence. Code enforcement procedures are commonly initiated in response to a complaint made to the Town and are carried out by the Town Community Preservation Officer and Town Attorney's Office, if necessary. The codes and enforcement activities are customary and do not pose constraints on housing cost and supply.

- Constraints on Housing for Persons with Disabilities – Persons with disabilities may be housed in supportive housing. The definition of supportive housing includes housing that was previously referred to as group homes providing long term housing with supportive services for persons with disabilities. Supportive housing is permitted in all single-family residential zones per Municipal Code Section 153.107(,Table A-1) Permitted Uses in Residential and Commercial Zoning Districts. There are no special restrictions for this type of housing different from the restrictions and standards of the single-family residential zoning districts. The definition of family in the Municipal Code is: "An individual, or group of two or more persons occupying a *dwelling* and living together as a single housekeeping unit in which each adult resident has access to all parts of the *dwelling*." This definition allows supportive housing of groups. The Housing Element includes a program to allow supportive housing in multi-family zones per the discussion of "Zoning for a Variety of Housing Types" above.
- Other Local Ordinances – The Town does not have other ordinances that would impact the cost and supply of housing such as inclusionary requirements for affordable housing or growth controls.
- Nongovernmental Constraints – These potential constraints include land costs, construction costs, and the availability of financing. Development costs including land and construction costs are discussed in Appendix F-1. The section above: "Land Use Controls Effect on Cost/Feasibility/Timing" discusses how development costs might be reduced through land cost reductions with higher density zoning and approval of ADUs. Financing for development in Woodside is available at the same availability as the County as a whole. There are no mortgage deficient areas or underserved groups. To the extent that special governmental financing is needed for the development of affordable units at the Cañada College site, there are policies for the Town to assist the San Mateo Community College District with obtaining this financing per Policy H3.1 – Support New Independent Housing at Cañada College. Other constraints for multi-family housing could include steep slopes or lot shapes. While all multi-family sites will be zoned for twenty units per acre, the RHNA target projections anticipate less than 20 units per acre in the event site constraints would limit the number of units that could reasonably fit on the sites. For example, only 16 units

are projected on the High Road Site and only 17 units are projected on the Raymundo Site. Geater number of units may be accommodate if feasible.

- Emergency Shelter Development Standards – Municipal Code Section 153.107(Table A-1) currently lists Emergency Shelters as a "Permitted Use" in the Community Commercial (CC) Zoning District, which currently allows residential uses. Permitted Uses do not require discretionary review and are allowed by right. Table 3-6 below outlines the development standards for Emergency Shelters in the CC Zoning District. In many instances existing office buildings could be converted into permanent Emergency Shelters with sufficient room for group quarters sleep and dining. Existing commercial sites have between 10 to 100+ parking spaces depending on the size of the parcel, which would be adequate to serve Emergency Shelters with a smaller shelter fitting on smaller lots and larger shelters fitting on larger lots without significant constraints. Should a new Emergency Shelter be proposed on a lot with an existing building to be demolished, it would be permitted to reuse the existing building footprint, or in most cases would have zero to minimal setbacks required on all sides. The height limits would also allow for two story structures, which would not be a significant constraint to developing an Emergency Shelter in Woodside. Unfortunately, SamTrans public transportation is limited throughout Woodside and only includes limited service in the Skylonda Area and at Cañada College. As a small jurisdiction, Woodside is unlikely to have increased public transportation services in the near future. The Community Commercial zone includes offices, local retail, and service-based businesses and does not include any hazardous conditions inappropriate for human habitation. Given that the Municipal Code does not call out specific parking requirements, Program 4.3.a has been updated to establish specific parking requirements for Emergency Shelters by the end of 2025. If an Emergency Shelter is proposed prior to the establishment of specific parking requirements, the Shelter may utilize all existing parking spaces onsite at the time of a building conversion or construction of a new building.

Table 3-6. Emergency Shelter Development Standards

***This is a snapshot of development standards in 2024 for constraints analysis. Future Municipal Code changes to development standards for Emergency Shelters that are consistent with the Housing Element Goals, Policies, and Programs do not require changes to this Table.**

CC Zoning Area	*Height*	*Front Setback*	*Side Setback*	*Rear Setback*	*Building Coverage*	*Parking*
Town Center	25 feet [1, 2]	0 Feet	0 Feet[3]	25 Feet[4]	20% of Lot Area	Undetermined
Skylonda	25 feet [1, 2]	0 Feet	0 Feet[3]	25 Feet	20% of Lot Area	Undetermined

1 See § 153.208(A)(2) of the Woodside Municipal Code

2 See § 153.208(A)(3) of the Woodside Municipal Code

3 See § 153.207(A)(8)(a) of the Woodside Municipal Code

4 See § 153.207(A)(8)(b) of the Woodside Municipal Code

Municipal Code Section 153.208(A)(2)-(3)

[1] (2) In the Community Commercial District:

(a) The map attached to the ordinance codified in this division and found on file in the office of the Clerk entitled "Community Commercial District Building Height Map" (hereinafter CCD Map) shall be referred to for identifying *building* locations in the Community Commercial District.

(b) For all *buildings* located all or in part within 100 feet of Woodside Road, and located in area A on the CCD Map, no *building* may exceed a *height* of 17 feet above the edge of the paved right-of-way of Woodside Road, as measured from the elevation of the *building* nearest to Woodside Road.

(c) For all *buildings* located all or in part within 100 feet of Woodside Road, and located in area B on the CCD map, no *building* may exceed 21 feet in *height* above the edge of the paved right-of-way of Woodside Road as measured from the elevation of the *building* nearest to Woodside Road, and may not exceed one *story*.

(d) For all *buildings* located all or in part within 200 feet of the right-of-way of Highway 35, no *building* may exceed a *height* of 17 feet above the edge of the paved right-of-way of Highway 35 as measured from the elevation of the *building* nearest to Highway 35.

(e) Any *building* existing as of the effective date of the ordinance codified in this division that is rendered nonconforming by the ordinance codified in this division may, in the event of destruction of more than 50 percent of the *building* by reason of fire or natural disaster, replace the same *building* without provision for the *height* limitations of the ordinance codified in this division, provided it is rebuilt in an identical architectural style, *building footprint* and *building* volume.

[2] (3) In the *Town Center* Area:

(a) *Buildings* on commercially zoned *parcels* immediately adjacent to Woodside Road in the *Town Center* may not be constructed or altered or exceed one *story* facing Woodside Road, notwithstanding division (A)(2). These *buildings* may include a *basement*, as defined in Section 153.005, on June 1, 1988, and the exceptions in division (C)(1) and (D)(2), or successor sections, for *structures* or mechanical equipment covering not more than 150 square feet shall apply.

(b) If a *building* existing on June 1, 1988, has more than one *story*, it shall be subject to the then current provisions of this *Code* governing *nonconforming uses* and *buildings*.

Municipal Code Section 153.207(A)(8)

(8) The following *setback* requirements shall apply to *parcels* in the CC District:

[3](a) No *side setback* shall be required for a *parcel* in the CC District, except where the side parcel line of the property in the CC District abuts directly on property in any residential district or on a public street, in which case the minimum width of the *side setback* for such *parcel* shall be 15 feet.

[4](b) No *rear setback* shall be required in the CC District for *structures* on *parcels* located entirely within the boundaries of the *Town Center* Parking Assessment District where a portion of the original *parcel* has been acquired by the *Town* for use in the same *Town Center* Parking Assessment District, consistent with the *Town Center Site Plan*, dated March 8, 1989, and with the engineer's report for the Woodside Road - Whiskey Hill Road Parking Assessment District, adopted October 5, 1989 by the *Town*.

3.6 Sites Inventory and Assessment to Accommodate Housing Units

Woodside's RHNA targets for Cycle 6 require the Town to identify sites where rezoning could occur to accommodate increased housing densities and varied housing types, as well as units that are accessible by disabled persons.

Identifying potential sites to accommodate increased higher density housing development, requires evaluation of all parcels throughout Woodside.

The State of California is the largest State in the Country by population and third largest by size, and is therefore widely diverse in topography, flora and fauna habitat conditions, economic viability, conservation opportunities, population demographics, access to adequate infrastructure, and housing types. Given the various competing interests, Woodside's location intersects with many important competing State goals.

With such competing goals for the State of California, identifying sites for increased housing density is a challenge, with very high fire hazard zones, steep topography, limited access to sewer, and environmentally protected habitats (e.g., stream corridors that contain habitats for

endangered or threatened species such as the San Francisco Garner Snake and California Red legged Frog) widespread through the Town of Woodside. Housing development in Woodside is additionally constrained by geologic conditions such as known and inferred earthquake faults, including the San Andreas Fault, and active landslide areas in the Western Hills.

This Housing Element includes an analysis of land best suited to accommodate increased housing density in areas with minimal environmental constraints, locations outside of high fire zones that have limited emergency access, access to sewer, and adjacencies to arterial roads identified in the Town's General Plan Circulation Element. Further information on areas unsuitable for housing due to natural features that create the potential for natural disasters can be found in the General Plan Natural Hazards and Safety Element.

a. Biological, Geotechnical, and Infrastructure Constraints in Woodside

The Town of Woodside includes environmentally sensitive areas with longstanding State protections, most notably within stream/riparian corridors. The following maps were reviewed to identify potential constraints relating to fault zones, flood zones, steep slopes and fire hazard in the Western Hills, and environmentally sensitive areas.

Figure 3-5. Fault Zones in the Town of Woodside.

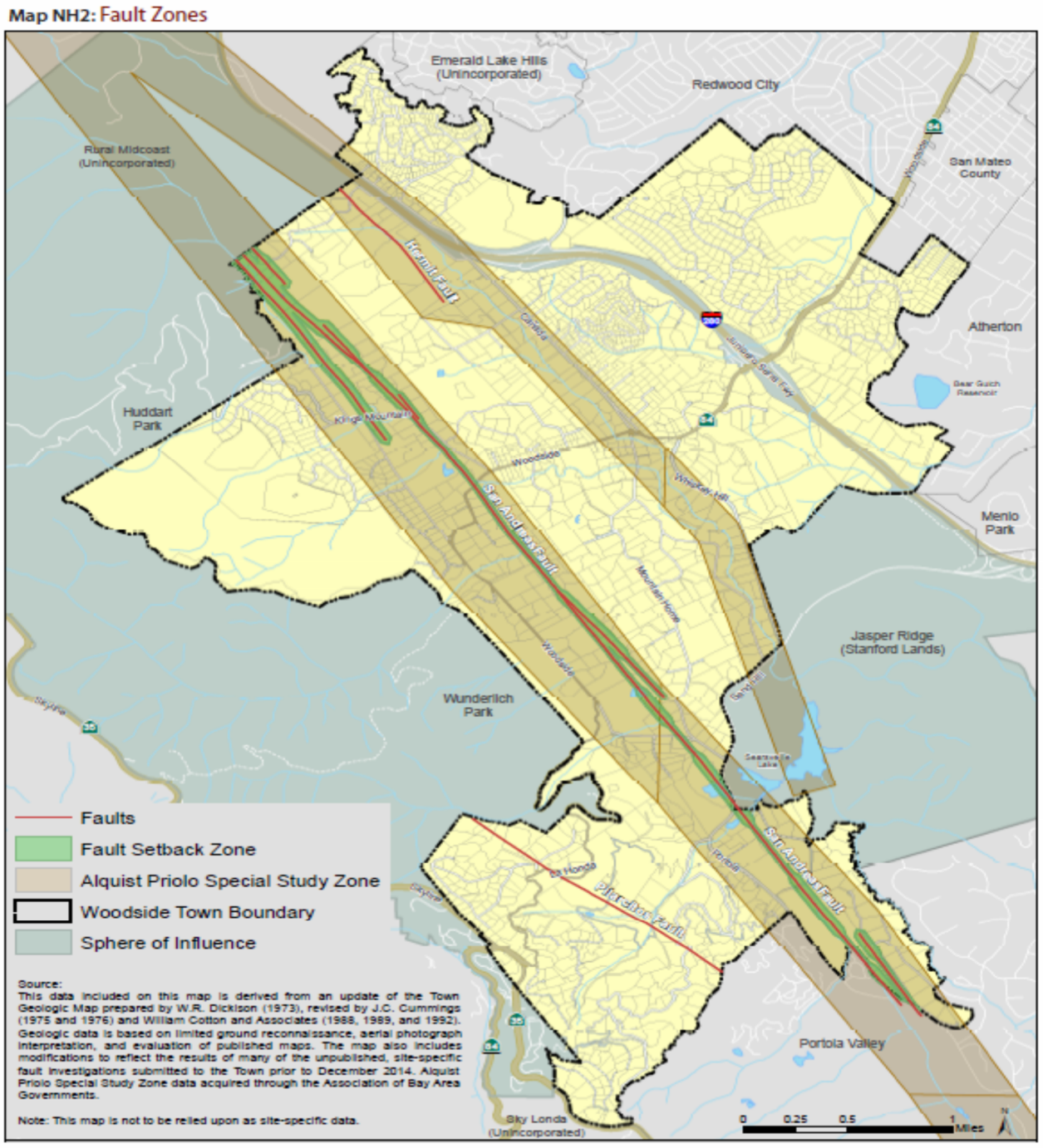


Figure 3-6. Flood Zones in the Town of Woodside.

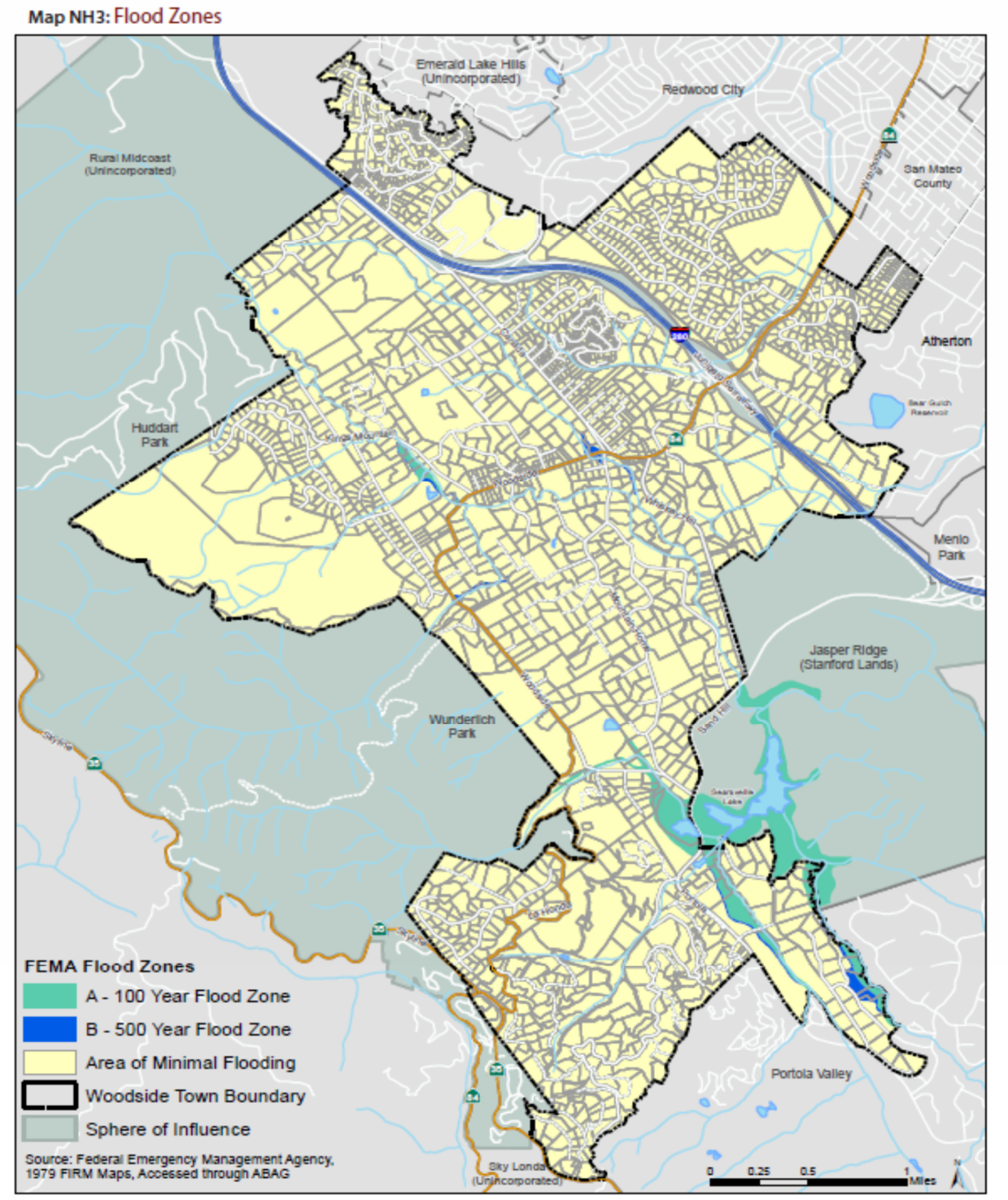
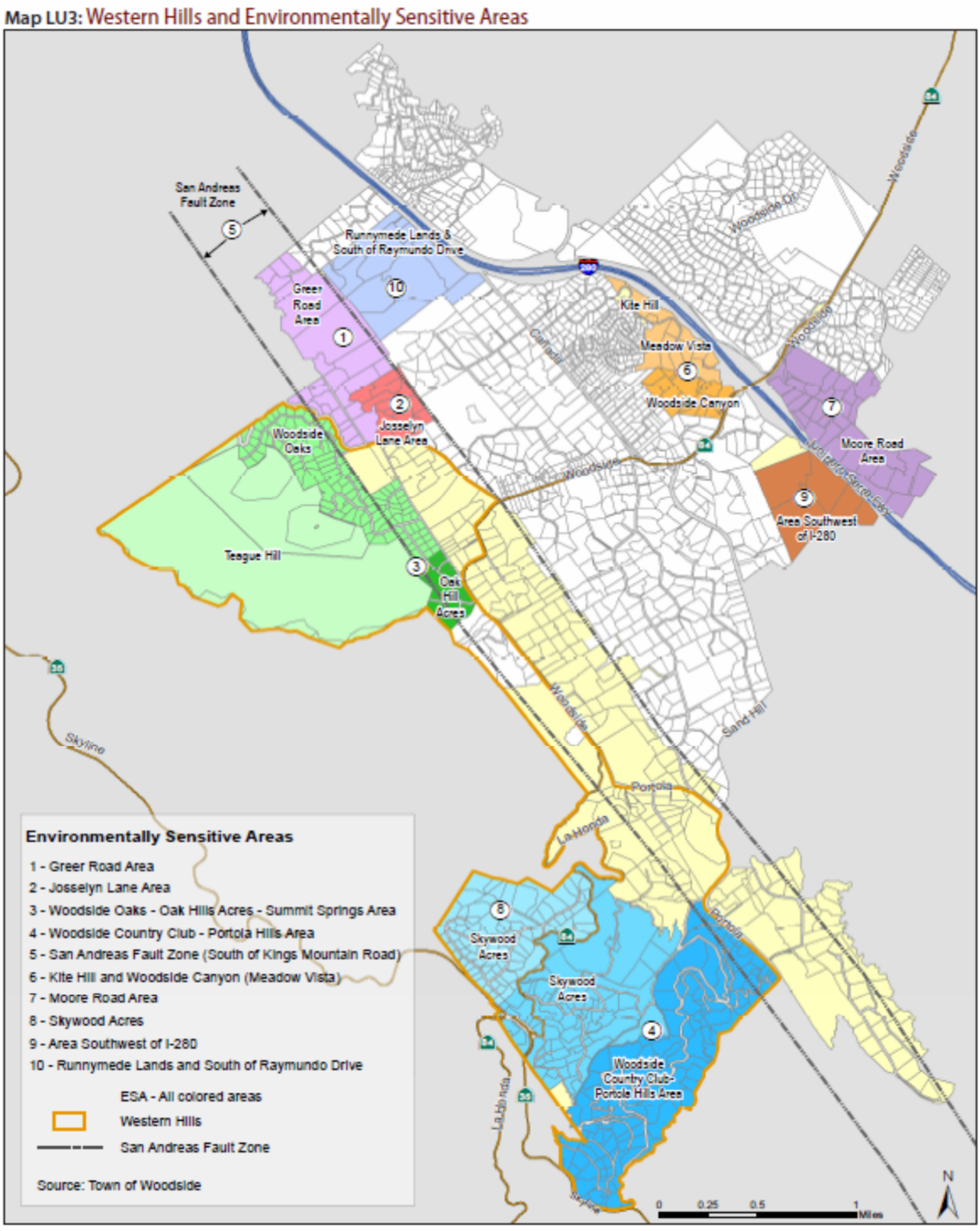


Figure 3-7. Western Hills and Environmentally Sensitive Areas



b. Vacant Lands

The Town of Woodside includes vacant parcels that could be developed for single-family residences and ADUs under current zoning. However, many of these parcels have significant development constraints for high density housing such as topography, steep slopes, soils stability, high fire risk zone, and earthquake fault proximity, and large-scale septic tank suitability.

c. Sewer Capacity

Two-thirds of the parcels in Woodside utilize private on-site septic systems for effluent waste disposal. The rest of Town (yellow areas as depicted on Figure 3-8) utilizes septic systems. Only a third of the parcels in Town are served by sewer. All sewage from Woodside flows to the Wastewater Treatment Plant in Redwood City.

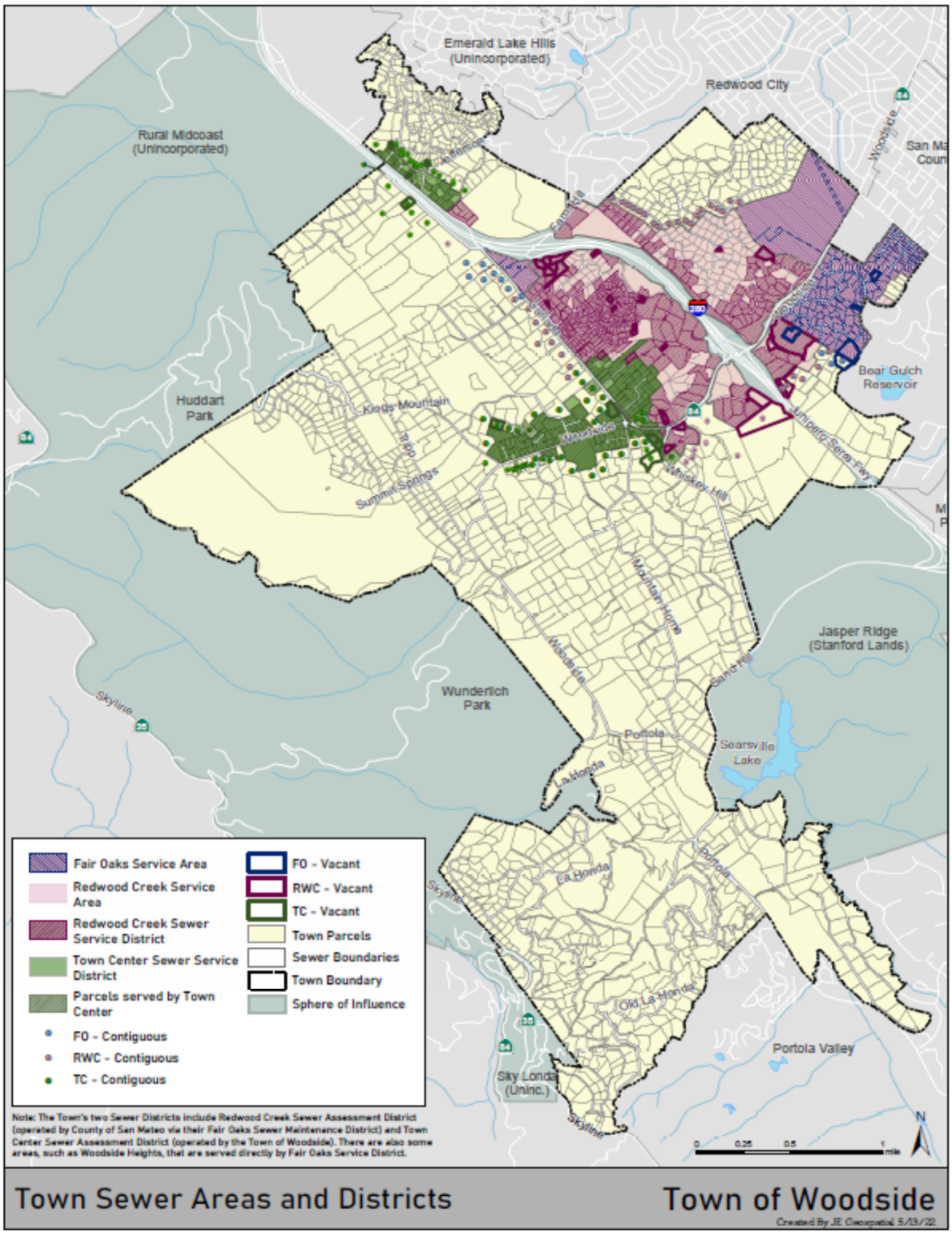
Areas of Woodside that are served by or are eligible to connect to sewer are in the central, northern, and eastern parts of Woodside. No sewer service is available in the western or southern portions of the Town.

Since the 1960's, the Town has been directly responsible for the creation of two public sanitary sewer districts, as follows:

Redwood Creek/Fair Oaks Sewer Assessment District: On May 23, 1968, the Town established the Redwood Creek Trunk Sewer Assessment District (RCS) with sewer capacity established through the Fair Oaks Sewer Maintenance District (FOSD). The RCS includes the Redwood Creek Trunk Assessment Area and the Glens Sewer Collection System Area. The RCS was primarily formed because of health and safety concerns that exists within the Woodside Glens, which had a history of failing septic systems dating back to 1959. The contractual capacity for the RCS was and continues to be 150,000 gallons per day. There are approximately 550 existing connections (pink and purple areas on Figure 3-8).

Town Center Sewer Assessment District: The contractual capacity of the Town Center Sewer Assessment District (TCAD) is 100,000 gallons per day. This District is producing 40,000 gallons per day; therefore, 60,000 gallons per day capacity remains. The Town owns and operates the infrastructure in Town. The Town contracts with the West Bay Sanitary District to provide engineering and maintenance services. There are approximately 180 existing connections (green areas on Figure 3-8).

Figure 3-8. Town Sewer Areas and Districts



d. Affirmatively Furthering Fair Housing (AFFH)

The Town of Woodside has higher land values and is less diverse than San Mateo County as a whole (Section 1.1(a), Demographics). The Town was developed as a single-family residential community. Originally, many of the homes were second homes for people living in San Francisco who spent part of their time on the Peninsula where they enjoyed warmer weather. Woodside's early subdivisions date back to 1887 (then part of San Mateo County). Many of the subdivisions, like other parts of the Peninsula, the State, and the country, had racially restrictive covenants, preventing people of color from purchasing homes. While the U.S. Supreme Court in 1948 ruled such racially restrictive housing covenants unenforceable, many of the patterns that they created remain and continue to influence the characteristics of the Town today.

AB 686, passed in 2018, requires jurisdictions to overcome patterns that restrict access to some members of the community. It requires that jurisdictions promote inclusive communities, further housing choices, and address racial and economic disparities through all government programs, policies, and operations. The Cycle 6 Housing Element, for the first time, requires jurisdictions to 'Affirmatively Further Fair Housing', which means jurisdictions are required to set up programs and opportunities to remove barriers to integration and create housing opportunities for all people, so that all people benefit from 'high opportunity resources' such as good schools, parks, services, and other amenities.

For identifying sites for affordable housing, AB 686 requires that sites either be located throughout the community, so that neighborhoods of low-income housing are not created; or if clustering is recommended, jurisdictions need to provide a rationale for why concentrating affordable units in a particular location will benefit residents because of proximity to good schools, libraries, parks, and other facilities.

HCD's best practices for selecting sites to accommodate the lower income RHNA include the following considerations:

- Proximity to transit;
- Access to high performing schools and jobs;
- Access to amenities, such as parks and services;
- Access to health care facilities and grocery stores;
- Locational scoring criteria for Low-income Housing Tax Credit (TCAC) Program funding;
- Proximity to available infrastructure and utilities;
- Sites that do not require environmental mitigation; and,
- Presence of development streamlining processes, environmental exemptions, and other development incentives.

The considerations listed above are similar to the siting and amenity considerations raised by many of San Mateo County's Service Providers[ii], which include the following:

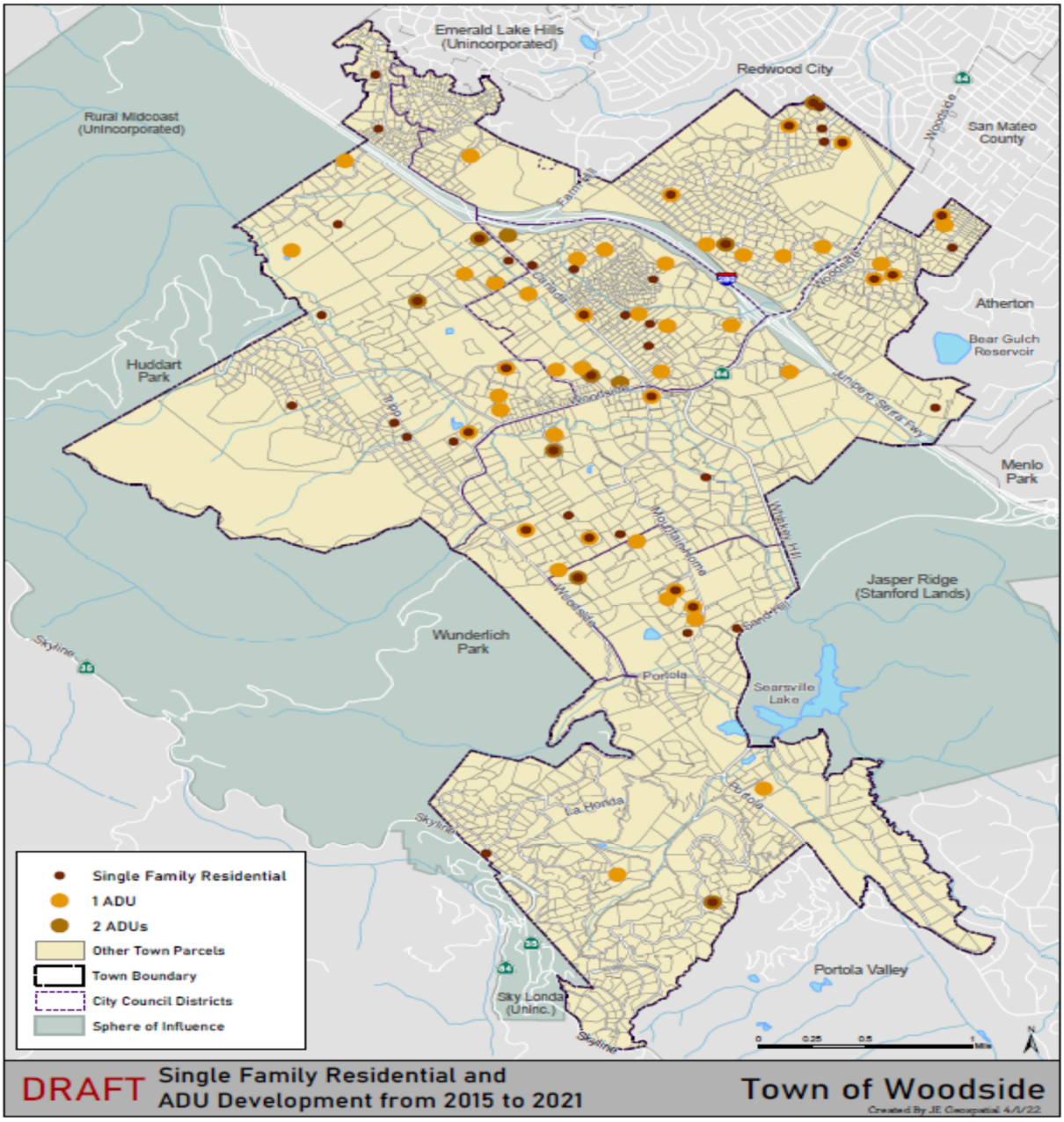
- Near transit-oriented sites, and either near governmental services, or with access to supportive social services, grocery stores, and pharmacies;

- Near parks, or having parks integrated into the development. This is particularly important for youth;
- Near Community Centers. This is particularly important for youth;
- Near good schools and senior centers;
- High-walkability neighborhoods;
- ADU accessible facilities;
- Parking; and
- Public bathrooms.

For Woodside, ADUs, including JADUs, are built throughout the community which meets this objective of providing affordable housing in all parts of the community to affirmatively further fair housing (Figure 3-9). This geographic dispersion of new units avoids concentration of affordable units in one area and promotes integration and access to opportunities and resources.

Woodside passed an SB9 Ordinance in December 2021 and is considering amending this Ordinance to encourage SB9 applications as part of the policies for the next Housing Element cycle. For sites with higher density housing projects, the AFFH "lens" requires that sites be selected to offer opportunities and benefits to the people living in them, as discussed above in Areas of Opportunity in Woodside. The concept of Affirmatively Furthering Fair Housing and its application to Woodside is discussed in more detail in Section 3.4, with additional background provided in **Appendix K**, including an analysis of the effects of buildout of the Sixth Cycle Housing Element inventory on existing patterns of segregation and access to opportunity.

Figure 3-9. Location of Single-Family Residences and ADUs for which Building Permits were issued during Cycle 5 (2015-2021).



e. Areas of Opportunity within Woodside

The RHNA Subcommittee considered some of the following factors in assessing possible sites for affordable housing:

- ***More level Terrain:*** Sites that are not dominated by steep terrain, outside of fault zones, have fewer environmental constraints and generally require less engineering and therefore offer less expensive project construction.

- ***Proximity to Transportation Corridors:*** Woodside does not have mass transit therefore proximity to key corridors such as I-280, Hwy. 84, Cañada Road, and Sand Hill Road, were considered because of the convenience they provide for all residents, including residents of affordable housing development.
- ***Willing Property Owners:*** To enhance the likelihood that the sites would be developed with affordable housing, the RHNA Subcommittee focused on sites with property owners that were interested in having their properties rezoned.

While most of the Town utilizes septic systems, the RHNA Subcommittee also considered availability of sewer, to reduce the amount of land that would need to be dedicated to a septic system for multiple units, as described in the discussion of Sewer Capacity above.

f. Adequate Sites Inventory

Housing Elements are required to include an inventory of land suitable and available for development of housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels and housing unit types.

"*An effective Housing Element provides the necessary conditions for conserving, preserving and producing an adequate supply of housing affordable at a variety of income levels and provides a vehicle for establishing and updating housing and land-use strategies to reflect changing needs, resources and conditions….The Housing Element establishes a jurisdiction's strategy to plan for and facilitate the development of housing over the five-to-eight-year planning period [eight-year period for Woodside] by providing an inventory of land adequately zoned or planned to be zoned for housing and programs to implement the strategy*".[iii]

For Woodside, as discussed in Section 3.1, the Town's RHNA number is **328 units**, which is then distributed by income level. A 20% buffer is added per HCD guidance which represents an additional 65 units for a total of 393 units. A combination of new single-family homes, ADU's where there are existing and new residences, subdivisions, pipeline projects, and higher density housing at Cañada College, and rezoning of one privately-owned property, and two Town-owned sites are anticipated to meet the RHNA allocation, while providing varied housing types that are accessible to a wider demographic, including people with disabilities. This combination of housing types, level of affordability, and the geographic distribution to meet the RHNA Plan are shown in Figure 3-10 – Housing Sites.

Identifying Adequate Sites: The 'Adequate Sites Inventory' identifies enough sites for increased density in conjunction with programs that will allow for more ADUs and medium density development enabling the Town to meet the RHNA allocation targets (**Appendix G – Adequate Sites Inventory**). The inventory consists of a summary Table G-2 Proposed RHNA Plan, and a more detailed HCD Excel Spreadsheet Inventory. The inventory is shown graphically in Figure G-2 – Housing Sites and Environmental Constraints. The inventory is required to include the "realistic and demonstrated potential" for identified sites to accommodate housing development. The

detailed HCD Excel Spreadsheet Inventory attached to Appendix G identifies each property by its address/Assessor Parcel Number (APN) and the ability to be served by utilities.

The privately owned 773 Cañada Road site requires a connection to an existing sewer district. The estimated cost of installing sewer for 773 Cañada Road is $125,000 which is a minor cost for a development estimated to cost $16 million (16 units at $500 per square foot development cost as estimated by Appendix F-1, excluding land cost). For the ADU/JADU units assumed in Table 3-5 Proposed RHNA Plan, the sites will have existing infrastructure serving the existing residences that will serve the ADUs as well. The cost of expanding septic tanks or leach fields to accommodate ADUs will vary on a parcel-by-parcel basis and cannot be defined as a constraint at this time.

The Raymundo Drive site has potential seismic constraints that may affect the project design but may not reduce the number of units that could be developed. Raymundo Drive also has an estimated cost of $2.6 million for connection to the sewer system, which may reduce the land value but will not preclude development of the site. Given that the Town owns the site, land cost is not a constraint to develop housing.

Per Government Code Section 65589.7 the Town will provide a copy of the Housing Element to all utility service providers following its approval by the Town Council. Utility providers are required to prioritize service to developments that provide affordable housing.

g. Special Needs Housing

Government Code Sections 65583 (c)(4)(A), (c) (1) and 65583.2(c) require the assessment of zoning and site availability for a variety of special needs housing including emergency shelters, transitional housing, supportive housing, low barrier navigation centers, single room occupancy units, farmworker housing, and manufactured housing. Emergency shelters, transitional housing, supportive housing, and low barrier navigation centers are forms of housing for the unhoused population, some with accompanying services that assist with employment training, substance abuse counseling, and transition to permanent housing.

Per Section 1.2 - Homelessness - Woodside has almost no homeless residents. In 2017 and 2019, when the most recent “snapshot” surveys were conducted, no homeless persons were found to be living in Woodside (down from 2 in 2015, and 6 in 2013). However, State housing laws require cities to provide zoning that supports these housing types. The following is an analysis of the zoning and site availability for each of these housing types.

- Emergency Shelters – Are a permitted use in the Community Commercial (CC) zone (Municipal Code Section 153.100 Zoning Districts, Table A-1 Permitted Uses in Residential and Commercial Zoning Districts). The areas with this zoning are developed with commercial buildings and the opportunity for establishing a shelter would be within a

vacant tenant space already constructed to commercial development standards. Parking for these existing commercial uses support what would be needed for shelter employees.

- Transitional/Supportive Housing – Is permitted in all single-family residential zones per Municipal Code Section 153.100 Zoning Districts, Table A-1 Permitted Uses in Residential and Commercial Zoning Districts. There are no special restrictions for this type of housing different from the restrictions and standards of the single-family residential zoning districts. Supportive housing includes group homes.
- By-Right Permanent Supportive Housing – Per Government Code Section 65583.2, by-right housing means housing that is permitted without discretionary approvals and does not require CEQA analysis. Per Government Code Section 65651, by-right supportive housing must be allowed in multi-family zones if certain restrictions regarding affordability are met. The current zoning per Municipal Code Section 153.100 Zoning Districts, Table A-1, does not allow supportive housing in the Multi-Family Residential Development Overlay (MFRD) zone. The Housing Element contains a new policy in Policy 4.3 – Provide for Emergency Shelter and Transitional Housing, to amend the Municipal Code to allow supportive housing as a by-right use in the MFRD zone provided the conditions for affordability per State law are met.
- Low Barrier Navigation Centers – Is another form of supportive housing that provides supportive services. Navigation centers typically provide longer terms of stay than emergency shelters, making them more like supportive housing, and they are considered a form of supportive housing for the purpose of zoning compliance. These facilities are also a by-right use for multi-family zones per Government Code 65660. This use was added to the new Policy 4.3.
- Single Room Occupancy (SRO) units – Are similar to a hotel use and are often a converted hotel or motel. No such facilities are present in Woodside and are not listed as a permitted or conditionally permitted use. Per Section 153.107 of the Municipal Code "*Uses* not listed in the table under any case category, shall not be permitted under this chapter unless the *Planning Commission* determines that the *use* is similar to the *uses* listed in the table." For the purpose of a Planning Commission determination, SRO facilities will be considered a commercial use allowed in the Community Commercial zone. New policy 4.3 includes a program to amend the Municipal Code to add SRO units as a permitted use in the Community Commercial zone.
- Housing for Farmworkers – The Employee Housing Act, Health and Safety Code Section 17021.5, requires housing for six or fewer employees to be treated as a single-family residence and a permitted use. Housing of up to 12 units or 36 beds is a permitted use in zones that allow agricultural uses. Policy 4.3 includes a provision for the definition of a single-family home to include farmworker housing for up to six employees. Agricultural uses are permitted in all residential and commercial zones except multi-family residential.

Policy 4.3 describes farmworker housing as a permitted use in all zones except multi-family residential.

- Manufactured Housing – Is a permitted use in all single-family zones.
- The Town website has a Housing Resources page under the Planning Department page that contains a list of federal, state, and local resources for housing including special needs groups.

3.7 Energy Conservation Opportunities

The housing needs analysis required by Government Code 65583(a) includes a requirement to analyze the opportunities for energy conservation in residential development. The Town of Woodside has adopted the most recent Title 24 CALGreen Building Code that includes energy conservation measures. Section A4.602 is a table of measures that will be implemented for new development that includes enhanced durability, construction waste reduction/recycling, pollutant controls, insulation, and Energy Star appliances. Planning policies that assist with conservation include policies to meet the RHNA housing needs for all income groups, encouraging ADUs, establishing the multifamily MFRD zone, and rezoning of properties for higher density.

3.8 Strategies to Meeting RHNA Cycle 6

This Housing Element includes Programs designed to meet the Cycle 6 RHNA allocation targets. The RHNA allocation targets vary by income level and are shown in Table 3-4, Proposed RHNA Plan (Same as Table G-2 in Appendix G). The Programs balance the needs for increased access to housing by various demographics, various housing types, resilience in a heavily wooded Town that is subject to wildfires and other constraints, and resident concerns with increased housing densities. The Plan includes Programs for a mix of housing types to meet the Cycle 6 RHNA allocation. These different housing types and the levels of development anticipated during this Plan period are described below.

a. Accessory Dwelling Units & Junior Accessory Dwelling Units

The Town of Woodside encouraged and supported the development of ADUs in the Cycle 5 Housing Element. The Town issued 36 permits for ADUs during the 1999-2006 Housing Element cycle; 28 permits for ADUs during the 2007-2014 Housing Element; and 82 permits for ADUs (as of December 21, 2021) during the 2015-2023 Housing Element, for a total of 146 ADUs during the last three RHNA cycles.

The Town is characterized by steep slopes with many environmental constraints. Approximately two-thirds of the existing dwellings utilize septic systems. ADUs have been a critical component of the effort to create affordable housing, as they can be connected to the same septic systems with minimal expansion or connect to existing sewer lines serving a primary residence; and can use the same driveway as the primary home.

In more recent years, the Town has given greater focus to the development of JADUs. JADUs are limited to 500 square feet; constructed within an existing residence, utilize an existing bedroom; and have an internal connection to the residence and an independent entrance. They can utilize bathrooms that are part of the main residence or those that are within the JADU. The size of JADUs make them affordable, and since they utilize existing bedrooms, they do not require expansion of septic systems.

ADUs and JADUs will continue to be a significant source of affordable housing in Woodside. The Woodside community overwhelmingly supports the development of ADUs and JADUs as a primary means of addressing the State's affordable housing mandate, given the Town's rural character, equestrian heritage, and its many environmental constraints. With each ordinance adopted by the Town that reduces barriers to JADU and ADU construction, the Town has seen increased interest, application submittals, and permitting of such units (**Appendix J**).

b. SB 9 Projects

SB 9 was passed by the Governor on September 16, 2021, requiring local jurisdictions, as of January 1, 2022, to ministerially approve Parcel Maps allowing the division of all single-family residential lots into two lots under certain circumstances, which are referred to as SB 9 Lot Splits, and the construction of two residential units up to at least 800 square feet on all single-family residential lots. The Town adopted an SB9 Ordinance in December 2021.

SB 9 units provide another source of housing in Woodside and throughout the State. Property owners that add one or more 800 square-foot SB9 Units to their property may rent out the units, which is a source of affordable housing. In response to the enactment of SB 9, the Town adopted Ordinance 2022-624 (amended by Ordinance 2022-625), and Resolution 2021-7464 establishing subdivision, zoning, and design standards for ministerial approval of SB 9 lot splits. A significant number of existing lots in Woodside cannot be divided under existing minimum lot size requirements. Therefore, SB 9 lot splits can result in ministerially approved smaller parcels, making it substantially easier and more attractive for property owners to subdivide their lots and construct smaller units that will be more affordable. In the past year since the State's approval of SB 9, there has been some interest expressed from property owners in SB 9 lot splits in Woodside. SB 9 is a new state law, so there is minimal recent experience on how many SB 9 lot split applications might be received, so the Table 3-4 Proposed RHNA Plan does not include units produced from SB9 lot splits.

c. Land Divisions

The Town's earliest subdivisions date from 1887, when the land was part of San Mateo County. Now, most of the Town has been built out as a primarily single-family residential community with large areas of open space and parkland around it. As a result, the Town receives very few applications for land divisions which range from splitting one lot into two to seven lots.

d. Higher Density Housing

Woodside is developed as a single-family residential community; however, to meet the Cycle 6 targets for affordable housing, the Town has identified parcels for higher density housing at Cañada College, on one privately-owned parcel, and on two Town-owned sites.

Woodside has several groups that could be served by a broader range of housing types: faculty and staff at Cañada College; service workers at the Town Center; and the growing senior population in Woodside, or parents of those living in Woodside that desire independent housing units. Seniors require a range of housing options. Woodside's steep topography and windy roads can result in isolation as seniors lose physical mobility and/or the ability to drive. With the increased threat of wildfires and other natural disasters, mobility issues also pose increased challenges for safe evacuation. To provide opportunities for residents to 'age-in-community', this Plan locates higher density housing outside of the Western Hills with its high fire risks and severely limited evacuation routes.

Default Affordable Density:

In Woodside, HCD considers the "default density" to qualify units as affordable to lower and moderate-income households, to be a minimum of 20 units per acre. Sites that could accommodate 20 units per acre would add variety to the existing housing stock. A proposed higher density housing project at Cañada College, totaling approximately 75 units, would meet this density requirement. A Program has been included to streamline the entitlement process established during Cycle 5 for the Multi-Family Residential Development (MFRD) Overlay Zone (also established in Cycle 5).

Higher Density Rezoning:

A portion of a privately owned site at 773 Cañada Road is included in the RHNA Plan for rezoning to 20 units per acre (Figure 3-13). The property owner is actively exploring higher density development on a portion of this parcel. Two Town-owned sites are also planned for higher density zoning of 20 units per acre: Raymundo Drive and High Road.

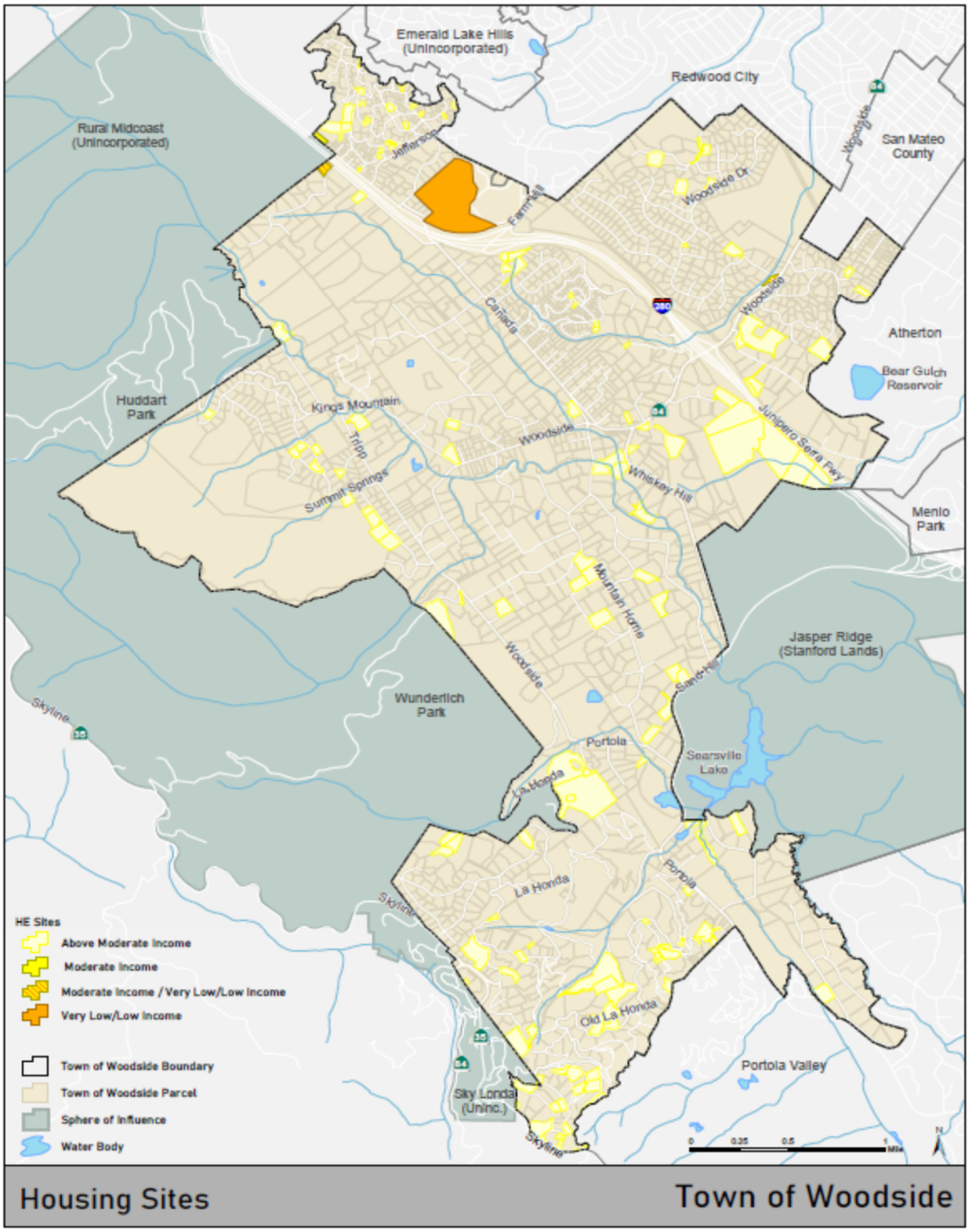
A Multi-family Residential district (MFRD) Overlay Zone was added to Cañada College in Cycle 5, along with development standards and an entitlement process to provide an opportunity for multi-family housing development that did not previously exist in the Town. In Cycle 4, the Town assisted in facilitating the construction of (60) affordable faculty and staff housing units (Cañada Vista, 22 units/acre) at the College. During Cycle 5, the College concentrated on a new 85,000 square foot Kinesiology & Wellness Center.

San Mateo County Community College District adopted a Districtwide Facilities Master Plan (FMP) in June 2022 that envisions the construction of affordable faculty and staff housing units on the Cañada College site in Woodside. Figure G-3 in Appendix G shows an excerpt from the FMP with the planned location of housing on a portion of the Cañada College campus. The District is in the

process of applying for a State grant to support housing at the College of San Mateo campus. If successful, the District would move to second and third phases to obtain grant funding to support student and family housing at its two other college campuses, including Cañada College. The second phase application will seek funding for Skyline College and could take place as soon as July 2023. The third phase application for grant funding for Cañada College is anticipated to occur during the RHNA planning period. The District has indicated that 75-80 units at Cañada College is a reasonable assumption. Program H3.2.a requires rezoning to allow multi-family housing by right and Objective Design Standards for new housing at Cañada College.

All sites identified for potential rezoning would require public hearings allowing for public input on specific development standards that can accommodate the identified densities. Further details for the site to be rezoned are provided in Figures 3-11 through 3-13.

Figure 3-10. Housing Sites



Sites to be Rezoned to Higher Density:

Town-owned Sites

Figure 3-11. Raymundo Drive Site.

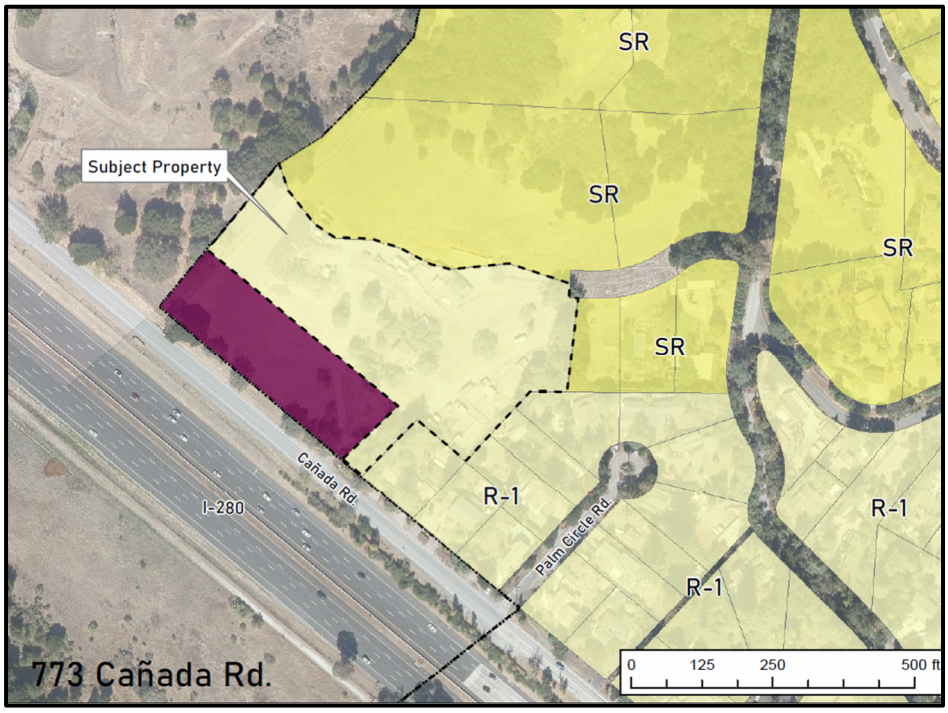
The Town-owned Raymundo Drive parcel (Assessor Parcel Number 072-041-040) is 1.770 acres (San Mateo County Assessor estimate). The site is relatively flat. The site has potential seismic constraints that may affect the project design but may not reduce the number of units that could be developed. The Raymundo site also has an estimated cost of $2.6 million for connection to the sewer system. This site is vacant with some trees and is used by the Town Public Works Department for staging of tree/plant trimming waste before disposal. The Town can relocate staging of trimming waste, therefore it is not a barrier to the development of the site.

Figure 3-12. High Road Site

The Town-owned High Road parcel (Assessor Parcel Number 069-170-450) is 1.055 acres (San Mateo County Assessor estimate). Potential constraints include topography, drainage and soil conditions, and an existing PG&E easement for existing overhead electrical lines. The irregular shape of this site may minimize the flexibility of the housing development types (e.g., small lot development, semi-attached units, single-family development, etc.). This site is vacant; has mature trees and low-lying vegetation, which are not a barrier to development. The adjacent gas transmission line in the public ROW should be acknowledged, noting that development onsite can be permitted while following all construction safety requirements to avoid any conflict with the adjacent gas transmission line in the Todo El Mundo right-of-way and electrical lines within the existing onsite easement.

Private Property

Figure 3-13. 773 Cañada Road Site



The 773 Cañada Road Parcel (Assessor Parcel Number 068-100-220) is privately-owned and is 4.807 acres (San Mateo County Assessor estimate). The property owner is actively exploring higher density development on the lower portion of this parcel shown in purple. The development would require new sewer service. The site is adjacent and eligible to connect to the Town Center Sewer District with Town Council approval.

e. The Proposed RHNA Plan

The Proposed RHNA Plan is a mix of unit types that together can meet the Cycle 6 RHNA allocation of affordable housing units. The Proposed RHNA Plan includes a suite of housing prototypes and development opportunities, including: ADUs/JADUs (based on the results of a 2022 community survey), new single-family homes, land divisions (approved, active, and pending), very low- and

low-income multi-family housing at Cañada College, and higher density housing on one private property and two Town-owned sites as shown in Table 3-7.

Table 3-7 Proposed RHNA Plan

	Low and Very Low Income	Moderate Income	Above Moderate Income	Total
Current Zoning Sites				
Vacant Single-Family Sites			105	105
Non-Vacant Single-Family sites			44	44
Pipeline Projects	6	3	21	30
Cañada College	75			75
ADUs @ 15 units annually	72	36	12	120
Rezoning Sites				
773 Cañada Site @ 20 units/acre		16		16
High Rd. @ 20 units/acre	11	5		16
Raymundo @ 20 units/acre	12	5		17
Total	**176**	**65**	**182**	**423**
RHNA Allocation - Base	**142**	**52**	**134**	**328**
RHNA Buffer @ 20%	**28**	**10**	**27**	**65**
Total RHNA + Buffer	**170**	**62**	**161**	**393**
Surplus/Deficit	**+6**	**+3**	**+21**	**+30**

This plan is the same as Table G-2 in Appendix G Adequate Sites Inventory. See footnotes to Table G-2 for an explanation of how each site category is calculated.

f. The Relationship between Available Sites for Housing Development, and Development of Concrete Actions to AFFH:

The Town of Woodside is committed to affirmatively furthering fair housing options in the community, in accordance with State and federal law.

State law requires a jurisdiction to identify sites to meet its RHNA obligations throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. Appendix K, Section 3.6 includes a detailed analysis to support this requirement. In summary, the analysis demonstrates that buildout of the inventory sites and production of ADUs/JADUs as forecast throughout Woodside would improve the balance of lower, moderate, and above moderate-income households in all Census block groups in Woodside and would increase access to High and Highest Resource areas for lower and moderate-income households.

The analysis of regional and local fair housing conditions included in Appendix K indicates that the whole of the Town of Woodside is classified as a Racially Concentrated Area of Affluence, and, further, that all tracts in the Town are classified as either High or Highest Resource, indicating that all provide exceptional economic, educational, and environmental opportunities for residents. To help redress this pattern and increase access to opportunity for lower and moderate income households in Woodside, as described more fully in Appendix G, the inventory identifies four sites with a combined capacity for 26 moderate and 98 lower income units, and it projects construction of 36 moderate and 72 lower income ADUs and JADUs throughout the community, based on permitting trends in Woodside since 2018. Further, Table 3-17 contained in Appendix K identifies additional meaningful actions that Town will take over the planning period to address the risk of displacement among renters, the rate of fair housing complaints among individuals with disabilities, and the potential for discriminatory practices in the real estate industry, as well as to further increase housing opportunities and expand access to opportunity for lower and moderate-income households.

g. Quantified Objectives for Construction Rehabilitation and Conservation of Housing

Rehabilitation and conservation of existing residential units at all income levels is important to maintaining habitable housing units within the Town of Woodside. The new units proposed in Table 3-8 below are the RHNA projections including a 20% buffer as outlined in Table 3-7. In 2023, 88 permits were issued to repair, remodel, and add onto existing ADUs and main residences. Extrapolating the 2023 permits issued over eight years creates 704 permits projected for repairs, remodels, and additions to existing ADUs and main residences. Policy H6.1 outlines three Programs to conserve the existing housing stock. Policy H6.2 outlines four Programs to assist with the rehabilitation of the existing housing stock, including granting exceptions necessary to rehab existing nonconforming housing units and connecting low income residents with the San Mateo County loan program for repairs and rehabilitation of existing units.

Table 3-8 Projected New and Rehabilitated Housing Units 2023-2031

Income	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low-	59	19	10
Very Low-	59	19	10
Low-	58	19	10
Moderate-	65	7	5
Above Moderate-	182	440	165
TOTAL	**423**	504	200

3.9 Housing Program and Action Plan – Guiding Principles, Goals, Policies, and Programs

The Cycle 5 Housing Element Programs were effective in helping the Town reach the RHNA targets for the cycle (Chapter 2, Table 2-5). RHNA targets for Cycle 6 significantly increase the housing unit targets from Cycle 5, as discussed above, requiring the Town to administer new programs and rezone to reach the new housing targets. The Town will increase opportunities for different housing types by having unit square footage maximums equivalent to current allowances for ADUs (up to 1,500 square feet). This Housing Element expands housing types available for different demographics. The Town balances the objective to make all parts of the community accessible with the need to encourage development of housing in areas with fewest environmental constraints and hazards.

A. Guiding Principles

Guiding Principle 1: Provide adequate housing for all persons regardless of race, color, ancestry/national origin, religion, income, age, disability, sex, sexual orientation, gender identity or expression, genetic information, marital status, familial status, military, or veteran status, and/or source of income.

Guiding Principle 2: Assure a variety of housing types within the context of the Town's General Plan and existing physical constraints.

Guiding Principle 3: Integrate new housing types while maintaining the Town's rural character and equestrian heritage.

Guiding Principle 4: Provide opportunities for housing to meet the needs of those families and individuals who wish to live in a rural setting—in quiet residential areas which provide privacy, separation from traffic, undisturbed terrain, extensive vegetation, and opportunities to keep horses and other animals.

Guiding Principle 5: Provide adequate and safe housing for households of varied income levels.

Guiding Principle 6: Allow housing development that is subordinate, sensitive, and complementary to the natural environmental setting and specific site conditions, including sites designated and rezoned for medium to high density housing with full consideration of environmental/service constraints.

B. Goals, Policies and Programs

Goal H1: Increase Opportunities for Development of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)

Policy H1.1 - Collect Information on Use of ADUs and JADUs, and Provide Outreach to Residents to Encourage Development of ADUs and JADUs

PROGRAMS:

a. ADU Survey

Update the existing ADU Survey, a required submittal during permitting of all new ADUs, detailing occupancy and rental costs of the unit(s) as further described in Program H1.3.f.

b. Outreach to Encourage ADUs

Conduct outreach to all residents to promote ADUs, and JADUs, by mailing postcards annually and posting details on the Town website, explaining the benefits of ADUs and JADUs, including multi-generational living/family support, caretaker housing, and sources of income. Additionally, the Town will continue to reach out to organizations and host public meetings on an annual basis to "demystify" past circulated assumed barriers to ADU and JADU construction.

Policy H1.2 - Promote ADUs and JADUs as an Opportunity for Affordable Housing to Promote an inclusive and Equitable Community

PROGRAMS:

a. Prepare and Distribute Brochures on ADUs and JADUs

Prepare and distribute annually a brochure explaining opportunities and design ideas for ADUs and JADUs. The brochure shall be reviewed on a bi-annual basis to ensure it remains up to date with new code changes.

b. Obtain and Distribute information from Companies that Specialize in ADU Construction

The Town shall solicit and obtain information from companies that specialize in ADU construction and transmit the information to residents through various outlets, such as updates on the Town website, quarterly or bi-annual mailings to residents, and public inquiries made with Planning Department staff.

c. Conduct ADU Workshops by New Town Council Districts

The Town conducted workshops in Fall 2022 for each district. Information was provided on state and local ADU laws. A total of 135 residents registered for the five ADU Workshops, and, on average, 61 percent attended (82 residents). The Town Council District 2 Workshop had the highest attendance at 70%. Of the 82 attendees, the comment cards recorded interest in developing 57 ADUs and 3 JADUs. The Town will continue to conduct additional periodic workshops throughout the planning period.

d. Revise ADU Ordinance Per State Law

Periodically amend the ADU ordinance to be consistent with State law.

Policy H1.3 – Continue to Remove Barriers to Construct ADUs and JADUs

PROGRAMS:

a. Modify Local Regulations to Permit Additional ADUs on Properties Exceeding Two Acres

Adopt an ordinance for new development standards to allow additional ADUs (i.e., more than two ADUs) that meet basic setbacks on properties exceeding two acres. Complete by December 31, 2024.

b. Modify Local Regulations that Remove Barriers to Constructing ADUs and JADUs

Adopt an ordinance to revise development standards that create barriers to developing ADUs and JADUs. This may include allowing ADU septic systems, utilities, and ADUs themselves on slopes between 35% and 50% and areas required to remain in a Natural State. Complete by December 31, 2024.

c. Reduce Town Permit Fees for ADUs and JADUs

In 2022, the Town approved a plan to reduce certain ADU fees to remove barriers to construction. The estimated value of the fee reduction over the eight- year planning period is $960,000.

d. Expedite Processing for ADUs and JADUs

Expedite stand-alone building permit processing for ADUs and JADUs from the Permit Streamlining deadline of 30 days to 20 days. This policy change will be included in the annual mailed information document on ADU's.

e. Develop Amnesty Program

Develop an Amnesty Program to legalize ADUs and JADUs constructed without permits prior to 2020, that meet current health and safety regulations, which includes an elimination of penalty fees. Publicize this program to encourage broad participation. The program will include inspection of units to provide, either a completion certification for units that meet code, or list of corrections needed to meet code, with a completion certification after code improvements are completed and inspected. After the program has been approved, information on the program will be included in the annual mailed information document on ADU's. The effectiveness of the program will be determined by the number of residents using the program.

f. Monitor ADU Production and Affordability

The Town shall require a survey to be completed by applicants building ADUs, requesting rent amount information, if the unit is part of an onsite worker compensation package, and/or if the unit will be occupied by a family member pursuant to Program H1.1.a. After two years following the adoption of the Housing Element, assess the number of applications for ADUs and JADUs approved and compare to the annual estimate of 15 units per year in Table 3-5 Proposed RHNA Plan. If the actual number of applications approved is less than 15 units annually, review measures to increase ADU production. After three years and again after six years in the planning period the Town will assess the ADU production rate, and if the production rate of 15 ADUs per annum is not being met, review the overall progress in meeting the RHNA Plan for a variety of housing types, and if there is a projected deficiency in meeting the production goals, adopt additional policies for meeting the RHNA including identifying policies to incentivize ADU production, and if needed, identify areas in the Town suitable for rezoning to 20 units per acre. If ADU production rate is not at least 15 units per year by the end of 2025, measures noted above shall be implemented by the

end of 2026. If the ADU production rate is not at least 15 units per year by the end of 2028, measures noted above shall be implemented by the end of 2029.

Goal H2: Affirmatively Further Fair Housing (AFFH):

Policy H2.1 - Provide Opportunities for Varied Housing Types with Access to High Resource Areas Amenities (schools, libraries, retail, restaurants, and services), and Transit Routes, including Bus Stops, Designated Bicycle Lanes, and Safe Routes to School Pathways.

PROGRAMS:

a. Establish Higher Density Zoning/Objective Design Standards near Freeway Access

Adopt an ordinance allowing higher density housing of up to 20 units/acre on one privately owned parcel (773 Cañada Road), and the two Town-owned sites at Raymundo Drive and High Road. These sites are conveniently located on an arterial near freeway access to reduce commute distances and thus greenhouse gas emissions. The ordinance will allow the developments meeting the density standards to be a permitted use by right per Government Code Section 65583.2(h) and (i). The rezoning and site-specific Objective Design Standards will establish appropriate development standards for the multifamily sites in order to facilitate achieving maximum allowable densities, and will be adopted by the end of 2024, as further outlined in Program H3.2.a.

b. Revisit the SB9 Development Standards

Revisit the SB9 development standards to encourage more SB9 Units, which would be smaller than main residences, with size limitations similar to ADUs (the maximum ADU size in Woodside is 1,500 square feet), thereby creating more affordable units.

c. Promote SB 9 Lot Splits

Provide information to property owners on SB9 lot split standards, and survey their interest in pursuing lot splits, as part of the annual information postcards mailed for ADU information in Policy H1.2.a.

d. Increase SB 9 Density Limits

Review the SB 9 ordinance to increase SB9 unit size limits s similar to existing ADU size limits.

e. Pursue Public Transit

Continue to request the extension of public transit routes to Woodside on an annual basis.

f. Home Sharing and Tenant Matching.

Home-sharing and tenant matching programs pair existing homeowners with renters in need of space. HIP Housing, based in San Mateo, runs a Home Sharing Program that matches Home Seekers and Home Providers and offers supportive services such as background checks, applicant interviews/screening, and facilitation of living together agreements. These programs make efficient use of existing housing stock and provide affordable rental rates without the need for new construction. Home sharing can be a particularly effective tool to support independent living for seniors and disabled residents while also increasing local housing opportunities for lower income earners who work in San Mateo County. Through this program, the Town will promote participation by Woodside homeowners in the HIP Housing Home Sharing Program by providing information at ADU workshops and continuing to refer interested parties to HIP Housing.

g. Anti-Discrimination Fair Housing Training and Fair Access to Housing

Increase awareness of fair housing practices among real estate professionals and lenders by working with organizations such as Hip Housing, HEART, San Mateo County ADU Resource Center and Department of Housing by creating tenant, landlord and real estate outreach and education workshops annually.

h. No-Net-Loss of Multi-Family Housing

In accordance with State Government Code Section 65863 any land that is zoned for higher density multi-family housing shall not be rezoned to a lower residential density.

i. Partner with HIP Housing for Support and Access to Housing for Special Needs Residents

Establish a partnership with HIP Housing to assist the Town with increasing production and outreach activities to promote ADUs; housing match services; support individuals with disabilities to find housing and/or services that would help existing residents to stay in their homes by providing in home support services; and, connecting low income residents programs/resources for rental assistance.

j. Partner with Project Sentinel and the Legal Aid Society of San Mateo County to Resolve and Promote Fair Housing Issues

Establish a partnership with Project Sentinel and the Legal Aid Society of San Mateo County to promote available housing issue resolution services and fair housing information that are advertised on the Town's website and sent out in the Town's newsletter.

k. Update the Town Center Area Plan

Update the Town Center Area Plan, and as a part of the planning process, determine areas within the Town Center that could accommodate different housing types, such as mixed-use, medium or high-density housing.

l. Housing Mobility

In coordination with Programs H2.1.a and H3.2.a, expand multi-family residential opportunities to new areas of the Town that currently lack multi-family housing options and affordable housing choices. Additionally, in coordination with Programs H.2.a, H2.2.d, H2.2.g, H3.3.c and H4.1.b, continue to support equal opportunity housing organizations to help with rental assistance and other support services, provide referrals to housing resources, establish a Density Bonus Ordinance, and Expand development exceptions for residents with disabilities.

Policy H2.2 Provide, Develop, and Maintain Public Information Regarding Housing Availability

PROGRAMS:

a. Provide Rental Availability Information

The Town will continue to provide information on its website as a resource for listings of affordable rentals (San Mateo County and HIP Housing home share programs) including ADUs.

b. Promote Public Participation

The Town will solicit additional input at rezoning hearings.

c. Support Equal Opportunity Housing Organizations

The Town supports a variety of equal opportunity housing organizations including HIP Housing and the Housing Endowment and Regional Trust (HEART) and provides links to

housing resources on its website, as outreach to protected classes based upon race, age, gender, family status, and religion.

d. Provide Referrals to Fair Housing Resources

The Town has and will provide links to housing resources on its website, including links to two investigative and enforcement agencies: the U.S. Department of Housing and Urban Development, and the State Department of Fair Housing and Employment. These agencies provide resources and a means for resolution of fair housing complaints, including filing complaints related to discrimination against protected classes.

e. Provide Multi-Lingual Information

The Town will distribute fair housing information in languages other than English, in handouts that will be distributed with ADU applications, and for display at Cañada College, Woodside Library, and Town Hall.

f. Provide Information for Non-Profit Housing Assistance Organizations

The Town will add information to the Town website on housing complaints enforcement and contact information for non-profit information and enforcement organizations, including Project Sentinel, Legal Aid Society of San Mateo County, and the Community Legal Services of East Palo Alto. Include this information in the handouts developed for ADU applications.

g. Rental Assistance

In Woodside, renters northeast of Canada and Whiskey Hill Road, including Hispanic renters in this area, are more cost burdened than in the rest of town. The Town provides information regarding rental assistance programs offered by the Housing Authority of the County of San Mateo County (HACSM), including financial support, pro-bono legal assistance and emergency rental assistance to low-income tenants facing eviction, and/or disputing with their landlords over the habitability of their rental unit. Through this program, the Town will also collaborate with HACSM and non-profit service providers active in the county, such as Nuestra Casa, Casa Circulo, and El Centro de Libertad, to proactively promote the availability of these programs with informational fliers and referrals from Promotoras.

h. English Learner Services

Woodside Elementary English learners have lower test scores and greater absenteeism than native English speakers. As a member of the San Mateo County Libraries Joint Powers Authority, the Town of Woodside supports a range of educational support services offered at the Woodside Branch, including live online tutoring, live help for language learners, online writing assistance, and the LEAP Learning Platform, a diagnostic test center with customized study plans, lessons, and live tutoring. Through this program, the Town will actively promote the availability of these programs to English learners. Town actions may include: posting information and links on the Town website; promoting services via Townwide newsletters; and, facilitating connections between Woodside Elementary teachers and Library staff.

Goal H3: Support Opportunities for Higher Density Housing

Policy H3.1 Support New Independent Housing at Cañada College

PROGRAMS:

a. Administer and Support new Independent Housing at Cañada College

The Woodside Town Council approved the Multi-Family Overlay Zone at Cañada College on January 27, 2015. The College District has prepared a Districtwide Facilities Master Plan for its three campuses that includes the construction of new housing, including independent units for families and individuals that attend or work at the College. The Town shall administer any permitting and/or local regulatory changes necessary to facilitate the development of the housing units. The Town commits to creating new zoning districts and Objective Design Standards (ODS) on the Cañada College campus, which will allow multi-family housing by right. The ordinance will allow the housing developments meeting the density standards to be permitted uses by right per Government Code Section 65583.2(h) and (i).~~as further outlined and described in Programs H2.1.a and H3.2.a~~. As noted in each of those programs, the Town will adopt the new multi-family development standards and ODS before the end of 2024. The Town will provide any additional resources it can to help ensure the desired housing is constructed. The Town will assist the District in obtaining local non-profit, state and/or federal financing to allow a portion of the units to be affordable to very low income (50 units) and low income (25 units) persons. The Town commits to ongoing bi-annual discussions with the College District to determine how the Town can support the District's facilities master plan implementation schedule, and that permits are issued this RHNA Cycle 6 planning period. If Cañada College does not submit a construction application for new housing units by the end of 2027, the Town will determine if other areas in the Town are

suitable for rezoning at the same density of 20 units per acre and rezone feasible sites by the end of 2028.

b. Streamline Cañada College Housing Development Entitlement

Collaborate with the San Mateo County Community College District to streamline the entitlement process for housing development at Cañada College. The target housing goals are at least 75 units, of which 50 are very low income and 25 are low income, to implement the Cycle 6 RHNA.

Policy H3.2 Rezone Properties Allowing Increased Housing Density

PROGRAMS:

a. Rezone and Create Objective Design Standards for Sites Identified in the Housing Element to Accommodate Multi-Family Housing, Table 3-7

Complete rezoning of sites identified in the Housing Element, Table 3-47, to allow for higher density residential development of 20 units per acre. The Town is developingshall develop/approve new multi-family zoning standards requirements, such as maximum height, maximum lot coverage, minimum setbacks, minimum parking standards, etc., that will establish appropriate development standards for multifamily sites in order to facilitate achieving maximum allowable densities accommodate the maximum density at 20 units per acre, and the Town is creatingshall develop/approve different Objective Design Standards (ODS) that are tailored for each site specified for new multi-family housing within the planning cycle in Table 3-7. The ordinance will allow the developments meeting the density standards to be permitted uses by right per Government Code Section 65583.2(h) and (i). Zoning requirements and ODS, including but not limited to, maximum height, maximum lot coverage, minimum parking spaces per unit, minimum setbacks, etc., approved by the Town shall not restrict the ability to construct the maximum residential unit density at the affordability rates outlined in the Table 3-7. The adoption of new multi-family zoning development standards and site specific ODS will be adopted before the end of 2024. The disposition of Town-owned sites that are rezoned will be pursuant to the Surplus Land Act process. Within two years of the completion of the rezoning of the Town-owned sites the Town will issue a Notice of Availability pursuant to the Surplus Land Act to solicit affordable housing developers to develop the sites. The Town will facilitate the approval of entitlements and building permits and will cooperate with the applications for state and federal funding for affordable units. If the sites are not sold or a contract is not completed with a developer with a schedule to obtain building permits by the end of 2028, the Town will determine

if other areas in the Town are suitable for rezoning at the same density of 20 units per acre and rezone feasible sites by the end of 2029.

b. Amend Multi-Family Residential Zone

Amend the Municipal Code MFRD zone to decrease the maximum lot size from 2,400 square feet to 2,200 square feet to increase the density in this zone from 18 to 20 units per acre, to meet Government Code Section 65583.2 density standards.

Policy H3.3 Incentivize Higher Density Housing

PROGRAMS:

a. Reduce Fees for Higher Density Housing if Barriers to Development

Review Town permit fees for higher density housing to determine if fees need be reduced to further remove barriers to construction. The outcome of the review may be the reduction of fees for projects that are in multi-family ~~(MFRD)~~ zones that achieve 20 units per acre with ~~and to assist with the creation of~~ affordable units (below above moderate income) to meet the Cycle 6 RHNA. The review will be completed by the end of 2024. By the end of 2027, the Town shall evaluate Town permit fees established for multi-family housing development that include affordable units to meet the Cycle 6 RHNA Plan, and if determined that existing permit fees are a barrier to the construction of such multi-family affordable units, the Town shall reduce the permit fees.

b. Expedite Processing for Higher Density Housing

Expedite processing for higher density housing including ADUs, JADUs, and developments of 20 units per acre from the Permit Streamlining deadline of 30 days to 20 days. Applicants for higher density housing will be informed of this policy when inquiries are made for higher density sites and as part of the ADU page on the Town website.

c. Density Bonus Ordinance

Adopt a density bonus ordinance to implement the State density bonus law.

Policy H3.4 Assist with the Development of Extremely Low-Income Housing

Assist with the development of extremely low-income housing through a variety of incentives. In addition to reducing fees and expediting permit processing as set forth in policies H3.3.a and b, consider modification of development standards (e.g., parking on a project basis), and assist non-

profit developers with applications for State and federal grant, loan, and tax credit programs for project funding.

Goal H4: Promote the Availability of Housing for Special Needs Groups

Policy H4.1 - Promote Affordable Housing Opportunities for Persons with Disabilities of all types, not limited to Physical Disabilities

PROGRAMS:

a. Continue Access to Housing for people with Disabilities

Continue to enable people with disabilities to access their homes through Town development standard exceptions for accessibility modifications and other available programs. Continue to recommend that the County direct CDBG funds to support its Housing Accessibility for Persons with Disabilities program at the Center for Independence of Individuals with Disabilities. The Town will direct inquiries for house modifications for people with disabilities to the County program. Public information regarding the program is available on the Town's website. The Town will develop and implement a Reasonable Accommodation Procedure to inform disabled persons of their rights and remedies under the federal Fair Housing Act and Americans with Disabilities Act, including Town code exceptions and referrals to County and non-profit resources for resolution of discrimination complaints, and funding resources for home modifications. The procedure will be developed and added to the existing Housing Resources webpage by the end of 2023 and will be added to the annual mailout of information regarding ADUs.

b. Amend Zoning Ordinance to Expand Exceptions for People with all types of Disabilities

The Town will amend and expand the existing Municipal Code to provide units accessible by people with any type of disability and including Section 153.204 - Exceptions for Minor Improvements for Disabled Access – to include ADUs.

c. Group Homes/Supportive Housing

Continue to allow group homes/supportive housing with ~~six (6) or fewer persons~~ over seven (7) persons ~~–~~in all residential districts, as required by State law. Group homes are considered supportive housing and are allowed in all residential districts pursuant to Welfare and Institutions Code Section 5116. Supportive housing is a permitted use in the Town's zoning code under Municipal Code Section 153.107(Table A-1). As defined in Municipal Code Section 153.005, supportive housing that is occupied by the target population, and that is linked to onsite or offsite services that assists the resident in retaining housing and improving health that has no limit on

the length of stay. The Municipal Code already allows for supportive housing in single family residential districts to follow the same form of development (floor area, setbacks, heights, accessory structures, etc.) that is currently permitted. This Program shall prohibit the Town from modifying development standards in a way that would prohibit supportive housing or group homes. In conjunction with the adoption of multi-family development requirements and Objective Design Standards (ODS) (Programs H2.1.a and H3.2.a), the Municipal Code will be updated to ensure supportive housing and group homes are permitted in the new multi-family zoning districts by adopting an ordinance prior to the end of 2024.

d. Support for Individuals with Disabilities

Fair housing complaints are disproportionately related to disability in San Mateo County, and while the overall number is small, there have been disability-related complaints lodged in Woodside. Additionally, the incidence of disability among both male (20%) and female (14.9%) Woodside residents living in poverty is disproportionately high. Through this program the Town will partner with Center for Independence for Individuals with Disabilities (CID) to promote the availability of programs and services for individuals with disabilities in Woodside. CID is a San Mateo County-based private, nonprofit corporation that provides direct and indirect services to more than 2,000 people. Town actions may include providing information and links to CID programs and services in Townwide newsletters; and co-hosting informational events.

Policy H4.2 - Promote Affordable Housing Opportunities and Services for Lower Income Residents, including Service Personnel, People with Disabilities, Caretakers, Equestrian Mangers/Employees, and Public Sector Employees

PROGRAMS:

a. Private Sector Employee Housing

Revise the Town Housing Resources webpage to provide information on the provisions of the Employee Housing Act and contact information for the San Mateo County Department of Environmental Health Services as the regulator of the law. Provide this information to property owners as part of the annual mailout for ADUs information.

b. Employee Housing

Promote opportunities for affordable housing to local employees (e.g., housing match services), which also reduces greenhouse gas emissions.

c. Workforce Housing

The High Road (APN 69170450) and Raymundo Drive (APN 72041040) properties owned by the Town have been identified as candidates for redevelopment with affordable housing, in consultation with non-profit housing developers. Through this program, the Town will seek to partner with a non-profit developer or non-profit developers for the construction of workforce housing to meet the needs of lower and moderate-income households in Woodside. In making these properties available for affordable housing development, the Town will comply with the requirements of the Surplus Lands Act. Within two years of the completion of the rezoning of the Town-owned sites the Town will issue Notice of Availability pursuant to the Surplus Land Act to solicit affordable housing developers to develop the sites. The Town will facilitate the approval of entitlements and building permits, and will cooperate with the applications for state and federal funding for affordable units. If the sites are not sold or a contract is not completed with a developer with a schedule to obtain building permits before the end of the planning period by the end of 2028, the Town will determine if other areas in the Town are suitable for rezoning at the same density of 20 units per acre and rezone feasible sites by the end of 2029.

Policy H4.3 - Other Special Needs Housing

PROGRAMS:

a. Cooperate with Agencies Providing Emergency Shelter and Update Parking Standards

The Town shall cooperate with agencies providing emergency shelter and transitional housing for the homeless, victims of domestic violence, and those in immediate crisis. Support includes the permitted use zoning for these facilities in the Community Commercial zone, working with any providers to carefully review development standards pursuant to Government Code Section 65583(a)(4)(A), and to find possible solutions to any barriers that may arise for a specific project. Ongoing support would be provided by Town staff as needed by any organization interested in establishing an emergency shelter within Woodside. The Town shall establish specific parking standards for emergency shelters that correspond with industry standards, which would be sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

b. Supportive Housing in the Multi-Family Residential Development Overlay Zone (MFRD)

Amend the Municipal Code Section 153.110.E-Review Process, to allow supportive housing as a by-right use in the MFRD zone provided the conditions of State law for affordability restrictions are met.

c. Low Barrier Navigation Centers

Amend the Municipal Code to identify Low barrier navigation centers as a form of supportive housing as defined by State law, that are by-right use for multi-family zones per Government Code Section 65660.

d. Single Room Occupancy Units (SRO)

Amend the Municipal Code to add SRO units as a permitted use in the Community Commercial zone.

e. Farmworker Housing

Amend the Municipal Code to add farmworker housing as a residential use allowed in all residential and commercial zones except MFRD and define single-family zoning to include farmworker housing of up to six employees; and farmworker housing up to 12 units or 36 beds as a permitted use in zones allowing agricultural uses per the Employee Housing Act (Health and Safety Code 17021.5.

f. Senior Amenities

Continue to pursue a housing project for seniors.

***Goal H5: Plan for a Resilient Community*:**

Policy H5-1: Minimize Damage from Natural Disasters

PROGRAMS:

a. Update the Very High Fire Hazard Severity Zones (VHFHSZ) Map

Update the Town's Fire Hazard Map on an ongoing basis to be consistent with CalFIRE maps.

b. Improve Emergency Access and Response in the Very High Severity Fire Hazard Zones

Utilize resource materials developed as part of the Local Hazard Mitigation Plan (LHMP) and work with the Woodside Fire Protection District (WFPD) to identify potential Emergency Vehicle Access (EVA) routes where only one access point currently exists on streets within WUI areas. Ensure visible street signs and accommodate projects providing adequate water supplies for fire suppression.

c. Facilitate and Encourage Neighborhood Preparedness

Encourage neighbors to organize and work with the Town's Emergency Preparedness Committee, the Woodside Fire Protection District, and Citizens Emergency Response Team (CERT) annually to prepare for natural disasters, including planning for evacuation of people and animals, developing go-bags, and setting up communication networks among neighbors. Include information to the annual mailout to property owners about the CERT program and preparedness resources available on the Town's Emergency Services page.

Policy 5.2 - Provide Adequate Utilities

PROGRAMS:

a. Provide Sewer Service to Address Waste Disposal Failures

Continue to support sewer system access to those areas experiencing septic failure, when contiguous to a sewer district. For properties that are a significant distance from any sewer infrastructure, they may pursue alternative onsite effluent disposal with approval by the San Mateo County Department of Environmental Health. Information can be provided to property owners by the Town's Engineering Department and by the San Mateo County Department of Environmental Health.

b. Prioritize Sewer for Higher Density Residential Development

Encourage sanitary service districts to prioritize sewer allotments for higher density residential development for affordable housing.

c. Coordinate with CAL-Water to ensure Adequate Water Supplies

Work with the Town Engineering Department to ensure housing units and projects are proposed in areas with adequate water supplies for domestic use and wildfire suppression.

GOAL H6: Conserve & Rehabilitate the Existing Housing Stock & Develop New Housing Stock

Policy H6.1 - Conserve the Existing Housing Stock

PROGRAMS:

a. Apply California Building Code

The Town shall continue to apply the California Building Code to preserve the existing housing stock and historic structures.

b. Maintain and Improve Housing

Maintain the character and quality of existing housing, which is in good condition, and improve the character of housing wherever substandard structures are found.

c. Enforce Housing Standards

The Town's code enforcement staff and building inspector will continue to follow up on complaints regarding housing conditions. Violations will be brought into conformance in a timely manner. The emphasis is 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.

Policy H6.2 - Rehabilitate the existing housing stock

PROGRAMS:

a. Continue to Encourage and Facilitate Home Rehabilitation

Continue to encourage and facilitate the rehabilitation and/or expansion of existing housing units.

b. Provide for Exceptions and Variances

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. Municipal Code Section 153.940 sets forth the discretionary approval process for variances by the Planning Commission. Findings for approval are listed as the basis for the Commission decision.

c. Evaluate and Modify Development Standards in the Western Hills

Using the model developed in The Glens, evaluate opportunities to relax development standards, including minimum lot sizes, to provide property owners with more development flexibility, which will remove barriers for the construction of new residential units and additions/remodels to existing units. Complete this review and adopt an ordinance to modify development standards in the Western Hills neighborhoods by the end of 2025.

d. Utilize Rehabilitation Programs

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. The Town's website contains information about County rehabilitation programs under the "Housing Resources" page.

Policy H6.3 - Promote Sustainability Including Energy Efficient Housing

PROGRAMS:

a. Promote and Enforce Energy Efficiency and Sustainability

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. Require compliance with the Solar Mandate which requires installation of photovoltaic panels on all new residences (houses, condominiums, and apartment projects) up to three stories to offset their use of electricity.

b. Encourage Energy Efficient Building Design and Materials

Continue to encourage the inclusion of energy saving siting, features, and materials in the retrofit of existing units, the construction of new units, and the development of new subdivisions. Require compliance with all fire regulations.

C. Action Plan for Program Implementation

As required by State law, Section 65583(c) of the Government Code, an Action Plan has been established to implement the goals, policies, and objectives contained in the Housing Element. Table 3-5 is Woodside's Action Plan for Program Implementation identifying schedule, status, and departments responsible for implementation of programs designed achieve the Housing Element objectives.

Table 3-9. Action Plan for Program Implementation

The Housing Element programs proposed for the Cycle 6 reporting period (2023-2031), including targets and implementation, are included below.

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
GOAL H1: Increase Opportunities for Development of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units							
Policy H1.1 – Collect Information on Use of ADUs and JADUs, and Provide Outreach to Residents Encouraging Development of ADUs and JADUs							
a.	ADU Survey	Planning	General Fund	Response rate	100% response rate	Update the Survey by the end of 2023 and distribute annually Provide to applicants – ongoing	ADU Survey/Factor #3
b.	Outreach to Encourage ADUs	Planning	General Fund	Response rate	Mailings to all residents and annual meetings	Ongoing and annually	Appendix E/Factor #3
Policy H1.2 – Promote ADUs and JADUs as an Opportunity for Affordable Housing -Inclusive and Equitable Community							
a.	Prepare and Distribute Brochures on ADUs/JADUs	Planning	General Fund	Number of new ADUs and JADUs applications approved	Meet RHNA targets for ADUs and JADUs	Complete Brochure by end of 2023 and distribution is ongoing and annual	Appendix E/ Factor #3

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
b.	Obtain and Distribute Information from Companies that Specialize in ADU Construction	Planning/Building	General Fund	Number of residents reached/ participating	All Woodside residents aware of and potentially benefitting from information	Complete by the end of 2023, with annual updates	Appendix E/ Factor #3
c.	Conduct ADU Workshops by New Town Council Districts	Planning	General Fund	Number of residents participating	All Woodside residents aware of and potentially benefitting from information	Completed October 2022. Additional workshops to be conducted periodically.	Appendix E/ Factor #3
d.	Revise ADU Ordinance	Planning	General Fund	Revision of ordinance	All Woodside residents aware of and potentially benefitting from information	2023 for initial HCD recommendations; on-going as law changes	Appendix E/ Factor #3
Policy H1.3 – Continue to Remove Barriers to Constructing ADUs and JADUs							
a.	Modify Local Regulations to Permit Additional ADUs on Properties Exceeding Two Acres	Planning	General Fund	Increase development of new ADUs	Meet RHNA targets for ADUs and JADUs	Complete by the end of 2023	Appendix E/ Factor #3

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
b.	Modify Local Regulations to Remove Barriers to Constructing ADUs and JADUs	Planning	General Fund	Increase development of new ADUs and JADUs	Meet RHNA targets for ADUs and JADUs	Complete by the end of 2023	Appendix E/ Factor #3
c.	Reduce Town Permit Fees for ADUs and JADUs	Planning	General Fund Estimated $960,000 cost	Town's ability to increase financial subsidies for ADU and JADU permit fees.	Reduce fees as financially feasible, and review on an annual basis to determine if fees can be further reduced.	Completed 2022	Appendix E/ Factor #3
d.	Expedite Permitting for ADUs and JADUs	Planning/Building	General Fund	Reduce Town plan check time from the State Permit Streamlining deadline of 30 days to 20 days	Meet the 20-day plan check target for all ADUs and JADUs	Begin January 2023 Ongoing	Appendix E/ Factor #3
e.	Develop Amnesty Program for ADUs and JADUs	Planning	General Fund	Number of residents using program	Permit 100% of existing non-permitted ADUs	Complete by the end of 2024	Appendix E/ Factor #3
f.	Monitor ADU Production and Affordability	Planning	General Fund	Number of ADU/JADU applications processed	Meet RHNA target	If ADU production rate is not at least 15 units per year by the end of 2025,	Appendix E/ Factor #3

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
						adopt additional policies for meeting the RHNA including identifying policies to incentivize ADU production, and if needed, identify areas in the Town suitable for rezoning to 20 units per acre shall be implemented by the end of 2026. If the ADU production rate is not at least 15 units per year by the end of 2028, measures noted above shall be implemented by the end of 2029. Require ADU survey to be completed by applicant at permit issuance asking for proposed rent level for the ADU.	
Goal H2: Affirmatively Further Fair Housing (AFFH)							

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
Policy H2.1 – Provide Opportunities for Varied Housing Types with Access to High Resource Areas Amenities (schools, libraries, retail, restaurants, and services), and Transit Routes, including Bus Stops, Designated Bicycle Lanes, and Safe Routes to School Pathways							
a.	Establish Higher Density Zoning and Objective Design Standards Near Freeway Access	Planning	General Fund	Ordinance adoption	Meet the RHNA target and goals to provide more affordable housing	Complete by December 31, 2024	Appendix G/Factor #1 & 3
b.	Revisit SB9 Unit Development Standards; Inform residents of program.	Planning	General Fund	Ordinance adoption; number of postcards and electronic info distribution	Revisit SB9 development standards to encourage more SB9 Units	Complete ordinance review by the end of 2024. Annual distribution of info and survey of intertest	Appendix G/Factor #1 & 3
c.	Promote SB 9 Lot Splits	Planning	General Fund	Number of lot split applications	Meet RHNA targets	Annually	Appendix G/Factor #1 & 3
d.	Increase SB 9 Density limits	Planning	General Fund	Ordinance amendment	Increase density to meet RHNA targets.	Complete ordinance review by the end of 2024	Appendix G/Factor #1 & 3
e.	Provide Public Transit	Planning/ Public Works	General Fund	Response from SamTrans	Seek bus routes in Woodside	Annually	Appendix F/ Factor #3
f.	Home Sharing/Tenant Match	Planning	General Fund	10 home sharing matches	Matching Woodside housing with employees	Promote Home Sharing Program at ADU events starting Q3 2023	Appendix F/ Factor #3

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
g.	Anti-Discrimination and Fair Housing Training	Planning	General Fund	Number of education sessions held annually	Increase awareness of fair housing practices among real estate professionals lenders, landlords, and tenants	Contact non-profit groups in Q4 2024; annual coordination on support activities	Appendix F/ Factor #3
h	No Net-Loss of Multi-family Housing	Planning	General Fund	Retention of of multi-family housing zoning	Any land that is zoned for higher density multi-family housing shall not be rezoned to a lower residential density	Ongoing	Appendix F/ Factor #3
i.	Partner with HIP Housing for Support and Access to Housing for Special Needs Residents	Planning	General Fund	Number of residents that utilize services to help new residents find housing and existing residents to remain in their homes	Establish a partnership with HIP Housing to assist the Town with outreach; housing match services; support individuals with disabilities; and, connecting low-income residents with programs/resourc	Establish partnership with Hip Housing by the end of 2024	Appendix F/ Factor #3

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
					es for rental assistance		
j.	Partner with Project Sentinel and the Legal Aid Society of San Mateo County to Resolve and Promote Fair Housing Issues	Planning	General Fund	Number of residents that utilize services	Establish a partnership with Project Sentinel and the Legal Aid Society of San Mateo County to promote available housing issue resolution services and fair housing information	Establish partnership with Project Sentinel and the Legal Aid Society of San Mateo County by the end of 2024	Appendix F/ Appendix B Factor #1, 2, &3
k.	Update the Town Area Center Plan	Planning	General Fund	New Housing Opportunities within the Town Center	Update the Town Center Area Plan, and as a part of the planning process, determine areas within the Town Center that could accommodate different housing types, such as mixed-use,	Complete update by end of 2026	Appendix F/ Factor 3

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
					medium or high-density housing.		
l.	Housing Mobility	Planning	General Fund	Number of constructed affordable housing units, rehabilitated units for those with disabilities, and forged partnerships with organizations that provide support services to low income residence and those with special needs	Expand multi-family residential opportunities to new areas of the Town that currently lack multi-family; continue to support equal opportunity housing organizations to help with rental assistance and other support services, provide referrals to housing resources, establish a Density Bonus Ordinance, and Expand development exceptions for	Ongoing throughout Planning Period	Appendix F/ Factor 3

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
					residents with disabilities		
Policy H2.2 Provide, Develop, and Maintain Public Information Regarding Housing Availability							
a.	Provide Rental Availability Info	Planning	General Fund	Number of inquiries	Lower income residents	Annually and on-going	Appendix B/ Factor #1,2, &3
b.	Promote Public Participation	Planning	General Fund	Number of meetings	All residents	Hearings on rezonings	Appendix H/ Factor #2
c.	Support Equal Opportunity Housing Organizations	Planning	General Fund	Number of referrals	All residents	Create links on Town website	Appendix K/Factor #1
d.	Provide Referrals to Fair Housing Resource's	Planning	General Fund	Number of referrals	All residents	Add links on Town website	Appendix K/Factor #1
e.	Provide multi-Lingual Info	Planning	General Fund	Creation of multi-lingual documents	All Residents	2024	Appendix B/ Factor #2
f.	Provide Info on Non-profit Housing Organizations	Planning	General Fund	Creation of information	All residents	2024	Appendix K/Factor #1
g.	Rental Assistance	Planning	General Fund	Increase housing security for renters northeast of	All residents and employees	Identify non-profit partners by Q4 2024; coordinate annually with HACSM and	Appendix K/Factor #1

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
				Canada and Whisky Hill Road		partners on promotional activities	
h.	English Learner Services	Planning	General Fund		Support skills development in non-native English-speaking youth in Woodside	Post information on website by Q2 2023; promote services via newsletter semi-annually starting Q3 2023; facilitate school-library connections annually starting Q2 2024	Appendix K/Factor #1
Goal H3: Support Opportunities for Higher Density Housing							
Policy H3.1 – Support New Independent Housing at Cañada College							
a.	Administer and Support new Independent Housing at Cañada College by adopting multi-family zoning standards and Objective Design Standards (ODS) to ensure multi-family units in accordance with the Master	Planning/Town Administration	General Fund	Collaboration with SMCCC	75 or more units constructed during RHNA Cycle 6 period	Implement zoning development standards and ODS for multi-family housing by the end of 2024. Ongoing discussions on a bi-annual basis to receive status updates on housing construction and to determine if the Town can provide assistance	Appendix G/Factor #2 & 3

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
	Facilities Plan will be allowed by right and up to 20 units per acre.						
b.	Streamline Cañada College Housing Development Standards	Planning	General Fund	Ordinance adoption	75 or more units constructed	End of 2024	Appendix G/Factor #2 & 3
Policy H3.2 – Rezone Properties Allowing Increased Housing Density							
a.	Rezone Sites and create Objective Design Standards for multi-family sites Identified in the Housing Element, Table 3-7, and contract with affordable housing developer for Town owned sites	Planning	General Fund	Meet RHNA targets	Meet RHNA targets	Complete rezoning and ODS by end of 2024, and partner with affordable housing development for Town owned sites by the end of 2028	Appendix G/Factor #2 & 3

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
b.	Amend MFRD zone maximum lot size to 2,200 square feet = 20 du/ac	Planning	General Fund	Ordinance adoption	Meet RHNA targets	2024	Appendix G/Factor #2 & 3
Policy H3.3 – Incentivize Higher Density Housing							
a.	Reduce Fees for Higher Density Housing if Barriers to Development	Planning	General Fund	Town's ability to increase financial subsidies for ADU and JADU permit fees	Reduce fees as financially feasible, and review on an annual basis to determine if fees need to be further reduced	Complete by the end of 2024 and ongoing. Review fees by 2027 to determine if fees need to be further reduced if creating a barrier to the construction of multi-family housing.	Appendix F/Factor #2 &3
b.	Expedite Processing of Higher Density Housing	Planning/Building	General Fund	Reduce Town plan check time from the State Permit Streamlining deadline of 30 days to 20 days	Meet the 20-day plan check target for all ADUs and JADUs and developments of 20 units per acre	Begin July 2023 Ongoing	Appendix F/Factor #2 &3

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
c.	Adopt Density Bonus Ordinance	Planning	General Fund	Ordinance adoption	Affordable development project	2024	Appendix F/Factor #2 &3
Policy 3.4 Assist with Development of Extremely Low-Income Housing							
a.	Provide incentives including Development standards modification	Planning	General Fund	Projects assisted	Non-profit housing developers	On-going	Appendix F/Factor #2 &3
Goal H4: Promote the Availability of Housing for Special Needs Groups							
Policy H4.1 – Promote Affordable Housing Opportunities for Persons with Disabilities of All Types, not Limited to Physical Disabilities							
a.	Continue to Enable Access to Housing for People with Disabilities. Develop a Reasonable Accommodation Procedure	Planning	General Fund	People with Disabilities ability to find accessible housing.	Apply existing codes allowing exceptions to development standards to allow access for people with disabilities	Ongoing Develop procedure in 2024	Appendix B/ Factor #1,2 & 3
b.	Amend Zoning Ordinance to Expand Exceptions for People with	Planning	General Fund	People with Disabilities ability to find accessible housing.	Amend codes to provide units accessible by people with any type of disability including ADUs.	Complete by the end of 2025	Appendix B/ Factor #1,2 & 3

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
	Disabilities to include ADUs						
c.	Group Home and Supportive Housing permitting procedures	Planning	General Fund	Develop supportive housing zoning classification for facilities exceeding six residents	Continue to permit group homes and supportive housing in all residential zones similar to other residential uses of te same form in the same zone. Update Municipal Code to allow supportive housing and group homes in new mutli-family residential zoning districts	Ongoing to continue to allow uses, and adopt an ordinance to allow group homes and supportive housing in new multi-family residential districts by the end of 2024	Appendix F/ Factor #1 & 2
d.	Support for Individuals with Disabilities	Planning	General Fund	25% increase in participation in CID programs and services by	Woodside individuals with disabilities	Annually throughout the planning period starting Q3 2023	Appendix F/ Factor #1 & 2

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
				Woodside residents			
Policy H4.2 – Promote Affordable Housing Opportunities for Students, Service Personnel, People with Disabilities, Caretakers, Equestrian Managers/Employees, and Public Sector Employees							
a.	Private Sector Employee Housing Resources	Planning	General Fund	Information added to Town website and property owner mailouts	Woodside employees	2024	Appendix B/ Factor # 3
b.	Employee Housing	Planning	General Fund	Number of local workers able to access housing in Town	Promote opportunities for affordable housing to local employees (e.g., housing match services)	Ongoing	Appendix B/ Factor # 3
c.	Workforce Housing. Contract with affordable housing developer for Town owned sites identified for multi-family housing.	Planning	General Fund	23 lower income units and 10 moderate income units by 2031	Woodside employees	Prepare and release an RFP by Q2 2025 Contract with affordable housing developer for Town owned sites identified for multi-family housing by the end of 2028.	Appendix B/ Factor # 3
Policy 4.3 – Other Special Needs Housing							

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
a.	Cooperate with Agencies Providing Emergency Shelter and update Municipal Code to create specific parking standards, and update zoning standards if any standard is shown to be a barrier pursuant to Government Code Section 65583(a)(4)(A), uses within the same zone.	Planning	General Fund	Interest from Agencies	Continue to permit housing types that meet Zoning, and health and safety development regulations for Emergency Shelters, and update the Municipal Code to establish parking standards for Emergency Shelters before the end of 2025	Ongoing review of development standards, and update parking standards for Emergency Shelters before the end of 2025	Appendix B/ Factor #3

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
b.	Amend Muni Code for Supportive Housing as a permitted use without discretionary review in zoning districts allowing multi-family housing.	Planning	General Fund	Code amendment	Supportive housing organizations	2025	Appendix F/ Factor #3
c.	Amend Muni Code for Low Barrier Navigation Centers	Planning	General Fund	Code amendment	Supportive housing organizations	2025	Appendix F/ Factor #3
d.	Amend Muni Code for SRO Units as a permitted use without discretionary review in the Commercial Zone that allows residential uses.	Planning	General Fund	Code amendment	Lower income residents	2025	Appendix F/ Factor #3

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
e.	Amend Muni Code to Allow Farmworker Housing	Planning	General Fund	Code amendment	Lower income farmworkers	2025	Appendix F/ Factor #3
f.	Senior Amenities	Planning	General Fund	Town consideration of standards for different types of senior housing	Provide viable options for seniors living in Woodside	Complete by the end of 2026	Appendix B/ Factor #3
Goal H5: Plan for a Resilient Community							
Policy H5-1 - Minimize Damage from Natural Disasters							
a.	Update the Very High Fire Hazard Severity Zones (VHFHSZ) Map	Planning/ Engineering	General Fund	Update local maps within 3-6 months of new VHFHSZ maps released by CAL Fire	Update Town maps consistent with CAL Fire map updates	Periodically on an ongoing basis	Appendix F/ Factor # 2 &5
b.	Improve Emergency Access and Response in the Very High Fire	Planning/Building/ Engineering	General Fund	Identify areas in WUI with only one point of access and work with the Fire	Permit increased evacuation points proposed	Ongoing	Appendix F/ Factor # 2 &5

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
	Hazard Severity Zones			District to improve evacuation routes			
c.	Facilitate and Encourage Neighborhood Preparedness	Building/ Woodside Fire Protection District	General Fund	Ensure residents from every CERT District go through CERT training	Ensure Woodside neighborhoods are prepared for natural disasters	Ongoing and annual	Appendix F/ Factor # 2 &5
Policy H5-2 – Provide Adequate Utilities							
a.	Provide Sewer to Address Waste Disposal Failures	Engineering	Sewer Hook-up fees	Provide information for connecting to sewer to residents contiguous to sewer districts experiencing septic failure	Address failures in a timely manner	Ongoing	Appendix F/ Factor # 2
b.	Prioritize Sewer for Higher Density Residential Development	Engineering	Sewer Hook-up fees	Coordinate with all sewer districts to accommodate sewer service for higher density	Provide sewer service for higher density residential development	Complete by the end of 2024	Appendix F/ Factor # 2

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
				residential development			
c.	Coordinate with Cal Water to ensure Adequate Water Supplies	Engineering	General Fund	Coordinate on timing for implementing capital projects	Ensure adequate water supply for sites with increased housing densities	Ongoing, and during application process for developments fulfilling RHNA	Appendix F/ Factor # 2
Goal H6: Conserve and Rehabilitate the Existing Housing Stock and Develop New Housing Stock							
Policy H6.1 – Conserve the Existing Housing							
a.	Apply California Building Code	Building	General Fund/Permit Fees			Ongoing	Appendix B/ Factor #4
b.	Maintain and Improve Housing	Building	General Fund/Permit Fees			Ongoing	Appendix B/ Factor #4
c.	Enforce Housing Standards	Building	General Fund/Permit Fees	Code enforcement progress addressing corrections to unsafe living conditions	Address Code Enforcement cases in a timely manner to protect adequate public health and safety living conditions.	Ongoing	Appendix B/ Factor #4

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
Policy H6.2 – Rehabilitate the Existing Housing Stock							
a.	Continue to Encourage and Facilitate Home Rehabilitation	Planning/Building	General Fund/Permit Fees	Number of permits approved meeting code requirements to maintain existing housing units	Provide clear and publicized checklists for housing upgrades	Ongoing	Appendix B/ Factor #4
b.	Provide Exceptions and Variances	Planning	General Fund/Permit Fees	Number of variances approved	Review Exception and Variance proposals in a timely manner	Ongoing	Appendix B/ Factor #4
c.	Evaluate Development Standards in the Western Hills	Planning	General Fund	Number of meetings held with residents of Western Hills, adoption of new standards, and number of units constructed and maintained after implementation of new standards	Adopt a new ordinance that provides residents with options to upgrade their existing residential units and create new residential units that do not increase hazards or the ability to safely evacuate during emergencies	Complete by the end of 2025	Appendix F/ Factor # 2

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
d.	Utilize Rehabilitation Programs	Planning	County/Federal Programs	Number of programs utilized	Provide information on existing programs available that can subsidize home improvements	Ongoing	Appendix B/ Factor #4
Policy 6.3 - Promote Sustainability Including Energy Efficiency							
a.	Promote and Enforce Energy Efficiency and Sustainability	Planning/Building	General Fund/Permit Fees	Adopt by reference all new building code cycles with increased energy efficiency regulations	Ensure all new housing meets minimum energy efficient requirements as updated by the State	Ongoing	State Law/Factor #2
b.	Encourage Energy Efficient Building Design and Materials	Planning/Building	General Fund/Permit Fees	Provide information about resources and technology available for increased	Require all new housing to meet State mandate energy efficiency requirements	Ongoing	State Law/Factor #2

Number	Program	Lead Implementing Agency/Dept.	Funding Source	Program Measure(s)	Targets	Implementation	Analysis/Factor*
				energy efficiency			

[i] The State Median Income for a Family of 4 in San Mateo County is $149,600 (2021 San Mateo County Income Limits, as defined by HUD, effective April 1, 2021)
[ii] 21 Elements Listening Session with Service Providers, November 15, 2021.
[iii] HCD Memorandum, Housing Element Site Inventory Guidebook, June 10, 2020, p. 3.
*Analysis/Factor Column- The appendix containing the analysis of data that supports the policy is listed first/then the factor the policy addresses per State law as follows:

1. Contributing factors to fair housing issues.
2. Specific commitment, milestones, metrics, and geographic targeting.
3. Housing mobility, new housing choices, affordability in high opportunity areas.
4. Place based strategies for community preservation.
5. Displacement protection.

APPENDICES

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B. Housing Needs Data Report
C. SB 35 Statewide Determination Summary (6/1/22 and 7/17/20)
D. San Mateo County Multijurisdictional Local Hazards Mitigation Plan (LHMP), 2021
E. ADU Affordability Report
F. Housing Development Constraints, Development Costs, and Zoning Analysis
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J. Town of Woodside ADU Ordinances:
   J.1 Ordinance 2017-585 (Implementing AB 2299 & SB 1069, ADU Laws)
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   J.3 Ordinance 2018-597 (Implementing AB 2406, Voluntary JADU Law)
   J.4 Ordinance 2020-610 (Implementing AB 68, AB 881 & SB 13, ADU Laws)
K. AFFH – Analysis of Impediments to Fair Housing Choice
L. Inventory of Shelters and Services for the Homeless in San Mateo County

APPENDIX A. Definitions and Abbreviations

APPENDIX A. Definitions and Abbreviations

ABAG: Association of Bay Area Governments, the local regional planning agency in the nine-county San Francisco Bay Area.

Accessory Dwelling Units (ADUs): **See Municipal Code Section 153.005**

Affirmatively furthering fair housing (AFFH): Taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity for communities of color, persons with disabilities, and others protected by California law. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patters, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all a public agency's activities and programs relating to housing and community development.

Disadvantaged Community: An area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code, or an area that is low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

Downzone: To reduce the number of allowable units on a parcel.

Equity: Just and fair inclusion into a society in which all can participate, prosper, and reach their full potential.

Form Based Code: Form based codes address the form and mass of buildings in relation to one another and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and clearly drawn in diagrams and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land use types.

HCD: The State Housing and Community Development Department guides preparation of Housing Elements and certifies compliant Housing Elements statewide.

Integration: A condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, having a disability, or a particular type of disability, when compared to a broader geographic area.

Junior Accessory Dwelling Units (JADUs): **See Municipal Code Section 153.005**

Resilience: The ability to respond, absorb and adapt to as well as recover from a disruptive event. For structures, resilience is the ability to absorb or avoid damage without suffering complete failure. For people, it is the capacity adapt to difficult situations and recover quickly from difficulties.

RHNA: The Regional Housing Needs Allocation is the number of housing units each jurisdiction is responsible to plan for during a specific Housing Element cycle. The RHNA is determined by the local regional government, in the case of the Bay Area, the Association of Bay Area Governments (ABAG), based on an overall allocation from the State Housing and Community Development Department. The allocations used to be considered "targets" for housing production, but they are now required mandates.

Segregation: A condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

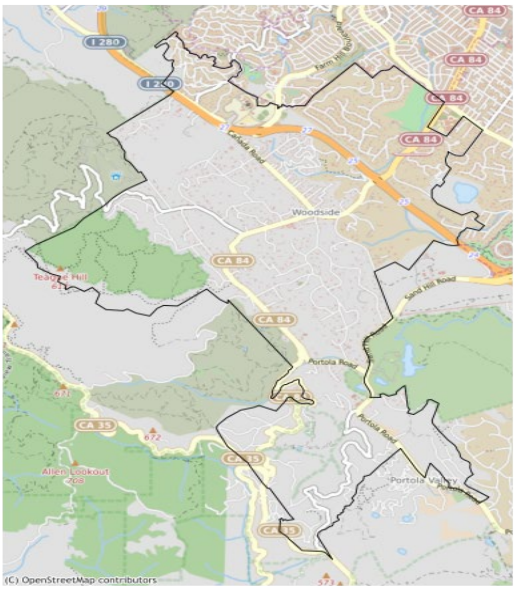
Upzone: To increase the number of units allowed on a parcel. Relaxation of former regulations to allow greater density of housing units, and in some cases, mixed use development.

APPENDIX B. Housing Needs Data Report prepared by ABAG/MTC and Baird + Driskell Community Planning, April 4, 2021

HOUSING NEEDS DATA REPORT: WOODSIDE

ABAG/MTC Staff and Baird + Driskell Community Planning

2021-04-02



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1 INTRODUCTION

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

The 2023-2031 Housing Element Update provides a roadmap for how to meet our growth and housing challenges. Required by the state, the Housing Element identifies what the existing housing conditions and community needs are, reiterates goals, and creates a plan for more housing. The Housing Element is an integral part of the General Plan, which guides the policies of Woodside.

2 SUMMARY OF KEY FACTS

- **Population** – Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Woodside increased by 6.1% from 2000 to 2020, which is below the growth rate of the Bay Area.

- **Age** – In 2019, Woodside's youth population under the age of 18 was 1,357 and senior population 65 and older was 1,238. These age groups represent 24.5% and 22.3%, respectively, of Woodside's population.

- **Race/Ethnicity** – In 2020, 79.0% of Woodside's population was White while 0.9% was African American, 7.3% was Asian, and 9.1% was Latinx. People of color in Woodside comprise a proportion below the overall proportion in the Bay Area as a whole.[1]

- **Employment** – Woodside residents most commonly work in the *Financial & Professional Services* industry. Since 2010, the number of jobs located in the jurisdiction increased by 520 (32.5%). Additionally, the jobs-household ratio in Woodside has increased from 1.03 in 2002 to 1.06 jobs per household in 2018.

- **Number of Homes** – The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Woodside increased, 2.9% from 2010 to 2020, which is *below* the growth rate for San Mateo County and *below* the growth rate of the region's housing stock during this time period.

- **Home Prices** – A diversity of homes at all income levels creates opportunities for all Woodside residents to live and thrive in the community.

    - **Ownership** The largest proportion of homes had a value in the range of $2M+ in 2019. Home prices increased by 102.0% from 2010 to 2020.

    - **Rental Prices** – The typical contract rent for an apartment in Woodside was $2,150 in 2019. Rental prices increased by 33.6% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make $86,320 per year.[2]

- **Housing Type** – It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 95.4% of homes in Woodside were single family detached, 2.7% were single family attached, 1.2% were small multifamily (2-4 units), and 0.0% were medium or large multifamily (5+ units). Between 2010 and 2020, the number of single-family units increased more than multi-family units. Generally, in Woodside, the share of the

[1] The Census Bureau's American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source.
[2] Note that contract rents may differ significantly from, and often being lower than, current listing prices.

housing stock that is detached single family homes is above that of other jurisdictions in the region.

- **Cost Burden** – The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." In Woodside, 10.8% of households spend 30%-50% of their income on housing, while 13.5% of households are severely cost burdened and use the majority of their income for housing.

- **Displacement/Gentrification** – According to research from The University of California, Berkeley, no households in Woodside are in neighborhoods that are susceptible to or experiencing displacement, or live in areas at risk of undergoing gentrification. Ninety-eight percent (98.0%) of households in Woodside live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.

- **Neighborhood** – 98.2% of residents in Woodside live in neighborhoods identified as "Highest Resource" or "High Resource" areas by State-commissioned research, while 0.0% of residents live in areas identified by this research as "Low Resource" or "High Segregation and Poverty" areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.[3]

- **Special Housing Needs** – Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Woodside, 5.3% of residents have a disability of some ~~any~~ kind and may require accessible housing. Additionally, 12.8% of Woodside households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 5.6% of households are female-headed families, which are often at greater risk of housing insecurity.

> ***Note on Data***
>
> *Many of the tables in this report are sourced from data from the Census Bureau's American Community Survey or U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of respondents had been reached. We use the five-year release to get a*

[3] For more information on the "opportunity area" categories developed by HCD and the California Tax Credit Allocation Committee, see this website: https://www.treasurer.ca.gov/ctcac/opportunity.asp. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.

larger data pool to minimize this "margin of error" but particularly for the smaller cities, the data will be based on fewer responses, and the information should be interpreted accordingly.

Additionally, there may be instances where there is no data available for a jurisdiction for particular data point, or where a value is 0 and the automatically generated text cannot perform a calculation. In these cases, the automatically generated text is "NODATA." Staff should reword these sentences before using them in the context of the Housing Element or other documents.

Note on Figures

Any figure that does not specify geography in the figure name represents data for Woodside.

3 LOOKING TO THE FUTURE: REGIONAL HOUSING NEEDS

3.1 Regional Housing Needs Determination

The Plan Bay Area 2050[4] Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.[5] This calculation, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households and seek to bring the region more in line with comparable ones.[6] These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

3.2 Regional Housing Needs Allocation

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation or RHNA – the share of the RHND assigned to each jurisdiction by the Association of Bay Area Governments (ABAG). State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels. For this RHNA cycle, the RHND increased by 135%, from 187,990 to 441,776. For more information on the RHNA process this cycle, see ABAG's website: https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation

Almost all jurisdictions in the Bay Area have received a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher RHND compared to previous cycles.

In January 2021, ABAG adopted a Draft RHNA Methodology, which is currently being reviewed by HCD. For Woodside, the proposed RHNA to be planned for this cycle is 328 units, a slated increase of nearly 5.3 times the number of units from the last cycle. **Please note that the previously stated figures are merely illustrative, as ABAG has yet to issue Final RHNA allocations. The Final RHNA allocations**

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[4] Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation

[5] HCD divides the RHND into the following four income categories:
Very Low-income: 0-50% of Area Median Income
Low-income: 50-80% of Area Median Income
Moderate-income: 80-120% of Area Median Income
Above Moderate-income: 120% or more of Area Median Income

[6] For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf

that local jurisdictions will use for their Housing Elements will be released at the end of 2021. The potential allocation that Woodside would receive from the Draft RHNA Methodology is broken down by income category as follows:

Table 1: Illustrative Regional Housing Needs Allocation from Draft Methodology

Income Group	Woodside Units	San Mateo County Units	Bay Area Units	Woodside Percent	San Mateo County Percent	Bay Area Percent
Very Low Income (<50% of AMI)	90	12196	114442	27.4%	25.6%	25.9%
Low Income (50%-80% of AMI)	52	7023	65892	15.9%	14.7%	14.9%
Moderate Income (80%-120% of AMI)	52	7937	72712	15.9%	16.6%	16.5%
Above Moderate Income (>120% of AMI)	134	20531	188130	40.9%	43.1%	42.6%
Total	328	47687	441176	100.0%	100.0%	100.0%

Source: Association of Bay Area Governments Methodology and tentative numbers were approved by ABAG's Executive board on January 21, 2021 (Resolution No. 02-2021). The numbers were submitted for review to California Housing and Community Development in February 2021, after which an appeals process will take place during the Summer and Fall of 2021.
THESE NUMBERS SHOULD BE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE PER HCD REVIEW

4 POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS

4.1 Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, Woodside's population has increased by 6.1%; this rate is below that of the region as a whole, at 14.8%. In Woodside, roughly 8.4% of its population moved during the past year, a number 5.1 percentage points smaller than the regional rate of 13.4%.

Table 2: Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Woodside	5034	5320	5352	5476	5287	5617	5676
San Mateo County	649623	685354	707163	719844	718451	761748	773244
Bay Area	6020147	6381961	6784348	7073912	7150739	7595694	7790537

Universe: Total population
Source: California Department of Finance, E-5 series
For more years of data, please refer to the Data Packet Workbook, Table POPEMP-01.

In 2020, the population of Woodside was estimated to be 5,676 (see Table 2). From 1990 to 2000, the population increased by 6.3%, while it decreased by 1.2% during the first decade of the 2000s. In the most recent decade, the population increased by 7.4%. The population of Woodside makes up 0.7% of San Mateo County.[7]

[7] To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e. percent change) in each of these geographies relative to their populations in 1990.

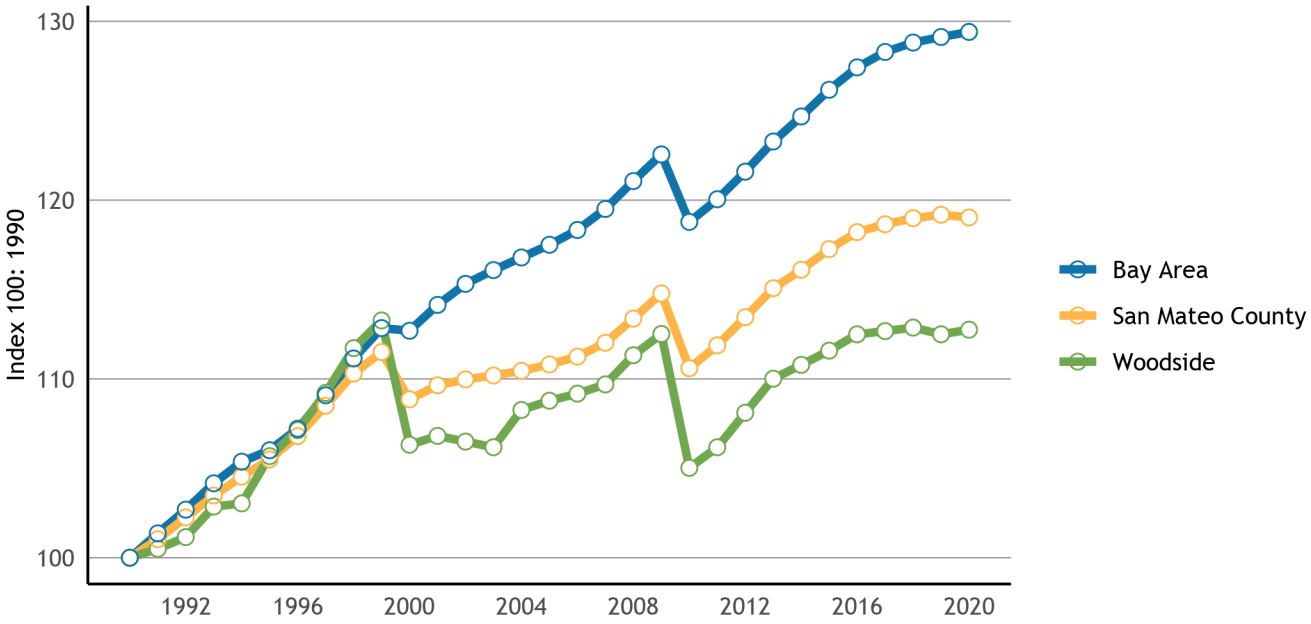


Figure 1: Population Growth Trends

Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year.
For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates.
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-01.

4.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Woodside, the median age in 2000 was 43.4; by 2019, this figure had increased, landing at around 47 years. More specifically, the population of those under 14 and those 65-and over have both ~~has~~ increased since 2010 (see Figure 2).

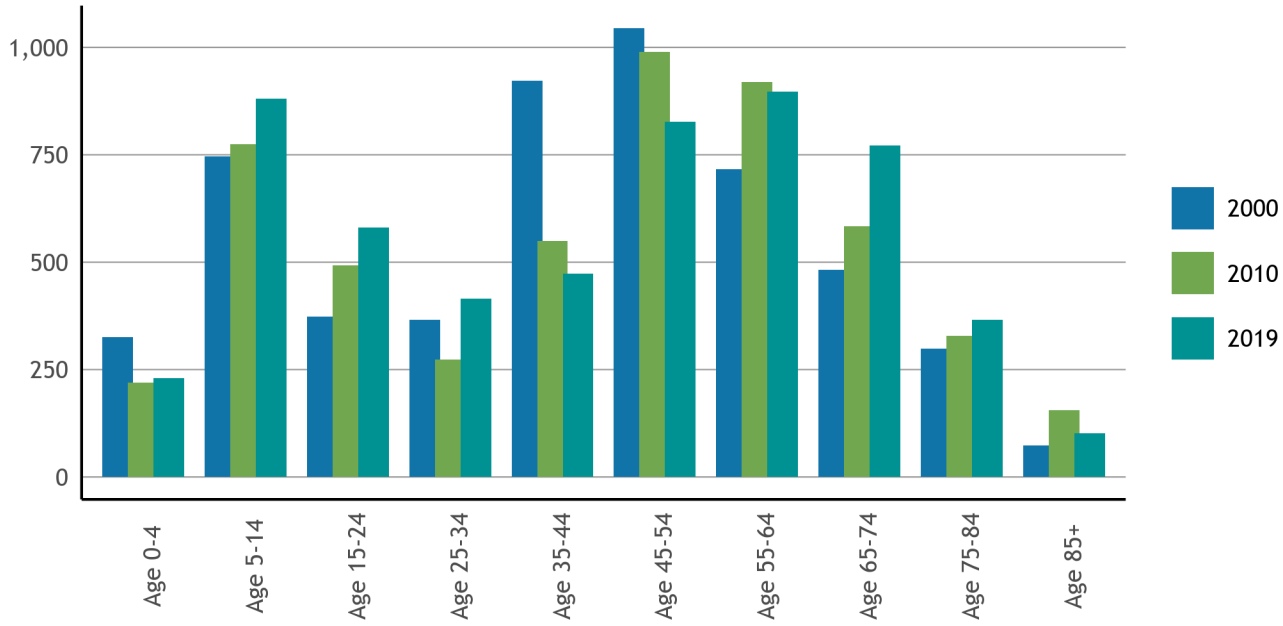


Figure 2: Population by Age, 2000-2019

Universe: Total population
Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color[8] make up 12.4% of seniors and 17.2% of youth under 18 (see Figure 3).

[8] Here, we count all non-white racial groups

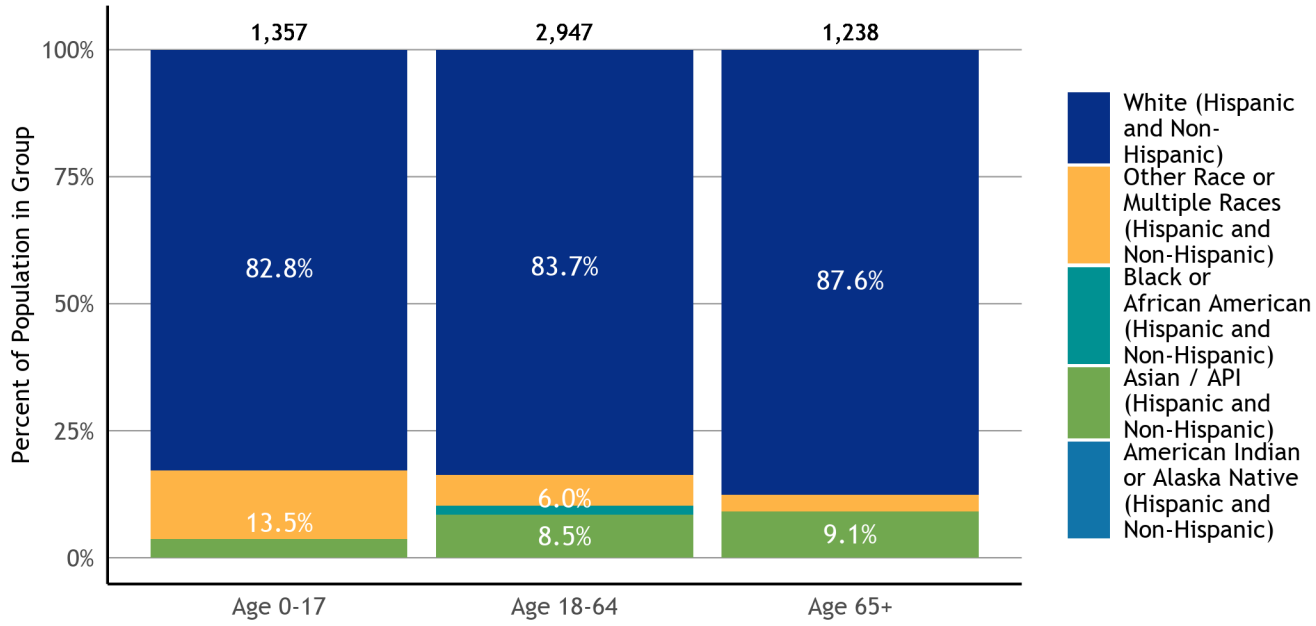


Figure 3: Senior and Youth Population by Race

Universe: Total population
Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

4.3 Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today[9]. Since 2000, the percentage of residents in Woodside identifying as White has decreased – and by the same token the percentage of residents of all *other* races and ethnicities has *increased* – by 10.7 percentage points, with the 2019 population standing at 4,378 (see Figure 4). In absolute terms, the *Hispanic or Latinx* population increased the most while the *White, Non-Hispanic* population decreased the most.

[9] See, for example, Rothstein, R. (2017). The color of law : a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

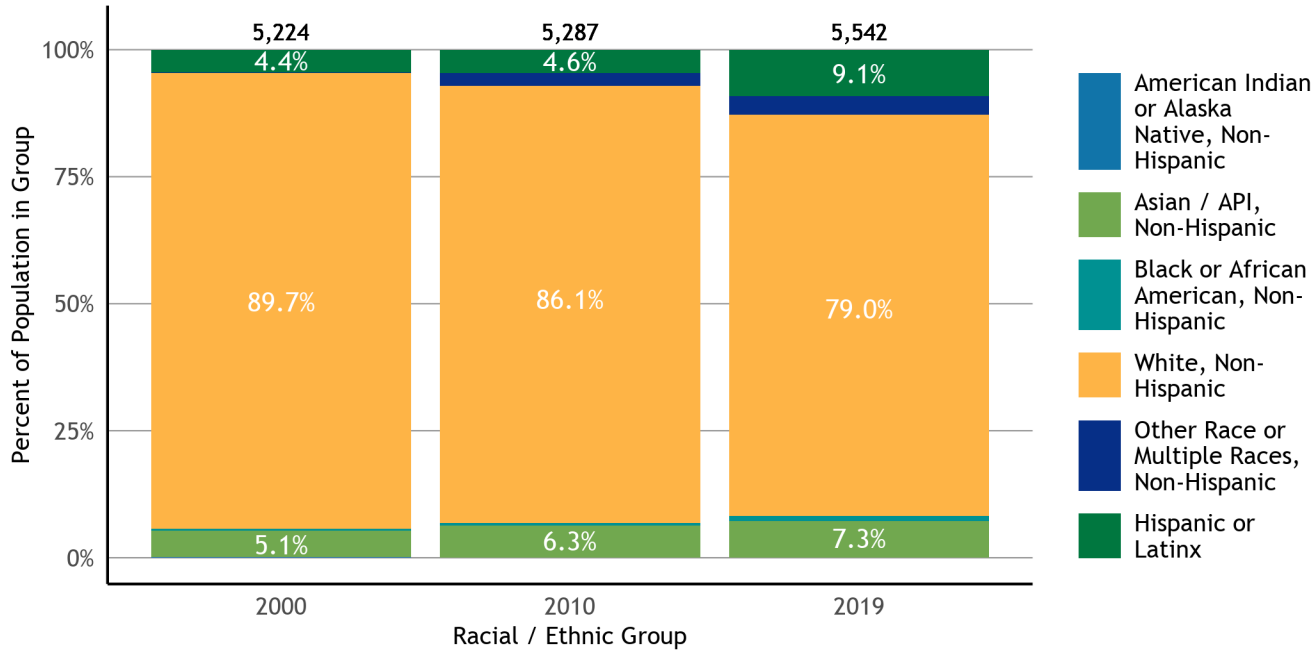


Figure 4: Population by Race, 2000-2019

Universe: Total population
Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.
Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.

4.4 Employment Trends

4.4.1 Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers "exports" workers to other parts of the region, while a city with a surplus of jobs must conversely "import" them. Between 2002 and 2018, the number of jobs in Woodside increased by 6.4% (see Figure 5).

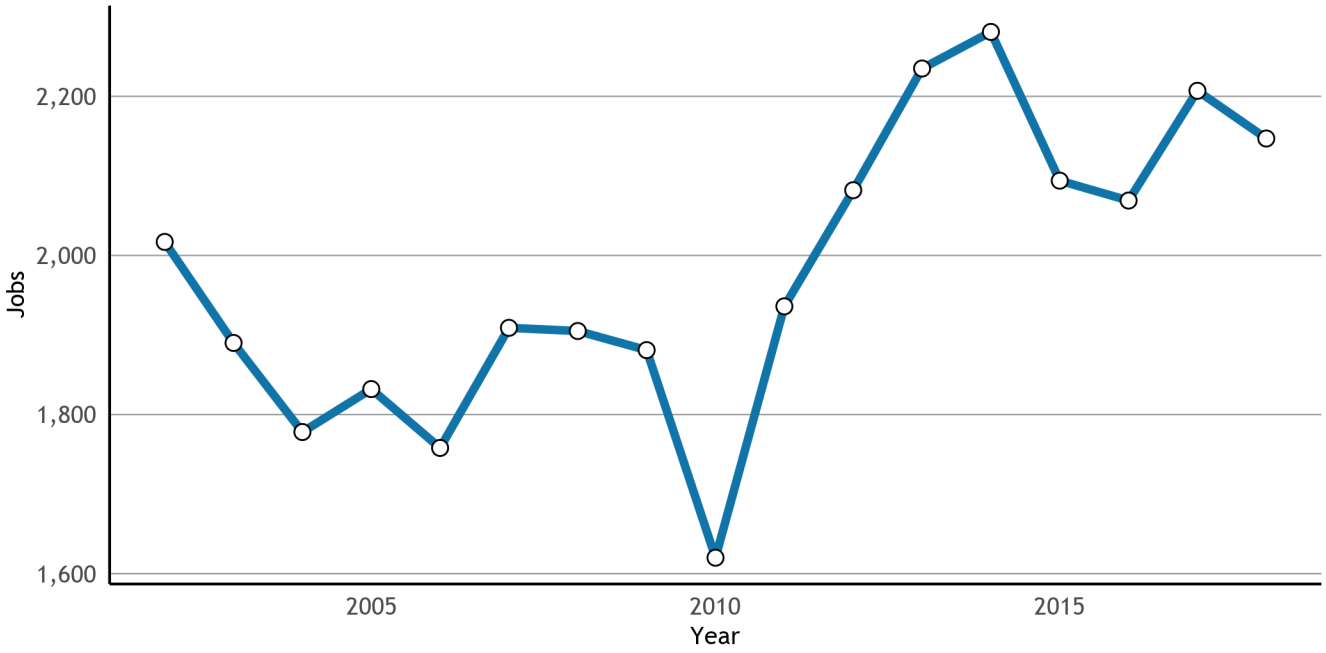


Figure 5: Jobs in a Jurisdiction

Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are cross referenced to jurisdictions and summarized.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

There are 2,430 employed residents, and 3,410 jobs[10] in Woodside - the ratio of jobs to resident workers is 1.4; Woodside is *a net importer of workers*.

Figure 6 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Woodside has more low-wage *jobs* than low-wage *residents* (where low-wage refers to jobs paying less than $25,000). At the other end of the wage

[10] Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

spectrum, the city has more high-wage *residents* than high-wage *jobs* (where high-wage refers to jobs paying more than $75,000) (see Figure 6).[11]

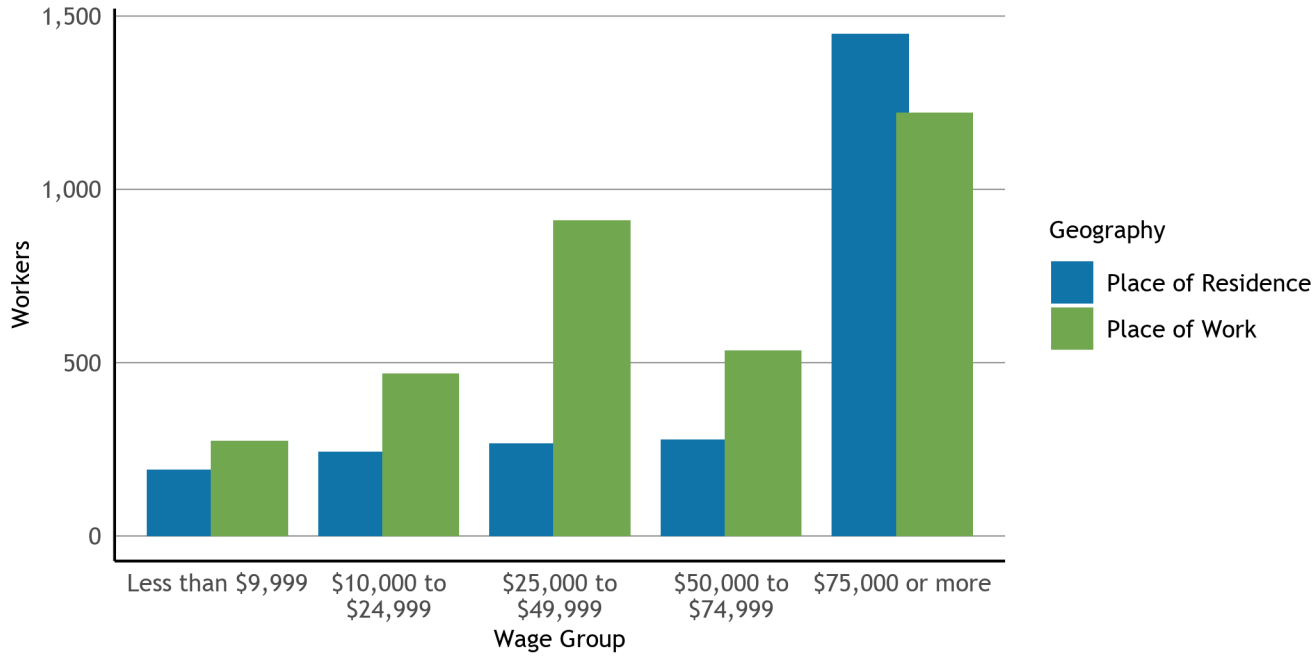


Figure 6: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence

Universe: Workers 16 years and over with earnings
Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10.

Figure 7 shows the balance of a jurisdiction's resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (see Figure 7).

[11] The source table is top-coded at $75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

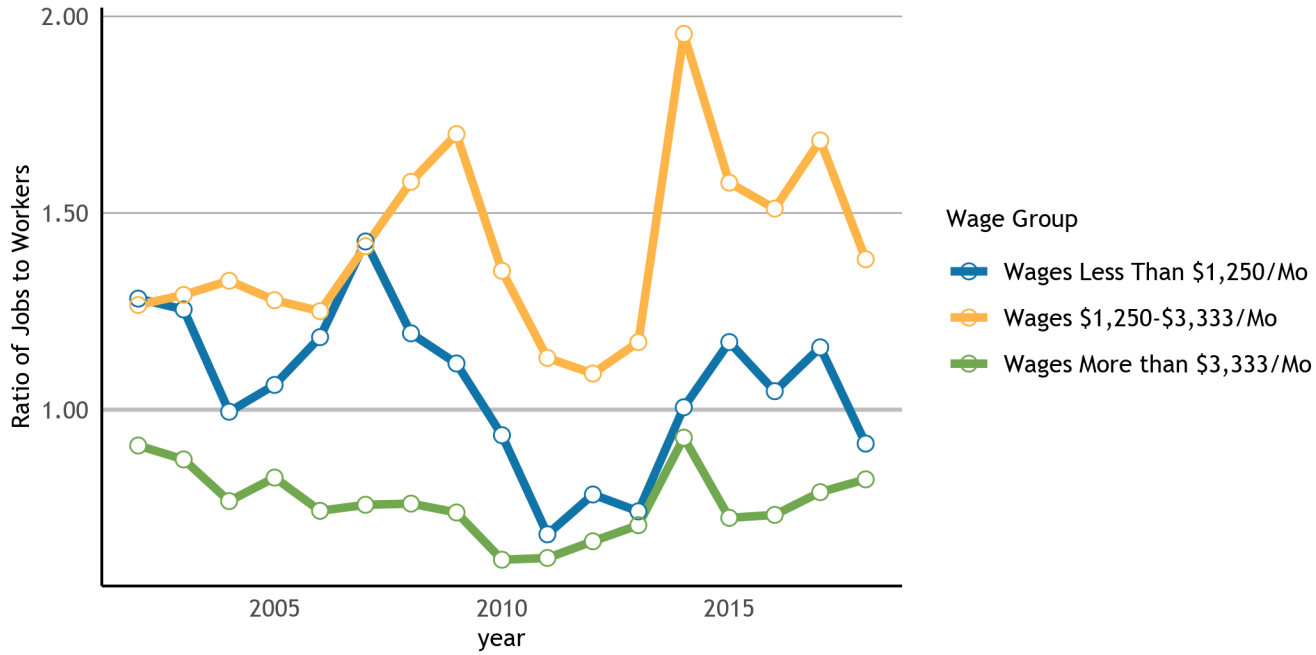


Figure 7: Jobs-Worker Ratios, By Wage Group

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment
Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio. Thus bringing housing into the measure, the *jobs-household ratio* in Woodside has increased from 1.03 in 2002, to 1.06 jobs per household in 2018 (see Figure 8).

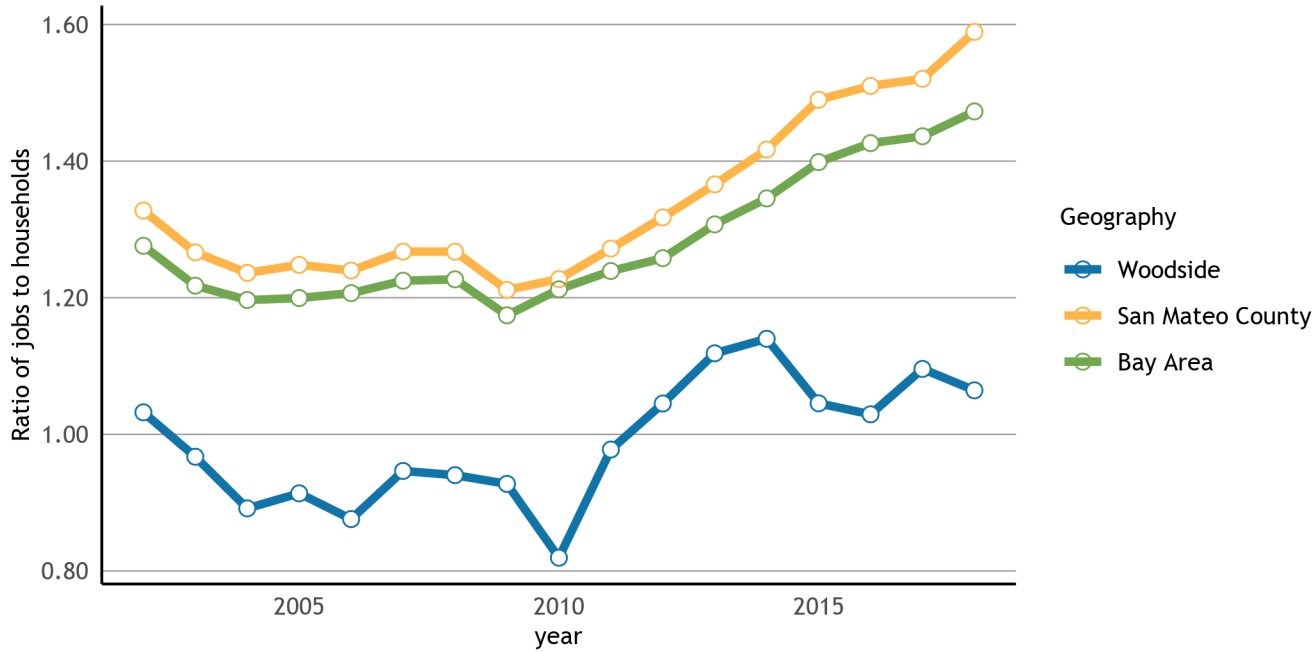


Figure 8: Jobs-Household Ratio

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are cross referenced to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

4.4.2 Sector Composition

In terms of sectoral composition, the largest industry in which Woodside residents work is *Financial & Professional Services*, and the largest sector in which San Mateo residents work is *Health & Educational Services* (see Figure 9). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

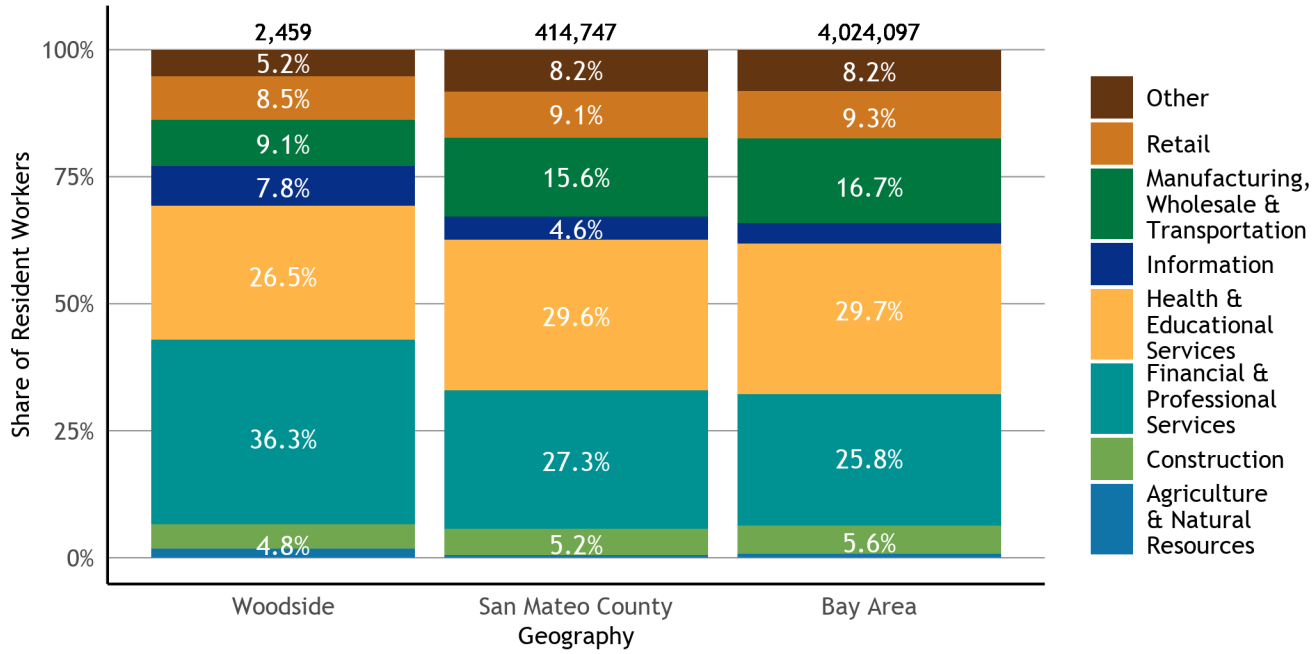


Figure 9: Resident Employment by Industry

Universe: Civilian employed population age 16 years and over
Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.
Universe: Civilian employed population age 16 years and over
Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.

4.5 Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and

the Bay Area has the highest income inequality between high- and low-income households in the state[12].

In Woodside, 74.5% of households make more than 100% of the Area Median Income (AMI)[13], compared to 8.0% making less than 30% of AMI, which is considered extremely low-income (see Figure 10).

Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In San Mateo County, 30% AMI is the equivalent to the annual income of $44,000 for a family of four. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers, and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

Note on Estimating the Projected Number of Extremely Low-Income Households

Local jurisdictions are required to provide an estimate for their projected extremely low-income households in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. For more information, visit HCD's Building Blocks page on Extremely Low-Income Housing Needs.

This document does not contain the required data point of projected extremely low-income households, as Bay Area jurisdictions have not yet received their final RHNA numbers. Once Woodside receives its 6th Cycle RHNA, staff can estimate the projected extremely low-income households using one of the following three methodologies:

Option A: *Assume that 59.8% of Woodside's very low-income RHNA is for extremely low-income households.*

According to HCD's Regional Housing Need Determination for the Bay Area, 15.5% of the region's housing need is for 0-30% AMI households while 25.9% is for 0-50% AMI households. Therefore, extremely low-income housing need represents 59.8% of the region's very low-income housing need, as 15.5 divided by 25.9 is 59.8%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as HCD uses U.S. Census data to calculate the Regional Housing Need Determination.

Option B: *Assume that 71.8% of Woodside's very low-income RHNA is for extremely low-income households.*

According to the data shown below (Figure 10), 213 of Woodside's households are 0-50% AMI while 153 are extremely low-income. Therefore, extremely low-income households represent 71.8% of households who are 0-50% AMI, as 153 divided by 213 is 71.8%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as the information in Figure 11 represents a tabulation of Census Bureau Data.

Option C: *Assume that 50% of Woodside's very low-income RHNA is for extremely low-income households.*

[12] Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California.*

[13] Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

HCD's guidance notes that instead of using use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, local jurisdictions can presume that 50% of their RHNA for very low-income households qualifies for extremely low-income households.

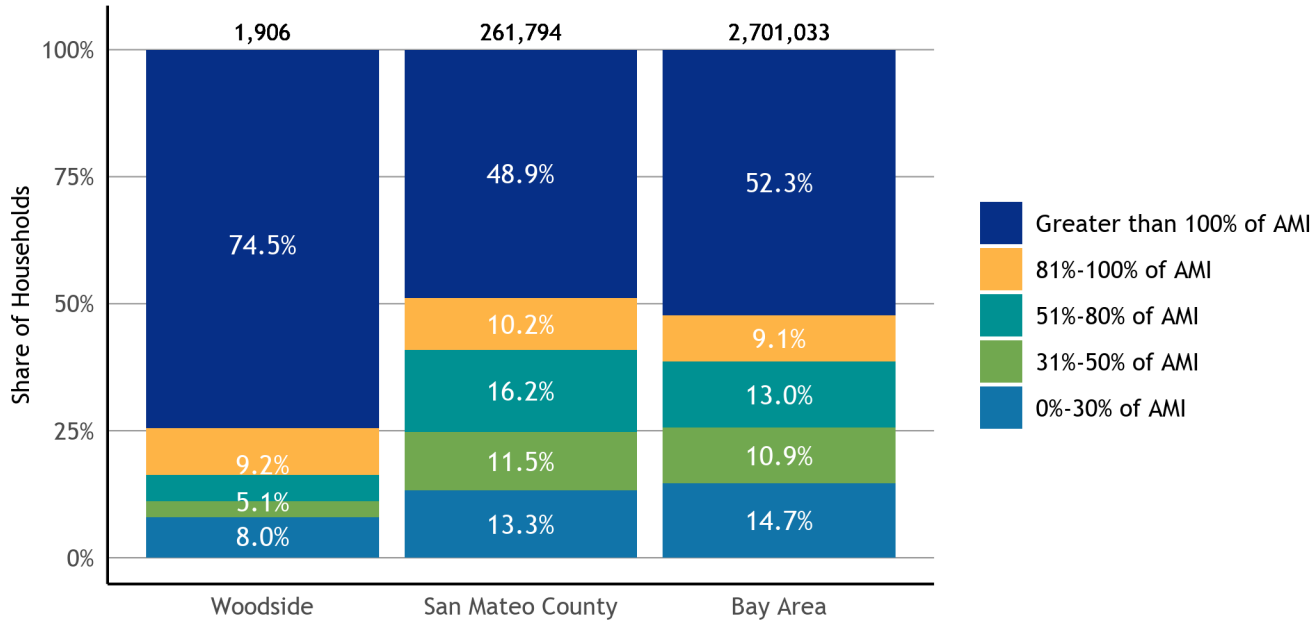


Figure 10: Households by Household Income Level

Universe: Occupied housing units
Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Woodside, the largest proportion of renters falls in the *Greater than 100% of AMI* income group, while the largest proportion of homeowners are found in the *Greater than 100% of AMI* group (see Figure 11).

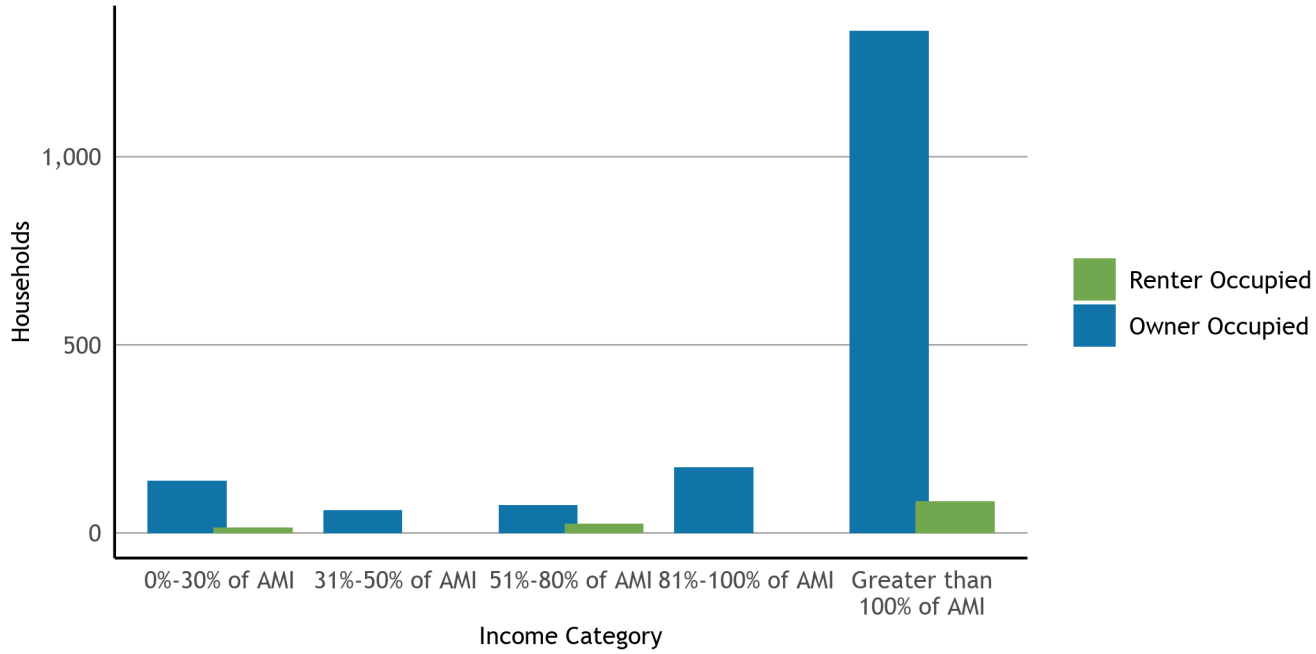


Figure 11: Household Income Level by Tenure

Universe: Occupied housing units
Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents.[14] These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Woodside, Asian / API (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by White (Hispanic and Non-Hispanic) residents (see Figure 12).

[14] Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

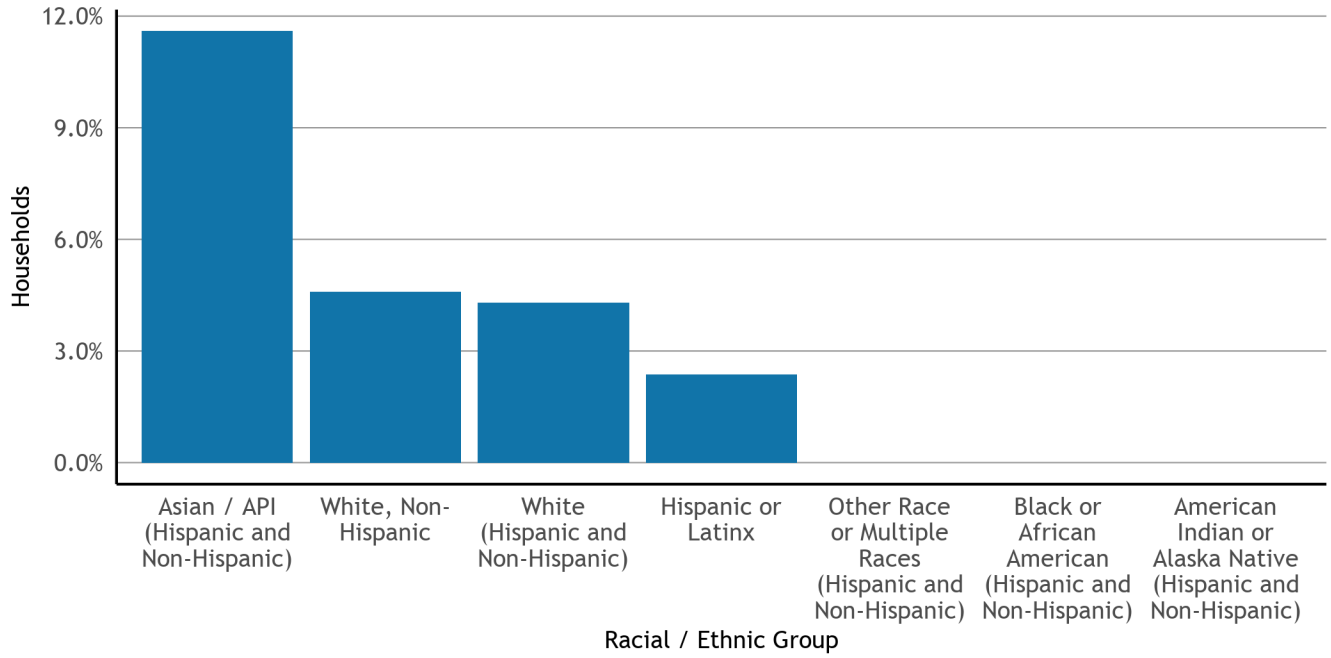


Figure 12: Poverty Status by Race

Universe: Population for whom poverty status is determined
Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I)
For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.

4.6 Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In Woodside there are a total of 1,799 housing units, and fewer residents rent than own their homes: 10.2% versus 89.8% (see Figure 13). By comparison, 39.8% of households in San Mateo County are renters, while 44% of Bay Area households rent their homes.

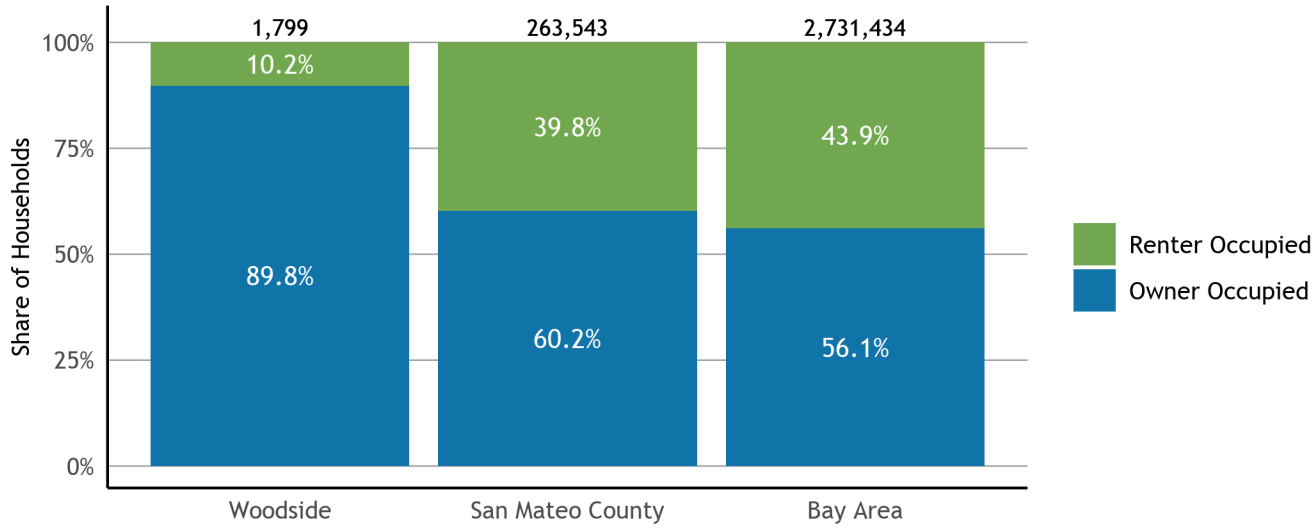


Figure 13: Housing Tenure

Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16.

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, State, and local policies that limited access to homeownership for communities of color while facilitating homebuying for White residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.[15] In Woodside, homeownership rates were 96.0% for Asian households, 62.7% for Latinx households, and 90.0% for White households. No data was available for homeownership rates among Black residents in Woodside. Notably, recent changes to State law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

[15] See, for example, Rothstein, R. (2017). The color of law : a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

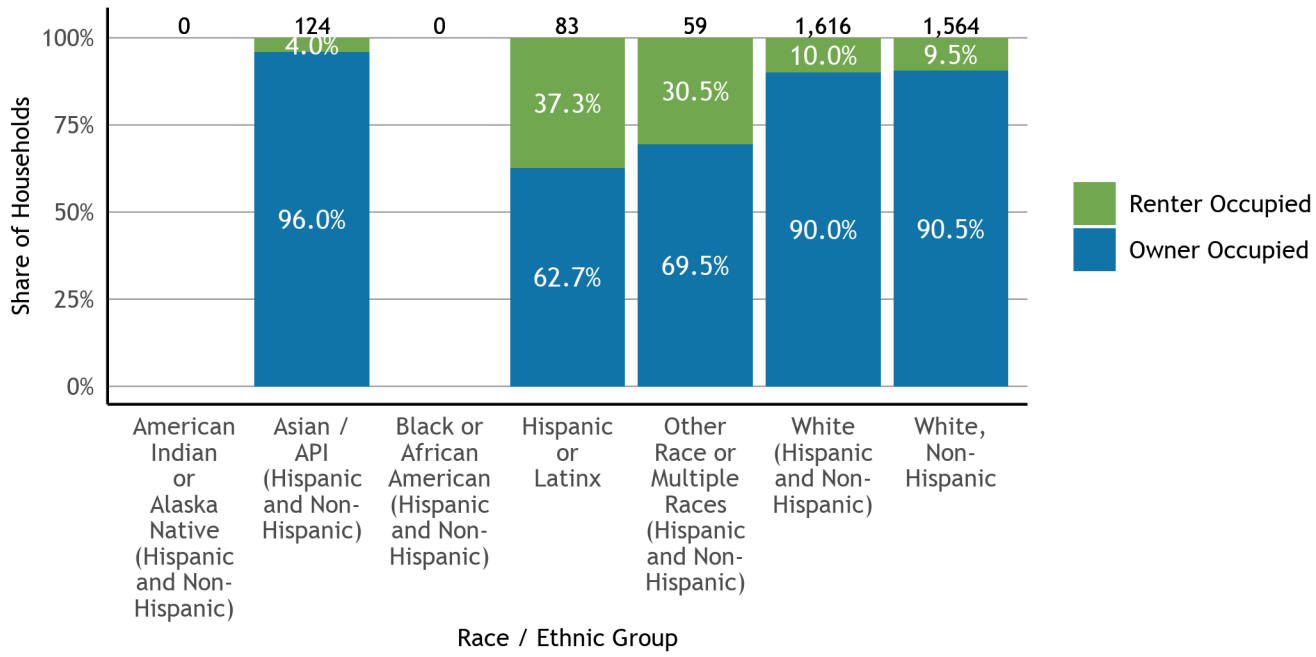


Figure 14: Housing Tenure by Race of Householder

Universe: Occupied housing units
Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I)
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Woodside, 28.8% of householders between the ages of 25 and 44 are renters, while 0.2% of householders over 65 are (see Figure 15).

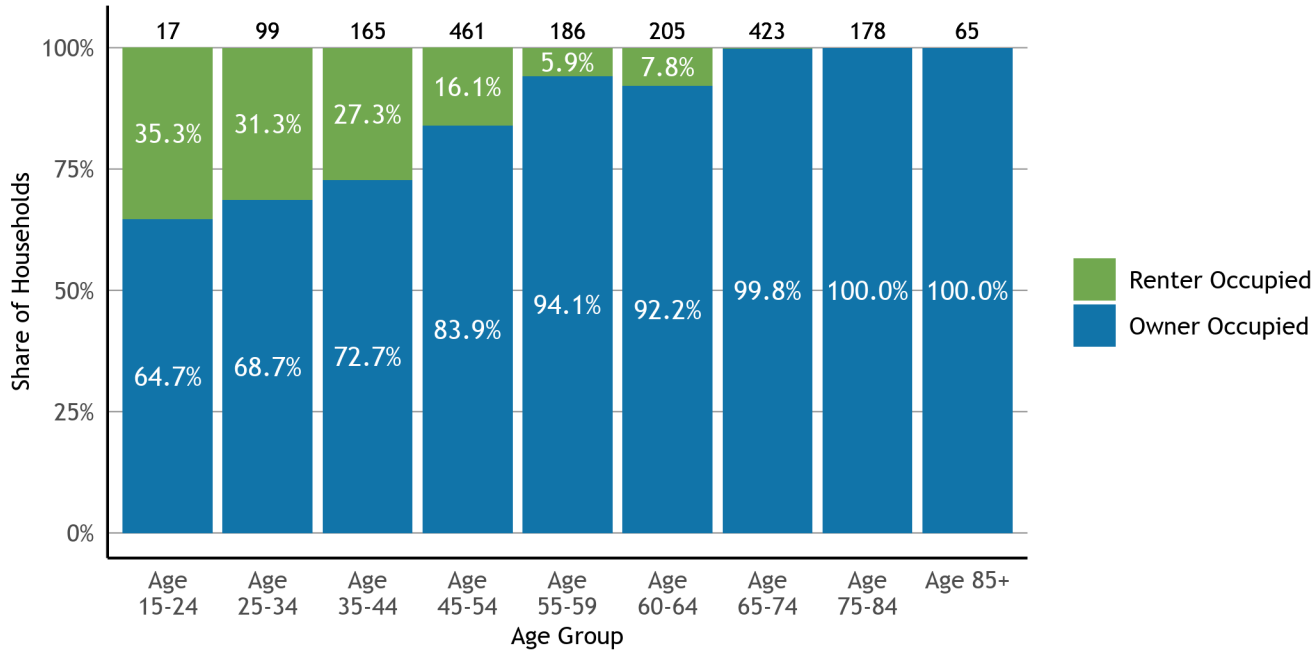


Figure 15: Housing Tenure by Age

Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Woodside, 89.9% of households in detached single-family homes are homeowners, while 0.0% of households in multi-family housing are homeowners (see Figure 16).

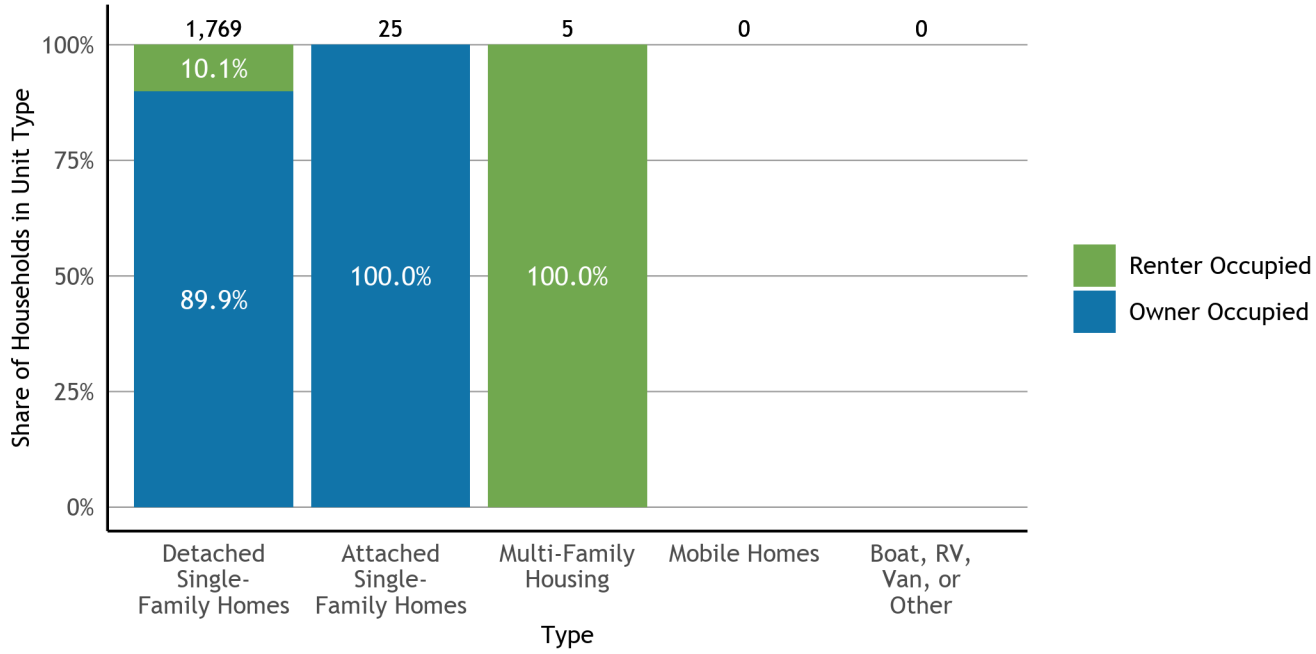


Figure 16: Housing Tenure by Housing Type

Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22.

4.7 Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Woodside, 0.0% of households live in neighborhoods that are susceptible to or experiencing displacement or ~~and 0.0% live in neighborhoods at~~ risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 98.0% of households in Woodside live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.[16]

[16] More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: https://www.urbandisplacement.org/. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement

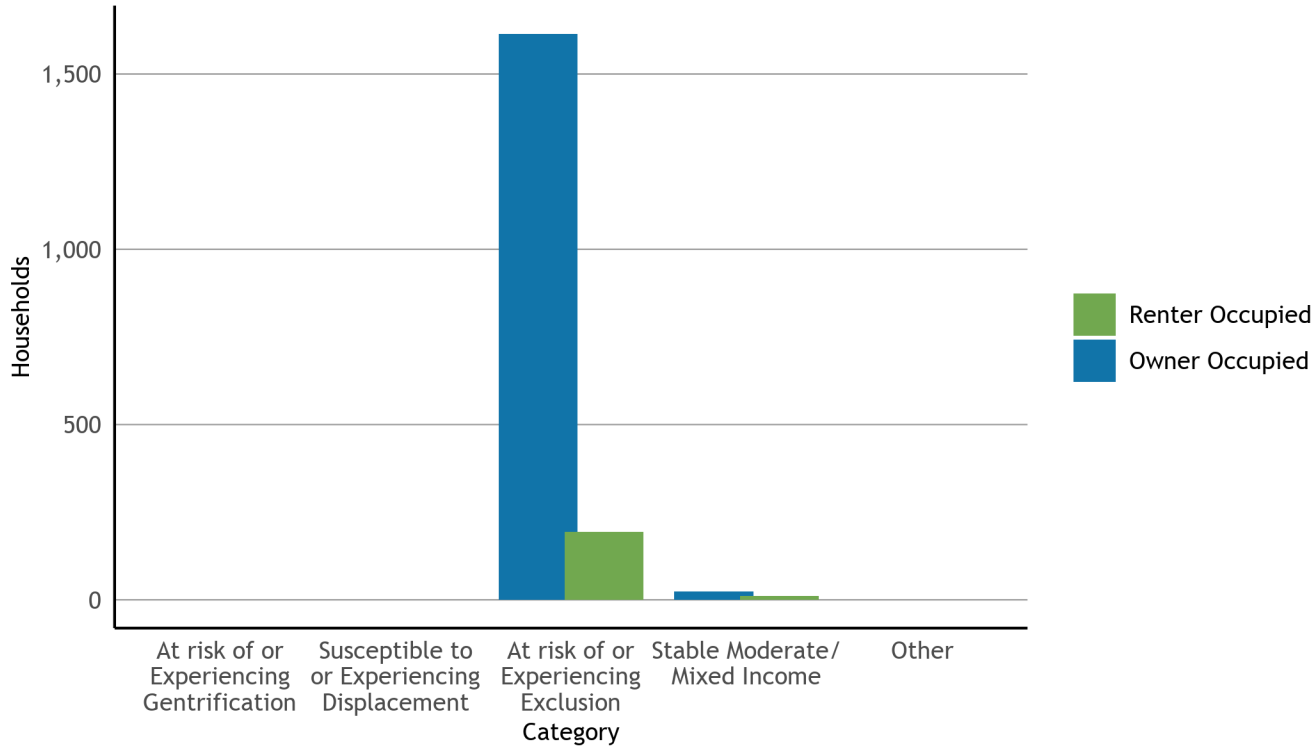


Figure 17: Households by Displacement Risk and Tenure

Universe: Households
Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data
Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.

5 HOUSING STOCK CHARACTERISTICS

5.1 Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the State consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in "missing middle housing" – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Woodside in 2020 was made up of 95.4% single family detached homes, 2.7% single family attached homes, 1.2% multifamily homes with 2 to 4 units, 0.0% multifamily homes with 5 or more units, and 0.7% mobile homes (see Figure 18). In Woodside, the housing type that experienced the most growth between 2010 and 2020 was *Single-Family Home: Detached*.

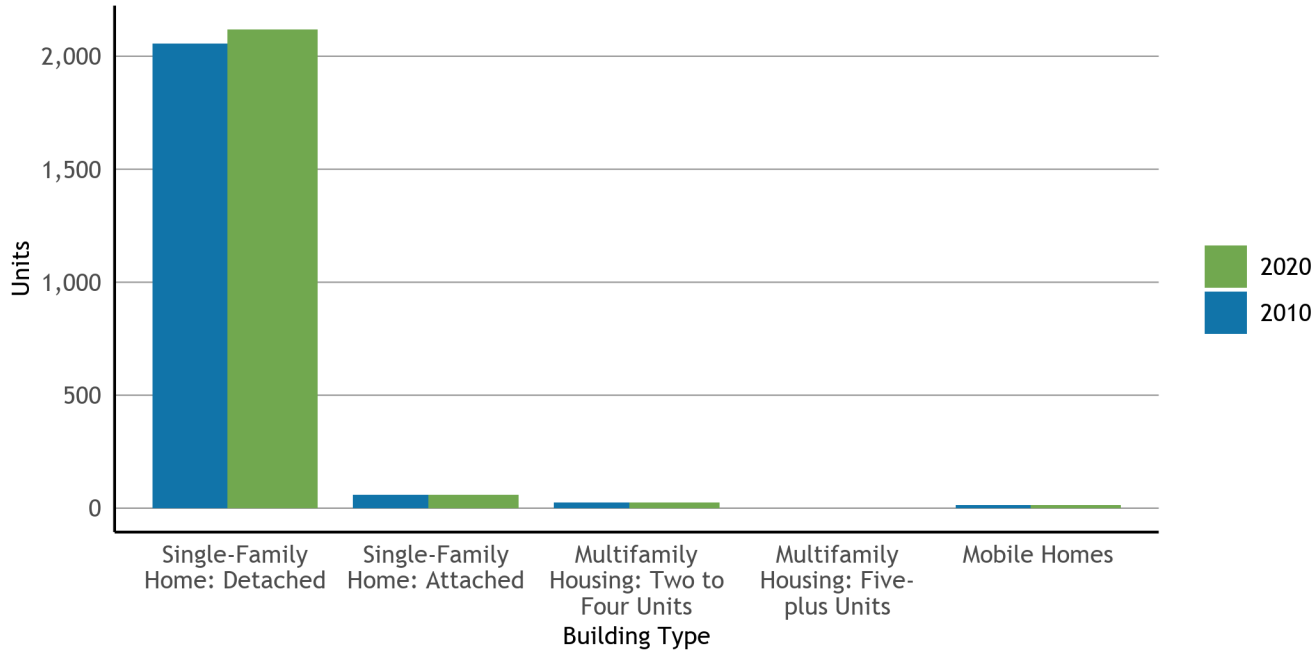


Figure 18: Housing Type Trends

Universe: Housing units
Source: California Department of Finance, E-5 series
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Woodside, the largest proportion of the housing stock was built 1960 to 1979, with 607 units constructed during this period (see Figure 19). Since 2010, 3.3% of the current housing stock was built, which is 66 units.

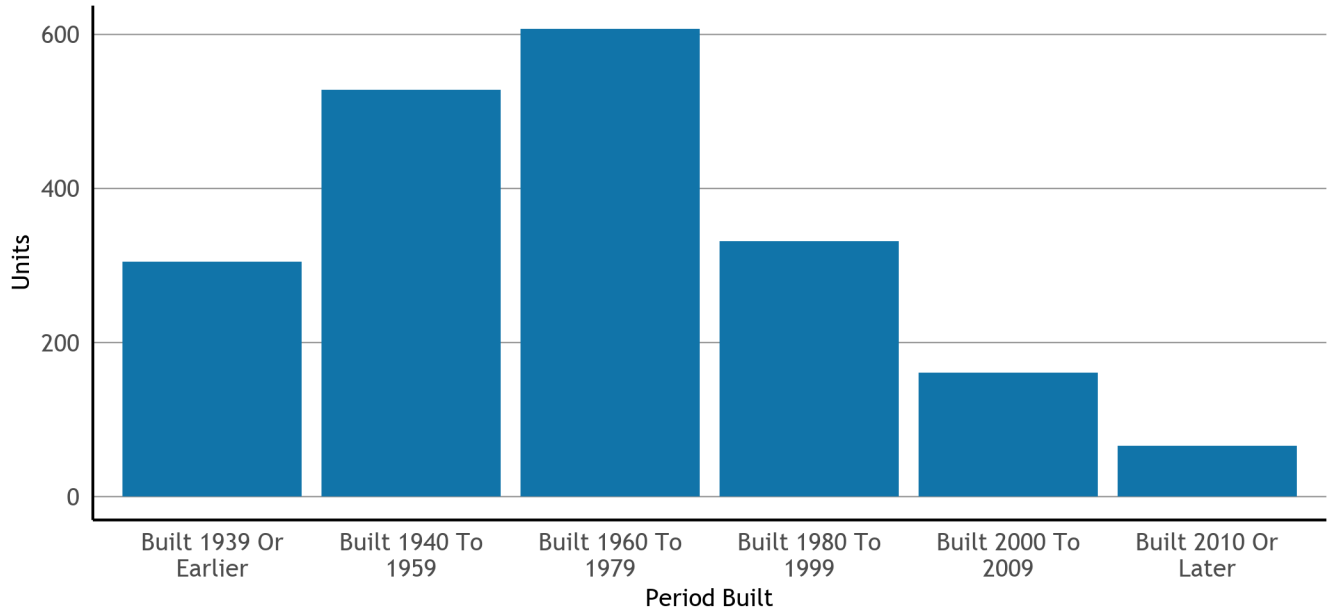


Figure 19: Housing Units by Year Structure Built

Universe: Housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.

Vacant units make up 10.0% of the overall housing stock in Woodside. The rental vacancy stands at 2.6%, while the ownership vacancy rate is 1.7%. Of the vacant units, the most common type of vacancy is *For Seasonal, Recreational, Or Occasional Use* (see Figure 20).[17]

Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as "for recreational or occasional use" are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. It should be noted that Woodside does not permit short-term rentals of less than 30 days. The Census Bureau classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.[18] In a region with a thriving economy and housing market like the Bay Area, units being renovated/repaired and prepared for rental or sale are likely to represent a large portion of the "other vacant" category. Additionally, the need for seismic retrofitting

[17] The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (10.0%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a a significant number of vacancy categories, including the numerically significant *other vacant*.
[18] For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: https://www.census.gov/housing/hvs/definitions.pdf.

in older housing stock could also influence the proportion of "other vacant" units in some jurisdictions.[19]

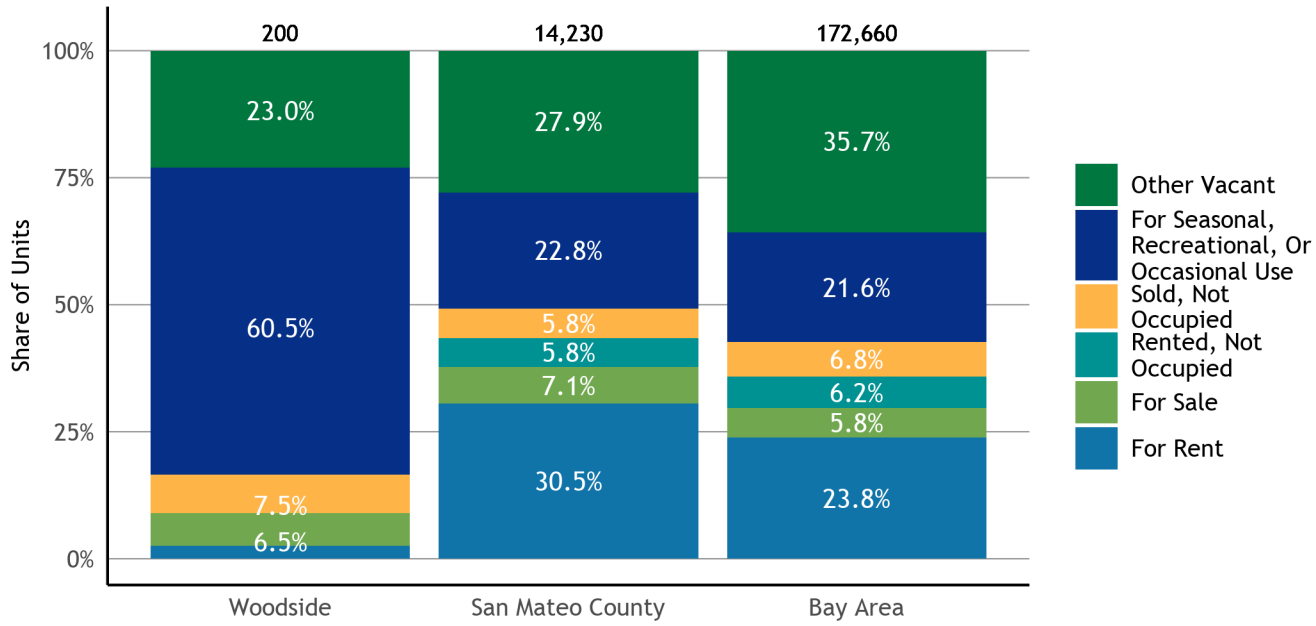


Figure 20: Vacant Units by Type

Universe: Vacant housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-03.

Between 2015 and 2019, the Town of Woodside issued 81 permits for housing units. Forty-four percent (44.4%) of the permits issued in Woodside were for above moderate-income housing, 6.2% were for moderate-income housing, and 49.4% were for low- or very low-income housing (see Table 3).

Table 3: Housing Permitting

Income Group	value
Above Moderate Income Permits	36
Very Low Income Permits	34
Low Income Permits	6
Moderate Income Permits	5

Universe: Housing permits issued between 2015 and 2019
Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the

[19] See Dow, P. (2018). Unpacking the Growth in San Francisco's Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.
Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)
This table is included in the Data Packet Workbook as Table HSG-11.

5.2 Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the table below comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table. There are no assisted units in Woodside in the Preservation Database. Therefore, there are no units at *High Risk* or *Very High Risk* of conversion.[20]

Note on At-Risk Assisted Housing Developments

HCD requires that Housing Elements list the assisted housing developments at risk of converting to market-rate uses. For more information on the specific properties that are at Moderate Risk, High Risk, or Very High Risk of conversion, local jurisdiction staff should contact Danielle Mazzella, Preservation & Data Manager at the California Housing Partnership, at dmazzella@chpc.net.

Table 4: Assisted Units at Risk of Conversion

Income	Woodside	San Mateo County	Bay Area
Low	0	4656	110177
Moderate	0	191	3375
High	0	359	1854
Very High	0	58	1053
Total Assisted Units in Database	0	5264	116459

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

[20] California Housing Partnership uses the following categories for assisted housing developments in its database:
Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

Notes: While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at-risk of converting to market rate uses. This document provides aggregate numbers of at-risk units for each jurisdiction, but local planning staff should contact Danielle Mazzella with the California Housing Partnership at dmazzella@chpc.net to obtain a list of affordable properties that fall under this designation. California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.
Source: California Housing Partnership, Preservation Database (2020)
This table is included in the Data Packet Workbook as Table RISK-01.

5.3 Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Woodside. For example, 0.9% of owners lack plumbing. No renters reported lacking a kitchen or plumbing.

Note on Substandard Housing

HCD requires Housing Elements to estimate the number of units in need of rehabilitation and replacement. As a data source for housing units in need of rehabilitation and replacement is not available for all jurisdictions in the region, ABAG was not able to provide this required data point in this document. To produce an estimate of housing needs in need of rehabilitation and replacement, staff can supplement the data below on substandard housing issues with additional local information from code enforcement, recent windshield surveys of properties, building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations. For more information, visit HCD's Building Blocks page on Housing Stock Characteristics.

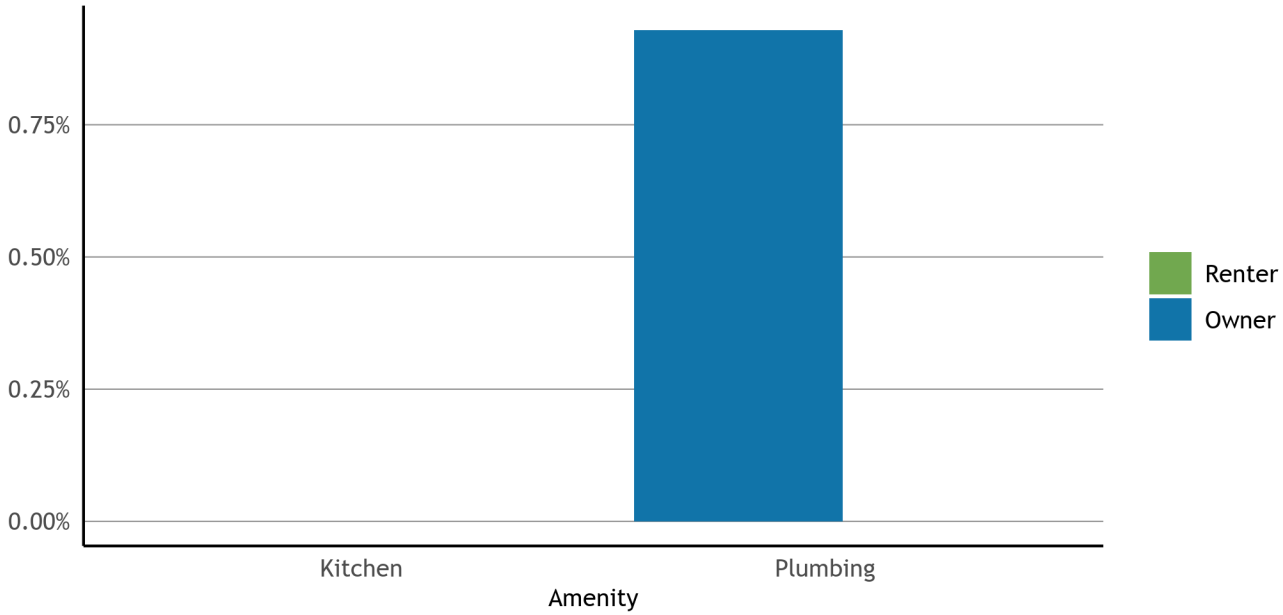


Figure 21: Substandard Housing Issues

Universe: Occupied housing units
Notes: Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-06.

5.4 Home and Rent Values

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Woodside was estimated at $3,742,660 by December of 2020, per data from Zillow. The largest proportion of homes were valued between $2M+ (see Figure 22). By comparison, the typical home value is $1,418,330 in San Mateo County and $1,077,230 the Bay Area, with the largest share of units valued $1m-$1.5m (county) and $500k-$750k (region).

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 251.0% in Woodside from $1,066,170 to $3,742,660. This change is above the change in San Mateo County, and above the change for the region (see Figure 23).

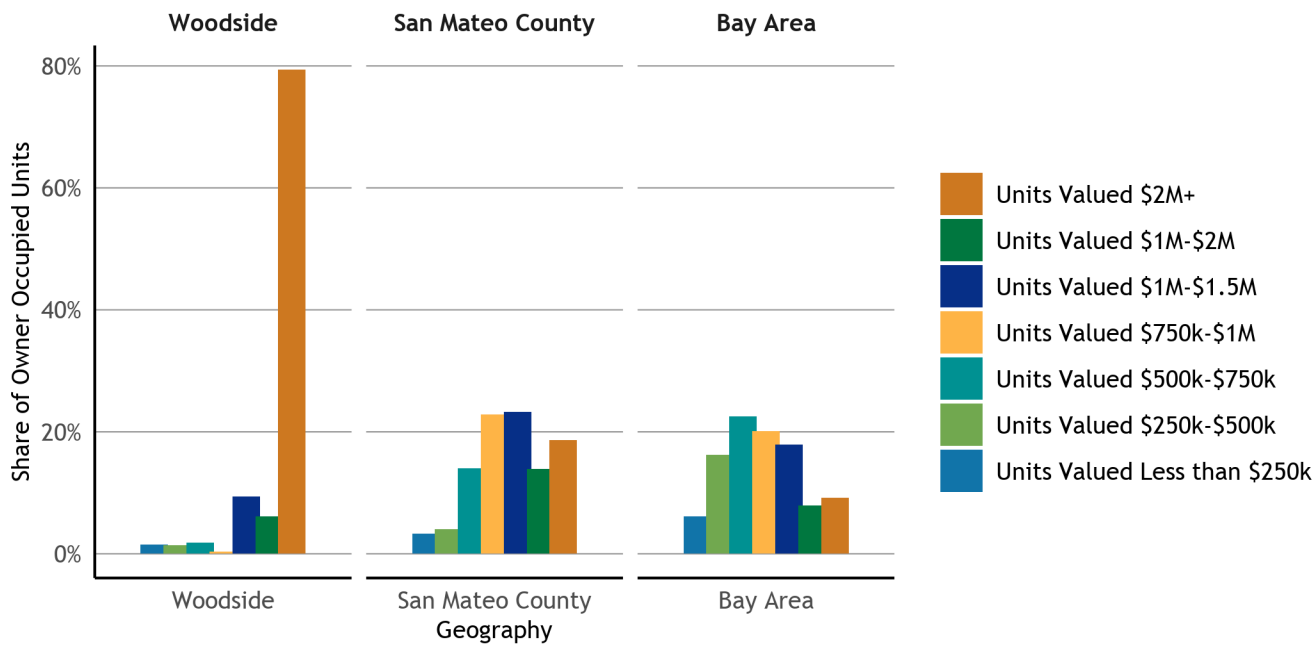


Figure 22: Home Values of Owner-Occupied Units

Universe: Owner-occupied units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.

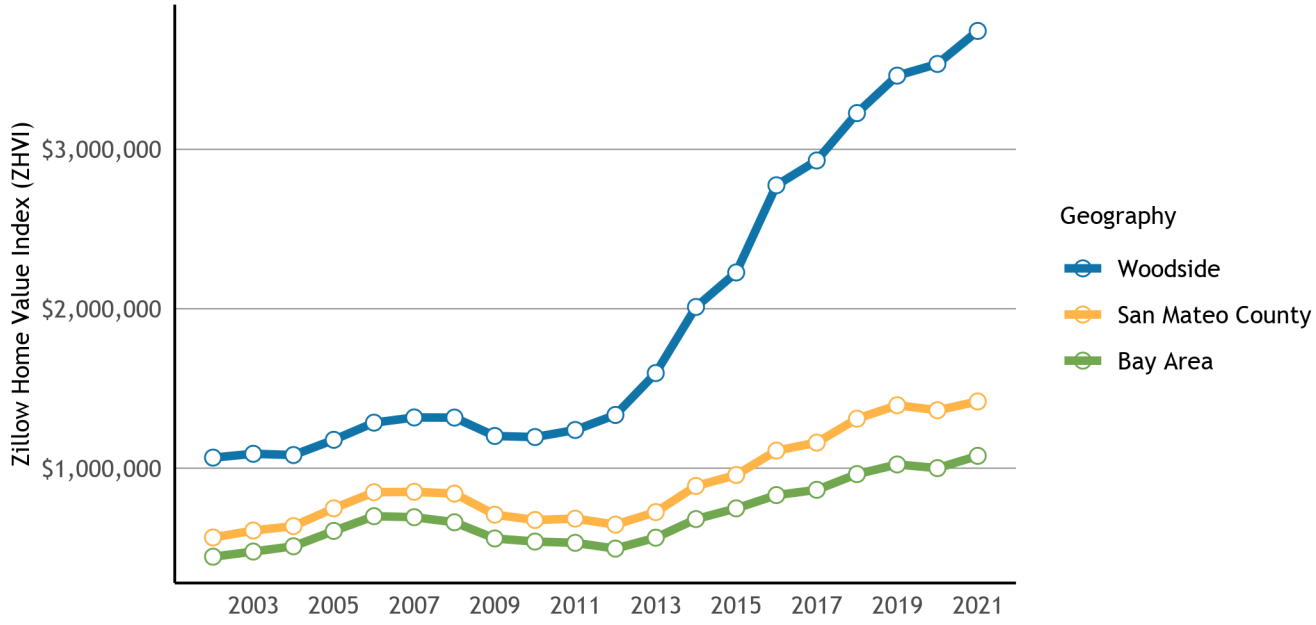


Figure 23: Zillow Home Value Index (ZHVI)

Universe: Owner-occupied housing units
Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The

ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.
Source: Zillow, Zillow Home Value Index (ZHVI)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Woodside, the largest proportion of rental units rented in the *Rent $2000-$2500* category, totaling 37.4%, followed by 26.0% of units renting in the *Rent $1500-$2000* category (see Figure 24). Looking beyond the Town, the largest share of units is in the *$3000 or more* category (county) compared to the *$1500-$2000* category for the region as a whole.

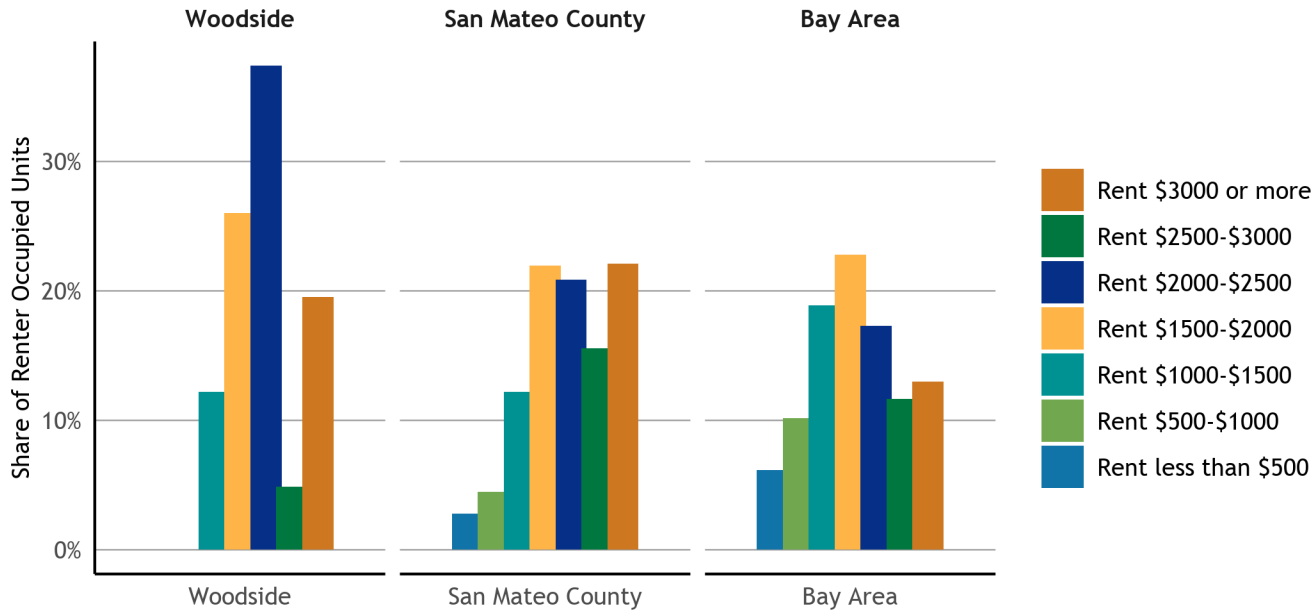


Figure 24: Contract Rents for Renter-Occupied Units

Universe: Renter-occupied housing units paying cash rent
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.

Since 2009, the median rent has increased by 33.6% in Woodside, from $1,530 to $2,150 per month (see Figure 25). In San Mateo County, the median rent has increased 41.1%, from $1,560 to $2,200. The median rent in the region has increased significantly during this time from $1,200 to $1,850, a 54% increase.[21]

[21] While the data on home values shown in Figure 23 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the

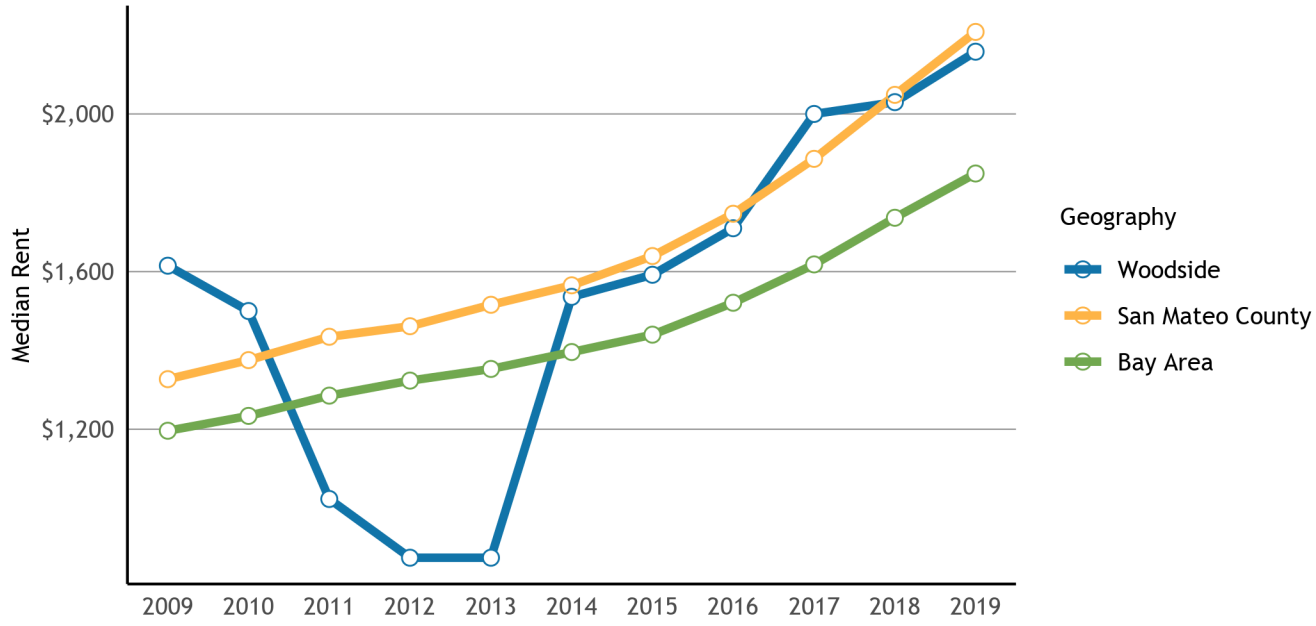


Figure 25: Median Contract Rent

Universe: Renter-occupied housing units paying cash rent
Notes: For unincorporated areas, median is calculated using distribution in B25056.
Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.

5.5 Overpayment and Overcrowding

A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

rent data in this document comes from the U.S. Census Bureau's American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.

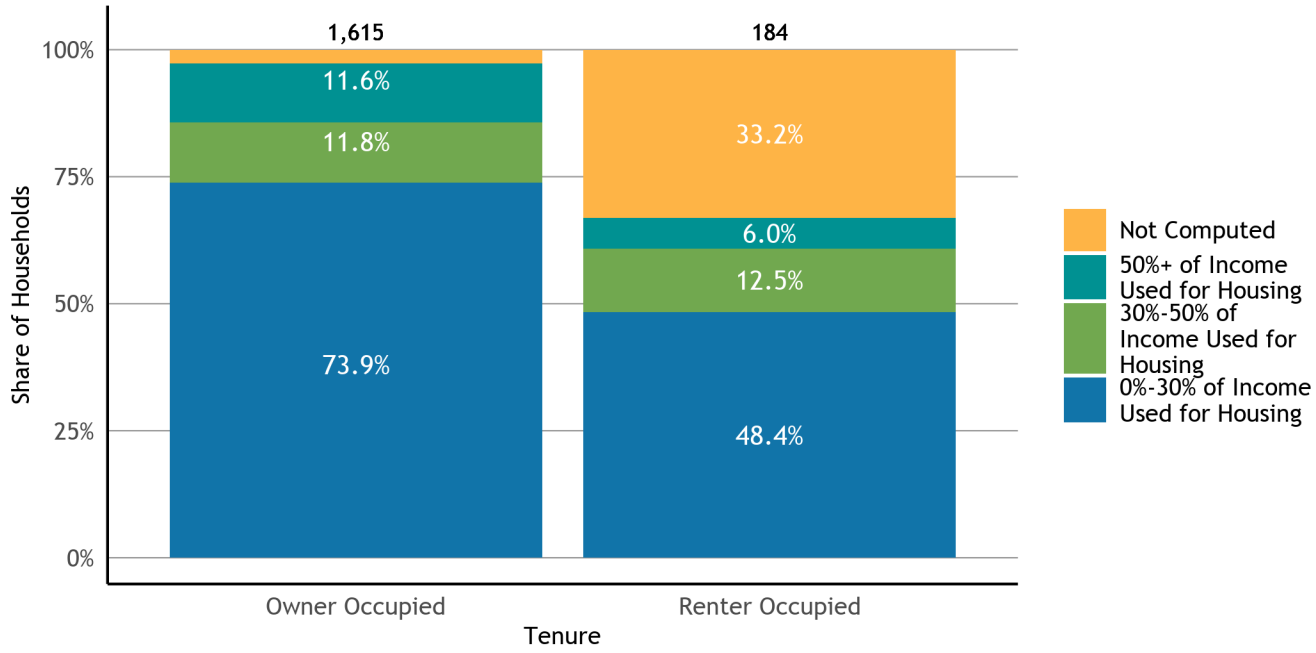


Figure 26: Cost Burden by Tenure

Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Woodside, 12.5% of renters spend 30% to 50% of their income on housing compared to 11.8% of those that own (see Figure 26). Additionally, 6.0% of renters spend 50% or more of their income on housing, while 11.6% of owners are severely cost-burdened.

In Woodside, 13.5% of households spend 50% or more of their income on housing, while 10.8% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 27). For example, 96.4% of Woodside households making less than 30% of AMI spend the majority of their income on housing. For Woodside residents making more than 100% of AMI, just 1.8% are severely cost-burdened, and 88.2% of those making more than 100% of AMI spend less than 30% of their income on housing.

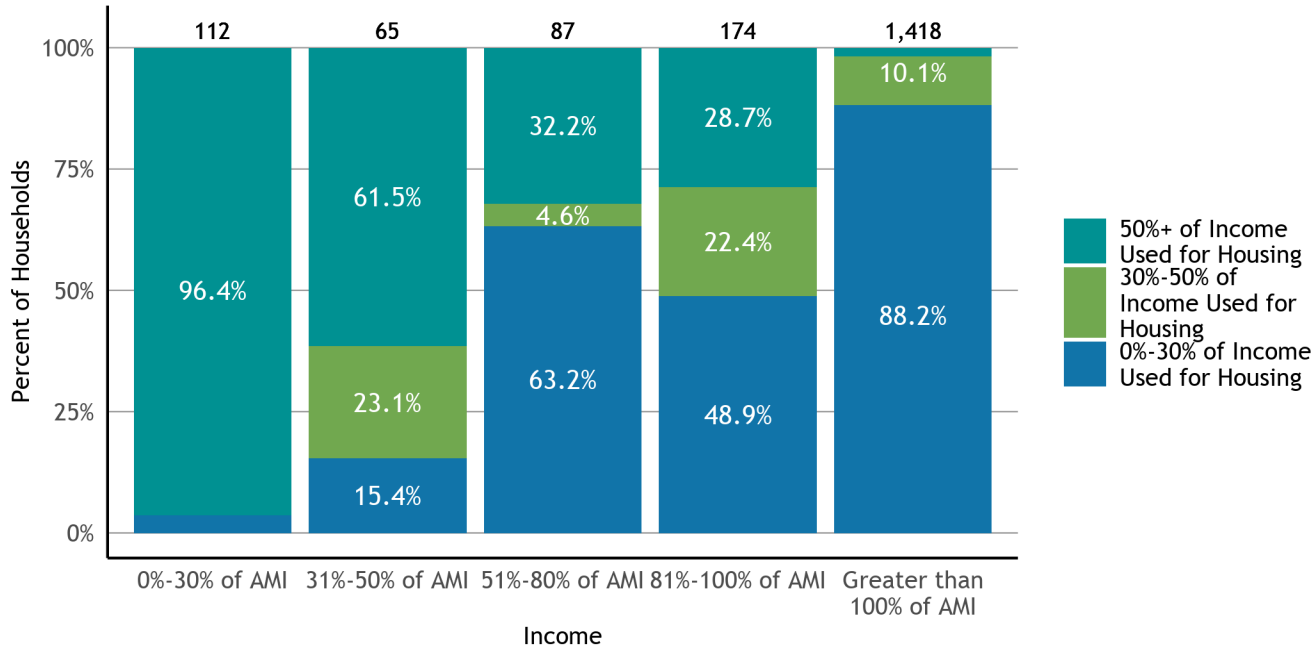


Figure 27: Cost Burden by Income Level

Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

Asian / API, Non-Hispanic residents are the most cost burdened with *16.0%* spending 30% to 50% of their income on housing, and *Hispanic or Latinx* residents are the most severely cost burdened with *21.3%* spending more than 50% of their income on housing (see Figure 28).

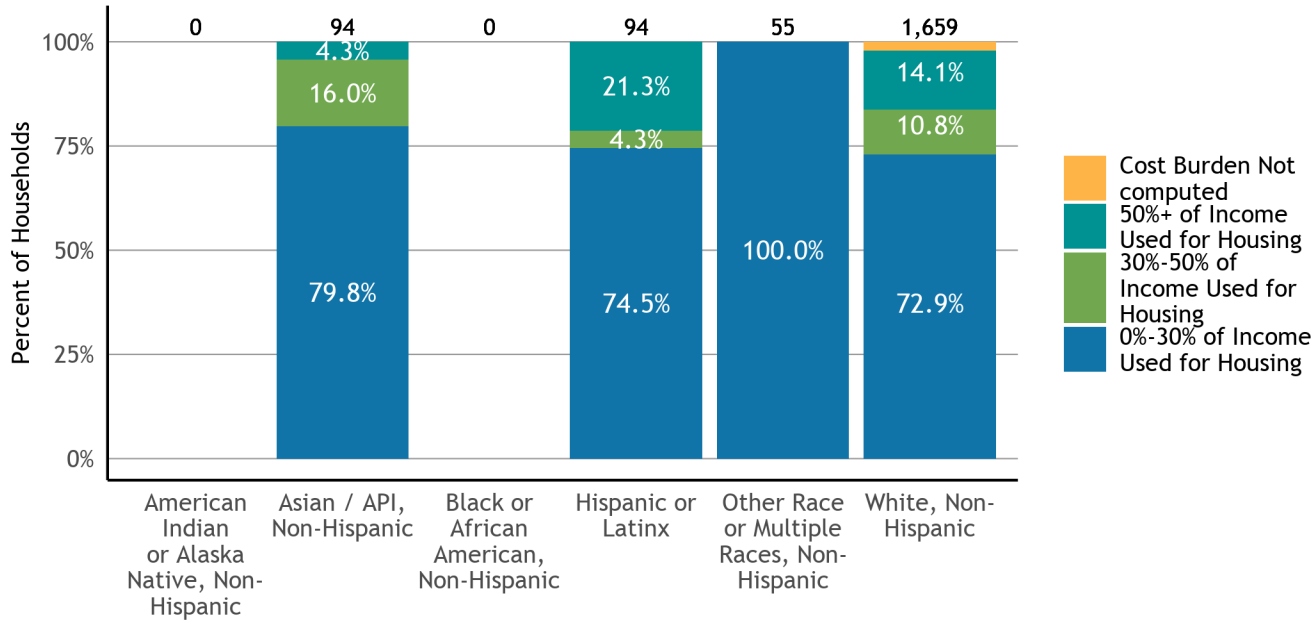


Figure 28: Cost Burden by Race

Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Woodside, 5.5% of large family households experience a cost burden of 30%-50%, while 5.5% of households spend more than half of their income on housing. Some 11.3% of all other households have a cost burden of 30%-50%, with 14.2% of households spending more than 50% of their income on housing (see Figure 29).

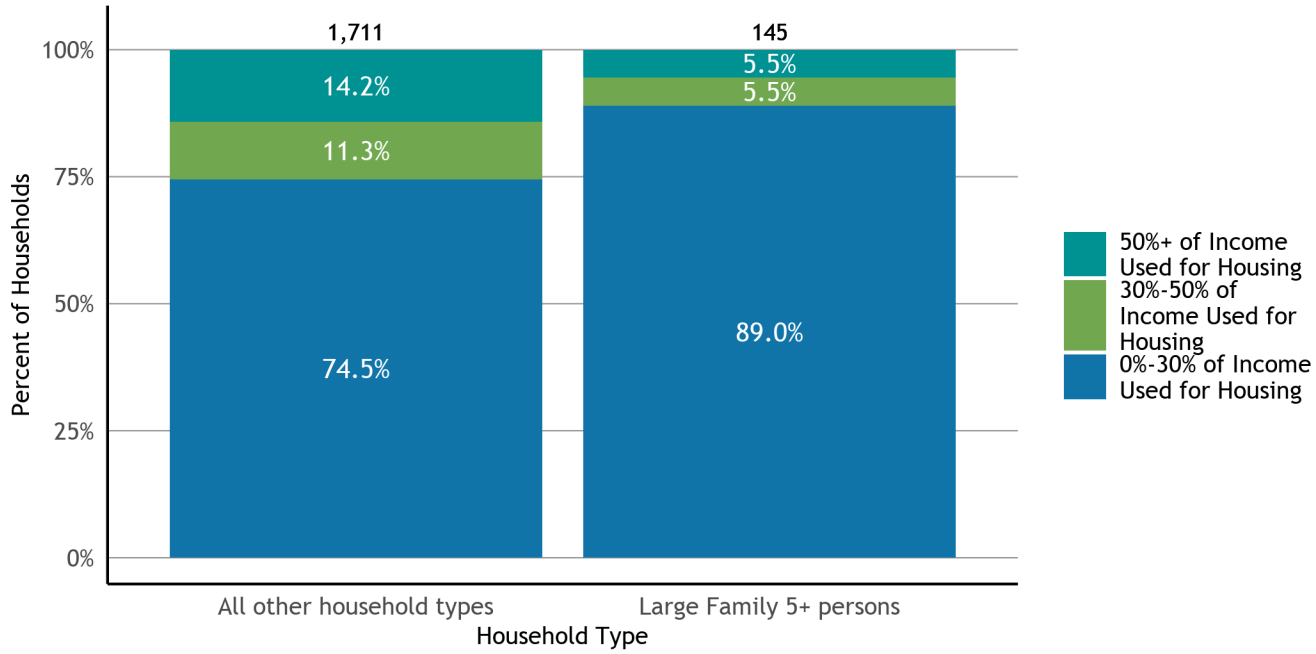


Figure 29: Cost Burden by Household Size

Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 94.2% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 87.7% are not cost-burdened and spend less than 30% of their income on housing (see Figure 30).

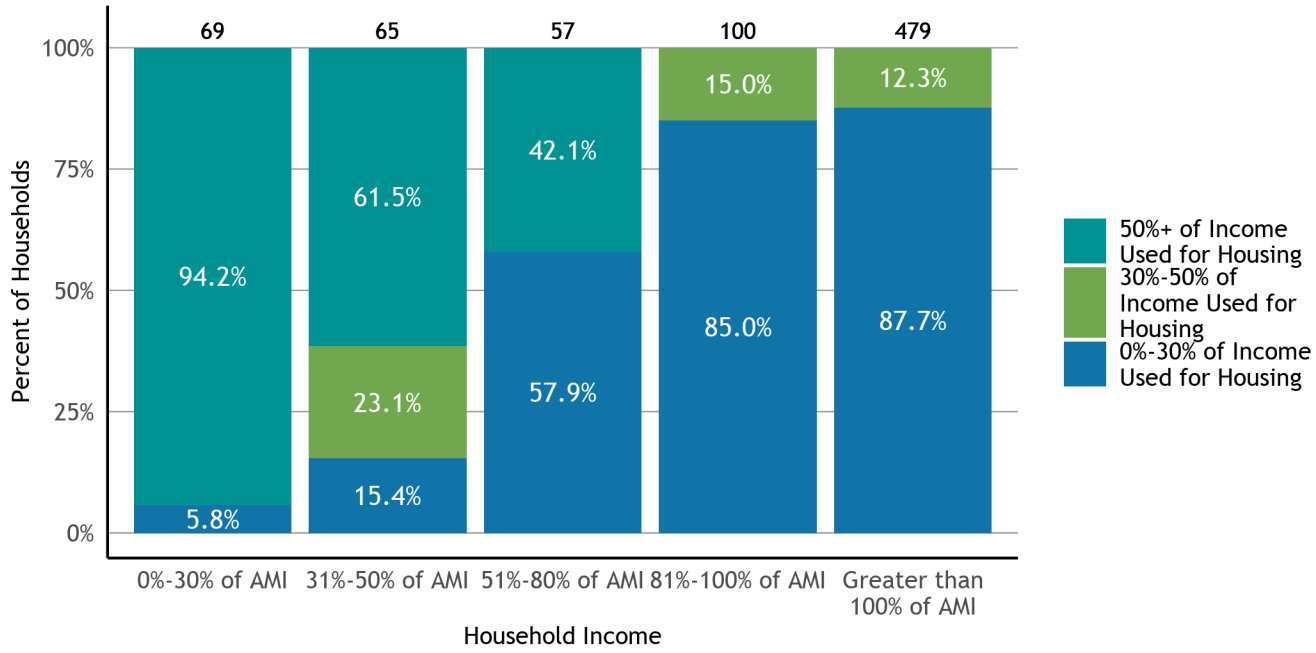


Figure 30: Cost-Burdened Senior Households by Income Level

Universe: Senior households
Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. No overcrowding has been reported among renters or owners in Woodside.

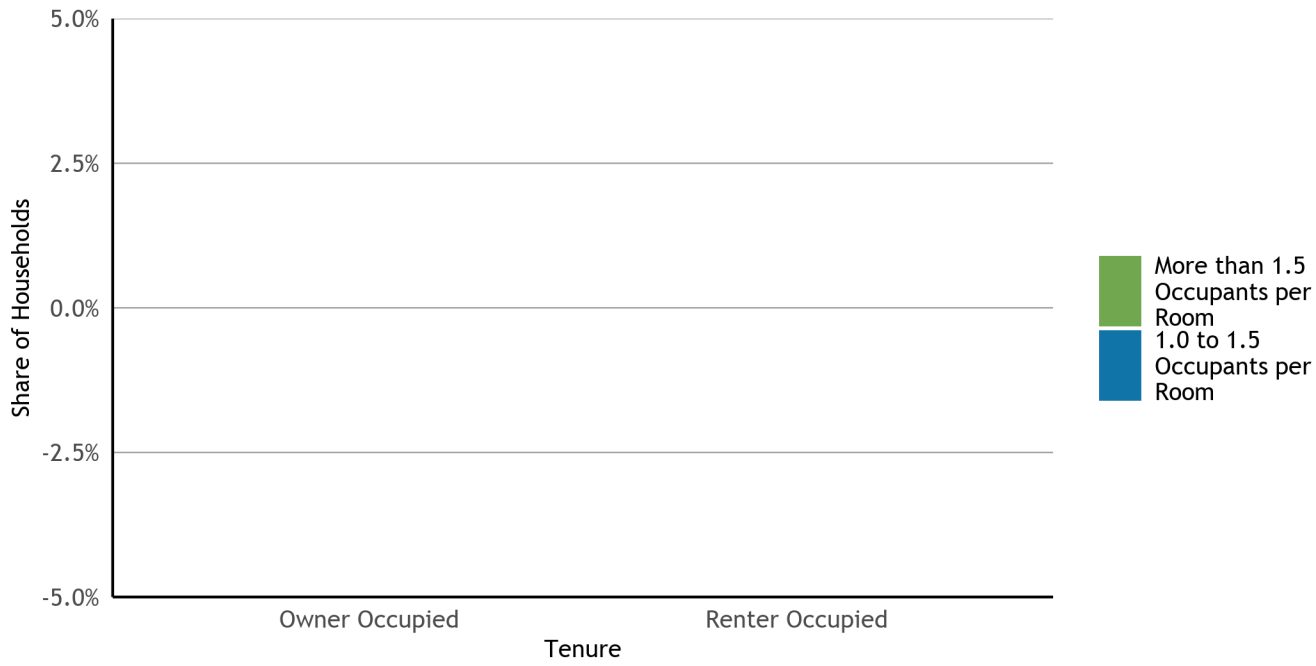


Figure 31: Overcrowding by Tenure and Severity

Universe: Occupied housing units
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.

Overcrowding often disproportionately impacts low-income households. In Woodside, no households reported overcrowding (see Figure 32).

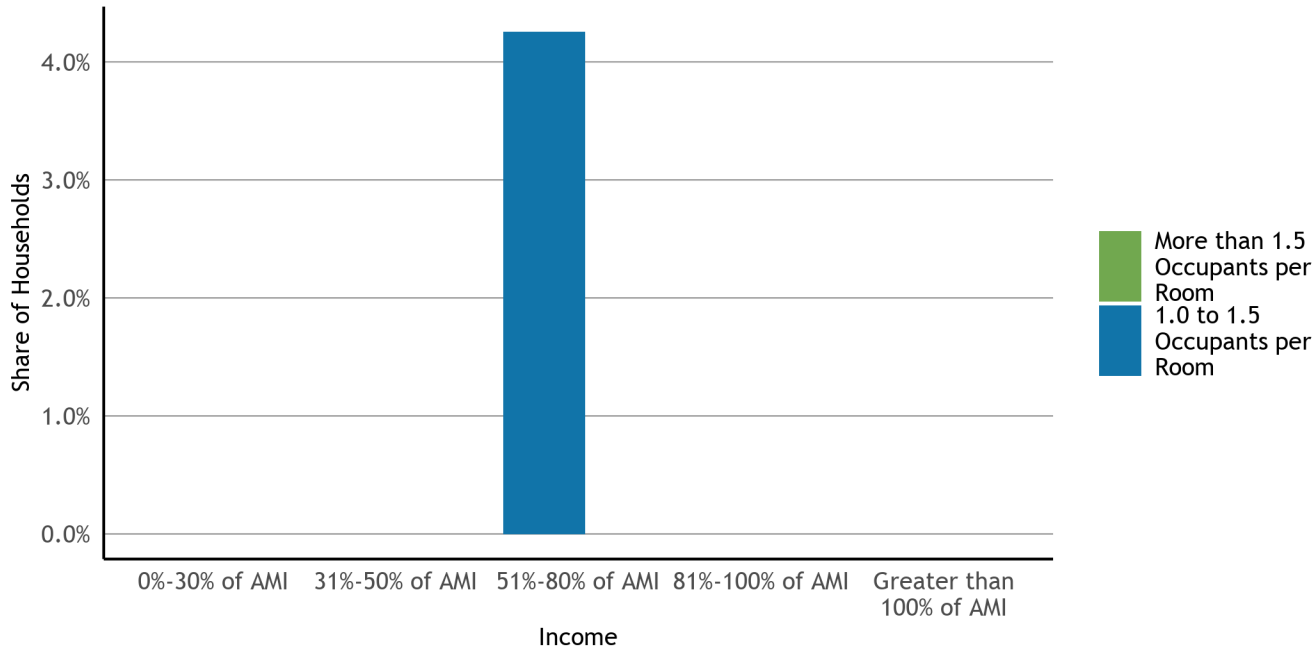


Figure 32: Overcrowding by Income Level and Severity

Universe: Occupied housing units
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Woodside, there has been no reported overcrowding among racial groups. ~~with the largest overcrowding rate is *American Indian or Alaska Native (Hispanic and Non-Hispanic)*~~ (see Figure 33)

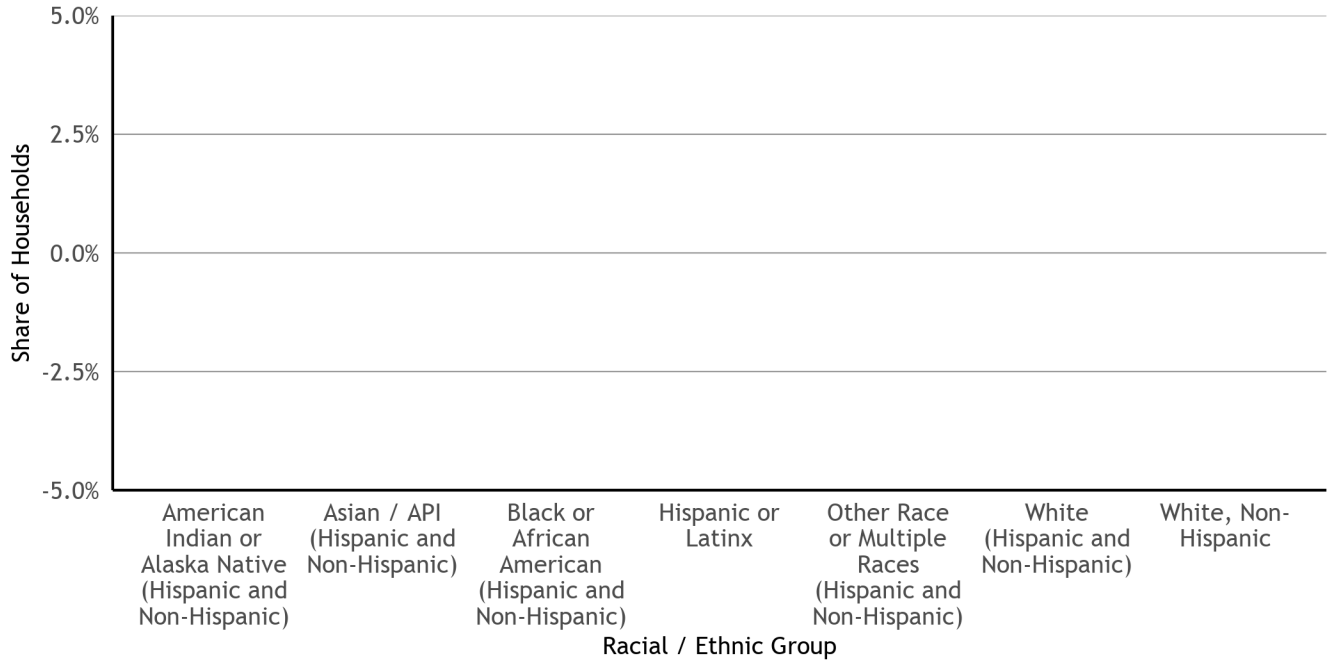


Figure 33: Overcrowding by Race

Universe: Occupied housing units
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.

6 SPECIAL HOUSING NEEDS

6.1 Large Households

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Woodside, for large households with 5 or more persons, most units (83.5%) are owner occupied (see Figure 34). In 2017, 2.8% of large households were very low-income, earning less than 50% of the area median income (AMI).

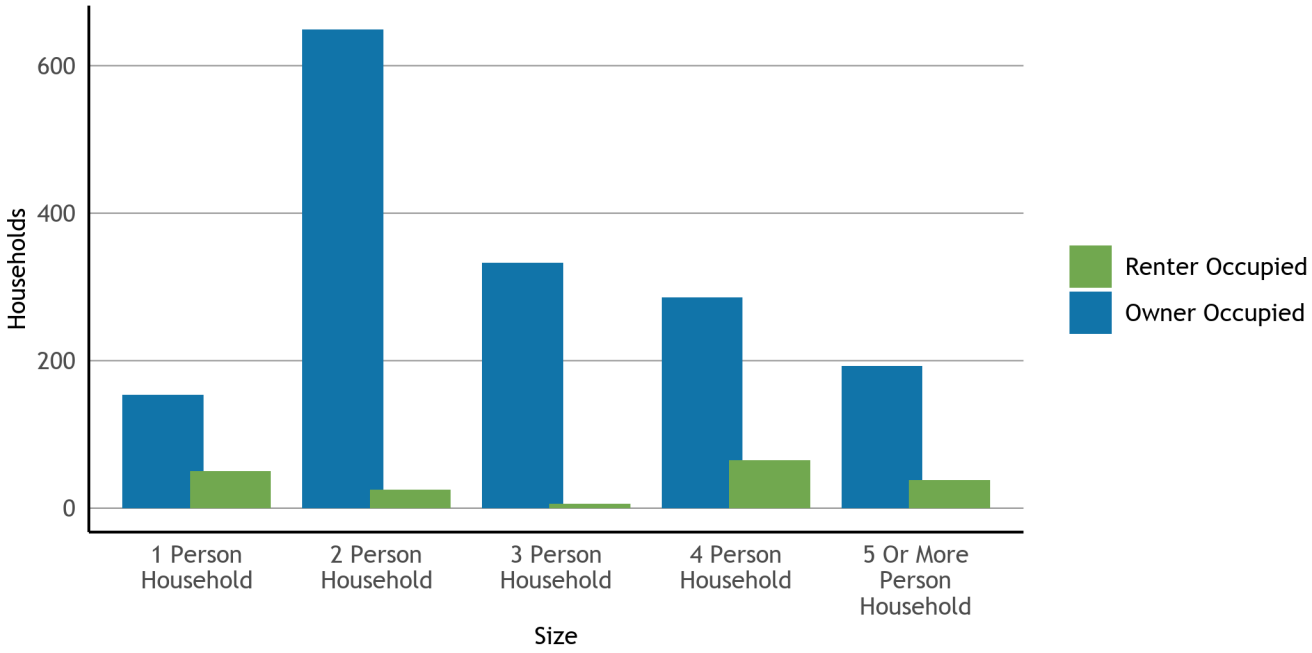


Figure 34: Household Size by Tenure

Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009
For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 1,608 units in Woodside. Among these large units with 3 or more bedrooms, 7.3% are renter-occupied and 92.7% are owner occupied (see Figure 35).

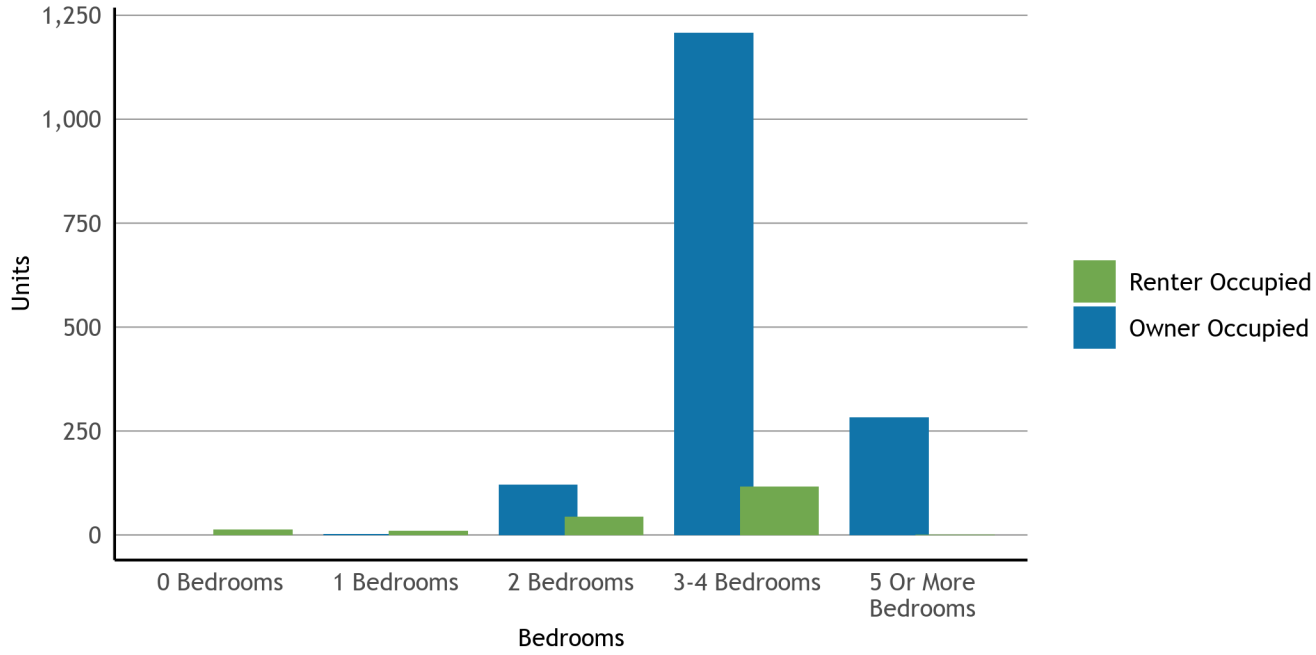


Figure 35: Housing Units by Number of Bedrooms

Universe: Housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.

6.2 Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Woodside, the largest proportion of households is *Married-couple Family Households* at 74.8% of total, while *Female-Headed Households* make up 5.6% of all households.

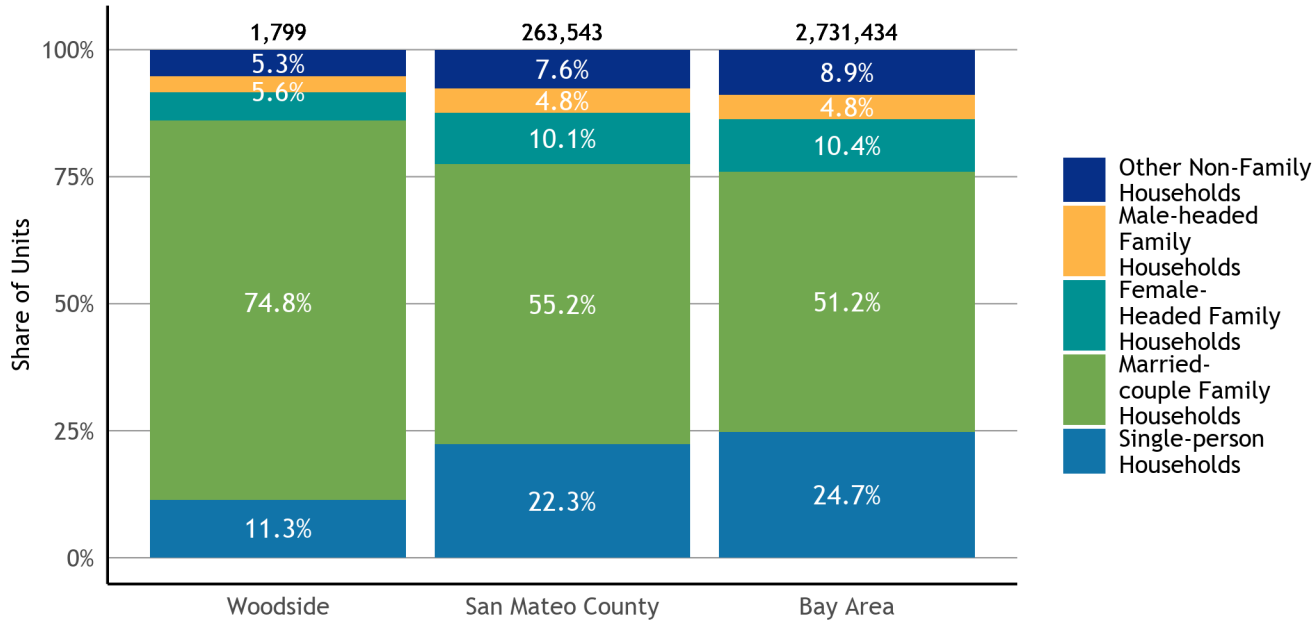


Figure 36: Household Type

Universe: Households
Notes: For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Woodside, 46.7% of female-headed households with children fall below the Federal Poverty Line, while 12.9% of female-headed households *without* children live in poverty (see Figure 37).

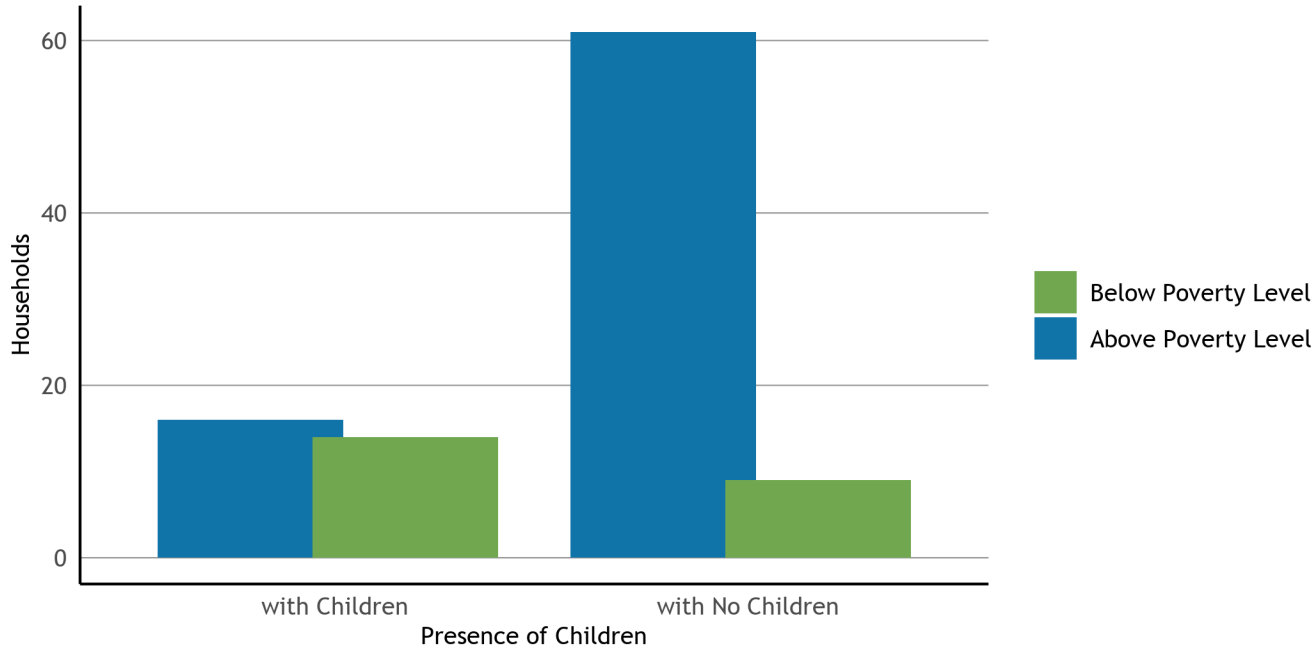


Figure 37: Female-Headed Households by Poverty Status

Universe: Female Households
Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012
For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.

6.3 Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make *51%-80% of AMI*, while the largest proportion of senior households who are homeowners falls in the income group *Greater than 100% of AMI* (see Figure 38).

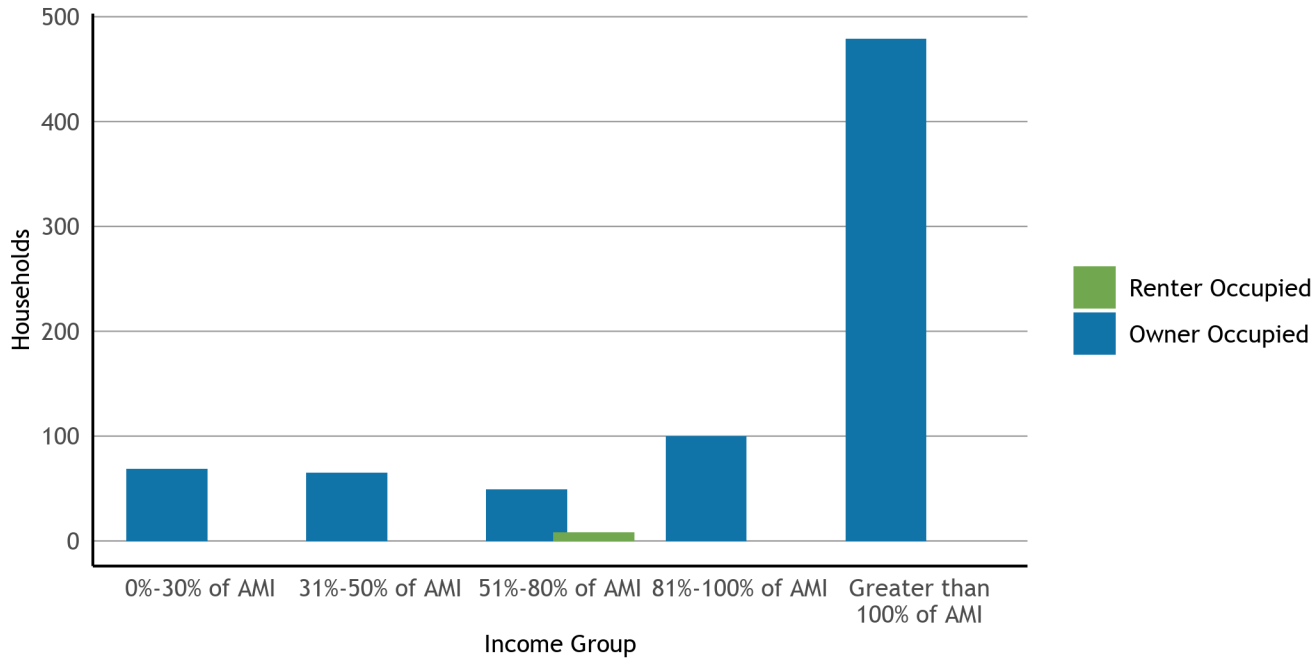


Figure 38: Senior Households by Income and Tenure

Universe: Senior households
Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.

6.4 People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure 39 shows the rates at which different disabilities are present among residents of Woodside. Overall, 5.3% of people in Woodside have a disability of some ~~any~~ kind.[22]

[22] These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

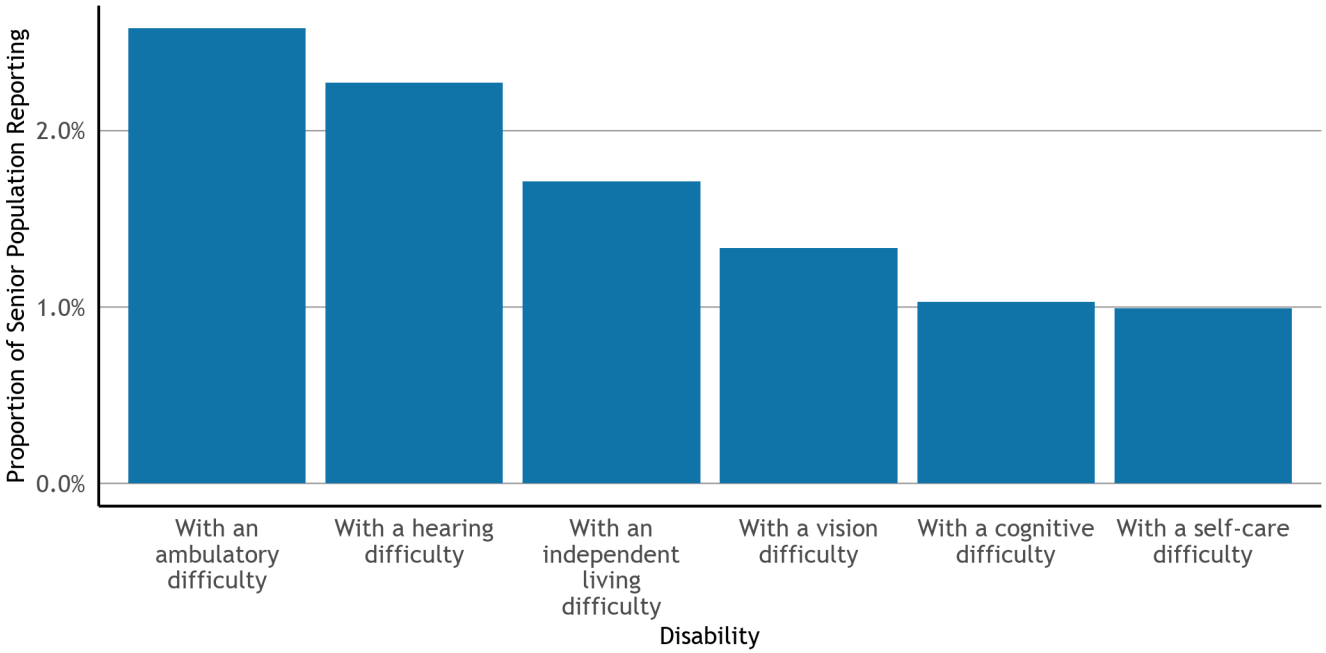


Figure 39: Disability by Type

Universe: Civilian noninstitutionalized population 18 years and over
Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.
For the data table behind this figure, please refer to the Data Packet Workbook, Table DISAB-01.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.[23]

In Woodside, of the population with a developmental disability, children under the age of 18 make up 25.9%, while adults account for 74.1%.

[23] For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

Table 5: Population with Developmental Disabilities by Age

Age Group	value
Age 18+	20
Age Under 18	7

Universe: Population with developmental disabilities
Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.
Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020)
This table is included in the Data Packet Workbook as Table DISAB-04.

The most common living arrangement for individuals with disabilities in Woodside is the home of parent /family /guardian.

Table 6: Population with Developmental Disabilities by Residence

Residence Type	value
Home of Parent /Family /Guardian	13
Community Care Facility	9
Independent /Supported Living	4
Other	1
Foster /Family Home	0
Intermediate Care Facility	0

Universe: Population with developmental disabilities
Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were cross-referenced to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.
Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)
This table is included in the Data Packet Workbook as Table DISAB-05.

6.5 Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In San Mateo County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 75.5% are unsheltered. Of homeless households with children, most are sheltered in transitional housing (see Figure 40).

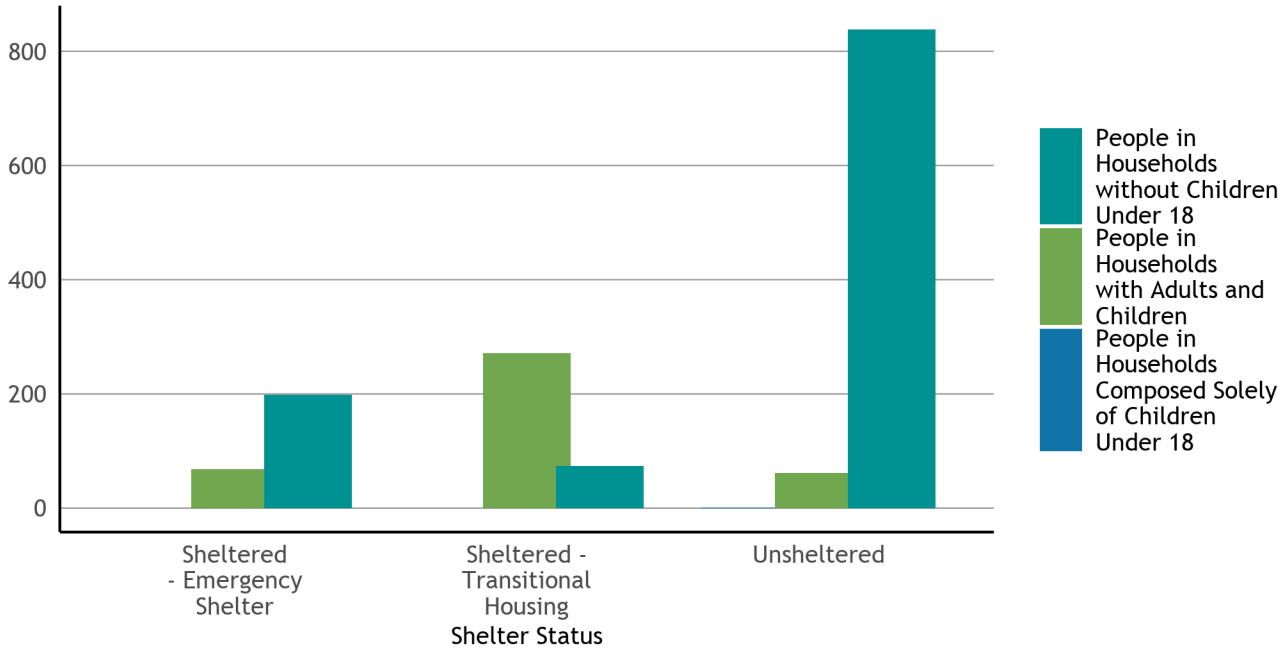


Figure 40: Homelessness by Household Type and Shelter Status, San Mateo County

Universe: Population experiencing homelessness
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In San Mateo County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 66.6% of the homeless population, while making up 50.6% of the overall population (see Figure 41).

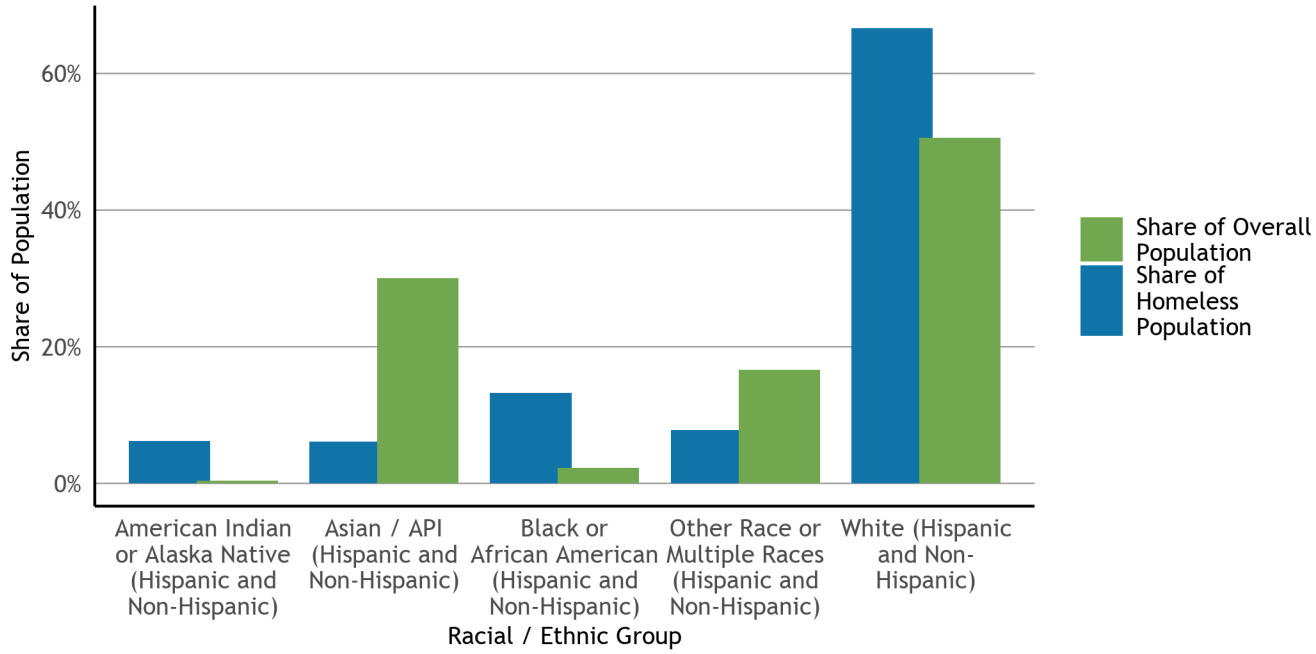


Figure 41: Racial Group Share of General and Homeless Populations, San Mateo County

Universe: Population experiencing homelessness
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-02.

In San Mateo, Latinx residents represent 38.1% of the population experiencing homelessness, while Latinx residents comprise 24.7% of the general population (see Figure 42).

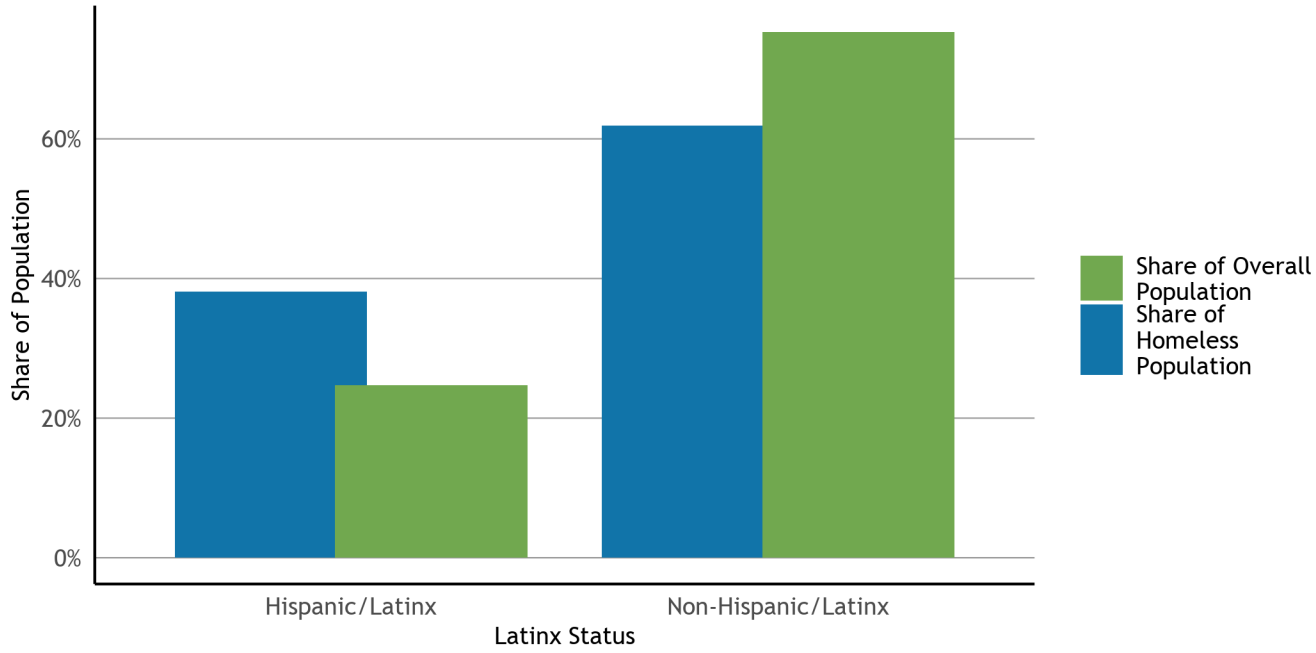


Figure 42: Latinx Share of General and Homeless Populations, San Mateo County

Universe: Population experiencing homelessness
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-03.

Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In San Mateo County, homeless individuals are commonly challenged by severe mental illness, with 305 reporting this condition (see Figure 11). Of those, some 62.0% are unsheltered, further adding to the challenge of handling the issue.

Note on Homelessness Data

Notably all the data on homelessness provided above is for the entire county. This data comes from the Department of Housing and Urban Development's (HUD) Point in Time count, which is the most comprehensive publicly available data source on people experiencing homelessness. HUD only provides this data at the county-level and not for specific jurisdictions. However, Housing Element law requires local jurisdictions to estimate or count of the daily average number of people lacking shelter. Therefore, staff will need to supplement the data in this document with additional local data on the number of people experiencing homelessness. If staff do not have estimates of people experiencing homelessness in their jurisdiction readily available, HCD recommends contacting local service providers such as continuum-of-care providers, local homeless shelter and service providers, food

programs, operators of transitional housing programs, local drug and alcohol program service providers, and county mental health and social service departments.[24]

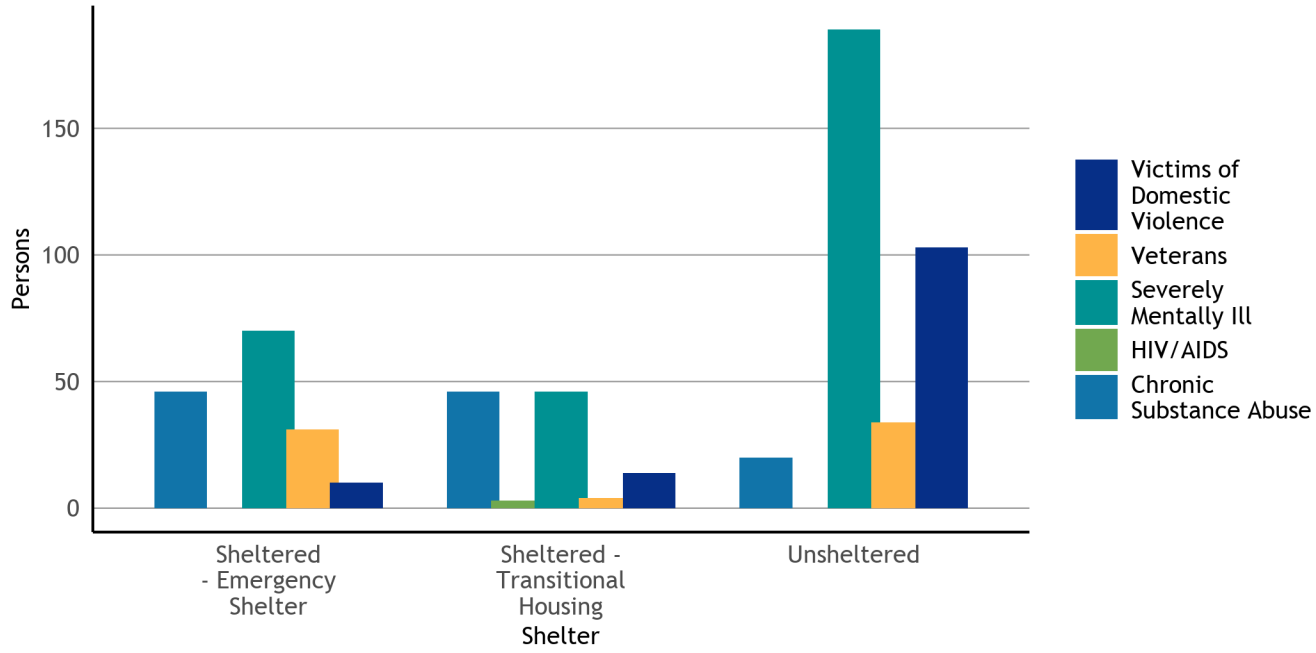


Figure 43: Characteristics for the Population Experiencing Homelessness, San Mateo County

Universe: Population experiencing homelessness
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-04.

In Woodside, there were no reported students experiencing homelessness in the 2019-20 school year. By comparison, San Mateo County has seen a 37.5% decrease in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

[24] For more information, see HCD's Building Blocks webpage for People Experiencing Homelessness: https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/people-experiencing-homelessness.shtml

Table 7: Students in Local Public Schools Experiencing Homelessness

AcademicYear	Woodside	San Mateo County	Bay Area
2016-17	13	1910	14990
2017-18	13	1337	15142
2018-19	12	1934	15427
2019-20	0	1194	13718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools
Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.
Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)
This table is included in the Data Packet Workbook as Table HOMELS-05.

6.6 Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

In Woodside, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 57.1% decrease in the number of migrant worker students since the 2016-17 school year.

Table 8: Migrant Worker Student Population

AcademicYear	Woodside	San Mateo County	Bay Area
2016-17	17	657	4630
2017-18	0	418	4607
2018-19	0	307	4075
2019-20	0	282	3976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools
Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.
Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)
This table is included in the Data Packet Workbook as Table FARM-01.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in San Mateo County has decreased since 2002, totaling 978 in 2017, while the number of seasonal farm workers has decreased, totaling 343 in 2017 (see Figure 44).

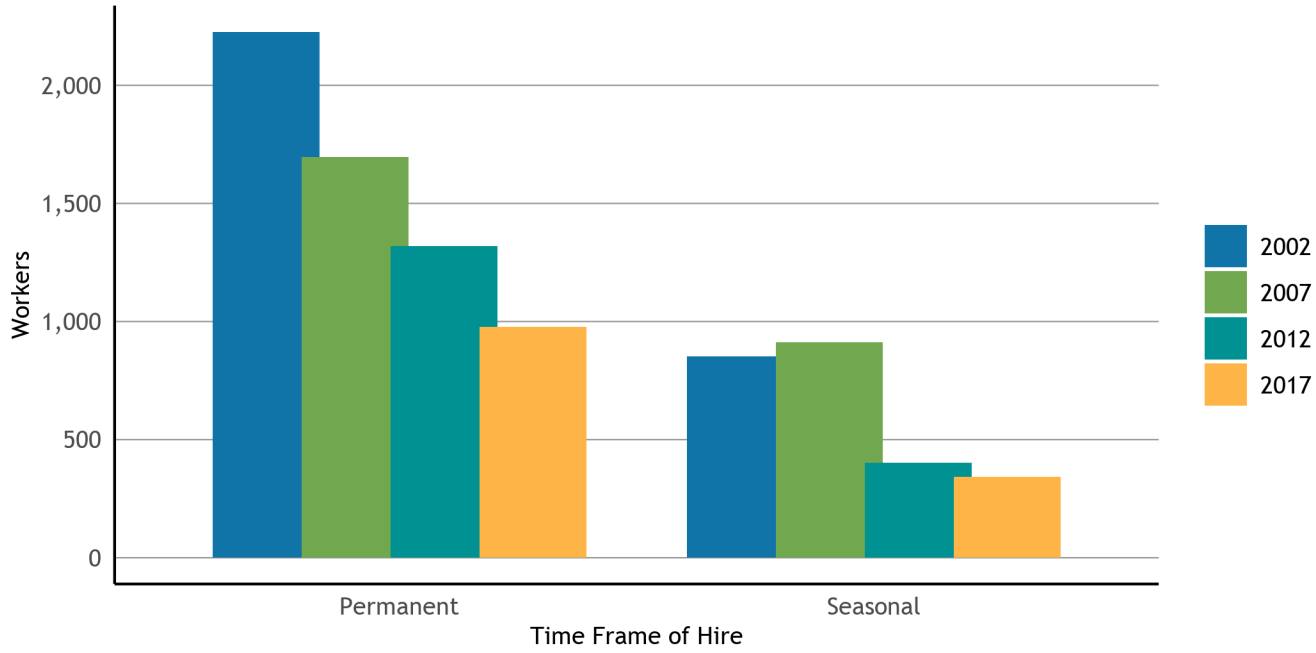


Figure 44: Farm Operations and Farm Labor by County, San Mateo County

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)
Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.
Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor
For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.

6.7 Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In Woodside, 0.4% of residents 5 years and older identify as speaking English not well or not at all, which is below the proportion for San Mateo County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.

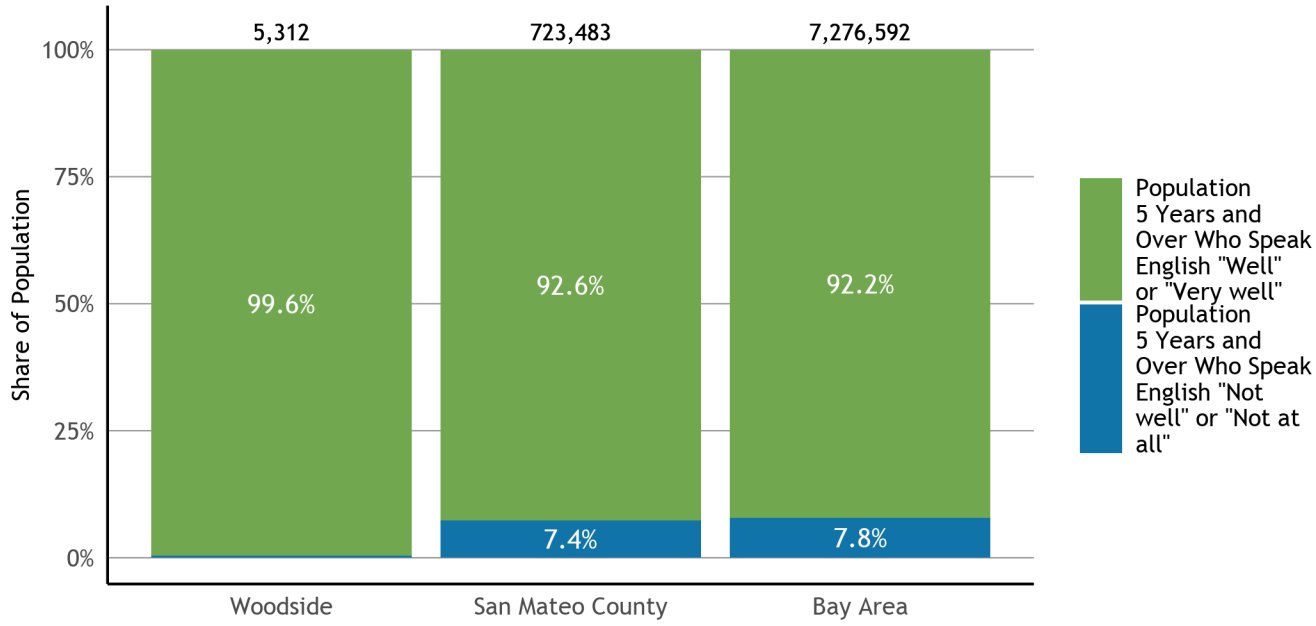


Figure 45: Population with Limited English Proficiency

Universe: Population 5 years and over
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005
For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.

APPENDIX C. SB 35 Determination (6/1/22 and 7/17/20)

SB 35 Statewide Determination Summary

Cities and Counties Not Currently Subject to SB 35 Streamlining Provisions

This determination represents Housing Element Annual Progress Report (APR) data received as of June 1, 2022. The following 38 jurisdictions have met their prorated Lower (Very-Low and Low) and Above-Moderate Income Regional Housing Needs Assessment (RHNA) for the Reporting Period and submitted their latest APR (2021).

These jurisdictions are not currently subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining), but the jurisdictions are still encouraged to promote streamlining. **All other cities and counties beyond these 38 are subject to at least some form of SB 35 streamlining, as indicated on the following pages.**

For more detail on the proration methodology or background data see the SB 35 Determination Methodology.

	JURISDICTION		JURISDICTION
1	ATHERTON	20	MILL VALLEY
2	BELL	21	MONTE SERENO
3	BELLFLOWER	22	NEWPORT BEACH
4	BEVERLY HILLS	23	NORWALK
5	BUENA PARK	24	PLUMAS COUNTY
6	CALISTOGA	25	ROHNERT PARK
7	CARPINTERIA	26	ROLLING HILLS ESTATES
8	CORTE MADERA	27	SAINT HELENA
9	EL CERRITO	28	SAN BERNARDINO COUNTY
10	FOSTER CITY	29	SANTA ANA
11	FOUNTAIN VALLEY	30	SANTA CLARA COUNTY
12	GUADALUPE	31	SANTA MONICA
13	HILLSBOROUGH	32	SIERRA COUNTY
14	INDUSTRY	33	SOLVANG
15	LA HABRA	34	SONOMA COUNTY
16	LA QUINTA	35	UKIAH
17	LAGUNA NIGUEL	36	VILLA PARK
18	MENDOCINO COUNTY	37	WESTMINSTER
19	MENLO PARK	38	WOODSIDE

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions

When Proposed Developments Include ≥10% Affordability

These 263 jurisdictions have insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2021) and therefore are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

	JURISDICTION		JURISDICTION		JURISDICTION
1	ADELANTO	37	CITRUS HEIGHTS	73	FERNDALE
2	ALAMEDA COUNTY	38	CLAYTON	74	FILLMORE
3	ALISO VIEJO	39	CLEARLAKE	75	FIREBAUGH
4	ALTURAS	40	CLOVERDALE	76	FORT JONES
5	AMADOR	41	COACHELLA	77	FORTUNA
6	AMADOR COUNTY	42	COLMA	78	FRESNO COUNTY
7	APPLE VALLEY	43	COLTON	79	GLENN COUNTY
8	ARCADIA	44	COLUSA	80	GONZALES
9	ARCATA	45	COLUSA COUNTY	81	GRASS VALLEY
10	ARROYO GRANDE	46	COMMERCE	82	GREENFIELD
11	ARVIN	47	COMPTON	83	GRIDLEY
12	AUBURN	48	CONCORD	84	GUSTINE
13	AVALON	49	CORCORAN	85	HALF MOON BAY
14	AVENAL	50	CORNING	86	HANFORD
15	AZUSA	51	COSTA MESA	87	HAWAIIAN GARDENS
16	BAKERSFIELD	52	CRESCENT CITY	88	HAYWARD
17	BANNING	53	CUDAHY	89	HESPERIA
18	BARSTOW	54	DEL NORTE COUNTY	90	HIGHLAND
19	BEAUMONT	55	DEL REY OAKS	91	HOLTVILLE
20	BELVEDERE	56	DELANO	92	HUGHSON
21	BENICIA	57	DESERT HOT SPRINGS	93	HUMBOLDT COUNTY
22	BIGGS	58	DIAMOND BAR	94	HUNTINGTON BEACH
23	BISHOP	59	DORRIS	95	HUNTINGTON PARK
24	BLUE LAKE	60	DOS PALOS	96	HURON
25	BLYTHE	61	DUNSMUIR	97	IMPERIAL
26	BRADBURY	62	EAST PALO ALTO	98	IMPERIAL COUNTY
27	BRAWLEY	63	EL CAJON	99	INGLEWOOD
28	BURBANK	64	EL CENTRO	100	INYO COUNTY
29	BUTTE COUNTY	65	EL MONTE	101	IRWINDALE
30	CALAVERAS COUNTY	66	ESCALON	102	ISLETON
31	CALEXICO	67	ESCONDIDO	103	KERMAN
32	CALIFORNIA CITY	68	ETNA	104	KERN COUNTY
33	CALIPATRIA	69	EUREKA	105	KINGS COUNTY
34	CARSON	70	EXETER	106	KINGSBURG
35	CERES	71	FAIRFAX	107	LA HABRA HEIGHTS
36	CHOWCHILLA	72	FARMERSVILLE	108	LA MIRADA

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions

When Proposed Developments Include ≥10% Affordability

These 263 jurisdictions have insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest APR (2021) and therefore are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

	JURISDICTION		JURISDICTION		JURISDICTION
109	LA PUENTE	144	MORRO BAY	179	RICHMOND
110	LAKE COUNTY	145	MOUNT SHASTA	180	RIDGECREST
111	LAKE ELSINORE	146	NATIONAL CITY	181	RIO DELL
112	LAKEPORT	147	NEEDLES	182	RIPON
113	LAKEWOOD	148	NEVADA CITY	183	RIVERBANK
114	LANCASTER	149	NEVADA COUNTY	184	RIVERSIDE
115	LASSEN COUNTY	150	NEWMAN	185	RIVERSIDE COUNTY
116	LAWNDALE	151	NORCO	186	ROLLING HILLS
117	LEMON GROVE	152	NOVATO	187	ROSS
118	LEMOORE	153	OCEANSIDE	188	SACRAMENTO
119	LINCOLN	154	OJAI	189	SACRAMENTO COUNTY
120	LINDSAY	155	ORANGE COVE	190	SALINAS
121	LIVINGSTON	156	ORLAND	191	SAN BERNARDINO
122	LOMA LINDA	157	OROVILLE	192	SAN BRUNO
123	LOMPOC	158	OXNARD	193	SAN DIEGO COUNTY
124	LOOMIS	159	PACIFICA	194	SAN DIMAS
125	LOS ANGELES COUNTY	160	PALMDALE	195	SAN FERNANDO
126	LOS GATOS	161	PARLIER	196	SAN GABRIEL
127	LYNWOOD	162	PASO ROBLES	197	SAN JACINTO
128	MADERA	163	PATTERSON	198	SAN JOAQUIN
129	MADERA COUNTY	164	PERRIS	199	SAN JOAQUIN COUNTY
130	MARICOPA	165	PICO RIVERA	200	SAN JUAN BAUTISTA
131	MARTINEZ	166	PINOLE	201	SAN LEANDRO
132	MARYSVILLE	167	PLACERVILLE	202	SAN MARINO
133	MAYWOOD	168	PLEASANT HILL	203	SAN MATEO COUNTY
134	MCFARLAND	169	POMONA	204	SAN PABLO
135	MENDOTA	170	PORTERVILLE	205	SAN RAFAEL
136	MERCED COUNTY	171	PORTOLA	206	SAND CITY
137	MILLBRAE	172	POWAY	207	SANGER
138	MODESTO	173	RANCHO CORDOVA	208	SANTA CLARITA
139	MONTAGUE	174	RED BLUFF	209	SANTA CRUZ COUNTY
140	MONTEBELLO	175	REDLANDS	210	SANTA MARIA
141	MONTEREY	176	REDONDO BEACH	211	SANTA PAULA
142	MONTEREY PARK	177	REEDLEY	212	SANTA ROSA
143	MORENO VALLEY	178	RIALTO	213	SANTEE

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions

When Proposed Developments Include ≥10% Affordability

These 263 jurisdictions have insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest APR (2021) and therefore are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

	JURISDICTION		JURISDICTION
214	SARATOGA	249	WEST SACRAMENTO
215	SAUSALITO	250	WESTLAKE VILLAGE
216	SEASIDE	251	WESTMORLAND
217	SEBASTOPOL	252	WHEATLAND
218	SELMA	253	WILDOMAR
219	SHAFTER	254	WILLIAMS
220	SHASTA COUNTY	255	WILLITS
221	SHASTA LAKE	256	WILLOWS
222	SIGNAL HILL	257	WINDSOR
223	SISKIYOU COUNTY	258	WOODLAKE
224	SOLANA BEACH	259	YOLO COUNTY
225	SONORA	260	YREKA
226	SOUTH GATE	261	YUBA CITY
227	SOUTH LAKE TAHOE	262	YUCAIPA
228	STANISLAUS COUNTY	263	YUCCA VALLEY
229	STOCKTON		
230	SUISUN CITY		
231	SUTTER COUNTY		
232	TAFT		
233	TEHACHAPI		
234	TEHAMA		
235	TEHAMA COUNTY		
236	TORRANCE		
237	TULARE COUNTY		
238	TULELAKE		
239	TUOLUMNE COUNTY		
240	TURLOCK		
241	TWENTYNINE PALMS		
242	VALLEJO		
243	VENTURA COUNTY		
244	VICTORVILLE		
245	VISALIA		
246	WATERFORD		
247	WEED		
248	WEST HOLLYWOOD		

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions

When Proposed Developments Include ≥ 50% Affordability

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very Low and Low income) and are therefore subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 50% affordability.

	JURISDICTION		JURISDICTION		JURISDICTION
1	AGOURA HILLS	36	CHINO HILLS	71	FREMONT
2	ALAMEDA	37	CHULA VISTA	72	FRESNO
3	ALBANY	38	CLAREMONT	73	FULLERTON
4	ALHAMBRA	39	CLOVIS	74	GALT
5	ALPINE COUNTY	40	COALINGA	75	GARDEN GROVE
6	AMERICAN CANYON	41	COLFAX	76	GARDENA
7	ANAHEIM	42	CONTRA COSTA COUNTY	77	GILROY
8	ANDERSON	43	CORONA	78	GLENDALE
9	ANGELS CAMP	44	CORONADO	79	GLENDORA
10	ANTIOCH	45	COTATI	80	GOLETA
11	ARTESIA	46	COVINA	81	GRAND TERRACE
12	ATASCADERO	47	CULVER CITY	82	GROVER BEACH
13	ATWATER	48	CUPERTINO	83	HAWTHORNE
14	BALDWIN PARK	49	CYPRESS	84	HEALDSBURG
15	BELL GARDENS	50	DALY CITY	85	HEMET
16	BELMONT	51	DANA POINT	86	HERCULES
17	BERKELEY	52	DANVILLE	87	HERMOSA BEACH
18	BIG BEAR LAKE	53	DAVIS	88	HIDDEN HILLS
19	BREA	54	DEL MAR	89	HOLLISTER
20	BRENTWOOD	55	DINUBA	90	IMPERIAL BEACH
21	BRISBANE	56	DIXON	91	INDIAN WELLS
22	BUELLTON	57	DOWNEY	92	INDIO
23	BURLINGAME	58	DUARTE	93	IONE
24	CALABASAS	59	DUBLIN	94	IRVINE
25	CALIMESA	60	EASTVALE	95	JACKSON
26	CAMARILLO	61	EL DORADO COUNTY	96	JURUPA VALLEY
27	CAMPBELL	62	EL SEGUNDO	97	KING CITY
28	CANYON LAKE	63	ELK GROVE	98	LA CANADA FLINTRIDGE
29	CAPITOLA	64	EMERYVILLE	99	LA MESA
30	CARLSBAD	65	ENCINITAS	100	LA PALMA
31	CARMEL	66	FAIRFIELD	101	LA VERNE
32	CATHEDRAL	67	FOLSOM	102	LAFAYETTE
33	CERRITOS	68	FONTANA	103	LAGUNA BEACH
34	CHICO	69	FORT BRAGG	104	LAGUNA HILLS
35	CHINO	70	FOWLER	105	LAGUNA WOODS

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions

When Proposed Developments Include ≥ 50% Affordability

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very Low and Low income) and are therefore subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 50% affordability.

	JURISDICTION		JURISDICTION		JURISDICTION
106	LAKE FOREST	139	MOUNTAIN VIEW	172	RANCHO PALOS VERDES
107	LARKSPUR	140	MURRIETA	173	RANCHO SANTA MARGARITA
108	LATHROP	141	NAPA	174	REDDING
109	LIVE OAK	142	NAPA COUNTY	175	REDWOOD CITY
110	LIVERMORE	143	NEWARK	176	RIO VISTA
111	LODI	144	OAKDALE	177	ROCKLIN
112	LOMITA	145	OAKLAND	178	ROSEMEAD
113	LONG BEACH	146	OAKLEY	179	ROSEVILLE
114	LOS ALAMITOS	147	ONTARIO	180	SAN ANSELMO
115	LOS ALTOS	148	ORANGE	181	SAN BENITO COUNTY
116	LOS ALTOS HILLS	149	ORANGE COUNTY	182	SAN CARLOS
117	LOS ANGELES	150	ORINDA	183	SAN CLEMENTE
118	LOS BANOS	151	PACIFIC GROVE	184	SAN DIEGO
119	LOYALTON	152	PALM DESERT	185	SAN FRANCISCO
120	MALIBU	153	PALM SPRINGS	186	SAN JOSE
121	MAMMOTH LAKES	154	PALO ALTO	187	SAN JUAN CAPISTRANO
122	MANHATTAN BEACH	155	PALOS VERDES ESTATES	188	SAN LUIS OBISPO
123	MANTECA	156	PARADISE	189	SAN LUIS OBISPO COUNTY
124	MARIN COUNTY	157	PARAMOUNT	190	SAN MARCOS
125	MARINA	158	PASADENA	191	SAN MATEO
126	MARIPOSA COUNTY	159	PETALUMA	192	SAN RAMON
127	MENIFEE	160	PIEDMONT	193	SANTA BARBARA
128	MERCED	161	PISMO BEACH	194	SANTA BARBARA COUNTY
129	MILPITAS	162	PITTSBURG	195	SANTA CLARA
130	MISSION VIEJO	163	PLACENTIA	196	SANTA CRUZ
131	MODOC COUNTY	164	PLACER COUNTY	197	SANTA FE SPRINGS
132	MONO COUNTY	165	PLEASANTON	198	SCOTTS VALLEY
133	MONROVIA	166	PLYMOUTH	199	SEAL BEACH
134	MONTCLAIR	167	POINT ARENA	200	SIERRA MADRE
135	MONTEREY COUNTY	168	PORT HUENEME	201	SIMI VALLEY
136	MOORPARK	169	PORTOLA VALLEY	202	SOLANO COUNTY
137	MORAGA	170	RANCHO CUCAMONGA	203	SOLEDAD
138	MORGAN HILL	171	RANCHO MIRAGE	204	SONOMA

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions When Proposed Developments Include ≥ 50% Affordability

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

	JURISDICTION		JURISDICTION
205	SOUTH EL MONTE	235	WOODLAND
206	SOUTH PASADENA	236	YORBA LINDA
207	SOUTH SAN FRANCISCO	237	YOUNTVILLE
208	STANTON	238	YUBA COUNTY
209	SUNNYVALE		
210	SUSANVILLE		
211	SUTTER CREEK		
212	TEMECULA		
213	TEMPLE CITY		
214	THOUSAND OAKS		
215	TIBURON		
216	TRACY		
217	TRINIDAD		
218	TRINITY COUNTY		
219	TRUCKEE		
220	TULARE		
221	TUSTIN		
222	UNION CITY		
223	UPLAND		
224	VACAVILLE		
225	VENTURA		
226	VERNON		
227	VISTA		
228	WALNUT		
229	WALNUT CREEK		
230	WASCO		
231	WATSONVILLE		
232	WEST COVINA		
233	WHITTIER		
234	WINTERS		

APPENDIX C. SB 35 Determination

SB 35 Statewide Determination Summary

Cities and Counties Not Currently Subject to SB 35 Streamlining Provisions

This determination represents Housing Element Annual Progress Report (APR) data received as of July 17, 2020. The following 30 jurisdictions have met their prorated Lower (Very-Low and Low) and Above-Moderate Income Regional Housing Needs Assessment (RHNA) for the Reporting Period and submitted their latest APR (2019).

These jurisdictions are not currently subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining), but the jurisdictions are still encouraged to promote streamlining. **All other cities and counties beyond these 30 are subject to at least some form of SB 35 streamlining, as indicated on the following pages.**

For more detail on the proration methodology or background data see the SB 35 Determination Methodology.

	JURISDICTION
1	ATHERTON
2	BELL
3	BEVERLY HILLS
4	CALISTOGA
5	CARPINTERIA
6	CORONADO
7	CORTE MADERA
8	EL CERRITO
9	FOSTER CITY
10	GUADALUPE
11	INDUSTRY
12	LAGUNA NIGUEL
13	LEMON GROVE
14	MENDOCINO COUNTY
15	MENLO PARK
16	MILL VALLEY
17	MODOC COUNTY
18	MONTE SERENO
19	NEWPORT BEACH
20	ROHNERT PARK
21	SAINT HELENA
22	SAN BERNARDINO COUNTY
23	SANTA ANA
24	SANTA CLARA COUNTY
25	SANTA MONICA
26	SOLVANG
27	SONOMA COUNTY
28	UKIAH
29	WEST HOLLYWOOD
30	WOODSIDE

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions

When Proposed Developments Include ≥10% Affordability

These 289 jurisdictions have insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2019) and therefore are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

	JURISDICTION		JURISDICTION		JURISDICTION
1	ADELANTO	37	CALIPATRIA	73	ESCALON
2	ALAMEDA COUNTY	38	CARMEL	74	ESCONDIDO
3	ALHAMBRA	39	CARSON	75	ETNA
4	ALISO VIEJO	40	CATHEDRAL	76	EUREKA
5	ALPINE COUNTY	41	CERES	77	EXETER
6	ALTURAS	42	CHOWCHILLA	78	FAIRFAX
7	AMADOR	43	CITRUS HEIGHTS	79	FARMERSVILLE
8	ANGELS CAMP	44	CLAYTON	80	FERNDALE
9	APPLE VALLEY	45	CLEARLAKE	81	FILLMORE
10	ARCADIA	46	CLOVERDALE	82	FIREBAUGH
11	ARCATA	47	COACHELLA	83	FORT JONES
12	ARROYO GRANDE	48	COLFAX	84	FORTUNA
13	ARVIN	49	COLMA	85	FOUNTAIN VALLEY
14	ATWATER	50	COLTON	86	FRESNO COUNTY
15	AVALON	51	COLUSA	87	GARDEN GROVE
16	AVENAL	52	COLUSA COUNTY	88	GLENN COUNTY
17	AZUSA	53	COMMERCE	89	GONZALES
18	BAKERSFIELD	54	CONCORD	90	GRAND TERRACE
19	BANNING	55	CORCORAN	91	GRASS VALLEY
20	BARSTOW	56	CORNING	92	GREENFIELD
21	BEAUMONT	57	COVINA	93	GRIDLEY
22	BELL GARDENS	58	CRESCENT CITY	94	GUSTINE
23	BELVEDERE	59	CUDAHY	95	HALF MOON BAY
24	BENICIA	60	DEL NORTE COUNTY	96	HANFORD
25	BIGGS	61	DEL REY OAKS	97	HAWAIIAN GARDENS
26	BISHOP	62	DELANO	98	HAYWARD
27	BLUE LAKE	63	DESERT HOT SPRINGS	99	HEMET
28	BLYTHE	64	DORRIS	100	HERMOSA BEACH
29	BRADBURY	65	DOS PALOS	101	HESPERIA
30	BRAWLEY	66	DUARTE	102	HIDDEN HILLS
31	BURBANK	67	DUNSMUIR	103	HIGHLAND
32	BUTTE COUNTY	68	EAST PALO ALTO	104	HILLSBOROUGH
33	CALAVERAS COUNTY	69	EL CAJON	105	HOLTVILLE
34	CALEXICO	70	EL CENTRO	106	HUMBOLDT COUNTY
35	CALIFORNIA CITY	71	EL MONTE	107	HUNTINGTON BEACH
36	CALIMESA	72	EL SEGUNDO	108	HUNTINGTON PARK

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions

When Proposed Developments Include ≥10% Affordability

These 289 jurisdictions have insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest APR (2019) and therefore are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

	JURISDICTION		JURISDICTION		JURISDICTION
109	HURON	145	MADERA	181	PACIFICA
110	IMPERIAL	146	MADERA COUNTY	182	PALMDALE
111	IMPERIAL COUNTY	147	MARICOPA	183	PALOS VERDES ESTATES
112	INGLEWOOD	148	MARIPOSA COUNTY	184	PARADISE
113	INYO COUNTY	149	MARTINEZ	185	PARAMOUNT
114	IRWINDALE	150	MARYSVILLE	186	PARLIER
115	ISLETON	151	MAYWOOD	187	PASO ROBLES
116	JURUPA VALLEY	152	MCFARLAND	188	PATTERSON
117	KERMAN	153	MENDOTA	189	PICO RIVERA
118	KERN COUNTY	154	MENIFEE	190	PINOLE
119	KINGS COUNTY	155	MERCED COUNTY	191	PLEASANT HILL
120	KINGSBURG	156	MILLBRAE	192	POMONA
121	LA HABRA HEIGHTS	157	MODESTO	193	PORTERVILLE
122	LA MIRADA	158	MONTAGUE	194	PORTOLA
123	LA PUENTE	159	MONTCLAIR	195	POWAY
124	LA VERNE	160	MONTEBELLO	196	RED BLUFF
125	LAKE COUNTY	161	MONTEREY	197	REDLANDS
126	LAKE ELSINORE	162	MONTEREY PARK	198	REDONDO BEACH
127	LAKEPORT	163	MORENO VALLEY	199	REEDLEY
128	LANCASTER	164	MORRO BAY	200	RIALTO
129	LASSEN COUNTY	165	MOUNT SHASTA	201	RICHMOND
130	LAWNDALE	166	NATIONAL CITY	202	RIDGECREST
131	LEMOORE	167	NEEDLES	203	RIO DELL
132	LINDSAY	168	NEVADA CITY	204	RIPON
133	LIVE OAK	169	NEVADA COUNTY	205	RIVERBANK
134	LIVINGSTON	170	NEWMAN	206	RIVERSIDE
135	LODI	171	NORCO	207	RIVERSIDE COUNTY
136	LOMA LINDA	172	NOVATO	208	ROLLING HILLS
137	LOMPOC	173	OCEANSIDE	209	ROSEMEAD
138	LONG BEACH	174	OJAI	210	ROSS
139	LOOMIS	175	ONTARIO	211	SACRAMENTO
140	LOS ALAMITOS	176	ORANGE COVE	212	SACRAMENTO COUNTY
141	LOS ANGELES COUNTY	177	ORLAND	213	SALINAS
142	LOS GATOS	178	OROVILLE	214	SAN BERNARDINO
143	LOYALTON	179	OXNARD	215	SAN BRUNO
144	LYNWOOD	180	PACIFIC GROVE	216	SAN DIEGO COUNTY

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions

When Proposed Developments Include ≥10% Affordability

These 289 jurisdictions have insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest APR (2019) and therefore are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

	JURISDICTION		JURISDICTION		JURISDICTION
217	SAN DIMAS	253	STOCKTON	289	YUCCA VALLEY
218	SAN FERNANDO	254	SUISUN CITY		
219	SAN JACINTO	255	SUSANVILLE		
220	SAN JOAQUIN	256	TAFT		
221	SAN JOAQUIN COUNTY	257	TEHACHAPI		
222	SAN JUAN BAUTISTA	258	TEHAMA		
223	SAN LEANDRO	259	TEHAMA COUNTY		
224	SAN MATEO COUNTY	260	TIBURON		
225	SAN PABLO	261	TORRANCE		
226	SAN RAFAEL	262	TULARE COUNTY		
227	SAND CITY	263	TULELAKE		
228	SANGER	264	TUOLUMNE COUNTY		
229	SANTA CLARITA	265	TURLOCK		
230	SANTA CRUZ COUNTY	266	TWENTYNINE PALMS		
231	SANTA MARIA	267	UPLAND		
232	SANTA PAULA	268	VALLEJO		
233	SANTA ROSA	269	VENTURA COUNTY		
234	SANTEE	270	VICTORVILLE		
235	SARATOGA	271	VILLA PARK		
236	SAUSALITO	272	VISALIA		
237	SEASIDE	273	WATERFORD		
238	SEBASTOPOL	274	WEST SACRAMENTO		
239	SELMA	275	WESTLAKE VILLAGE		
240	SHAFTER	276	WESTMORLAND		
241	SHASTA COUNTY	277	WHEATLAND		
242	SHASTA LAKE	278	WHITTIER		
243	SIERRA COUNTY	279	WILLIAMS		
244	SIGNAL HILL	280	WILLITS		
245	SISKIYOU COUNTY	281	WILLOWS		
246	SOLANA BEACH	282	WINDSOR		
247	SOLEDAD	283	WOODLAKE		
248	SONOMA	284	YOLO COUNTY		
249	SONORA	285	YREKA		
250	SOUTH GATE	286	YUBA CITY		
251	SOUTH LAKE TAHOE	287	YUBA COUNTY		
252	STANISLAUS COUNTY	288	YUCAIPA		

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions

When Proposed Developments Include ≥ 50% Affordability

These 220 jurisdictions have insufficient progress toward their Lower income RHNA (Very Low and Low income) and are therefore subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

	JURISDICTION		JURISDICTION		JURISDICTION
1	AGOURA HILLS	36	COALINGA	71	GLENDALE
2	ALAMEDA	37	COMPTON	72	GLENDORA
3	ALBANY	38	CONTRA COSTA COUNTY	73	GOLETA
4	AMADOR COUNTY	39	CORONA	74	GROVER BEACH
5	AMERICAN CANYON	40	COSTA MESA	75	HAWTHORNE
6	ANAHEIM	41	COTATI	76	HEALDSBURG
7	ANDERSON	42	CULVER CITY	77	HERCULES
8	ANTIOCH	43	CUPERTINO	78	HOLLISTER
9	ARTESIA	44	CYPRESS	79	HUGHSON
10	ATASCADERO	45	DALY CITY	80	IMPERIAL BEACH
11	AUBURN	46	DANA POINT	81	INDIAN WELLS
12	BALDWIN PARK	47	DANVILLE	82	INDIO
13	BELLFLOWER	48	DAVIS	83	IONE
14	BELMONT	49	DEL MAR	84	IRVINE
15	BERKELEY	50	DIAMOND BAR	85	JACKSON
16	BIG BEAR LAKE	51	DINUBA	86	KING CITY
17	BREA	52	DIXON	87	LA CANADA FLINTRIDGE
18	BRENTWOOD	53	DOWNEY	88	LA HABRA
19	BRISBANE	54	DUBLIN	89	LA MESA
20	BUELLTON	55	EASTVALE	90	LA PALMA
21	BUENA PARK	56	EL DORADO COUNTY	91	LA QUINTA
22	BURLINGAME	57	ELK GROVE	92	LAFAYETTE
23	CALABASAS	58	EMERYVILLE	93	LAGUNA BEACH
24	CAMARILLO	59	ENCINITAS	94	LAGUNA HILLS
25	CAMPBELL	60	FAIRFIELD	95	LAGUNA WOODS
26	CANYON LAKE	61	FOLSOM	96	LAKE FOREST
27	CAPITOLA	62	FONTANA	97	LAKEWOOD
28	CARLSBAD	63	FORT BRAGG	98	LARKSPUR
29	CERRITOS	64	FOWLER	99	LATHROP
30	CHICO	65	FREMONT	100	LINCOLN
31	CHINO	66	FRESNO	101	LIVERMORE
32	CHINO HILLS	67	FULLERTON	102	LOMITA
33	CHULA VISTA	68	GALT	103	LOS ALTOS
34	CLAREMONT	69	GARDENA	104	LOS ALTOS HILLS
35	CLOVIS	70	GILROY	105	LOS ANGELES

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions

When Proposed Developments Include ≥ 50% Affordability

These 220 jurisdictions have insufficient progress toward their Lower income RHNA (Very Low and Low income) and are therefore subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

	JURISDICTION		JURISDICTION		JURISDICTION
106	LOS BANOS	140	PIEDMONT	175	SAN MARCOS
107	MALIBU	141	PISMO BEACH	176	SAN MARINO
108	MAMMOTH LAKES	142	PITTSBURG	177	SAN MATEO
109	MANHATTAN BEACH	143	PLACENTIA	178	SAN RAMON
110	MANTECA	144	PLACER COUNTY	179	SANTA BARBARA
111	MARIN COUNTY	145	PLACERVILLE	180	SANTA BARBARA COUNTY
112	MARINA	146	PLEASANTON	181	SANTA CLARA
113	MERCED	147	PLUMAS COUNTY	182	SANTA CRUZ
114	MILPITAS	148	PLYMOUTH	183	SANTA FE SPRINGS
115	MISSION VIEJO	149	POINT ARENA	184	SCOTTS VALLEY
116	MONO COUNTY	150	PORT HUENEME	185	SEAL BEACH
117	MONROVIA	151	PORTOLA VALLEY	186	SIERRA MADRE
118	MONTEREY COUNTY	152	RANCHO CORDOVA	187	SIMI VALLEY
119	MOORPARK	153	RANCHO CUCAMONGA	188	SOLANO COUNTY
120	MORAGA	154	RANCHO MIRAGE	189	SOUTH EL MONTE
121	MORGAN HILL	155	RANCHO PALOS VERDES	190	SOUTH PASADENA
122	MOUNTAIN VIEW	156	RANCHO ST. MARGARITA	191	SOUTH SAN FRANCISCO
123	MURRIETA	157	REDDING	192	STANTON
124	NAPA	158	REDWOOD CITY	193	SUNNYVALE
125	NAPA COUNTY	159	RIO VISTA	194	SUTTER COUNTY
126	NEWARK	160	ROCKLIN	195	SUTTER CREEK
127	NORWALK	161	ROLLING HILLS ESTATES	196	TEMECULA
128	OAKDALE	162	ROSEVILLE	197	TEMPLE CITY
129	OAKLAND	163	SAN ANSELMO	198	THOUSAND OAKS
130	OAKLEY	164	SAN BENITO COUNTY	199	TRACY
131	ORANGE	165	SAN BUENAVENTURA	200	TRINIDAD
132	ORANGE COUNTY	166	SAN CARLOS	201	TRINITY COUNTY
133	ORINDA	167	SAN CLEMENTE	202	TRUCKEE
134	PALM DESERT	168	SAN DIEGO	203	TULARE
135	PALM SPRINGS	169	SAN FRANCISCO	204	TUSTIN
136	PALO ALTO	170	SAN GABRIEL	205	UNION CITY
137	PASADENA	171	SAN JOSE	206	VACAVILLE
138	PERRIS	172	SAN JUAN CAPISTRANO	207	VERNON
139	PETALUMA	173	SAN LUIS OBISPO	208	VISTA
		174	SAN LUIS OBISPO CO.	209	WALNUT

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions When Proposed Developments Include ≥ 50% Affordability

These 220 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

	JURISDICTION
210	WALNUT CREEK
211	WASCO
212	WATSONVILLE
213	WEED
214	WEST COVINA
215	WESTMINSTER
216	WILDOMAR
217	WINTERS
218	WOODLAND
219	YORBA LINDA
220	YOUNTVILLE

APPENDIX D. San Mateo County Multijurisdictional Local Hazard Mitigation Plan, November, 2021

RESOLUTION NO. 2021 - 7455

A RESOLUTION OF THE TOWN OF WOODSIDE ADOPTING VOLUME I AND THE INTRODUCTION, CHAPTER 21 (TOWN OF WOODSIDE JURISDICTIONAL ANNEX), AND THE APPENDICES OF VOLUME II OF THE SAN MATEO COUNTY MULTIJURISDICTIONAL LOCAL HAZARD MITIGATION PLAN

WHEREAS, all of San Mateo County has exposure to natural hazards that increase the risk to life, property, environment and the County's economy; and

WHEREAS, pro-active mitigation of known hazards before a disaster event can reduce or eliminate long-term risk to life and property; and

WHEREAS, the Disaster Mitigation Act of 2000 (Public Law 106-390) established new requirements for pre- and post-disaster hazard mitigation programs; and

WHEREAS, a coalition of San Mateo County, Cities, Towns and Special Districts with like planning objectives has been formed to pool resources and create consistent mitigation strategies within the San Mateo County planning area; and

WHEREAS, the coalition has completed a planning process that engages the public, assesses the risk and vulnerability to the impacts of natural hazards, develops a mitigation strategy consistent with a set of uniform goals and objectives, and creates a plan for implementing, evaluating and revising this strategy.

NOW, THEREFORE, BE IT RESOLVED that the Town of Woodside:

1. Adopts in its entirety, Volume I and the Introduction, Chapter 21 (the Town of Woodside's jurisdictional annex), and the Appendices of Volume II of the San Mateo County Multijurisdictional Local Hazard Mitigation Plan (MJLHMP).

2. Will use the adopted and approved portions of the MJLHMP to guide pre- and post-disaster mitigation of the hazards identified.

3. Will coordinate the strategies identified in the MJLHMP with other planning programs and mechanisms under its jurisdictional authority.

4. Will continue its support of the Steering Committee and continue to participate in the Planning Partnership as described by the MJLHMP.

5. Will help to promote and support the mitigation successes of all MJLHMP Planning Partners.

* * * * * *

PASSED AND ADOPTED by the Town Council of the Town of Woodside, California, at a meeting thereof held on the 16th day of November, 2021, by the following vote of the members thereof:

AYES, and in favor thereof, Councilmembers: Brown, Carvell, Fluet, Shaw, Wall, and Mayor Dombkowski
NOES, Councilmembers:
ABSENT, Councilmembers: Scott
ABSTAIN, Councilmembers:

Mayor of the Town of Woodside

ATTEST:

Clerk of the Town of Woodside

21. TOWN OF WOODSIDE

21.1 LOCAL HAZARD MITIGATION PLANNING TEAM

Primary Point of Contact
Sean Rose, Public Works Director
2955 Woodside Road
Woodside, CA 94062
605-851-6790
srose@woodsidetown.org

Alternate Point of Contact
Sindhi Mekala, Senior Engineer
2955 Woodside Road
Woodside, CA 94062
650-851-6790
smekala@woodisdetown.org

This annex was developed by the Town's local mitigation planning team, whose members are listed in Table 21-1.

Table 21-1. Local Mitigation Planning Team Members

Name	Title
Sean Rose	Public Works Director / Town Engineer
Joanne Kurz	Building Official
Sindhi Mekala	Senior Engineer
Kevin Bryant	Town Manager

21.2 JURISDICTION PROFILE

21.2.1 Location and Features

The Town of Woodside is located on the San Francisco Peninsula, midway between San Jose and San Francisco, in San Mateo County. The town has a total area of approximately 11.7 square miles. Woodside has 18 full time employees with an annual operating budget of approximately $8 million. The Town owns and operates three buildings, Town Hall and Independence Hall, and a network of roadway and trail infrastructure. The Town also owns the building that houses the Woodside library which is operated by the San Mateo County Library System Woodside Library.

As is true of most of the California coastal areas, weather in Woodside is usually mild during most of the year. Summers are dry and can be hot; winter temperatures rarely dip much below freezing. Average winter temperatures vary from 36 to 60°F and average summer temperatures from 51 to 88°F. Annual rainfall averages 30 inches and falls on an average of 61 days. The record maximum temperature was 114°F on July 22, 2006, and the record minimum temperature was 17°F on February 6, 1989. Hills and mountains between Woodside and the Pacific coast make fog much less prevalent than in nearby San Francisco. As well, during the summer, Woodside's climate is remarkably hotter than that of San Francisco.

21.2.2 History

The Woodside area was originally home to natives belonging to the Ohlone tribe. In 1769, led by Gaspar de Portolá, Spanish explorers searching for San Francisco Bay camped at a site near Woodside.

Woodside is located on the Rancho Cañada de Raymundo Mexican Land grant. Woodside is said to be the oldest English-speaking settlement in the southern part of the San Francisco Peninsula. The first English-speaking settlers arrived in the early 19th century to log the rich stands of redwoods. Charles Brown constructed the first sawmill in Woodside on his Mountain Home Ranch around 1838. His adobe house, built in 1839, still stands today. By mid-century, the Woodside area had a dozen mills producing building materials for a booming San Francisco.

In 1849, during the California Gold Rush, 20-year-old Mathias Alfred Parkhurst purchased 127 acres (0.5 km2) of timberland and named it "Woodside"; of course, this name was kept. By the late 19th century, Woodside was home to country estates. The Sequoia Redwood trees in Woodside are currently 3 generation growth. The first generation of the Redwood trees were used to build San Francisco original homes. After the 1906 San Francisco Earthquake, the lumberjacks returned to Woodside to cut the second growth of redwood so they could be used for the rebuilding of San Francisco again.

The Town of Woodside was incorporated in 1956.

21.2.3 Governing Body Format

Woodside is a general law Town with a Council-Manager system of government. The Town Council is comprised of seven members who are each elected to represent a geographic district. This provides the Town with public direction from the Town Council and professional administration through the Town Manager. The Town is assisted by a Planning Commission, Architectural Site Review Board, and 11 citizen advisory committees. The Town organization consists of the Planning and Building, Administration and Finance, and Public Works Departments.

The Town's Council would be responsible for adopting this plan; Town staff will oversee its implementation.

21.3 CURRENT TRENDS

21.3.1 Population

According to the California Department of Finance, the population of Woodside as of January 2020 was 5,676. Since 2016, the population has grown at an average annual rate of 0.05 percent.

21.3.2 Development

Anticipated future development for Woodside is low to moderate, consisting primarily of residential growth. There has been a focus on affordable housing and a push for more accessory dwelling units. Future growth in the City will be managed as identified in the Town's general plan.

The overwhelming majority of Woodside's developed land area is dedicated to residential use. The Town is largely built-out in areas with development potential, with a significant portion of the Town's land area set aside

as permanent open space. Accordingly, most projects reviewed by the Town involve renovation or redevelopment of existing developed parcels including full remodels of obsolete or underutilized sites, or residential infill development on topographically challenging vacant lots. Overall, the level of development activity in Woodside over the past several years has been relatively high due in large part to the overall economic health and activity in the Bay Area region.

Table 21-2 summarizes development trends in the performance period since the preparation of the previous hazard mitigation plan, as well as expected future development trends.

Table 21-2. Recent and Expected Future Development Trends

Criterion	Response					
Has your jurisdiction annexed any land since the preparation of the previous hazard mitigation plan? *If yes, give the estimated area annexed and estimated number of parcels or structures.*	No					
Is your jurisdiction expected to annex any areas during the performance period of this plan? *If yes, describe land areas and dominant uses.* *If yes, who currently has permitting authority over these areas?*	No					
Are any areas targeted for development or major redevelopment in the next five years? *If yes, briefly describe, including whether any of the areas are in known hazard risk areas*	No					
How many permits for new construction were issued in your jurisdiction since the preparation of the previous hazard mitigation plan?		2016	2017	2018	2019	2020
	Single Family	N/A	N/A	N/A	N/A	N/A
	Multi-Family	N/A	N/A	N/A	N/A	N/A
	Other (commercial, mixed use, etc.)	N/A	N/A	N/A	N/A	N/A
	Total	3	1	3	12	11
Provide the number of new-construction permits for each hazard area or provide a qualitative description of where development has occurred.	• Special Flood Hazard Areas: Development in these areas is subject to FEMA restrictions regarding development in Floodplain. • Landslide: We don't separately track number of permits in these areas. Projects get reviewed by Town Geologist, Town Engineer, and Building Official for stability and mitigation. • High Liquefaction Areas: We don't separately track number of permits in these areas. Projects get reviewed by Town Geologist, Town Engineer, and Building Official for stability and mitigation. • Tsunami Inundation Area: N/A • Wildfire Risk Areas: The entirety of the Town is within a Wildfire Risk Area. We implement Fire Code and current Building Code requirements related to Fire Hardening, etc.					
Describe the level of buildout in the jurisdiction, based on your jurisdiction's buildable lands inventory. If no such inventory exists, provide a qualitative description.	The Town is largely built-out in areas with development potential, with a significant portion of the Town's land area set aside as permanent open space					

21.4 CAPABILITY ASSESSMENT

This section describes an assessment of existing capabilities for implementing hazard mitigation strategies. The introduction at the beginning of this volume of the hazard mitigation plan describes the components included in the capability assessment and their significance for hazard mitigation planning.

Findings of the capability assessment were reviewed to identify opportunities to expand, initiate or integrate capabilities to further hazard mitigation goals and objectives. Where such opportunities were identified and determined to be feasible, they are included in the action plan. The "Analysis of Mitigation Actions" table in this annex identifies these as community capacity building mitigation actions. The findings of the assessment are presented as follows:

- An assessment of planning and regulatory capabilities is presented in Table 21-3.
- Development and permitting capabilities are presented in Table 21-4.
- An assessment of fiscal capabilities is presented in Table 21-5.
- An assessment of administrative and technical capabilities is presented in Table 21-6.
- An assessment of education and outreach capabilities is presented in Table 21-7.
- Information on National Flood Insurance Program (NFIP) compliance is presented in Table 21-8.
- Classifications under various community mitigation programs are presented in Table 21-9.
- The community's adaptive capacity for the impacts of climate change is presented in Table 21-10.

Table 21-3. Planning and Regulatory Capability

	Local Authority	Other Jurisdiction Authority	State Mandated	Integration Opportunity?
Codes, Ordinances, & Requirements				
Building Code	Yes	No	Yes	Yes
Comment: *Woodside Municipal Code (WMC)Title XV Chapter 150, Sections 150.01 through 150.99; Effective 1/9/14*				
Zoning Code	Yes	No	Yes	Yes
Comment: *WMC Title XV, Chapter153, Sections 153.001 through 153.999; 3/25/99*				
Subdivisions	Yes	No	Yes	Yes
Comment: *WMC Title XV Chapter 152. Sections 152.001through 152.999; 4/8/82*				
Stormwater Management	Yes	No	Yes	Yes
Comment: *WMC Title XV, Chapter 151, Section 151.043; subdivisions subject to WMC Title XV, Chapter 152, Section 152.070. 4/12/84*				
Post-Disaster Recovery	No	No	No	No
Comment:				
Real Estate Disclosure	No	No	Yes	No
Comment: *CA. State Civil Code 1102 requires full disclosure on Natural hazard Exposure of the sale/re-sale of any and all real property.*				
Growth Management	No	No	No	No
Comment: *None. Growth in the Town of Woodside is limited by multiple environmental constraints and sewer capacity. Large portions of the Town are zoned for Special Conservation Planning based on the number of these constraints (Zoning Districts SCP-5, SCP-7, and SCP-10).*				
Site Plan Review	Yes	No	No	Yes
Comment: *WMC Title XV, Chapter 151, Sections151.01 through 151.77; and Chapter 153, Sections 153.001 through 153.999; 3/25/99*				
Environmental Protection	Yes	No	Yes	Yes
Comment: *WMC Title XV Chapter 153, Section 153.001 through 153.999; Woodside General Plan (2012) Conservation Element; and Residential Design Guidelines (2012; Revised 2016); Compliance with CEQA; and CESA; and Fish and Game Code, etc.3/25/99*				
Flood Damage Prevention	Yes	No	No	Yes
Comment: *WMC Title V, Chapter 55, Sections 55.01through 55.53; the Town enforces FEMA's floodplain administration regulations, which regulate impervious surface coverage and site drainage. 1//22/01*				
Emergency Management	Yes	No	No	Yes
Comment: *WMC Title III, Chapter 33, Sections 33.01through33.0711/22/01*				
Climate Change	No	No	No	Yes
Comment:				
Other				
Comment:				
Planning Documents				
General Plan	Yes	No	No	Yes
Is the plan compliant with Assembly Bill 2140? Yes				
Comment: *The General Plan currently contains a Natural Hazards and Safety Element that addresses various potential hazards facing the Town and policies and action programs to address these hazards. The Natural Hazards and Safety Element describes the natural and man-made disasters that have occurred since a previous general plan. It has a section on 'Acceptable Risk' and includes tables on Risk Classification of Structures, Occupancies and Land Uses, and a Table on the Location of Structures and Land Uses in Relation to Defined Hazard Areas.*				
Capital Improvement Plan	Yes	No	No	Yes
How often is the plan updated? *Every 5 years*				
Comment: Reviewed yearly as part of Town's budget process				
Disaster Debris Management Plan	No	No	No	No
Comment: *Countywide Disaster Debris Management Plan being developed project date May 2022*				

	Local Authority	Other Jurisdiction Authority	State Mandated	Integration Opportunity?
Floodplain or Watershed Plan	No	No	No	No
Comment:				
Stormwater Plan	Yes	No	No	Yes
Comment: *1978 Storm Drain Master Plan and any subsequent revisions; Town General Plan (2012) Public Utilities Element, includes discussion, policies, and strategies on retaining storm water runoff and utilizing natural drainages.*				
Urban Water Management Plan	N/A	Yes	N/A	N/A
Comment: *CalWater*				
Habitat Conservation Plan	Yes	No	No	Yes
Comment: *Town of Woodside General Plan (2012) includes a Conservation Element. The Town also has an ongoing Backyard Habitat Program to encourage residents to preserve, restore, and connect natural habitat areas.*				
Economic Development Plan	Yes	No	No	Yes
Comment: *The Town of Woodside is almost entirely a residential community and has only two very limited commercial areas. Development within the commercial areas is guided by the Town of Woodside Town Center Area Plan (Adopted 1970; Amended 1977) and the Skylonda Area Plan (Adopted 1985).*				
Shoreline Management Plan	N/A	N/A	N/A	N/A
Comment: *The Town of Woodside does not have shoreline areas.*				
Community Wildfire Protection Plan	No	Yes	No	No
Comment: *The Town of Woodside Fire Management Plan (2003). Woodside Fire Protection District*				
Forest Management Plan	No	No	No	No
Comment: *Town of Woodside General Plan (2012), Conservation Elements. Woodside Fire Protection District*				
Climate Action Plan	Yes	No	No	Yes
Comment: *Town of Woodside Climate Action Plan; 9/22/2015 (Targets set by AB 32, California Global Warming Solutions Act of 2006)*				
Emergency Operations Plan	No	Yes	No	Yes
Comment: *County of San Mateo Emergency Operations Plan 2013*				
Threat & Hazard Identification & Risk Assessment (THIRA)	No	No	No	No
Comment: *Bay Area UASI THIRA*				
Post-Disaster Recovery Plan	No	No	No	Yes
Comment: *Emergency Operations Plan*				
Continuity of Operations Plan	No	No	No	Yes
Comment:				
Public Health Plan	No	Yes	No	No
Comment: *San Mateo County Health*				
Other	N/A	N/A	N/A	N/A
Comment:				

Table 21-4. Development and Permitting Capability

Criterion	Response
Does your jurisdiction issue development permits? • If no, who does? If yes, which department?	Yes Planning, Building & Public Works
Does your jurisdiction have the ability to track permits by hazard area?	No
Does your jurisdiction have a buildable lands inventory?	No

Table 21-5. Fiscal Capability

Financial Resource	Accessible or Eligible to Use?
Community Development Block Grants	No
Capital Improvements Project Funding	Yes
Authority to Levy Taxes for Specific Purposes	No
User Fees for Water, Sewer, Gas or Electric Service	Yes (For Sewer)
Incur Debt through General Obligation Bonds	Yes
Incur Debt through Special Tax Bonds	Yes
Incur Debt through Private Activity Bonds	Yes
Withhold Public Expenditures in Hazard-Prone Areas	No
State-Sponsored Grant Programs	Yes
Development Impact Fees for Homebuyers or Developers	Yes
Other	No

Table 21-6. Administrative and Technical Capability

Staff/Personnel Resource	Available?	Department/Agency/Position
Planners or engineers with knowledge of land development and land management practices	Yes	Engineering / Planning
Engineers or professionals trained in building or infrastructure construction practices	Yes	Engineering Department: Town Engineer, Deputy Engineer, Contract Engineers (x2) / Building Official, Contract Structural Engineers / Plan Checkers (CSG Consultants)
Planners or engineers with an understanding of natural hazards	Yes	Engineering Department: Town Engineer, Deputy Engineer, Contract Engineers (x2) / Building Official, Contract Structural Engineers / Plan Checkers (CSG Consultants)Contract Geologist
Staff with training in benefit/cost analysis	Yes	Engineering / Planning
Surveyors	Yes	Contract Surveyors (CSG Consultants)
Personnel skilled or trained in GIS applications	Yes	Engineering / Planning
Scientist familiar with natural hazards in local area	Yes	Engineering / Planning / Geology
Emergency manager	Yes	Town Manager
Grant writers	Yes	Engineering (3) / Planning (2)

Table 21-7. Education and Outreach Capability

Criterion	Response
Do you have a public information officer or communications office?	Yes. Town Clerk is the Community Information officer, Building Official works closely with CERPP (local CERT program) to provide any necessary updates.
Do you have personnel skilled or trained in website development?	Yes, Contracted IT. Engineering and Planning Departments regularly update the website.
Do you have hazard mitigation information available on your website? *If yes, briefly describe.*	Yes Emergency Services including Emergency Preparedness, Fire Safety Construction and the Wildland Urban Interface and Rapid Notify Self Registration all have links on the Town website.
Do you use social media for hazard mitigation education and outreach? *If yes, briefly describe.*	Yes Nextdoor Woodside
Do you have any citizen boards or commissions that address issues related to hazard mitigation? *If yes, briefly describe.*	Yes Emergency Preparedness Committee and Citizens of Emergency and Preparedness Program (CERPP) promote emergency preparedness and response capability at the citizen and neighborhood level in the event of a disaster. In association with the Woodside Protection Fire District.
Do you have any other programs already in place that could be used to communicate hazard-related information? *If yes, briefly describe.*	Yes Town website, SMC Alert
Do you have any established warning systems for hazard events? *If yes, briefly describe.*	Yes. San Mateo County Alert System is an alert notification system used to immediately contact you during urgent or emergency situations with useful information and updates. The Town Clerk is the Community Information officer; the Building Official works closely with CERPP to provide any necessary updates.

Table 21-8. National Flood Insurance Program Compliance

Criterion	Response
What local department is responsible for floodplain management?	Public Works Department
Who is your floodplain administrator? (department/position)	Town Engineer
Are any certified floodplain managers on staff in your jurisdiction?	Town Engineer
What is the date that your flood damage prevention ordinance was last amended?	November 22, 2001
Does your floodplain management program meet or exceed minimum requirements? *If exceeds, in what ways?*	Meet
When was the most recent Community Assistance Visit or Community Assistance Contact?	Unknown
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed? *If so, state what they are.*	No
Are any RiskMAP projects currently underway in your jurisdiction? *If so, state what they are.*	No

Criterion	Response
Do your flood hazard maps adequately address the flood risk within your jurisdiction? *If no, state why.*	Yes
Does your floodplain management staff need any assistance or training to support its floodplain management program? *If so, what type of assistance/training is needed?*	No
Does your jurisdiction participate in the Community Rating System (CRS)? *If yes, is your jurisdiction interested in improving its CRS Classification?* *If no, is your jurisdiction interested in joining the CRS program?*	No N/A No
How many flood insurance policies are in force in your jurisdiction?[a] *What is the insurance in force?* *What is the premium in force?*	39 $13,550,000 $21.030
How many total loss claims have been filed in your jurisdiction?[a] *What were the total payments for losses?*	13 $341,827

a. According to FEMA statistics as of March 31, 2021

Table 21-9. Community Classifications

	Participating?	Classification	Date Classified
FIPS Code	Yes	0608186440	May 2019
DUNS#	Yes	004952339	1956
Community Rating System	No	N/A	N/A
Building Code Effectiveness Grading Schedule	No	N/A	N/A
Public Protection	No	N/A	N/A
Storm Ready	No	N/A	N/A
Firewise	Yes	N/A. Council participates on Ad hoc Committee	N/A
Tsunami Ready	N/A	N/A	N/A

Table 21-10. Adaptive Capacity for Climate Change

Criterion	Jurisdiction Rating[a]
Technical Capacity	
Jurisdiction-level understanding of potential climate change impacts	High
Comment: The Town of Woodside approved a Climate Action Plan in 2015 to better plan for the effects of Climate Change.	
Jurisdiction-level monitoring of climate change impacts	Medium
Comment: The Town of Woodside is most affected by increased wildfires. While no jurisdiction-level monitoring occurs, the Town has access to data regarding local and regional fires through CAL FIRE and other entities.	
Technical resources to assess proposed strategies for feasibility and externalities	Medium
Comment: staff together with the County of San Mateo Office of Sustainability consider strategies for feasibility and externalities	
Jurisdiction-level capacity for development of greenhouse gas emissions inventory	High
Comment: The County of San Mateo Office of Sustainability has taken the lead on developing greenhouse gas emissions inventories.	
Capital planning and land use decisions informed by potential climate impacts	High
Comment: The Town has identified capital funds for EV chargers and hybrid vehicles to reduce greenhouse gases. Improving infrastructure for water/fire flow and storage has been a key priority. Improving road conditions, particularly for evacuation routes has also been a high priority for the Town.	
Participation in regional groups addressing climate risks	High
Comment: The Town has worked with the County of San Mateo Office of Sustainability and has utilized Town specific inventories and region-wide information and resources. The Town if also a member of Peninsula Clean Energy.	

Criterion	Jurisdiction Rating[a]
Implementation Capacity	
Clear authority/mandate to consider climate change impacts during public decision-making processes	High
Comment: Town decision making related to climate change is guided by the Sustainability Element goals and policies in the General Plan and the Climate Action Plan developed in response to a mitigation measure required for the General Plan.	
Identified strategies for greenhouse gas mitigation efforts	High
Comment: The Town of Woodside is located within a forested region. The Town balances tree protection with the need for maintaining defensible space around residences.	
Identified strategies for adaptation to impacts	High
Comment: Strategies for adapting to the impacts of climate change relate to minimizing fire hazard in a wooded environment through maintenance of defensible space, home hardening, and removal of trees particularly prone to ignite in a wildland fire; ensuring adequate infrastructure for fire flow and water storage; and maintaining good road conditions, particularly key evacuation routes.	
Champions for climate action in local government departments	High
Comment: Staff in the Engineering. Planning and Building Departments work together to mitigate the effects of climate change and implement adaptation strategies. The Environment Committee and Town Manager work together to prioritize strategies.	
Political support for implementing climate change adaptation strategies	High
Comment: There has been very strong support for the Defensible Space and Home Hardening program as well as for maintaining infrastructure, and other programs to adapt to climate change.	
Financial resources devoted to climate change adaptation	High
Comment: The Town has provided particularly strong support for the Defensible Space and Home Hardening Program to help residents adapt to increased fire danger.	
Local authority over sectors likely to be negative impacted	High
Comment: The Town has land use authority over areas within the Very High Fire Hazard Severity Zones.	
Public Capacity	
Local residents knowledge of and understanding of climate risk	High
Comment: The Town has held several forums on Climate Change to increase knowledge and understanding through its Arts & Culture program.	
Local residents support of adaptation efforts	High
Comment: Residents have been very active in participating in the Defensible Space and Home Hardening program.	
Local residents' capacity to adapt to climate impacts	Medium
Comment: In steep, heavily wooded areas of the Town, particularly in the Western Hills, fire hazard remains high, even with adaptation strategies.	
Local economy current capacity to adapt to climate impacts	High
Comment: Throughout the County of San Mateo and its jurisdictions, there are numerous efforts to adapt to climate impacts.	
Local ecosystems capacity to adapt to climate impacts	Medium
Comment: With residential development throughout the wooded hillsides, there are some limitations on using tools such as controlled burns to adapt to climate impacts.	

a. High = Capacity exists and is in use; Medium = Capacity may exist but is not used or could use some improvement; Low = Capacity does not exist or could use substantial improvement; Unsure= Not enough information is known to assign a rating.

21.5 INTEGRATION REVIEW

For hazard mitigation planning, "integration" means that hazard mitigation information is used in other relevant planning mechanisms, such as general planning and capital facilities planning, and that relevant information from those sources is used in hazard mitigation. This section identifies where such integration is already in place, and where there are opportunities for further integration in the future. Resources listed at the end of this annex were used to provide information on integration. The progress reporting process described in Volume 1 of the hazard

mitigation plan will document the progress of hazard mitigation actions related to integration and identify new opportunities for integration.

21.5.1 Existing Integration

Some level of integration has already been established between local hazard mitigation planning and the following other local plans and programs:

- **General Plan:** The General Plan contains a Natural Hazards and Safety Element. Additionally, it integrates information on pertinent local natural hazards, especially in the Safety Element. The Safety Element includes information on seismic and geologic hazards, flooding and drainage concerns, hazardous materials, and fire hazards. For further compliance, the Town will reference the LHMP in future updates.
- **Town of Woodside Sanitary Sewer Overflow and Backup Response Plan** – To ensure minimal environmental impact to receiving waters of the United States of America and to minimize exposure to the general public and to private property. During a catastrophic event, the Town's sewer system operation would be evaluated, and a damage assessment would be completed to ensure the function of the necessary utility.
- **Town Emergency Preparedness Committee** – The Emergency Preparedness Committee supports the General Plan policies to institute or participate in education related to natural hazards and to support emergency preparedness education. The Emergency Preparedness Committee works with Town staff to develop and maintain appropriate plans and procedures for responding to disasters, including wildfires, earthquakes, floods, and other emergencies. The Emergency Preparedness Committee supports the work of the Citizens' Emergency Response and Preparedness Program (CERPP) to develop a network of volunteers to respond to emergencies at the neighborhood level.
- **Capital Improvements Plans** –Staff will continue to evaluate ways in which mitigation strategies can be incorporated into the CIP planning process and selected projects.
- **Defensible Space Matching Fund Program** - The purpose of the Town's Defensible Space Matching Fund Program is to encourage Woodside residents to create and maintain defensible space for fire protection around their homes and the perimeter of their properties through the provision of a matching fund grant to help offset the cost of this undertaking. The Town reimburses residents 50% of the cost of creating defensible space, up to a maximum of $3,000.

21.5.2 Opportunities for Future Integration

The capability assessment presented in this annex identified the following plans and programs that do not currently integrate hazard mitigation information but provide opportunities to do so in the future:

- **Flood Plain Ordinance Update** – An update of the floodplain ordinance is planned to ensure compliance with and new FEMA requirements.
- **Update Geologic Map**– The Town updated its Town-wide Geologic Map in 2017 which included an updated and more accurate location of seismic faults and associated seismic hazards. The location of the seismic faults and landslides are used to help provide design parameters for new development.
- **Housing Element Update** – The Town is working with 21 Elements, a group working together to update the 21 Housing Elements in San Mateo County. The Housing Element will utilize information from the Hazard Mitigation Plan update to ensure consistency in goals, policies, and programs.

21.6 RISK ASSESSMENT

21.6.1 Jurisdiction-Specific Natural Hazard Event History

Table 21-11 lists past occurrences of natural hazards for which specific damage was recorded in this jurisdiction Other hazard events that broadly affected the entire planning area, including this jurisdiction, are listed in the risk assessments in Volume 1 of this hazard mitigation plan.

Table 21-11. Past Natural Hazard Events

Type of Event	FEMA Disaster #	Date	Damage Assessment
Storm	DR-4308	2/1/17 – 2/23/17	$229,797
Fire	N/A	Unknown	Trees downed powerlines and caused fire damaging residential barn
Storm	Portola Road	December 23, 2012	$112,829
Storm	Kings Mountain Road	December 2005	$142,000
Wildfire	N/A	August 2002	Fallen trees created large residential fire
Storm	DR-1155	January 1997	California Severe Storms
Landslide	N/A	1988	Large landslides on Summit Springs Road

21.6.2 Hazard Risk Ranking

Table 21-12 presents a local ranking of all hazards of concern for which this hazard mitigation plan provides complete risk assessments. As described in detail in Volume 1, the ranking process involves an assessment of the likelihood of occurrence for each hazard, along with its potential impacts on people, property, and the economy. Mitigation actions target hazards with high and medium rankings.

Table 21-12. Hazard Risk Ranking

Rank	Hazard	Risk Ranking Score	Risk Category
1	Wildfire	51	High
2	Earthquake	36	High
3	Landslide/Mass Movements	33	High
4	Severe Weather	24	Medium
5	Flood	15	Low
6	Dam Failure	10	Low
7	Drought	9	Low
8	Sea Level Rise/Climate Change	0	Low
9	Tsunami	0	Low

21.6.3 Jurisdiction-Specific Vulnerabilities

Volume 1 of this hazard mitigation plan provides complete risk assessments for each identified hazard of concern. This section provides information on a few key vulnerabilities for this jurisdiction. Available jurisdiction-specific risk maps of the hazards are provided at the end of this annex.

Repetitive Loss Properties

Repetitive loss records are as follows:

- Number of FEMA-identified Repetitive-Loss Properties: 0

- Number of FEMA-identified Severe-Repetitive-Loss Properties: 0
- Number of Repetitive-Loss Properties or Severe-Repetitive-Loss Properties that have been mitigated: 0

Other Noted Vulnerabilities

No jurisdiction-specific issues were identified based on a review of the results of the risk assessment, public involvement strategy, and other available resources.

21.7 STATUS OF PREVIOUS PLAN ACTIONS

Table 21-13 summarizes the actions that were recommended in the previous version of the hazard mitigation plan and their implementation status at the time this update was prepared.

Table 21-13. Status of Previous Plan Actions

Action Item	Completed	Removed; No longer Feasible	Carried Over to Plan Update	
			Check if Yes	Action # in Update
WS-1—Update Town Geologic Map showing to better show zones of potential geologic hazards.	✓			
Comment: February 2017				
WS-2— Work with CalWater to expedite review and processing of water tanks for fire suppression in high severity areas.			✓	WDS-7
Comment: CalWater has upgraded the water tanks in the Old La Honda area and is currently in the process of upgrading the water tanks in Skyline area. CalWater has and is in the process of upgrading their distribution lines Town-wide.				
WS-3— Work with PG&E to promote Vegetation Removal Program and to seek large scale tree removal projects near overhead lines.			✓	WDS-8
Comment: PG&E has removed several large scale trees and is continuing to remove trees under overhead lines as identified by the Woodside Fire District. PG&E has an annual vegetation maintenance permit from the Town to trim and/or remove trees under overhead lines.				
WS-4—Continued to upgrade equipment for Town Vegetation Removal Program			✓	WDS-9
Comment: Town's Public Works department continues to replace and/or upgrade the equipment used for Town's vegetation management and removal program.				
WS-5— Provide Sandbag Program and continued educational outreach for storm season.			✓	WDS-10
Comment: Sandbags and sand are stocked and are available at Town Hall parking lot for Town's residents. Town's website and newsletter provides information on winter storm watercourse protection and sandbag availability.				
WS-6— 5 year CIP for upgrading and maintaining storm drain conveyance facility.			✓	WDS-11
Comment: Town has replaced storm drainpipes that were recommended to be replaced immediately in the "Stormwater Facility Prioritized Repair/Replacement Program" in 2016-2017. Town continues to investigate and replace damaged storm drain conveyance facilities.				
WS-7—Continue to support Defensible Space Match Fund Program to reduce the threat of wildfire in the community.			✓	WDS-12
Comment: Town continues to support Defensible Space Match Fund Program. For approved projects, the Town will reimburse 50% of the cost of creating defensible space and/or home hardening, up to a maximum of $3,000.				
WS-8— Continue to support the Community Emergency Response Training through Citizens Emergency Response Preparedness Program (CERPP)			✓	WDS-13
Comment: The Town has emergency preparedness committee. Town's Building Official works closely with the committee to provide support for emergency response and training programs.				

Action Item	Completed	Removed; No longer Feasible	Carried Over to Plan Update	
			Check if Yes	Action # in Update
WS-9—Upgrade majority of sewer system including providing new Town Center pump station with built in redundancy for natural disasters. (Back generators, overflow wet well capacity, and contract with West Bay Sanitation District to provide emergency backup services.	✓			
Comment: Town Center pump station was upgraded in December 2017. Town contracts with Westbay for the maintenance of the Town Center sewer system.				
WS-10—Obtain good standing and compliance with the National Flood Insurance Program (NFIP). This will be accomplished through the implementation of floodplain management programs that will, at a minimum, meet the requirements of the NFIP: Enforcement of the flood damage prevention ordinance Participate in floodplain identification and mapping updates Provide public assistance/information on floodplain requirements and impacts.			✓	WDS-4
Comment: This is an ongoing item.				
WS-11—Continue to improve water efficiency in all public facilities by installing water efficient fixtures, monitoring the maintenance of Town's fields, and continued support of the California Department of Water Resources Water Efficient Landscape Ordinance for all development projects.			✓	WDS-14
Comment: Water efficient fixtures have been installed in Town Library in 2015 and in Town Hall in 2017-2018. Irrigation system at Town fields has been updated to increase water efficiency and is monitored regularly. Town's planning department enforces State's Water Efficient Landscape Ordinance for all development projects.				
WS-12— Continue to support the county wide actions defined in Volume I of the hazard mitigation plan.			✓	WDS-15
Comment: Ongoing				
WS-13— Actively participate in the plan maintenance strategy and protocols outlined in Volume I of the hazard mitigation plan.			✓	WDS-15
Comment: Ongoing				
WS-14— Integrate the hazard mitigation plan into other plans, programs or resources that dictate land use or redevelopment.			✓	WDS-16
Comment: Ongoing				
WS-15—Improve the development of a post disaster recovery plan and a debris management plan.			✓	WDS-17
Comment: Ongoing				
Action G-1—Where appropriate, support retrofitting, purchase, or relocation of structures in hazard-prone areas to prevent future structure damage. Give priority to properties with exposure to repetitive losses.			✓	WDS-1
Comment: We support issuance of permits that prevent future damage for properties in hazard prone areas.				
Action G-2—Consider participation in incentive-based programs such as the Community Rating System, Tree City, and StormReady.			✓	WDS-18
Comment: This is an ongoing item.				
Action G-4—Where feasible, implement a program to record high water marks following high-water events.		✓		
Comment: Majority of the streams are on private properties and Town				
Action G-5—Integrate the hazard mitigation plan into other plans, programs, or resources that dictate land use or redevelopment.		✓		
Comment: Similar to WS-14				

Action Item	Completed	Removed; No longer Feasible	Carried Over to Plan Update: Check if Yes	Carried Over to Plan Update: Action # in Update
Action G-7—Provide incentives for eligible non-profits and private entities, including homeowners, to adapt to risks through structural and nonstructural retrofitting.			✓	WDS-19
Comment: Council adopted a program to reimburse for home hardening projects that include replacement of an existing wood shake roof with a non-wood shake roof; Installation of non-combustible ember-resistant vent screens and/or chimney spark arrestors; Installation of an approved seismic gas shut-off device or valve that will shut off gas automatically in an earthquake.				

21.8 HAZARD MITIGATION ACTION PLAN

Table 21-14 lists the identified actions, which make up the hazard mitigation action plan for this jurisdiction. Table 21-15 identifies the priority for each action. Table 21-16 summarizes the mitigation actions by hazard of concern and mitigation type.

Table 21-14. Hazard Mitigation Action Plan Matrix

Benefits New or Existing Assets	Objectives Met	Lead Agency	Support Agency	Estimated Cost	Sources of Funding	Timeline[a]
Action WDS-1—Where appropriate, support retrofitting, purchase or relocation of structures located in hazard areas, prioritizing those that have experienced repetitive losses and/or are located in high- or medium-risk hazard areas.						
Hazards Mitigated: Wildfire, Earthquake, Landslide/Mass Movements, Severe Weather, Flood, Dam Failure						
Existing	6, 7, 9, 11, 13	Town of Woodside	Woodside Fire Protection Department	High	Grant funding-FEMA HMA (BRIC, FMA and HMGP)	Short-term
Action WDS-2— Integrate the hazard mitigation plan into other plans, ordinances and programs that dictate land use decisions in the community.						
Hazards Mitigated: Wildfire, Earthquake, Landslide/Mass Movements, Severe Weather, Flood, Dam Failure, Drought, Climate Change						
New & Existing	2, 4, 6,7	Town of Woodside	N/A	Low	Staff Time, General Funds	Ongoing
Action WDS-3—Actively participate in the plan maintenance protocols outlined in Volume 1 of this hazard mitigation plan.						
Hazards Mitigated: Wildfire, Earthquake, Landslide/Mass Movements, Severe Weather, Flood, Dam Failure, Drought, Sea Level Rise/Climate Change						
New & Existing	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14	Town of Woodside	N/A	Low	Staff Time, General Funds	Short-term
Action WDS-4—Continue to maintain good standing and compliance under the NFIP through implementation of floodplain management programs that, at a minimum, meet the NFIP requirements: • Enforce the flood damage prevention ordinance. • Participate in floodplain identification and mapping updates. • Provide public assistance/information on floodplain requirements and impacts.						
Hazards Mitigated: Flood						
New & Existing	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14	Town of Woodside	N/A	Low	Staff Time, General Funds	Ongoing
Action WDS-5—Identify and pursue strategies to increase adaptive capacity to climate change including but not limited to the following: • Items identified in the Town's Climate Action Plan update annually.						
Hazards Mitigated: Wildfire, Earthquake, Landslide/Mass Movements, Severe Weather, Flood, Dam Failure, Drought, Climate Change						
New & Existing	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14	Town of Woodside	N/A	Low	Staff Time, General Funds	Short-term

Benefits New or Existing Assets	Objectives Met	Lead Agency	Support Agency	Estimated Cost	Sources of Funding	Timeline[a]
Action WDS-6— Provide additional ingress/egress route where feasible for neighborhood that only has one ingress/egress route out of the neighborhood.						
Hazards Mitigated: Wildfire, Earthquake, Landslide/Mass Movements, Severe Weather, Flood, Dam Failure, Climate Change						
New & Existing	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11	Town of Woodside	N/A	Medium	Staff Time, General Funds, Grant Funds-FEMA HMA (BRIC, FMA and HMGP)	Ongoing
Action WDS-7 — Work with CalWater to expedite review and processing of water tanks for fire suppression in high severity areas.						
Hazards Mitigated: Wildfire						
New & Existing	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,13	Town of Woodside	N/A	Low	Staff Time, General Funds, Grant Funds-FEMA HMA (BRIC, FMA and HMGP)	Ongoing
Action WDS-8 — Work with PG&E to promote Vegetation Removal Program and to seek large scale tree removal projects near overhead lines.						
Hazards Mitigated: Wildfire						
New & Existing	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,13	Town of Woodside	N/A	Medium	Staff Time, General Funds, Grant Funds-FEMA HMA (BRIC, FMA, FMAG and HMGP)	Ongoing
Action WDS-9 —Continue to upgrade equipment for Town Vegetation Removal Program						
Hazards Mitigated: Wildfire						
New	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,13	Town of Woodside	N/A	Medium	Staff Time, General Funds, Grant Funds-FEMA HMA (BRIC, FMA and HMGP)	Ongoing
Action WDS-10 - Provide Sandbag Program and continued educational outreach for storm season.						
Hazards Mitigated: Severe Weather, Flood, Drought, Climate Change						
New & Existing	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,13	Town of Woodside	N/A	Low	Staff Time, General Funds, Grant Funds-EMPG and HSGP	Ongoing
Action WDS-11 — 5 year CIP for upgrading and maintaining storm drain conveyance facility.						
Hazards Mitigated: Severe Weather, Flood, Climate Change						
New & Existing	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14	Town of Woodside	N/A	High	Staff Time, General Funds, Grant Funds-FEMA HMA (BRIC, FMA and HMGP)	Ongoing
Action WDS-12— Continue to support Defensible Space Match Fund Program to reduce the threat of wildfire in the community.						
Hazards Mitigated: Wildfire						
New & Existing	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 14	Town of Woodside	N/A	Medium	Staff Time, General Funds, Grant Funds-FEMA HMA (BRIC, FMA,FMAG and HMGP)	Ongoing
Action WDS-13 — Continue to support the Community Emergency Response Training through Citizens Emergency Response Preparedness Program (CERPP)						
Hazards Mitigated: Wildfire, Earthquake, Landslide/Mass Movements, Severe Weather, Flood, Dam Failure						
New & Existing	1, 2, 3, 4, 5, 7, 8, 9, 10, 11	Town of Woodside	N/A	Medium	Staff Time, General Funds, Grant Funds-EMPG and HSGP	Ongoing
Action WDS-14 - Continue to improve water efficiency in all public facilities by installing water efficient fixtures, monitoring the maintenance of Town's fields, and continued support of the California Department of Water Resources Water Efficient Landscape Ordinance for all development projects.						
Hazards Mitigated: Drought, Climate Change						
New & Existing	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14	Town of Woodside	N/A	Low	Staff Time, General Funds, Grant Funds-FEMA HMA (BRIC, FMA and HMGP)	Ongoing
Action WDS-15 - Continue to support the county wide actions and actively participate in the plan maintenance strategy and protocols in Volume I of the hazard mitigation plan.						
Hazards Mitigated: Wildfire, Earthquake, Landslide/Mass Movements, Severe Weather, Flood, Dam Failure, Drought, Sea Level Rise/Climate Change						
New & Existing	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14	Town of Woodside	N/A	Low	Staff Time, General Funds	Ongoing

Benefits New or Existing Assets	Objectives Met	Lead Agency	Support Agency	Estimated Cost	Sources of Funding	Timeline[a]
Action WDS-16 - Integrate the hazard mitigation plan into other plans, programs or resources that dictate land use or redevelopment.						
Hazards Mitigated: Wildfire, Earthquake, Landslide/Mass Movements, Severe Weather, Flood, Dam Failure, Climate Change						
New & Existing	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14	Town of Woodside	N/A	Low	Staff Time, General Funds	Ongoing
Action WDS-17 - Improve the development of a post disaster recovery plan and a debris management plan.						
Hazards Mitigated: Wildfire, Earthquake, Landslide/Mass Movements, Severe Weather, Flood, Dam Failure						
New & Existing	1, 2, 6, 8, 9,11	Town of Woodside	N/A	Low	Staff Time, General Funds, Grant Funds-EMPG and HSGP	Ongoing
Action WDS-18 Consider participation in incentive-based programs such as the Community Rating System, Tree City, and StormReady.						
Hazards Mitigated: Severe Weather, Flood, Dam Failure, Climate Change						
New & Existing	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14	Town of Woodside	N/A	Low	Staff Time, General Funds	Ongoing
Action WDS-19 - Provide incentives for eligible non-profits and private entities, including homeowners, to adapt to risks through structural and nonstructural retrofitting.						
Hazards Mitigated: Earthquake, landslide						
New & Existing	1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14	Town of Woodside	N/A	Low	Staff Time, General Funds, Grant Funds-FEMA HMA (BRIC, FMA and HMGP)	Ongoing

a. Short-term = Completion within 5 years; Long-term = Completion within 10 years; Ongoing= Continuing new or existing program with no completion date

Acronyms used here are defined at the beginning of this volume.

Table-15. Mitigation Action Priority

Action #	# of Objectives Met	Benefits	Costs	Do Benefits Equal or Exceed Cost?	Is Project Eligible for Outside Funding?	Can Project Be Funded Under Existing Programs/ Budgets?	Implementation Priority[a]	Outside Funding Source Pursuit Priority[a]
WDS-1	5	High	High	Yes	Yes	No	Medium	High
WDS-2	4	Medium	Low	Yes	No	Yes	High	Low
WDS-3	14	High	Low	Yes	No	Yes	High	Low
WDS-4	13	Medium	Low	Yes	No	Yes	High	Low
WDS-5	14	Medium	Low	Yes	No	Yes	High	Low
WDS-6	11	High	Medium	Yes	Yes	No	Medium	High
WDS-7	12	High	Low	Yes	Yes	No	Medium	High
WDS-8	12	High	Medium	Yes	Yes	No	Medium	High
WDS-9	12	High	Medium	Yes	Yes	No	Medium	High
WDS-10	12	High	Low	Yes	Yes	No	Medium	High
WDS-11	14	Medium	High	No	Yes	No	Medium	Medium
WDS-12	11	Medium	Medium	Yes	Yes	No	Medium	Medium
WDS-13	10	Medium	Medium	Yes	Yes	No	Medium	Medium
WDS-14	13	High	Low	Yes	Yes	No	Medium	High
WDS-15	14	Medium	Low	Yes	Yes	No	Medium	Medium
WDS-16	13	Medium	Low	Yes	Yes	No	Medium	Medium
WDS-17	6	Medium	Low	Yes	Yes	No	Medium	Medium
WDS-18	13	Medium	Low	Yes	Yes	No	Medium	Medium
WDS-19	11	Medium	Low	Yes	Yes	No	Medium	Medium

a. See the introduction to this volume for explanation of priorities.

Table 21-16. Analysis of Mitigation Actions

Hazard Type	Action Addressing Hazard, by Mitigation Type[a]							
	Prevention	Property Protection	Public Education & Awareness	Natural Resource Protection	Emergency Services	Structural Projects	Climate Resilience	Community Capacity Building
High-Risk Hazards								
Earthquake	WDS-2, 15, 16	WDS-19	WDS-19			WDS-6		WDS-2, 3, 4, 5, 10, 11, 13, 15, 16, 17, 18
Wildfire	WDS-2, 15, 16	WDS-1, 2	WDS-12	WDS-8, 9, 12		WDS-6,11	WDS-1, 2, 3, 5, 7,12	WDS-2, 3, 4, 5, 12, 13, 15, 16, 17
Landslide/ Mass Movements	WDS-2, 15, 16	WDS-1, 2				WDS-6	WDS-1, 2, 3, 5	WDS-2, 3, 4, 5, 13, 15, 16, 17
Medium-Risk Hazards								
Flood	WDS-2, 4, 15, 16, 18	WDS-1, 2	WDS-19	WDS-18	WDS-10	WDS-6,11	WDS-1, 2, 3, 5, 10	WDS-2, 3, 4, 5, 10, 11, 13, 15, 16, 17, 18
Low-Risk Hazards								
Drought	WDS-2, 15		WDS-19		WDS-10		WDS-2, 3, 5, 10, 14	WDS-2, 3, 4, 5, 10, 15
Severe Weather	WDS-2, 15, 16, 18	WDS-1, 2	WDS-19	WDS-18	WDS-10	WDS-6,11	WDS-1, 2, 3, 5, 10	WDS-2, 3, 4, 5, 10, 11, 13, 15, 16, 17, 18
Dam Failure	WDS-2, 15, 16, 18	WDS-1, 2		WDS-18		WDS-6	WDS-1, 2, 3,5	2, 3, 5, 13, 15, 16, 17, 18
Sea Level Rise/ Climate Change	WDS-2, 15, 16, 18		WDS-19	WDS-18	WDS-10	WDS-6,11	WDS-2, 3, 5, 10, 14	WDS-2, 3, 4, 5, 10, 11, 15, 16, 18

a. See the introduction to this volume for explanation of mitigation types.

21.9 INFORMATION SOURCES USED FOR THIS ANNEX

The following technical reports, plans, and regulatory mechanisms were reviewed to provide information for this annex.

- **Town of Woodside Municipal Code—**The Municipal Code was reviewed for the full capability assessment and for identifying opportunities for action plan integration.
- **Town of Woodside Flood Damage Prevention Ordinance –** For flood hazard assessment and mitigations.
- **Town of Woodside General Plan –** To ensure consistency of this Annex with the Town's General Plan.
- **Town of Woodside Climate Action Plan. –** For current status of actions and mitigations for climate change.
- **The Town of Woodside Fire Management Plan (2003), Woodside Fire Protection District. –** For concerns relating to fire management and fire mitigation as specified in this annex.

- **Town of Woodside Capital Improvement Plan.** – For review of storm drain projects and other projects addressing hazardous mitigations.

The following outside resources and references were reviewed:

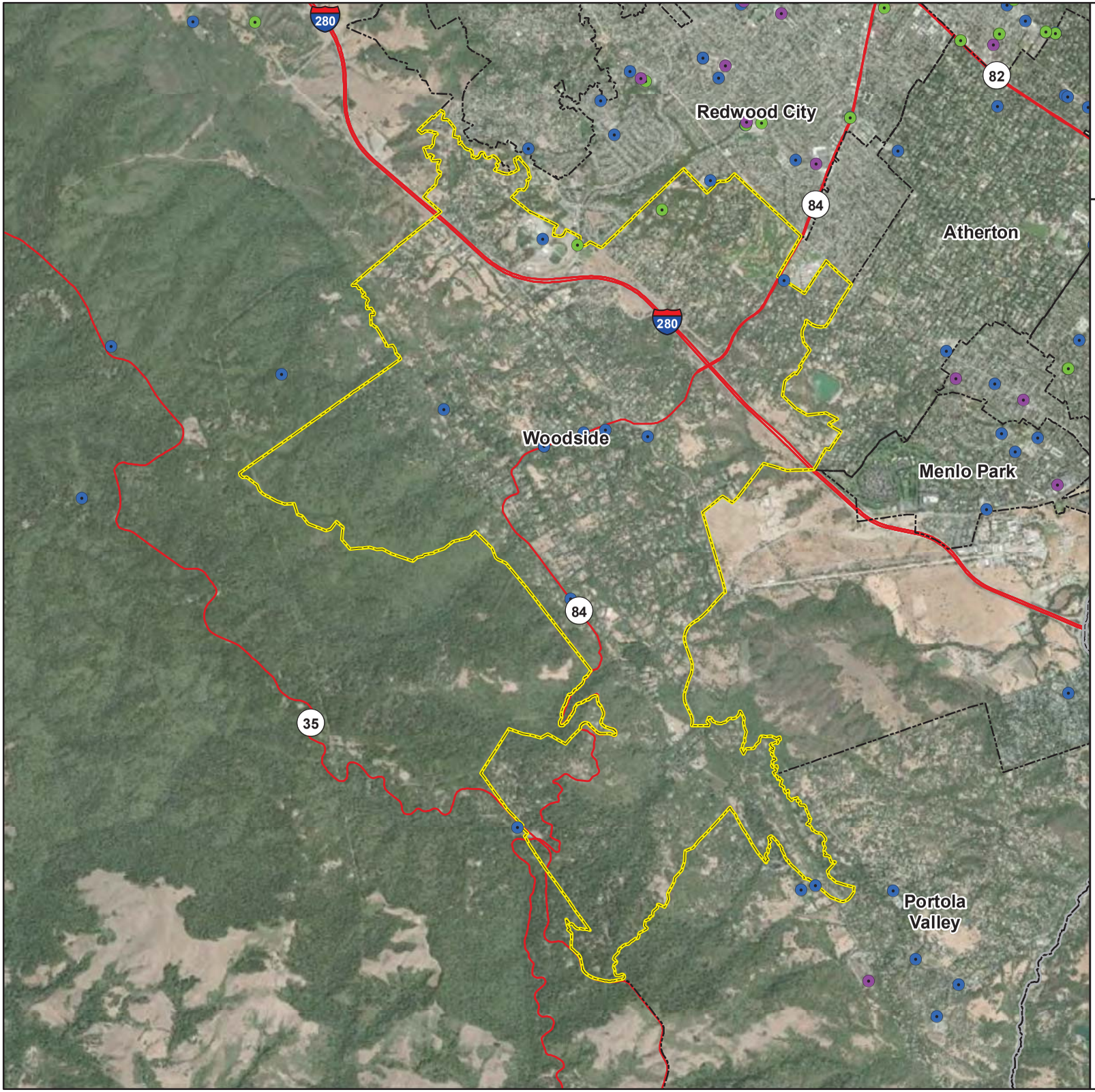
- **Hazard Mitigation Plan Annex Development Toolkit**—The toolkit was used to support the identification of past hazard events and noted vulnerabilities, the risk ranking, and the development of the mitigation action plan.

21.10 FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

- Education regarding communication in the event of disaster and/or evacuation when technology is down (i.e., cell phones, telephones, computers not working)
- Survey of the number of residents that have 3+ days of emergency supplies, Family Management and Communication Plans, including plans for pets.

21.11 ADDITIONAL COMMENTS

The Town of Woodside recognizes the need for ongoing education of its residents regarding living with the risks of hazards such as Earthquakes, Wildfire, Landslides, and Liquefaction/Settlement that may affect critical roads and evacuation routes. The Town conducts periodic emergency drills and Office of Emergency Services (OES) operations. The Town might be able to share lessons learned from the drills with the public, so that the drills are an opportunity for ongoing education and preparation.



Woodside

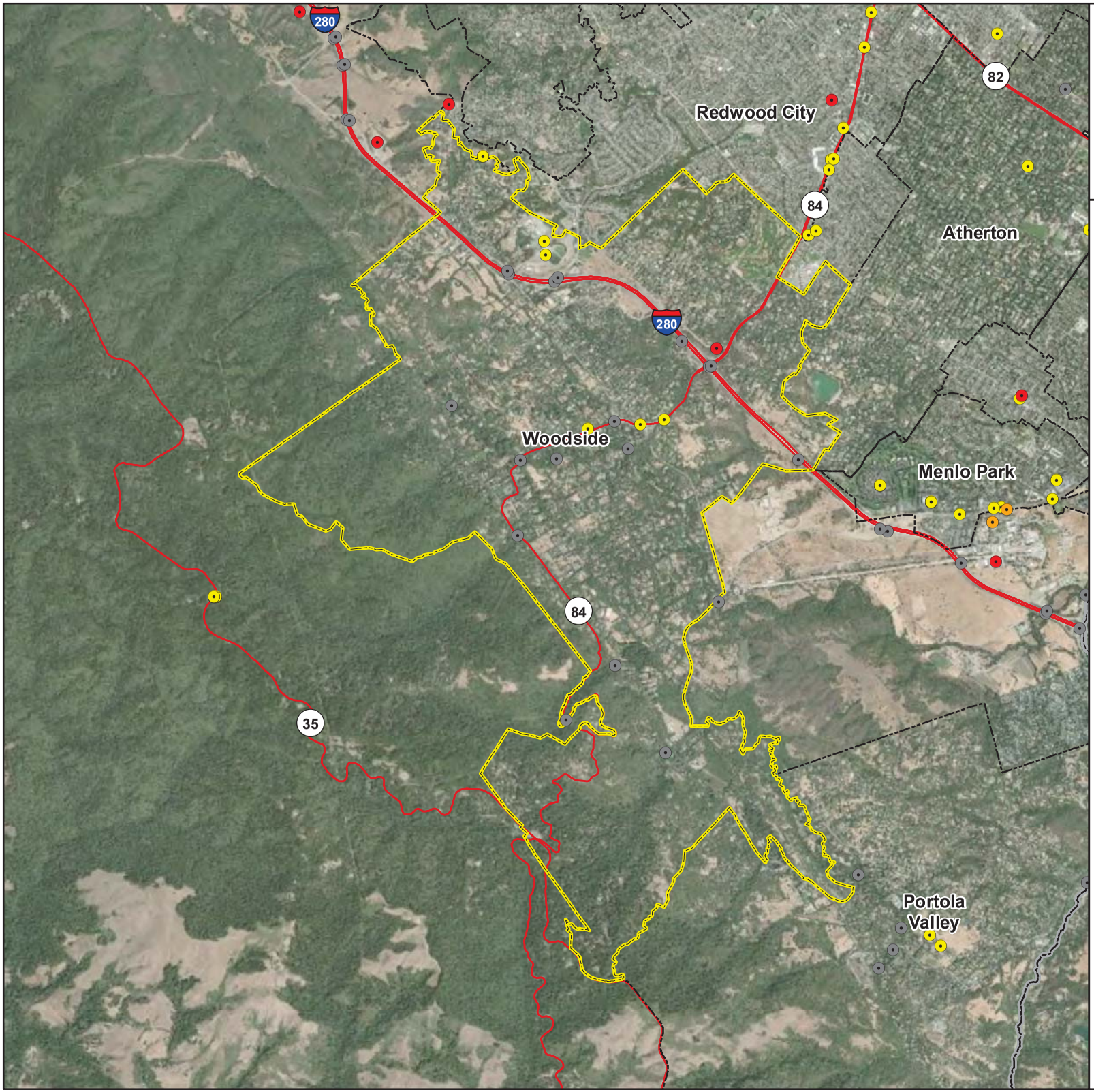
Critical Facilities, 1 of 2

- Food, Water, Shelter
- Health and Medical
- Safety and Security
- Selected City
- Incorporated Cities
- County Boundary
- Highways

Data Sources: ESRI Basemap, San Mateo Co., DHS HIFLD

N

0 0.35 0.7 1.4 Miles



Woodside

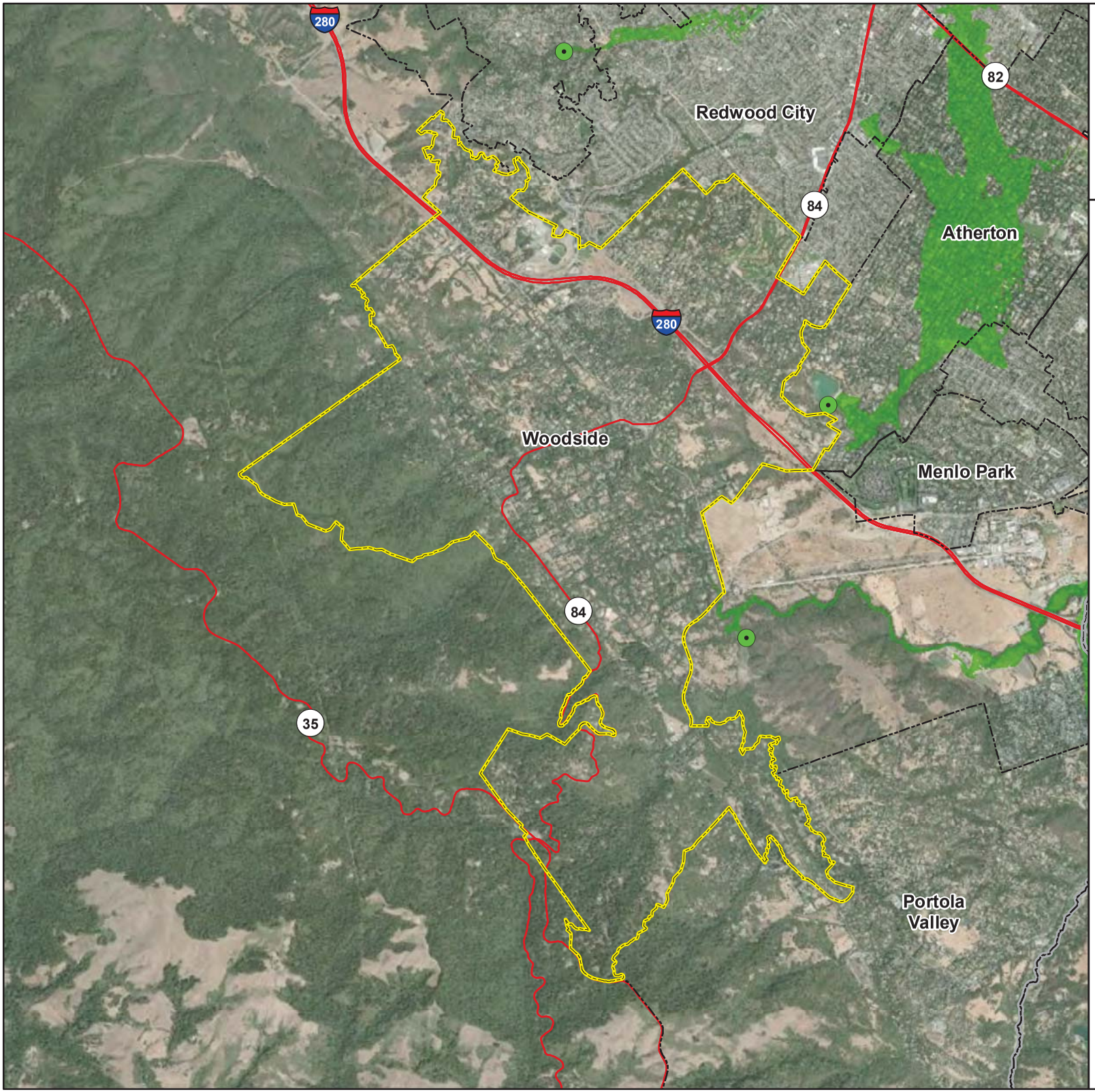
Critical Facilities, 2 of 2

- Communications
- Energy
- Hazardous Materials
- Transportation
- Selected City
- Incorporated Cities
- County Boundary
- Highways

Data Sources: ESRI Basemap, San Mateo Co., DHS HIFLD

N

0 0.35 0.7 1.4 Miles



Woodside

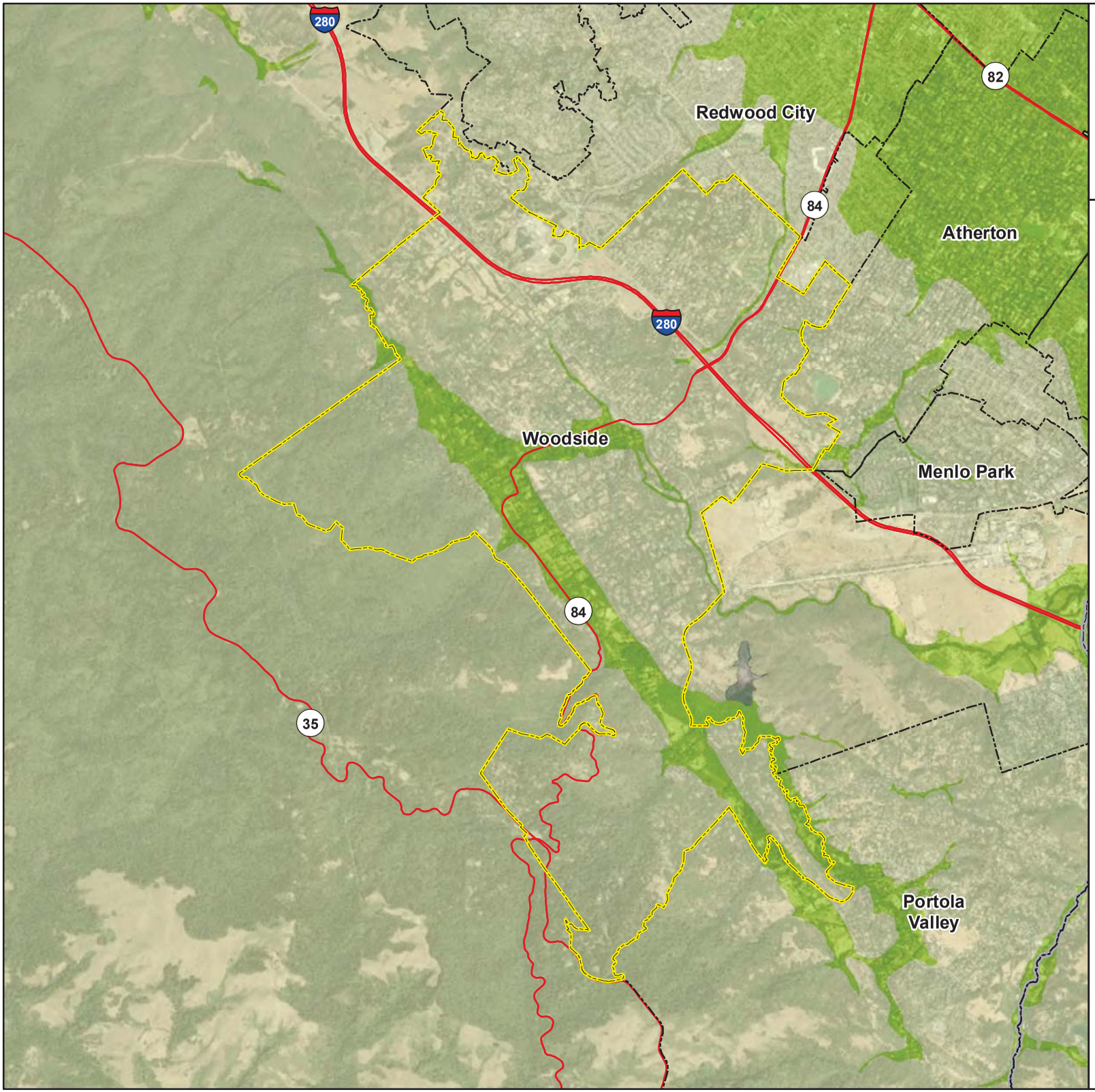
Dam Failure Inundation Area Used for Risk Assessment

- Inundation Area
- Dam
- Selected City
- Incorporated Cities
- County Boundary
- Highways

Data Sources: ESRI Basemap, San Mateo Co., CA DWR

N

0 0.35 0.7 1.4 Miles



Woodside

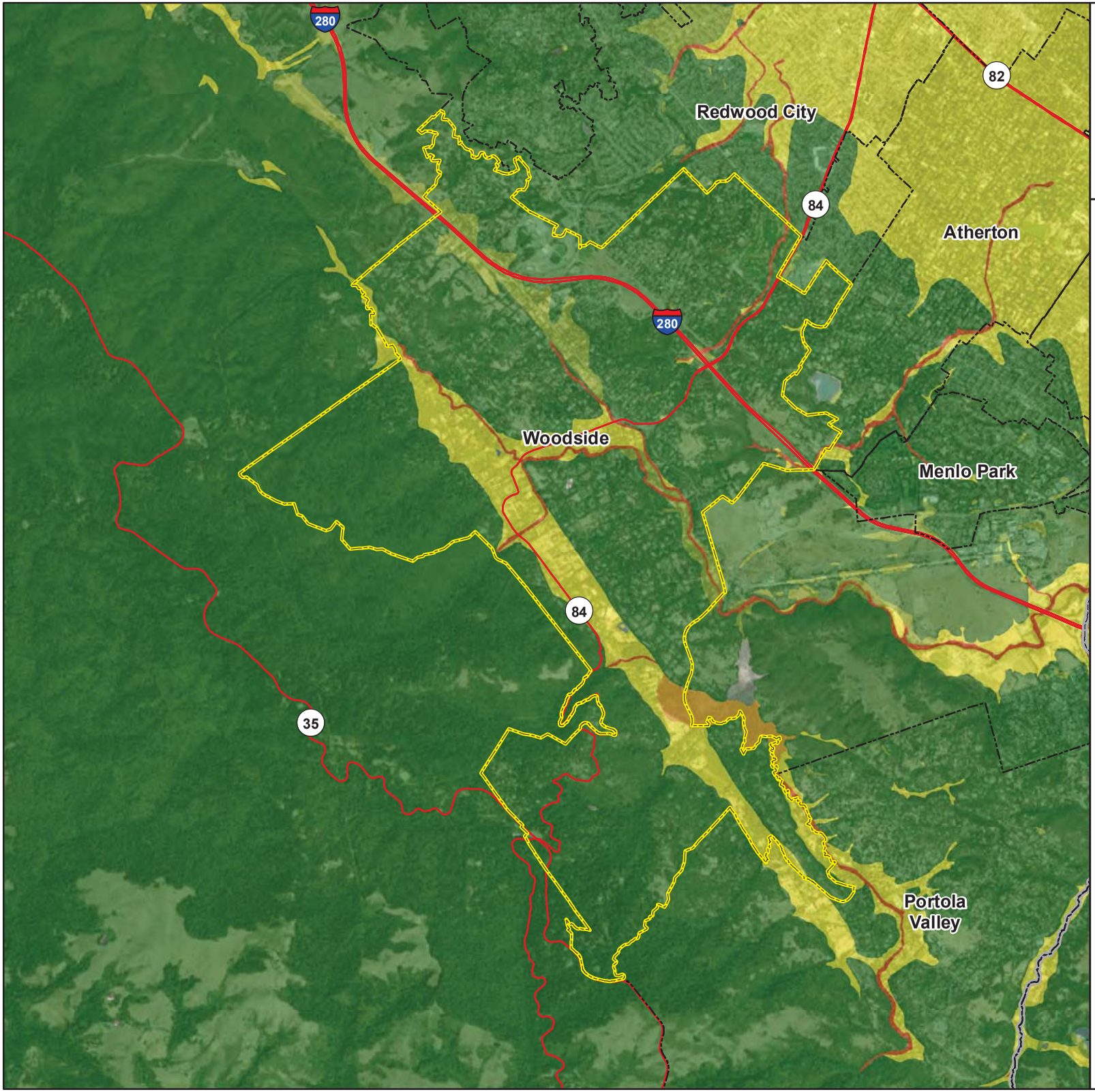
NEHRP Soil Class

- C (Dense soil/soft rock)
- D (Stiff soil)
- E (Soft clay)
- Selected City
- Incorporated Cities
- County Boundary
- Highways

Data Sources: ESRI Basemap, San Mateo Co., CGS

N

0 0.35 0.7 1.4 Miles



Woodside

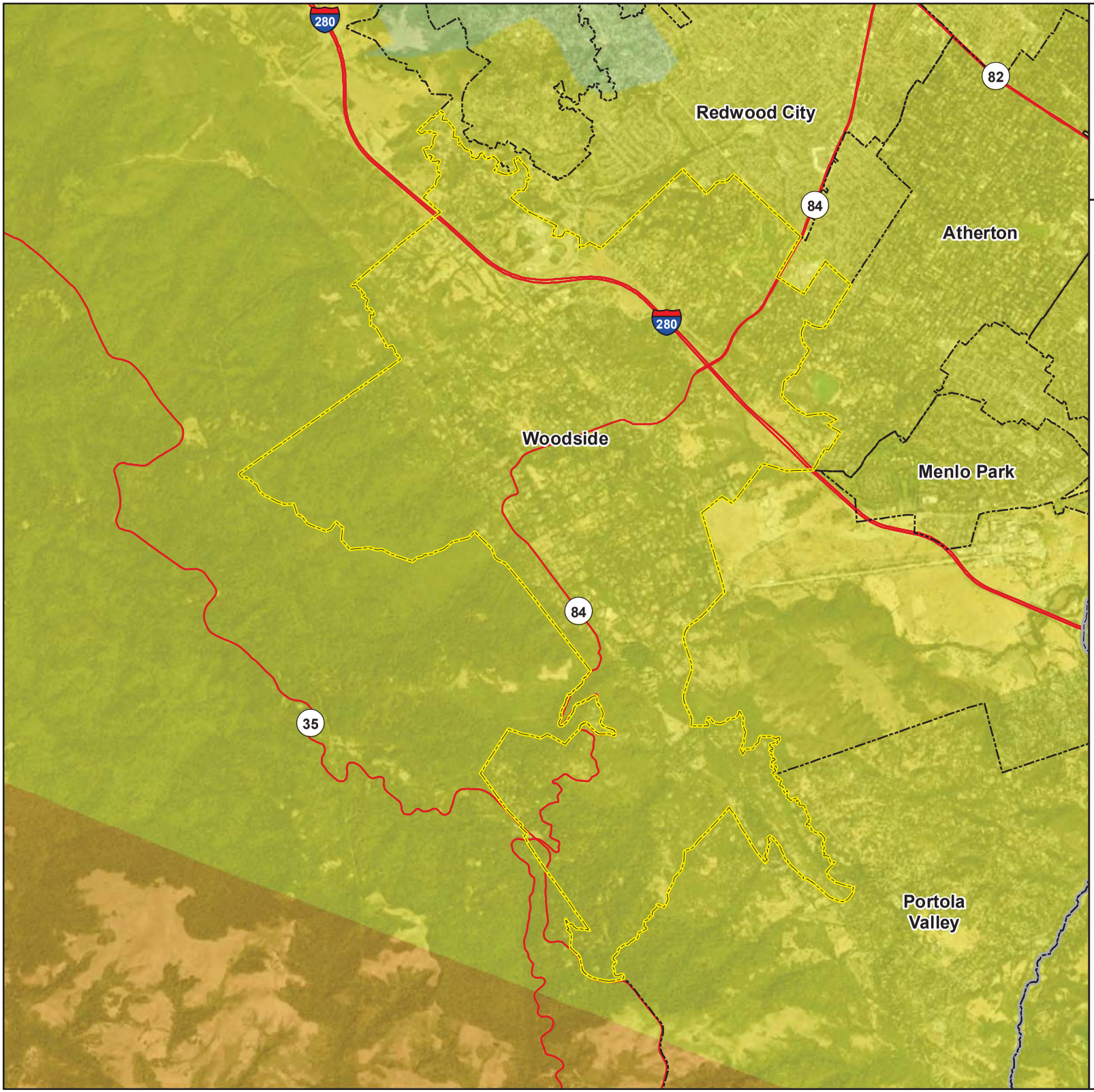
Liquefaction Susceptibility

- Very Low
- Low
- Moderate
- High
- Very High
- Selected City
- Incorporated Cities
- County Boundary
- Highways

Data Sources: ESRI Basemap, San Mateo Co., ABAG (USGS)

N

0 0.35 0.7 1.4 Miles



Woodside

Butano M6.93 Earthquake Scenario

Mercalli Intensity Scale

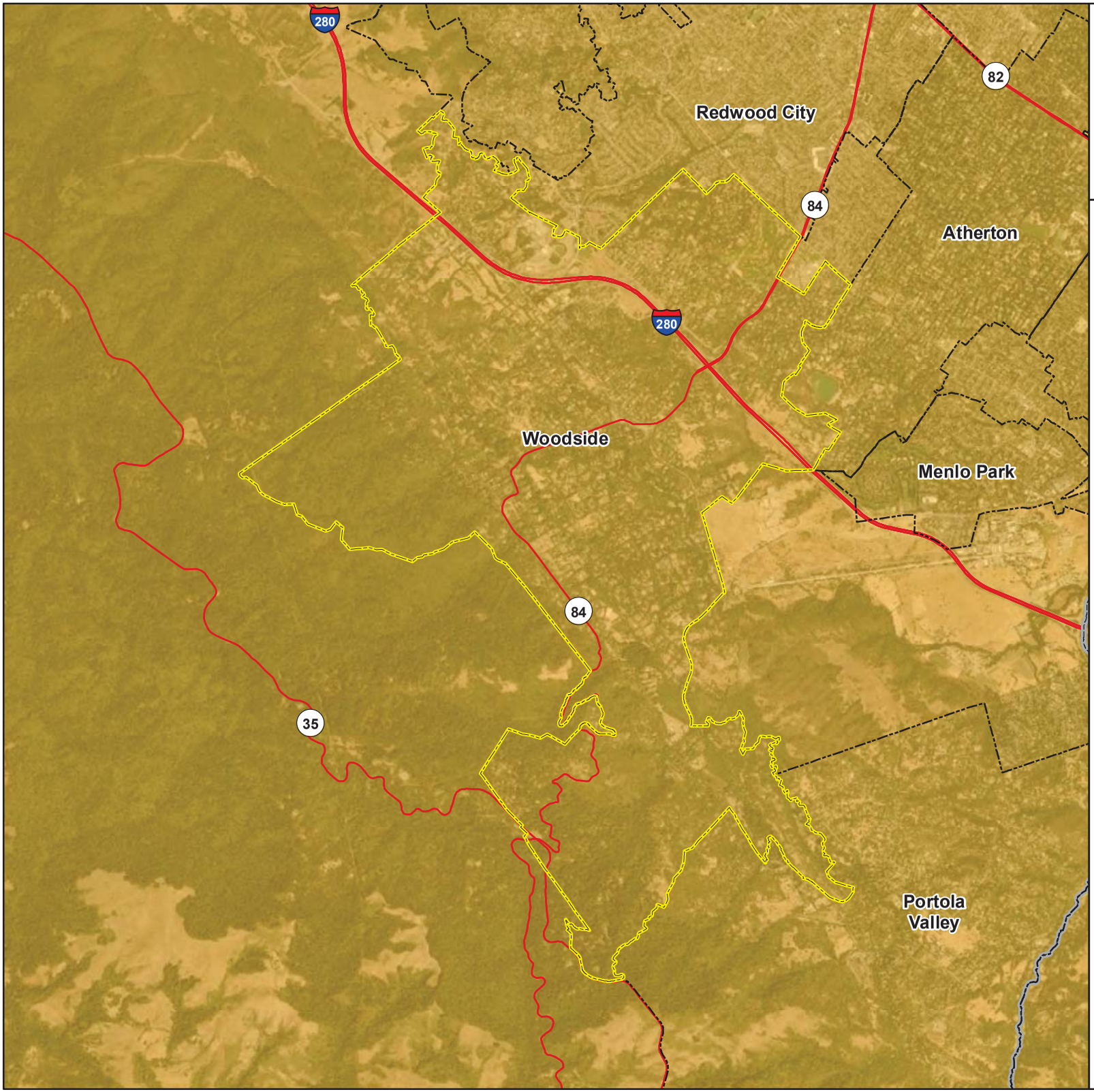
- VI (Strong/Light)
- VII (Very Strong/Moderate)
- VIII (Severe/Moderate-Heavy)
- Selected City
- Incorporated Cities
- County Boundary
- Highways

Intensity scale described as:
(perceived shaking / potential damage)

Data Sources: ESRI Basemap, San Mateo Co., USGS

N

0 0.35 0.7 1.4 Miles



Woodside

Monte Vista Shannon M7.14 Earthquake Scenario

Mercalli Intensity Scale

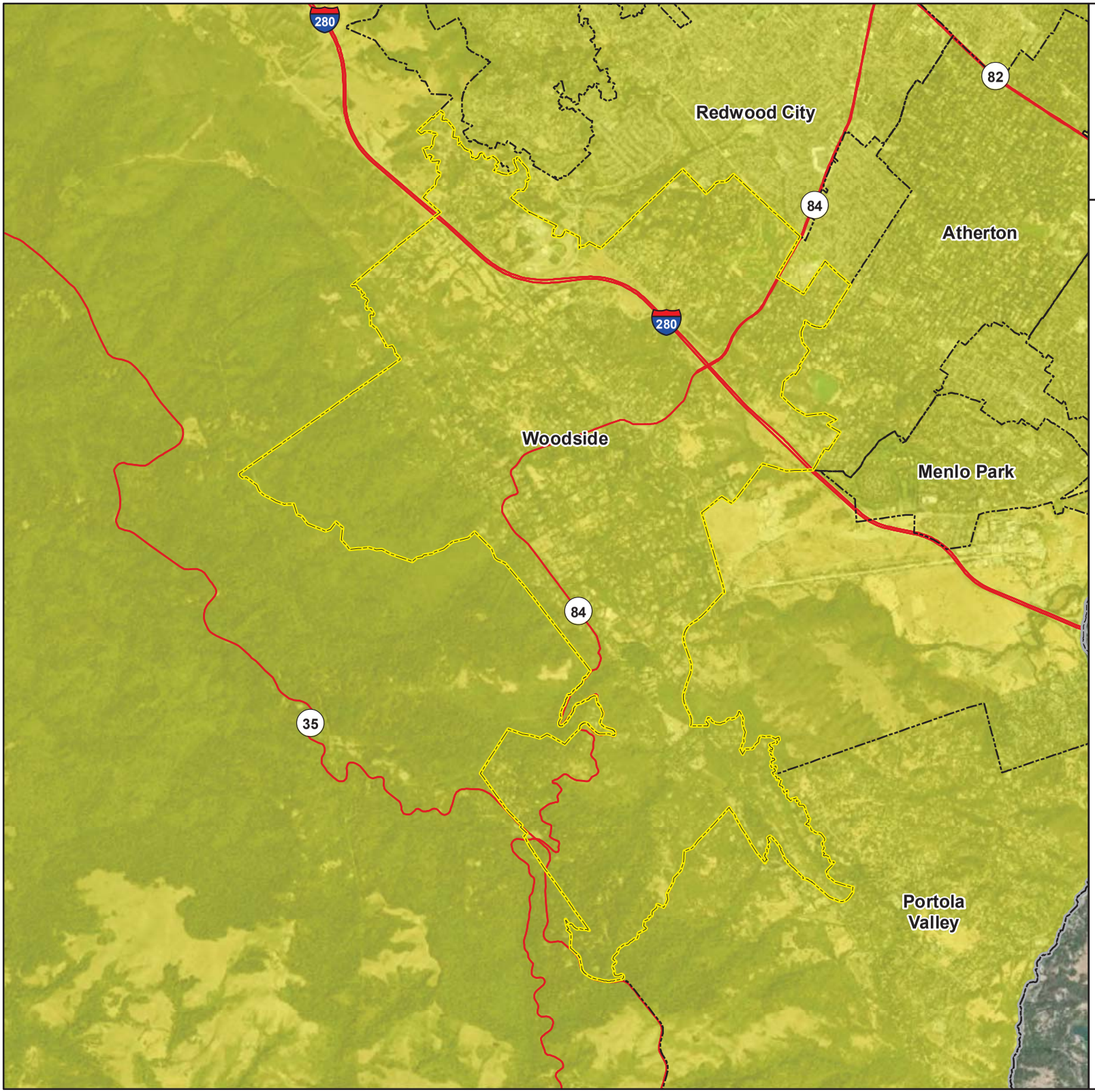
- VIII (Severe/Moderate-Heavy)
- Selected City
- Incorporated Cities
- County Boundary
- Highways

Intensity scale described as:
(perceived shaking / potential damage)

Data Sources: ESRI Basemap, San Mateo Co., USGS

N

0 0.35 0.7 1.4 Miles



Woodside

100-Year Probabilistic Earthquake Scenario

Mercalli Intensity Scale

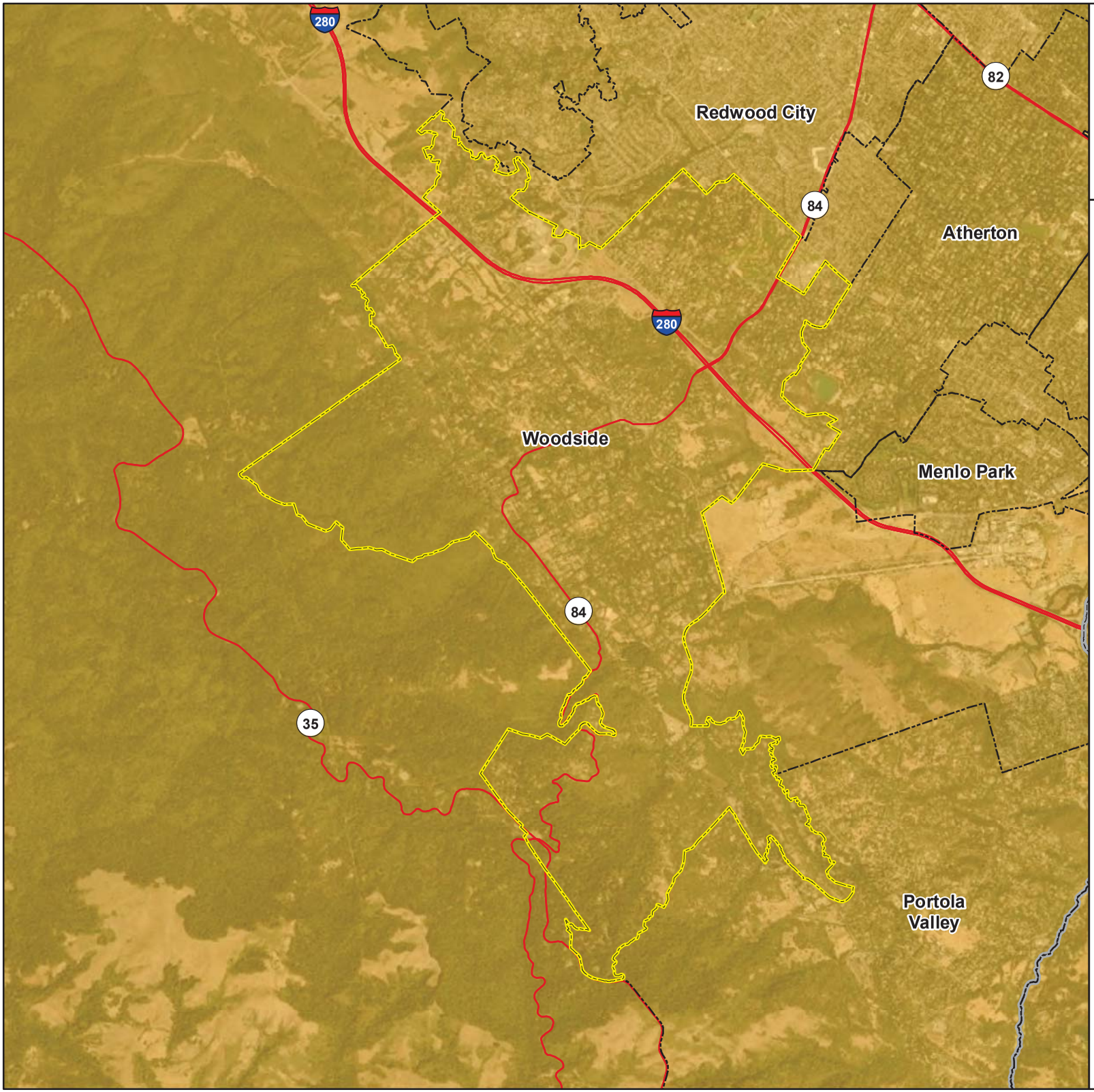
- VII (Very Strong/Moderate)
- Selected City
- Incorporated Cities
- County Boundary
- Highways

Intensity scale described as:
(perceived shaking / potential damage)

Data Sources: ESRI Basemap, San Mateo Co., USGS

N

0 0.35 0.7 1.4 Miles



Woodside

San Andreas Peninsula M7.38 Earthquake Scenario

Mercalli Intensity Scale

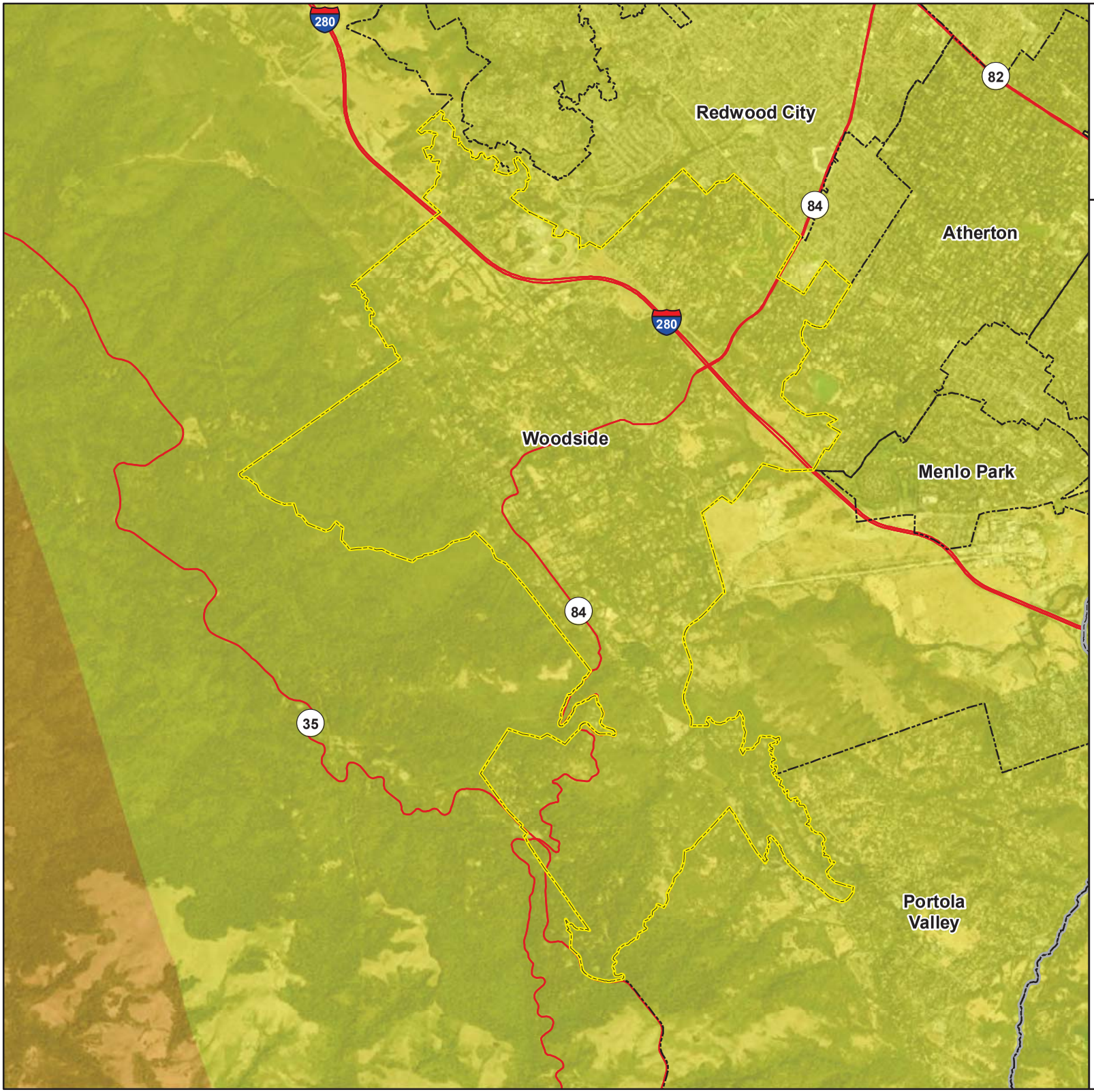
- VII (Very Strong/Moderate)
- VIII (Severe/Moderate-Heavy)
- Selected City
- Incorporated Cities
- County Boundary
- Highways

Intensity scale described as:
(perceived shaking / potential damage)

Data Sources: ESRI Basemap, San Mateo Co., USGS

N

0 0.35 0.7 1.4 Miles



Woodside

San Gregorio North M7.44 Earthquake Scenario

Mercalli Intensity Scale

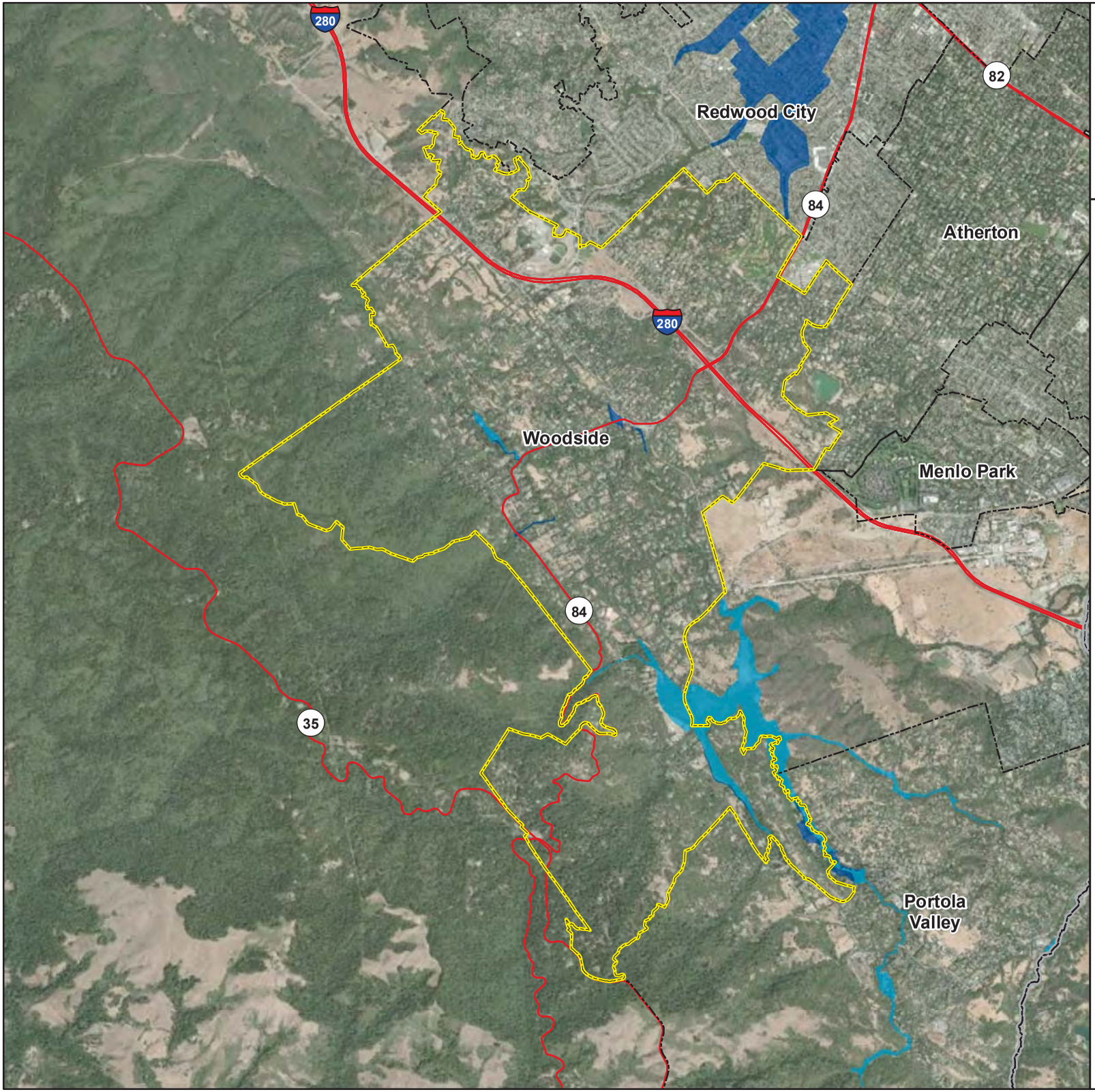
- VII (Very Strong/Moderate)
- VIII (Severe/Moderate-Heavy)
- Selected City
- Incorporated Cities
- County Boundary
- Highways

Intensity scale described as:
(perceived shaking / potential damage)

Data Sources: ESRI Basemap, San Mateo Co., USGS

N

0 0.35 0.7 1.4 Miles



Woodside

FEMA Flood Hazard Areas

1% Annual Chance Flood (100-Year)

0.2% Annual Chance Flood (500-Year)

Selected City

Incorporated Cities

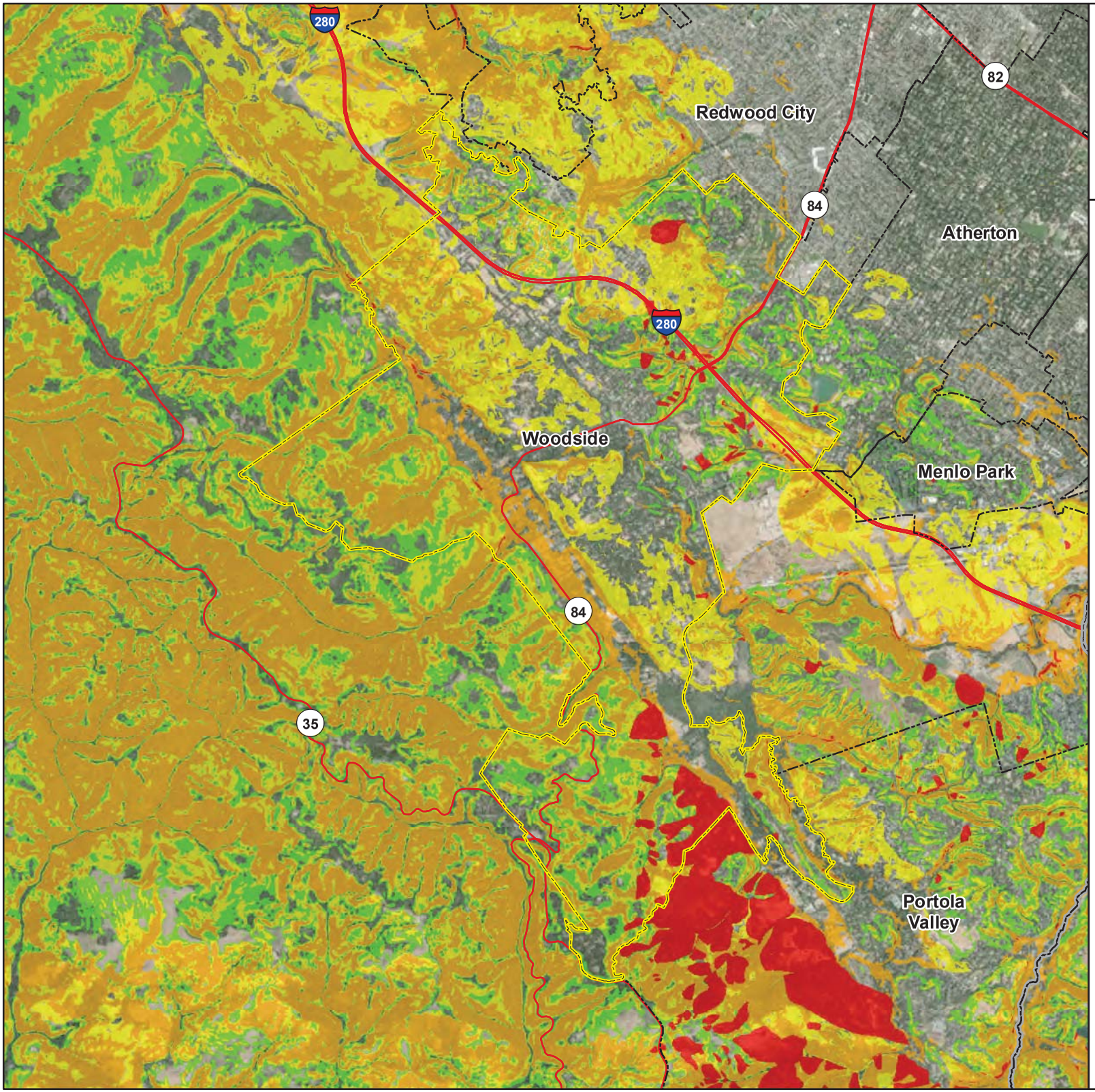
County Boundary

Highways

Data Sources: ESRI Basemap, San Mateo Co., FEMA

N

0 0.35 0.7 1.4 Miles



Woodside

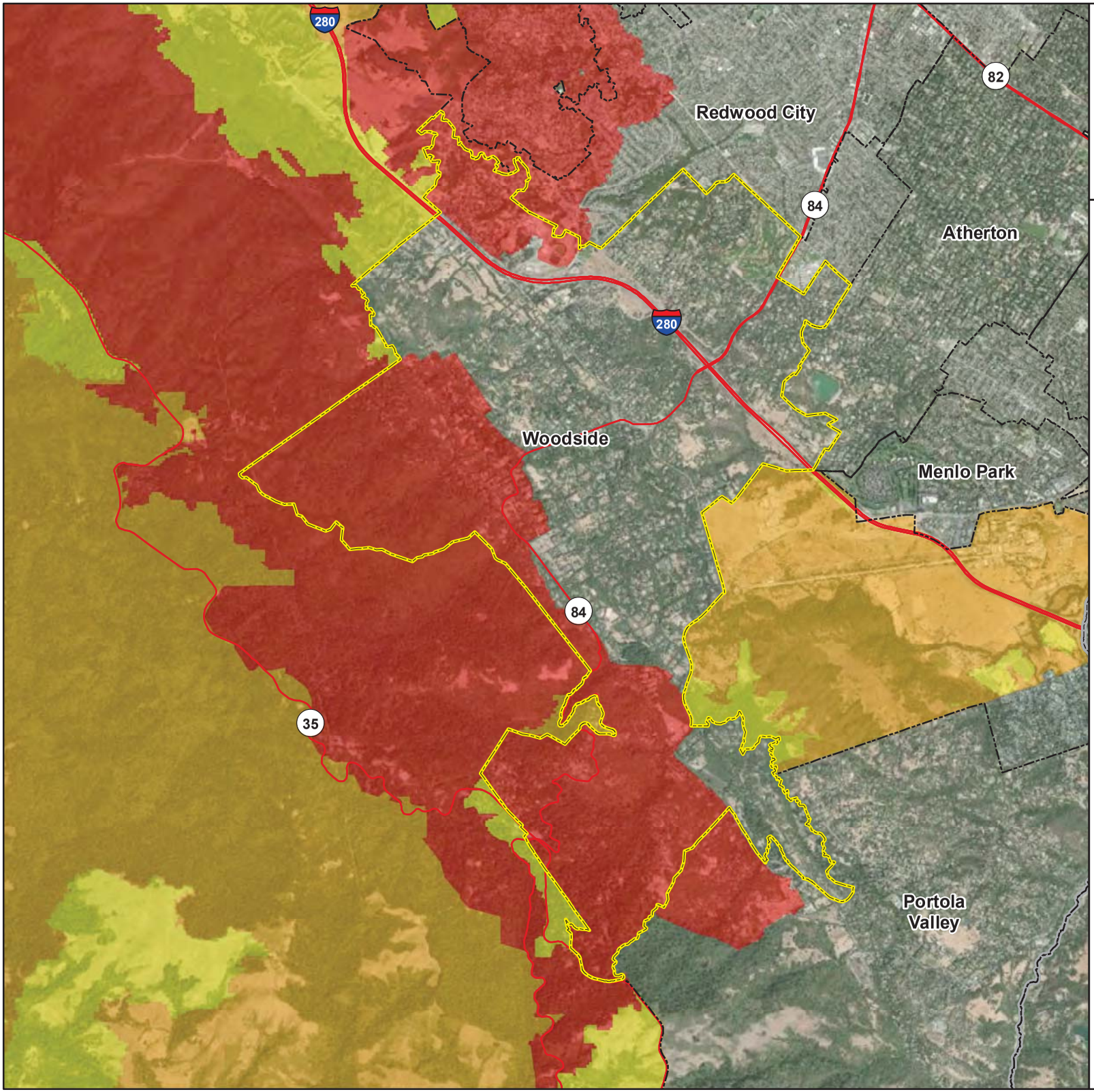
Susceptibility to Deep-Seated Landslides

- Low
- Moderate
- High
- Very High
- Selected City
- Incorporated Cities
- County Boundary
- Highways

Data Sources: ESRI Basemap, San Mateo Co., CGS

N

0 0.35 0.7 1.4 Miles



Woodside

Wildfire Hazard Severity Zones

- Moderate
- High
- Very High
- Selected City
- Incorporated Cities
- County Boundary
- Highways

Data Sources: ESRI Basemap, San Mateo Co., CAL FIRE

N

0 0.35 0.7 1.4 Miles

APPENDIX E. Draft Affordability of Accessory Dwelling units (ADUs), prepared by the ABAG Housing Technical Assistance Team with funding from REAP, September 8, 2021. Draft Report being reviewed by HCD.

DRAFT Affordability of Accessory Dwelling Units

A report and recommendations for RHNA 6

Prepared by the ABAG Housing Technical Assistance Team with Funding from REAP

9/8/2021

1. Overview

Accessory dwelling units (ADUs) are independent homes on a residential property with their own cooking and sanitation facilities and outside access. They can either be part of or attached to the primary dwelling or can be free standing/detached from the primary dwelling. Given their smaller size, typically between 400-1000 square feet (Source: Implementing the Backyard Revolution), they frequently offer a housing option that is more affordable by design. They also offer infill development opportunities in existing neighborhoods and a potential supplemental income source for homeowners. Similar are Junior ADUs (JADUs), which are even smaller living units enclosed within a single-family structure. JADUs have independent cooking facilities and outside access, however they may share sanitation facilities with the primary home. Both have become an increasingly popular housing type in recent years.

Recent California legislation has facilitated policy changes at the local level that encourage ADU development by streamlining the permitting process and shortening approval timelines. State law requires jurisdictions to allow at least one ADU and JADU per residential lot. These legislative and policy changes have increased ADU development across many California communities.

In 2020, the Center for Community Innovation at the University of California at Berkeley (UC Berkeley) undertook a comprehensive, statewide survey of ADUs, resulting in a document entitled "*Implementing the Backyard Revolution: Perspectives of California's ADU Homeowners*", released on April 22, 2021. This memo uses and extends that research, providing a foundation that Bay Area jurisdictions may build upon as they consider ADU affordability levels while developing their Housing Element sites inventory analyses. This report's affordability research has been reviewed by the California Department of Housing and Community Development (HCD). While they have not formally accepted it, in initial conversations they did not raise objections to the conclusions. Give HCD's workload, it is unlikely we will receive additional guidance.

Figure 1: Affordability of ADUs

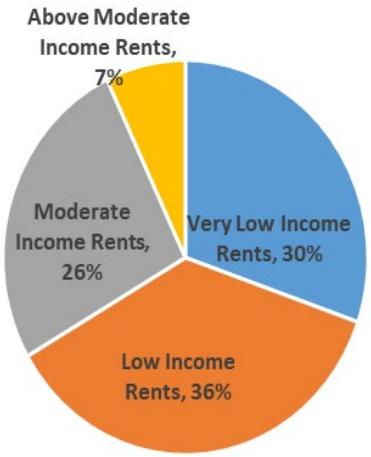


Figure 1 presents a summary of ADU affordability and Table 1 presents a recommendation for assumptions for Housing Elements. See the main body of the report for more information on methodology and assumptions.

We are recommending a conservative interpretation that assumes more moderate and above moderate ADUs than the research found. These assumptions represent a floor for most jurisdictions. If the market conditions in a particular jurisdiction warrant higher assumptions, then additional analysis can be provided to HCD for consideration.

Table 1: Affordability Recommendations for ADUs for Housing Elements

Income	Recommendation
Very Low Income (0-50% AMI)	30%
Low Income (51-80% AMI)	30%
Moderate Income (81-120% AMI)	30%
Above Moderate Income (120+ AMI)	10%

Notes: AMI = Area Median Income. See below for more information on assumptions.

Affirmatively Furthering Fair Housing Concerns

Although ADUs are often affordable, jurisdictions should be cautious about relying on them too heavily because of fair housing concerns. Many ADUs are affordable to lower and moderate income households *because* they are rented to family and friends of the homeowners. If minorities are underrepresented among homeowners, the families and potentially friends of the homeowners will be primarily white. Therefore, relying too heavily on ADUs could inadvertently exacerbate patterns of segregation and exclusion. Additionally, ADUs often do not serve large families, another important fair housing concern. Conversely, ADUs accomplish an important fair housing goal by adding new homes in parts of the city that are more likely to be areas of opportunity.

Jurisdictions with fair housing concerns may want to use more conservative assumptions based on open market rentals, excluding units made available to family and friends, as summarized below:

Table 1: Affordability Recommendations for ADUs for Jurisdictions with Fair Housing Concerns

Income	Recommendation
Very Low Income	5%
Low Income	30%
Moderate Income	50%
Above Moderate Income	15%

Further Outreach and Data

Although HCD has reviewed this memo and believes the conclusions are generally accurate, it is still important for jurisdictions to ensure the information reflects local conditions. As part of ground truthing the conclusions, jurisdictions should provide opportunity for the stakeholders to comment on any assumptions, including affordability assumptions based on this memo.

2. UC Berkeley Survey

In the Fall and Winter of 2020, the University of California at Berkeley's Center for Community Innovation, in collaboration with Baird + Driskell Community Planning, conducted a statewide survey of homeowners who had constructed ADUs in 2018 or 2019[1]. Over 15,000 postcards were mailed to households directing them to an online survey. The overall response rate was approximately 5%, but Bay Area response rates were higher, up to 15% in some counties. In total, 387 ADU owners from the Bay Area completed they survey, with 245 of those units available on the long term rental market.

Key takeaways include:

- Just under 20% of Bay Area ADUs are made available at no cost to the tenant.
- An additional 16% are rented to friends or family, presumably at a discounted rent, though the survey did not ask.
- Market-rate ADUs tend to rent at prices affordable to low and moderate income households in most markets.

3. Methodology

ABAG further analyzed the raw data from the UC Berkeley survey, because the authors of *Implementing the Backyard Revolution* did not present their results according to income categories (e.g. very low income, low income, etc.).

This ABAG summary uses the affordability calculator published by the California Department of Housing and Community Development (link) to define maximum income levels. HCD defines an affordable unit as one where a household pays 30 percent or less of their annual pre-tax income on housing.

The definition of affordable rents shifts with income category (Low, Very Low, etc.), household size/unit size, and geography. The income categories are as follows: Very Low = under 50% of Area Median Income (AMI), Low Income = 50-60% AMI, Moderate = 60-110% AMI.[2]

[1] A summary is available here - http://www.aducalifornia.org/implementing-the-backyard-revolution/
[2] Please note, these assumptions are more conservative than is typically used, but match HCD's recommendations.

Because some counties have different median incomes, the results are adjusted accordingly. 2020 AMIs were used because the survey was completed in 2020.

Additionally, ABAG made the following assumptions regarding persons per unit, which matched HCD's recommendations:

- Studios 1 person
- 1 Bedrooms 2 people
- 2 Bedrooms 3 people
- 3 Bedrooms 4 people

See the following document for information on HCD's assumptions.
https://www.hcd.ca.gov/community-development/housing-element/docs/affordability-calculator-2020.xlsx

4. Summary of ADU Use

Table 2, below, shows the usage of ADUs. Because this report concerns affordability of available dwelling units, those not available for rent (short term rentals, home office and other) are excluded from further analysis.

Table 3. Usage of Accessory Dwelling Units

Region	Friend/ Family Rental	Family - No Rent	Long Term Rental (Open Market)	Short Term Rental	Home Office	Other
East Bay	12%	19%	27%	2%	14%	27%
Peninsula	16%	18%	28%	4%	14%	20%
North Bay	13%	16%	33%	2%	8%	28%
Bay Total (9 Counties)	14%	18%	29%	3%	13%	24%
Statewide Total	16%	19%	30%	2%	12%	21%

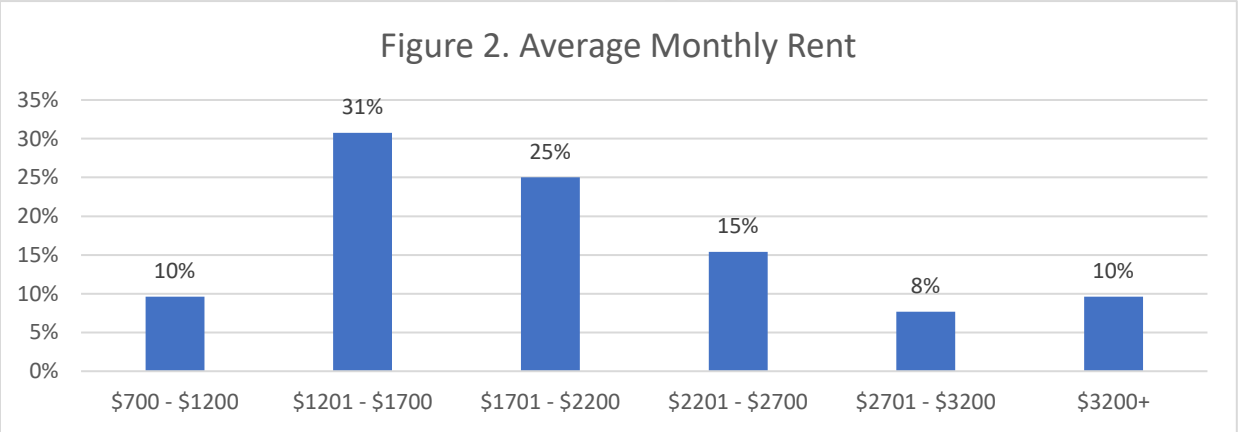
Other includes homeowners who live in the ADU, needs repairs, empty, used as extra bedroom, etc. The response rate in San Francisco was too low for meaningful comparison so it is not presented separately, but is included in the Bay Area total. East Bay includes Alameda and Contra Costa Counties, Peninsula includes San Mateo and Santa Clara Counties, North Bay includes Marin, Sonoma and Napa Counties.

5. Affordability of ADUs

Rental Data

The analysis found that many ADUs are made available to family members, often at no rent. The survey did not query the rent of family/friend rentals, only asking if rent was charged.

Of those ADUs available on the open market (not rented to family or friends), most charged rents between $1,200 and $2,200, as shown in in Figure 2.



Assigning ADUs to Income Categories

This report's affordability analysis has two parts:

1. Market Rate ADUs: Those not rented to friends or family; and
2. Discount Rate ADUs: Those rented to family or friends for discounted or no rent

Market Rate ADUs

Market rate ADUs were usually affordable to low or moderate income households, based on the methodology identified above. Depending on the part of the region, the ABAG analysis found:

- Very Low Income: 0-7% of market rate units were affordable to very low income
- Low Income: 15-44% of market rate units were affordable to low income
- Moderate income: 40-70% of market rate units were affordable to moderate income households.
- Above moderate: 9-15% of market rate units were affordable to above moderate income households.

The data is summarized in the chart below.

Table 4. Affordability of Market Rate Units

	Very Low	Low	Moderate	Above Moderate
East Bay	0%	15%	70%	15%
Peninsula	6%	31%	48%	15%
North Bay	7%	44%	40%	9%

This chart only shows ADUs rented on the open market. The response rate in San Francisco was too low for meaningful comparison so it is excluded from this analysis.

Discount Rate ADUs

Based on previous HCD precedent, this analysis uses actual rents to determine affordability. The occupant's relationship to the owner is secondary, the relevant factor is the rent charged. (Please note the potential fair housing concerns that can arise from this approach). Specifically, this analysis assigns units made available to family or friends available at no rent as very low income. Additionally, this analysis assigns units *rented* to family or friends as low income[3].

Combined Market and Affordable ADUs

Table 5, below, combines the information for discounted and market rate ADUs.

Table 5. Usage of No Rent/Discount Rent ADUs and Affordability - Combined

Region	Friend/ Family Rental	Family - No Rent	Very Low Income Rents	Low Income Rents	Moderate Income Rents	Above Mod. Income Rents
East Bay	20%	33%	0%	7%	33%	7%
Peninsula	24%	28%	3%	15%	23%	7%
North Bay	20%	25%	4%	24%	22%	5%
Bay Total (9 Counties)	22%	28%	2%	14%	26%	7%
State-Wide Total	24%	28%	1%	9%	23%	14%

The response rate in San Francisco was too low for meaningful comparison so it is not presented separately, but is included in the Bay Area total.

[3] The survey did not ask the rent of units that were rented to family members.

Assigning the family/friends ADUs to income categories produces the following results:

Table 6. Affordability Including Family/Friends Rentals

Region	Very Low Income Rents	Low Income Rents	Moderate Income Rents	Above Mod. Income Rents
East Bay	33%	27%	33%	7%
Peninsula	31%	39%	23%	7%
North Bay	29%	44%	22%	5%
Bay Total (9 Counties)	30%	36%	26%	7%
Statewide Total	29%	33%	23%	14%

This chart combines ADUs made available for free with Very Low Income and ADUs available for a discount with the Low Income category. The response rate in San Francisco was too low for meaningful comparison so it is not presented as its own line, but is included in the SF Bay Are Total.

Figure 2 shows affordability levels for the region. It is a graphical representation of the Bay Area as a whole.

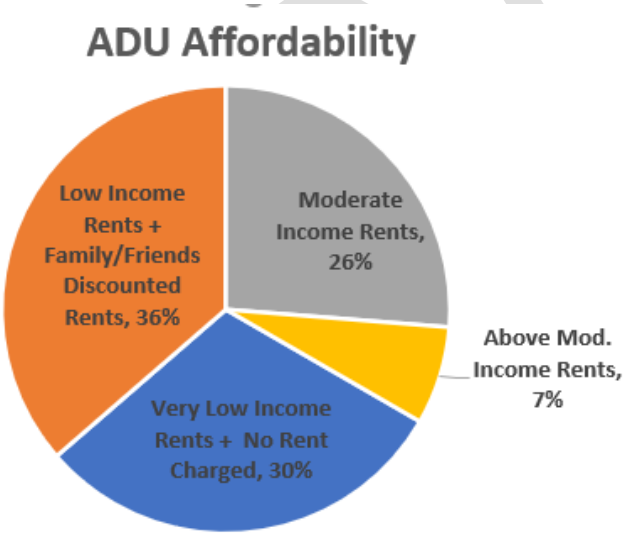


Figure 2: Results shown for 9-county Bay Area. “Very low” rents include units available to family or friends at no cost. “Low” rents include discounted family rentals.

6. Additional Research and Considerations

In general, ADUs are affordable for several reasons:

- Many units are available for no or low cost rent to family members or friends. Additionally, a smaller number of owners intentionally rent their ADUs below market because they believe affordable housing is important. Source: Implementing the Backyard Revolution
- ADUs tend to be fewer square feet than units in apartment buildings after controlling for bedroom size, which results in lower prices. Source: Wegmann & Chapple (2012)
- ADU owners tend to prefer their choice of tenant versus maximizing rent. Additionally, they will often not significantly raise rents once they have a tenant they like. Source: Baird + Driskell homeowner focus groups.
- ADU owners often do not know the value of their unit so they may underprice it unintentionally. Source: Baird + Driskell homeowner focus groups.

A number of other studies have found that many ADUs are used as housing for friends or family for free or very low cost, consistent with the UC Berkeley Report. A selection of these are outlined below:

- A 2012 UC Berkeley publication entitled "Scaling up Secondary Unit Production in the East Bay" indicates that approximately half of all secondary dwelling units are available for no rent.[4]
- A 2018 report entitled "Jumpstarting the market for ADUs" surveyed ADUs in Portland, Seattle, and Vancouver and found that approximately 17% of ADUs were occupied by a friend or family member for free.[5]
- A 2014 analysis entitled "Accessory dwelling units in Portland, Oregon: evaluation and interpretation of a survey of ADU owners" found that "18% of Portland ADUs are occupied for free or extremely low cost."[6]

7. Notes

This report was funded by the Regional Early Action Grant, which the state legislature provided to ABAG and other council of governments. Analysis was conducted by Baird + Driskell Community Planning. Please contact Josh Abrams, abrams@bdplanning.com for more information.

[4] https://communityinnovation.berkeley.edu/sites/default/files/scaling_up_secondary_unit_production_in_the_east_bay.pdf?width=1200&height=800&iframe=true
[5] http://ternercenter.berkeley.edu/uploads/ADU_report_4.18.pdf
[6] https://accessorydwellings.files.wordpress.com/2014/06/adusurveyinterpret.pdf

APPENDIX F. Housing Development Constraints, Development Costs, and Zoning Analysis

Housing Development Constraints

Housing development constraints mentioned by members of the public during the public engagement process include the high cost of land in Woodside; permit costs; project design and construction costs; existing regulations; lack of ability to connect to sewer or accommodate an onsite septic system; and associated studies required to comply with the Building Code, such as geotechnical analyses.

- ***Natural Hazards:*** Natural hazard areas are widespread throughout Woodside, which include, but are not limited to: Very High Fire Hazard Severity Zone (VHFHSZ); steep slopes; underlying active and dormant landslides; heavily wooded areas; earthquake fault zones, including the San Andreas Fault; expansive soils; and FEMA flood zones.
- ***Environmentally Sensitive Areas:*** General Plan designated streams and buffers on either side of them (25 feet from the top of bank or 50-feet from the center line of the stream, whichever is further) are protected throughout the Town as sensitive riparian areas and wildlife corridors. General Plan designated streams; blue-lined streams on USGS maps; and other non-designated drainage channels may be subject to Regional, State, and Federal environmental regulations. In addition to designated streams and drainage channels, other bodies of water and land areas include habitat for local flora and fauna, furthering constraints on local housing development.
- ***Land Costs:*** The cost of land in Woodside ranges from a low of $150,000 to a high of $2,000,000 for lots that are one acre or less (Appendix F.1)[i]. Land costs are an impediment to building affordable housing projects in Woodside. Partnerships between landowners and housing developers could be created to address land costs and development of higher density units.
- ***Construction Costs:*** The total development costs in San Mateo County for a small single-family residence (2,600 square feet) is $2,487,000. The total development cost for a large single-family residence (5,000 square feet) is $3,610,000 (Appendix F.1. Exhibit 1). Project costs vary by geography, topography, site conditions, finish level, and contractor type, and time among other factors.
- ***Fees:*** Fees in Woodside, including entitlement, building permit, and impact fees are approximately $70,957 for single-family residences, with a range in the county of $6,760 to $104,241. Fees in Woodside for "small multi-family" (main residence with one or more ADUs) are $82,764, with a range in the county from $6,824-$167,210, as indicated in Table F-1, below. Data on fees was provided by jurisdictions in San Mateo County and summarized by 21 Elements. Below are the individual fees are set forth in the adopted Town Fees Schedule as of 2024. This is a snapshot of fees for constraints analysis. Future Fee Schedule changes

that that do not create a barrier to developing various housing types do not require an update to the Housing Element. Based on the fees currently charged for single-family residences in the County, Woodside does not have the highest fees or the lowest fees, but somewhere close to the middle depending on the type of development. The Town has already waived permitting fees for ADUs and JADUs under Program H1.3.c. Along with the adoption of Mult-Family zoning requirements and Objective Design Standards, the Town will review permit fees for multi-family development that create affordable housing units under Program H3.3.a and reduce the fees by the end of 2024 should they create a barrier to developing affordable housing units. Two of the sites projected to include multi-family affordable units are owned by the Town, providing additional flexibility to reduce or waive fees if necessary to make a project feasible for an affordable housing developer. The only Town "Impact Fee" is a Road Impact Fee per the Town's 2024 Fee Schedule as shown below.

Town of Woodside
BUILDING FEES

A. Permit Fees for Commonly Requested Minor Permit Types. Additional permit processing fees apply. Additional fees may apply for plan review, and Fees Collected on Behalf of Other Agencies.

	Fee Description	Fee	Charge Basis	Note
	Electrical Permit			
1	Battery Backup Storage	$250	Each	[a]
2	Electric Gate	$250	Each	[a]
3	Electric Vehicle Charger	$250	Each	[a]
4	Service Panel Upgrade			
	a) Up to 200 amp	$250	Each	[a]
	b) Greater than 200 amp	$350	Each	[a]
5	Landscape Lighting	$250	Each	[a]
6	Tennis Court Lighting	$250	Each	[a]
7	Temporary Power or Meter	$250	Each	[a]
	Mechanical Permit			
8	HVAC (New / Change-Out / Repair)	$250	Each	[a]
9	Additional Appliances - Each	$50	Each	[a]
	Plumbing Permit			
10	Water Heater Change-Out	$125	Each	[a]
11	Line Repair - (Water / Sewer / Gas)	$350	Per Utility Type	[a]
12	Sewer and Water Test	$350	Each	[a]
13	Sewer Backflow Devices	$350	Each	[a]
	Generator			
14	Generator	$250	Each	[a]
	Re-Roof			
15	Re-Roof			
	a) 0 - 8,000 SF	$500	Per Building	[b]
	b) Greater than 8,000 SF	$700	Per Building	[b]
	Solar			
16	Solar Photovoltaic System - Residential			
	a) 15kW or less	$450	Per Building	[c]
	b) Above 15kW	$450 base fee, plus $15 per kW for each kW above 15kW	Per Building	[c]
17	Solar Photovoltaic System - Commercial			
	a) 50kW or less	$1,000	Per Building	[c]
	b) 50kW – 250kW	$1,000 base fee, plus $7 per kW for each kW above 50kW up to 250kW	Per Building	[c]
	c) Above 250kW	$2,400 base fee, plus $5 per kW for each kW above 250kW	Per Building	[c]

Town of Woodside
BUILDING FEES

A. Permit Fees for Commonly Requested Minor Permit Types. Additional permit processing fees apply. Additional fees may apply for plan review, and Fees Collected on Behalf of Other Agencies.

	Fee Description	Fee	Charge Basis	Note
	Swimming Pool / Spa			
18	Swimming Pool/Spa: Equipment Change-out, Replaster, New Construction	See Permit Fee Table	See Permit Fee Table	
	Window / Door - Retrofit / Repair / Replace			
19	Window / Sliding Glass Door - Retrofit / Repair / Replace			
	a) Up to 5	$250	Per Building	[a]
	b) Over 5	See Permit Fee Table	See Permit Fee Table	

[a] Fee includes up to two reviews/inspections. Additional fees may apply if more than two reviews/inspections are required.

[b] Fee for standard re-roof only. If structural repair required, use permit fee table to calculate fees.

[c] Total fees shall not exceed amounts outlined in California Government Code 66015(a)(1).

Town of Woodside
BUILDING FEES

Determination of Valuation for Fee-Setting Purposes

Project valuations shall be based on the total value of all construction work, including all finish work, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official. The final building permit valuation shall be set at an amount that allows the Town to recover its costs of applicant plan check, permit and inspection activities. In the event that the reported valuation is less than $300 per square foot for new habitable construction, $200 per square foot for remodels, and $100 per square foot for garages, the Town will automatically assign a cost to construct based on these values.

Note: For construction projects with permit fees calculated using Section B, additional fees apply for permit issuance. Additional fees may apply for services provided by other Town Departments (e.g. Planning Review), and Fees Collected on Behalf of Other Agencies (e.g. State of California). Additional fees apply for plan review, when applicable.

B. Permit Fees including Electrical, Mechanical, and Plumbing for New Buildings, Additions, Tenant Improvements, Residential Remodels, and Mechanical, Electrical, and/or Plumbing Permits Not Identified Elsewhere in This Fee Schedule

Total Valuation			Permit Fee					Note
$1	to $2,000	$250.00						[a]
$2,001	to $25,000	$250.00	for the first $2,000	plus	$15.22	for each add'l $1,000 or fraction thereof, to and including $25,000		[a]
$25,001	to $50,000	$600.00	for the first $25,000	plus	$16.00	for each add'l $1,000 or fraction thereof, to and including $50,000		[a]
$50,001	to $100,000	$1,000.00	for the first $50,000	plus	$20.00	for each add'l $1,000 or fraction thereof, to and including $100,000		[a]
$100,001	to $500,000	$2,000.00	for the first $100,000	plus	$7.00	for each add'l $1,000 or fraction thereof, to and including $500,000		[a]
$500,001	to $1,000,000	$4,800.00	for the first $500,000	plus	$6.40	for each add'l $1,000 or fraction thereof, to and including $1,000,000		[a]
$1,000,001	and up	$8,000.00	for the first $1,000,000	plus	$5.44	for each additional $1,000 or fraction thereof over $1,000,000		[a]

[a] Building permit and building, planning, and engineering plan review fees are waived for Accessory Dwelling Units (ADUs) and Junior ADUs. Consulting fees (e.g., geotechnical review), outside agency fees, (e.g., Fire District, County Health, and School District), road impact fees, and additional amenity review fees (e.g., grading exceptions, fence permits, etc.) still apply. Building permit and plan revisions are charged at regular price.

Town of Woodside

BUILDING FEES

C. Building Plan Review Fees

Activity Description	Fee	Charge Basis	Note
1 Plan Review Fees			
a) Building Plan Review Fee			
i) Over the Counter Plan Review	20%	% of Building Permit Fee	[a],[b]
ii) Residential Plan Review	85%	% of Building Permit Fee	[a],[b]
iii) Commercial Plan Review	100%	% of Building Permit Fee	[a],[b]
b) Engineering Review of Building Permit	25%	% of Building Permit Fee	[a],[b]
c) Planning Review of Building Permit	25%	% of Building Permit Fee	[a],[b]
d) Alternate Methods and Materials Review	$200	per hour; 1-hour minimum	
e) Hourly Plan Review Fee (4th and subsequent)	Hourly Job Cost plus 25% Townwide Admin Fee	per hour; 1-hour minimum	
f) Revisions	Hourly Job Cost plus 25% Townwide Admin Fee	per hour; 1-hour minimum	

When applicable, plan check fees shall be paid at the time of application for a building permit.
The plan checking fee is in addition to the building permit fee

[a] Includes up to three plan reviews. The Town will bill hourly for additional plan review required.

[b] Building permit and building, planning, and engineering plan review fees are waived for Accessory Dwelling Units (ADUs) and Junior ADUs. Consulting fees (e.g., geotechnical review), outside agency fees, (e.g., Fire District, County Health, and School District), road impact fees, and additional amenity review fees (e.g., grading exceptions, fence permits, etc.) still apply. Building permit and plan revisions are charged at regular price.

Town of Woodside

BUILDING FEES

D. Other Fees

	Activity Description	Fee	Charge Basis	Note
1	Permit Processing Fee / Minimum Permit Fee	$150	Each	
2	Strong Motion Instrumentation (SMI) Fee Calculation			
	a) Category 1 Construction (1 to 3 Story Residential)	$0.50 or valuation x .00013		
	b) Category 2 Construction (Over 3 story Residential and all Commercial)	$0.50 or valuation x .00028		
3	Building Standards (SB 1473) Fee Calculation (Valuation)			
	a) $1 - $25,000	$1		
	b) $25,001 - $50,000	$2		
	c) $50,001 - $75,000	$3		
	d) $75,001 - $100,000	$4		
	e) Each Add'l $25,000 or fraction thereof	Add $1		
4	Demolition Permit	$300	Each	
5	Temporary Certificate of Occupancy (per 30 Days)	$200	Each	
6	Permit Extension	$200	Each	
7	Permit Reactivation Fee			[a]
	a) Reactivation Fee if All Inspections Have Been Performed and Approved Up to But Not Including Final Inspection	$200	Each	
	b) Reactivation Fee - All Other Scenarios			
	i) Permit Expired Up to One Year	50% of Original Base Building Permit Fee	Each	
	ii) Permit Expired More than One Year	100% of Original Base Building Permit Fee	Each	
8	Permit Reissuance Fee	$100	Each	[b]
9	Damaged Building Survey (Fire, Flood, Vehicle Damage, Etc.)	$400	Each	
	Other Fees			
10	After Hours Inspection	$240	Per Hour; 2-hour Minimum	
11	Re-inspection Fee	$150	Each	[c]
12	Missed Inspection Fee	$150	Each	
13	Construction and Demolition Waste Management Plan Review Fee			
	a) Administrative Fee	$250	Each	
	b) Deposit	$50 per estimated ton of construction / demolition debris; $1,000 minimum	Each	[d]
14	Fees for Services Not Listed in this Fee Schedule	$200	Per Hour; 1-hour Minimum	
	Violation Fees			
15	Investigation Fee For Work Done Without Permits (In addition to applicable permit fees)	Up to 3x Permit Fee as Determined by the Planning Director		

[a] For reactivation of expired building permits that are no longer valid.

[b] Example; change of contractor.

[c] Reinspection fee applies after the first re-inspection.

[d] For recyclable earth materials including dirt and rocks, the deposit shall be $50 per estimated ton with $5,000 maximum deposit for amounts greater than 100 tons. See Woodside Municipal Code Title V, Article III, Sec. 50.35.

Town of Woodside
BUILDING FEES

E. Inactivity and Refund Policies

Inactivity Policy	
Inspection Status	**Permit Policy**
Scheduled Inspection on New Work Within One Year	No new permit required.
No Permit Activity Within One Year	New building permit required; no refund of fees.

Refund Policy
If the building permit is never picked up, 100% of the building permit fee will be refunded. If there has been no inspection, 80% of the building permit fee will be refunded if requested within one year of building permit issuance. There will be no refund of building permit fees after 365 days. There will be no refund of plan check fees at any time.

Town of Woodside
ROAD IMPACT FEES

	Activity Description	Fee	Charge Basis	Note
1	New Building Construction/Additions	$1.50 per sq. ft.	Flat Fee	[a]
2	Residential and Commercial Alterations/Remodel	$0.02 per $1 valuation in excess of $50,000 valuation	Flat Fee	[a]
3	Outdoor and Landscape Features: (decks, patios, swimming pools, tennis courts	$0.02 per $1 valuation	Flat Fee	[a]
4	Hauling (Grading Import and Export)	$1.00 per cubic yard in excess of 30 cubic yards	Flat Fee	[a],[b]

[a] Fees are additive, encompassing all construction related activities.
[b] Exempt if no Town roads are used.

Town of Woodside

PLANNING FEES

	Activity Description	Fee	Deposit	Charge Basis	Note
1	Annexation/Deannexation		100% of estimated Job Cost	Job Cost	[a],[b]
2	Design Review				
	a) Planning Commission Review	$2,550		Flat Fee	[c]
	b) New main residence	$1,410		Flat Fee	[c]
	c) Extension	$175		Flat Fee	[c]
	d) Accessory Structure	$660		Flat Fee - Per Structure	[c]
	e) Remodel/Additions	$660		Flat Fee	[c]
	f) Other (e.g. landscaping, lighting, gates, fences, signs, etc.)	$300		Flat Fee	[c]
	g) Additional reviews on project	$285		Flat Fee	[c]
3	Archival (Records - Planning)	$120		Flat Fee	[d]
4	Certificate of Compliance	$750		Flat Fee	
5	Conditional Use Permit				
	a) Conditional Use Permit	$2,800		Flat Fee	
	b) Conditional Use Permit Amendment	$1,330		Flat Fee	
	c) Conditional Use Permit Renewal	$415		Flat Fee	
6	Development Agreement				
	a) Initial Agreement	Job Cost	$3,450	Flat Fee	[b]
	b) Agreement Review	Job Cost	100% of estimated Job Cost	Job Cost	[a],[b]
	c) Agreement Amendment	Job Cost	100% of estimated Job Cost	Job Cost	[a],[b]
7	Development Permit Extension	$415		Flat Fee	[e]
8	Environmental Impact Evaluation				
	a) Initial Study/Negative Declaration	Job Cost	$1,225	Flat Fee	[b]
	b) Environmental Impact Report (EIR)	Job Cost	100% of estimated Job Cost	Job Cost	[a],[b]
	c) Mitigation (condition) monitoring	Job Cost	100% of estimated Job Cost	Job Cost	[a],[b]
9	Department of Fish and Wildlife - CEQA Filing Fees				
	a) Negative Declaration	$2,548.00		Flat Fee	[f]
	b) Mitigated Negative Declaration	$2,548.00		Flat Fee	[f]
	c) Environmental Impact Report	$3,539.25		Flat Fee	[f]
	d) Environmental Document Pursuant to a Certified Regulatory Program (CRP)	$1,203.25		Flat Fee	[f]
	e) County Clerk Processing Fee	$50.00		Flat Fee	[f],[g]

Town of Woodside
PLANNING FEES

Activity Description	Fee	Deposit	Charge Basis	Note
10 Exception To/For				
a) Building Height (WMC 153.047.c)	$1,125		Flat Fee	
b) Grading (WMC 151.22.B)	$1,410	$600	Flat Fee + Job Cost	[b],[h]
c) Lot Area (WMC153.058.B)	$1,125		Flat Fee	
d) Minor improvements for disabled access (WMC 153.063)	$300		Flat Fee	
e) Change of Use of Nonconforming Structures (WMC 153.300.C)	$1,315		Flat Fee	
f) Residence Size (WMC 153.047.B)	$150		Flat Fee	
g) Satellite Antenna Standards (WMC 153.101)	$375		Flat Fee	
h) SCP-5 District Paving Coverage Area (WMC 153.047.G)	$660		Flat Fee	[i]
i) Second Driveway (WMC 151.44.A)	$1,125	$600	Flat Fee + Job Cost	[b],[h]
j) Setback (WMC 153.062)	$1,315		Flat Fee	
k) Stable Ordinance (WMC 115.14)	$300		Flat Fee	
l) Termination of Nonconforming Use (WMC 153.303)	$1,125		Flat Fee	
11 Fence Permit	$75		Flat Fee	
12 Floor Area Calculation Review	Job Cost	100% of estimated Job Cost	Job Cost	[a],[b]
13 General Plan				
a) Amendment	Job Cost	$4,425	Job Cost	[b]
b) Specific Plan	Job Cost	$4,425	Job Cost	[b]
c) Specific Plan Amendment	Job Cost	$4,425	Job Cost	[b]
d) Consistency Determination	$875		Flat Fee	
14 Home Occupation Permit	$175		Flat Fee	
15 Sign Permits				
a) Sign Permits	$95		Flat Fee	[j]
b) Sign Permit Amendment	$95		Flat Fee	[j]
c) Other (Temporary)	$65		Flat Fee	[j]
16 Special Studies (e.g., Arborist, Biology, Historic Reports, Architectural Reports, Floor Area Calculation Reviews)	Job Cost	100% of estimated Job Cost	Job Cost	[a],[b]
17 Subdivision Ordinance				
a) Lot Merger (WMC 152.130-134)	$625		Flat Fee	
b) Lot Line Adjustment (WMC 153.021)	Job Cost	$2,850	Job Cost	[b]
c) Land Division or Subdivision	Job Cost	$8,000	Job Cost	[b]
d) Tentative Tract Map	Job Cost	$10,000	Job Cost	[b]
e) Amended Map or Certificate of Correction	Job Cost	$2,130	Job Cost	[b],[k]
f) Tentative Parcel Map	Job Cost	$10,000	Job Cost	[b]
g)Tentative Parcel Map Extension	$375		Flat Fee	
h) Map Amendment		$1,750	Job Cost	[b],[l]
i) Planning Conformance Inspection		$1,500	Job Cost	[b]
18 Tree Removal Permit	$50		Flat Fee - Per Tree	[m]

Town of Woodside

PLANNING FEES

Activity Description	Fee	Deposit	Charge Basis	Note
19 Variance				
a) New residence	$2,970		Flat Fee	
b) Addition/accessory structure	$2,220		Flat Fee	
c) Other	$1,175		Flat Fee	
d) Additional variance (same project)	$660		Flat Fee	
20 Wireless Communication Facilities				
a) 6409(a) Modification	$95		Flat Fee	
b) Small Cell	$300		Flat Fee	
c) Review by Planning Commission	$1,500		Flat Fee	[n]
21 Zoning Ordinance				
a) Zoning Text Amendment		$4,425	Job Cost	[b]
b) Zoning Compliance (Planning Permit)	$95		Flat Fee	[o]
c) Zoning Compliance (Planning Permit Amendment)	$95		Flat Fee	
d) Rezoning		$4,425	Job Cost	[b]
e) Zoning Research Letter	$350		Flat Fee	

[a] Planning Director to estimate Job Cost.

[b] Job Cost: Contractor costs plus 25% overhead and/or labor costs for employee time provided for a service. Employee cost is salary and benefits plus townwide and departmental overhead as shown in the Woodside Hourly Rate Schedule.

[c] Design Review fees are assessed for each component of a project.

[d] Not charged for 6409(a) WCF facilities, fence permits, home occupation permits, sign permits, tree removal permits, and zoning compliance permits.

[e] Excluding ASRB Extension.

[f] Fees are intended to mirror amounts established by the Department of Fish and Wildlife (Department). If the Department updates fees subsequent to the adoption of this schedule, this schedule shall be presumed to reflect updated amounts. In the case of discrepancies, fee amounts authorized by the Department shall supersede the amounts listed above.

[g] Additional County fees may apply in addition to Department of Fish and Wildlife County recordation fees.

[h] Deposit to cover Engineering review.

[i] Exception only applies to SCP-5 district.

[j] If not covered by any other discretionary approval.

[k] Subsequent to recordation, pursuant to State Gov't Code 66469.

[l] Prior to recordation.

[m] No fee for Eucalyptus, Acacia, or Monterey Pine.

[n] All applications that are not 6409(a) modification or small cell.

[o] Review for applications not requiring a Building Permit.

- ***Availability of Sewer:*** Approximately 60-70 percent of the properties in Woodside utilize septic systems. The Town is served by two sewer districts. The Town Center Assessment District has available capacity in the central area of Woodside. The Redwood Creek Assessment District currently has limited available capacity. Sewer service may be extended to eligible properties contiguous to sewer districts. Lack of access to sewer is a development constraint for properties served by septic. The Town is exploring both expansions to the sewer districts and negotiations for additional sewer capacity.
- ***Septic Feasibility:*** The San Mateo County Environmental Health Department primarily regulates installation of septic systems. The primary difference between County and Town regulations is that the Town Municipal Code does not permit septic systems in slopes >35%,

while the County allows septic systems in slopes up to 50%. Meeting the space requirements for traditional systems can be a constraint to developing additional units on parcels.

- ***Height Restrictions in the Town Center (Measure J):*** A citizen initiative passed in 1988 (Measure J) restricts building height in the Town Center: "…buildings on commercially zoned parcels immediately adjacent to Woodside Road may not be constructed or altered to exceed one story facing Woodside Road. They may include a basement, as defined in Section 9-2.105(g) of the Municipal code on June 1, 1988." This measure does not affect residential properties but is a constraint to adding housing over commercial buildings in the Town Center Community Commercial District.

Development Costs

A Summary of Development Costs and Fees for San Mateo County and its jurisdiction is included in Appendix F.1.

21 Elements surveyed local jurisdictions and summarized fees by jurisdiction as shown in Tables F-1 through F-4, below. Jurisdiction fees (entitlement fees, building permits, impact fees) contribute to the overall cost of development, as indicated below.

Table F-1. Total Fees (includes entitlement, building permits, and impact fees) per Unit

	Single Family	Small Multi-Unit (SFR with ADUs in Woodside)	Large Multi-Unit
Atherton	$15,941	No Data	No Data
Brisbane	$24,940	$11,678	No Data
Burlingame	$69,425	$30,345	$23,229
Colma	$6,760	$167,210	$16,795
Daly City	$24,202	$32,558	$12,271
East Palo Alto	$104,241	No Data	$28,699
Foster City	$67,886	$47,179	$11,288
Half Moon Bay	$52,569	$16,974	No Data
Hillsborough	$71,092	No Data	No Data
Millbrae	$97,756	$6,824	$55,186
Pacifica	$33,725	$40,151	No Data

Portola Valley	$52,923	No Data	No Data
Redwood City	$20,795	$18,537	$62,696
San Bruno	$58,209	$72,148	$39,412
San Mateo	$99,003	$133,658	$44,907
South San Francisco	$81,366	$76,156	$32,471
Unincorporated San Mateo	$36,429	$27,978	$10,012
Woodside	$70,957	$82,764	No Data

Table F-2. Total Fees per Unit - Distribution of Fees Charged by San Mateo County Jurisdictions

	Single Family	Small Multi-Unit (SFR with ADUs in Woodside)	Large Multi-Unit
Quartile 1	$27,136	$20,897	$14,533
Median Fee Charged	$55,566	$36,355	$28,699
Quartile 3	$71,058	$75,154	$42,160
Interquartile Range	$71,057	$75,153	$42,159
Total Range	$97,481	$160,387	$52,684

Table F-3. Total Fees as a Percentage of Total Development Costs

	Single-Family Residence	Small Multi-Family (SFR with ADUs in Woodside)	Large Multi-Family
Atherton	0%	No Data	No Data
Brisbane	1%	1%	No Data
Burlingame	3%	4%	3%
Colma	0%	17%	2%
Daly City	1%	4%	2%
East Palo Alto	4%	No Data	4%

Foster City	3%	6%	2%
Half Moon Bay	2%	2%	No Data
Hillsborough	3%	No Data	No Data
Millbrae	2%	8%	7%
Pacifica	1%	5%	No Data
Portola Valley	1%	No Data	No Data
Redwood City	1%	2%	8%
San Bruno	2%	8%	5%
San Mateo	4%	14%	6%
South San Francisco	3%	9%	4%
Unincorporated San Mateo	1%	3%	1%
Woodside	2%	9%	No Data

Note: The above table was calculated using average soft costs (including an average of jurisdiction charged fees) and average land costs for the County. A more precise determination of fees as a percentage of total development costs can be calculated using *jurisdiction specific* land costs and fees.

Table F-4. Permit Processing Times (in months)

	ADU Process	Ministerial By-Right	Discretionary By-Right	Discretionary (Hearing Officer if Applicable)	Discretionary (Planning Commission)	Discretionary (City Council)
Atherton	1 to 2	1 to 3	2 to 4	N/A	2 to 4	2 to 6
Brisbane	1 to 2	2 to 6	N/A	N/A	4 to 12	6 to 14
Burlingame	1 to 2	2 to 3	2 to 3	N/A	3-4 standard project; 12 major project	13 months
Colma	1 to 2	1 to 2	1 to 3	2 to 4	N/A	4 to 8
Daly City	1 to 2	2 to 4	N/A	N/A	4 to 8	8 to 12
East Palo Alto	1 to 3	8 to 12	6 to 14	20 to 40	20 to 40	20 to 40

Foster City	1 to 2	1 to 2	1 to 2		3 to 6	6 to 12
Half Moon Bay		1 to 2	2 to 4	3 to 6	4 to 12	6 to 15
Hillsborough	-	-	-	-	-	-
Millbrae	0 to 2	3 to 6	1 to 3	3 to 8	3 to 8	4 to 9
Pacifica	1 to 2	2 to 3	4 to 5	5 to 6	5 to 6	7 to 8
Redwood City	2 to 3	3 to 4	N/A	8 to 10	12 to 18	18 to 24
San Bruno	2	3 to 6	N/A	3 to 6	9 to 24	9 to 24
San Mateo	4 to 8	1 to 2	4 to 7	N/A	9 to 12	9 to 13
South San Francisco	1	1	2 to 3	2 to 3	3 to 6	6 to 9
Unincorporated San Mateo	1 to 3	3 to 6	4 to 9	6 to 12	6 to 18	9 to 24
Woodside	1 to 2	1 to 2	N/A	N/A	2 to 6	3 to 8

Zoning Analysis

Existing Zoning – Single-Family

The Town of Woodside has six single-family residential zoning districts including: Single-Family Residential (R-1); Suburban Residential (SR); Rural Residential (RR); Special Conservation Planning - 5 acre minimum (SCP-5); Special Conservation Planning – 7.5 acre minimum (SCP-7.5); and Special Conservation Planning - 10-acre minimum (SCP-10).

The SCP Zones, which can be developed with housing, are characterized by several constraints, which include steep slopes, unstable slopes, high fire hazard, earthquake fault zones, low soil permeability, high ground water, expansive soils, and areas within the 100- or 500-year flood zone. To protect public health and safety and minimize the effects of hazards on more constrained properties, the following zoning classifications for SCP Districts minimum lot sizes were developed based on the number of identified constraints throughout each area:

SCP-5	1-2 constraints
SCP-7.5	3 constraints
SCP-10	4+ constraints

Chapter 3 of the Housing Element provides the development standards for the different Zoning Districts, noting that the current standards have not provided constraints to maintenance and new construction throughout Woodside. While additions and new residences are constructed in the SCP districts in the Western Hills, many of the lots do not meet the minimum lot sizes, have steep hillsides, and must be served by onsite septic systems. While many lots have challenges, the percentage of floor area allowed is increased for smaller lots, and reasonable exceptions are often granted for additions to existing single-family dwellings, or for new single-family dwellings. Program H6.2.c commits by the end of 2025, to reviewing and updating the development standards in the Western Hills using the model from the Woodside Glens to provide more flexibility for additions and new residences that do not require any public hearing exceptions.

Existing Zoning – Multi-Family

The Town's multi-family zoning is the Multi-Family Residential Development Overlay Zone (MFRD). The development standards for this zone are summarized in Municipal Code Table C Section 153.110. The following is an analysis of the key standards that may constrain muti-family development:

- Currently applies only to the Cañada College property.
- Lot coverage by buildings is limited to 60% of the lot area.
- Maximum unit density is one unit per 2,400 square feet of lot area, or approximately 18 units per acre (less that the 20 units per acre suburban standard for affordable housing per State law).
- Building height is restricted to 35 feet, or approximately three stories.
- Parking standard requires one space per bedroom.
- Permitting process requires both Architectural and Site Review Board review and Planning Commission approval of a use permit with findings.

Special Housing Types

Emergency Shelters are permitted in the Community Commercial (CC) zoning district.

Transitional Housing is permitted in all residential districts, except the Multi-Family Residential District (MFRD) Overlay Zone. It is also permitted in the Community Commercial (CC) District.

Manufactured Homes (Mobile Homes) are permitted in all residential zoning districts, except the Multi-Family Residential District (MFRD) Overlay Zone.

Residential Care Homes are allowed within all residential districts, except the Multi-Family Residential District (MFRD) Overlay Zone.

Since Room Occupancy Units are not specifically mentioned in the Zoning Code; however, Junior Accessory Dwelling Units (JADUs) are allowed in single family (owner-occupied) dwellings.

Proposed Zoning

The Town of Woodside Housing Element identifies sites and Programs for new zoning standards and designations that will accommodate multi-family zones to accommodate projects of up to20 units per acre. Multi-family housing sites identified in the Housing Element will be rezoned within one year following the approval of the Housing Element.

Wildland Urban Interface (WUI)

The Town of Woodside, as a Wildland Urban Interface (WUI), intersects with a variety of interests and State of California goals. It is situated between the California coast and more urbanized areas. The Town's character has long preserved equestrian and other livestock uses, while being located in a County and region that has experienced an influx of people from various parts of the nation and world due to the mild climate, significant job growth (more recently in the higher paying technology sector), widespread acceptance of various cultures, and natural beauty. The State has many competing goals, such as preservation of natural resources and habitats for endangered species, water conservation among increasing climate change and droughts, and housing for the increasing population. Woodside's location serves as an intersection of all State goals, which historically was focused on conservation of environmental resources. Pressures for increased housing development in an area with various existing natural and infrastructure constraints make the Town of Woodside less viable for increased housing densities than nearby communities within the Bay Area Peninsula. Simply changing zoning for increased housing throughout Woodside is not a viable option without sacrificing commitments to other State goals. Therefore, while zoning changes for increased housing density is important to meet State objectives, sites for such increases in density are not abundant.

[i] Baird + Driskell retained Century Urban, LLC to prepare a research memo on San Mateo and Santa Clara Counties Development Costs and San Mateo County Unit Mix (April 7, 2022). Land costs for Woodside are based on minimal data points, so actual costs may be higher.

APPENDIX G. Adequate Sites Inventory

The Housing Element must include an inventory of land suitable and available for residential development to meet the Town's regional housing need by income level. The site inventory is then used to identify and analyze specific sites that are available and suitable for residential development to determine the jurisdiction's capacity to accommodate residential development to meet the Regional Housing Needs Allocation (RHNA). The available and suitable sites are referred to as adequate sites.

The Town's Cycle 6 RHNA Allocation

The Town's Cycle 6 RHNA base allocation is 328 units. The State Department of Housing and Community Development (HCD) guidelines recommend including a buffer of additional units to adequately plan to meet the allocation. Woodside has elected to include a 20% buffer in addition to the base allocation. The buffer equals 65 units for a total of 393 planned units (see Table G-1).

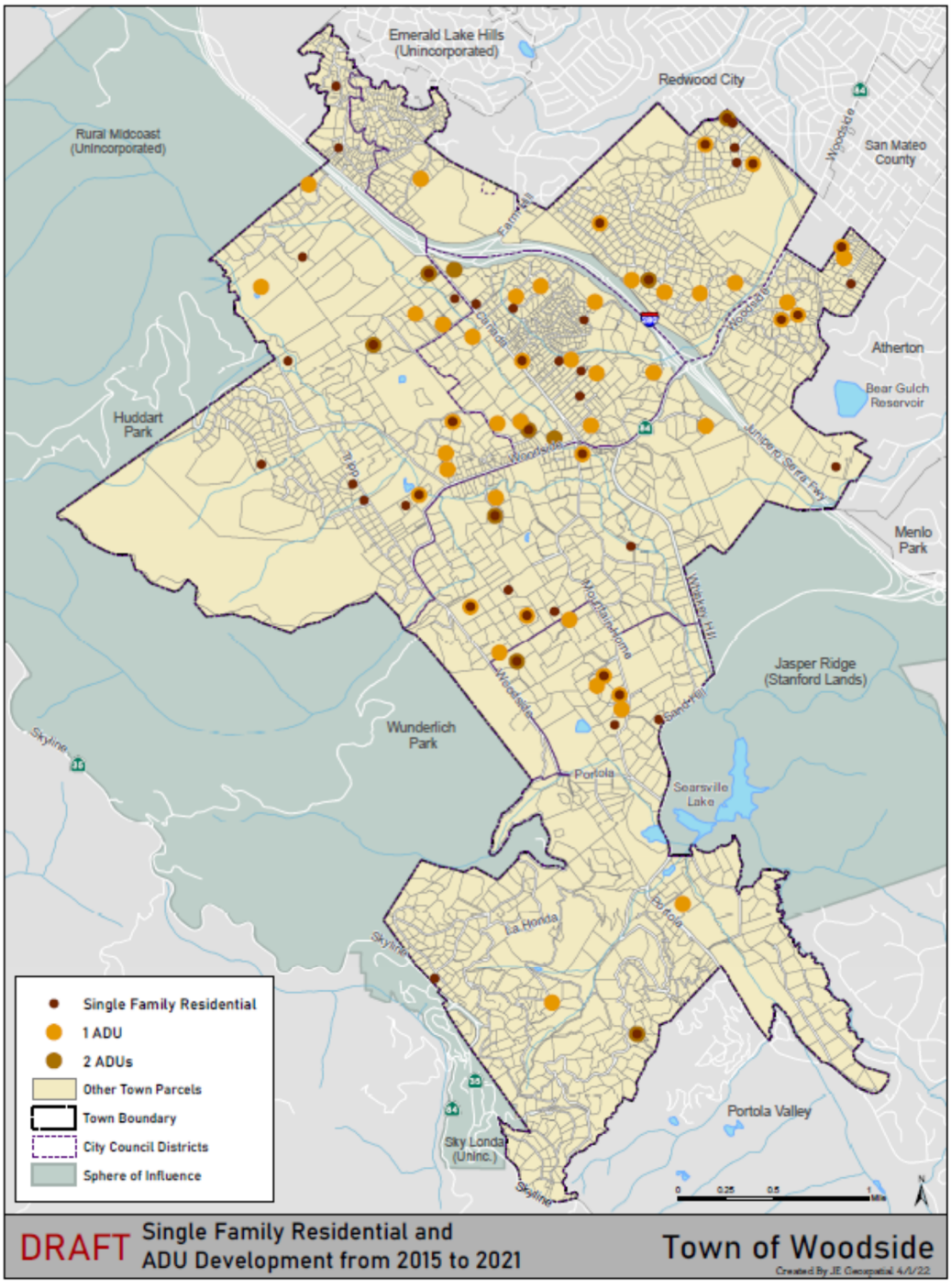
The Town's Cycle 5 RHNA Allocation

In previous RHNA cycles, the Town met its affordable housing allocations through the development of ADUs.

ADUs have been an effective housing type to supply affordable units in the Town's rural residential setting which has been planned and developed in a manner that conserves environmentally sensitive areas, including habitats for endangered and threatened species, such as the California Red Legged Frog and San Francisco Garner Snake. As a rural residential community with significant environmental constraints, the Town anticipates that ADUs will continue to provide a majority of the affordable housing units within the Town of Woodside. The community overwhelmingly supports increasing the production of ADUs; therefore, the Housing Element Programs seek to identify ways to increase ADU and JADU production, including but not limited to, allowing additional ADUs where feasible, reducing regulatory constraints, conducting ADU workshops (first set of workshops completed October 2022), developing an amnesty program for units built without permits prior to 2020, and developing information materials to promote ADU development.

The location of both single-family residences (53) and ADUs (82) for which building permits were issued in Cycle 5 (through 2021), are identified in Figure G-1.

Figure G-1. The Location of Single-Family Residences and ADUs for which building permits were issued during RHNA Cycle 5 (2015-2021)



Woodside Site Inventory

In order to identify sites to accommodate additional housing for Cycle 6, the Town of Woodside prepared a full Site Inventory in accordance with the California Department of Housing and Community Development's (HCD) Site Inventory Guidebook (Government Code Section 65583.2).

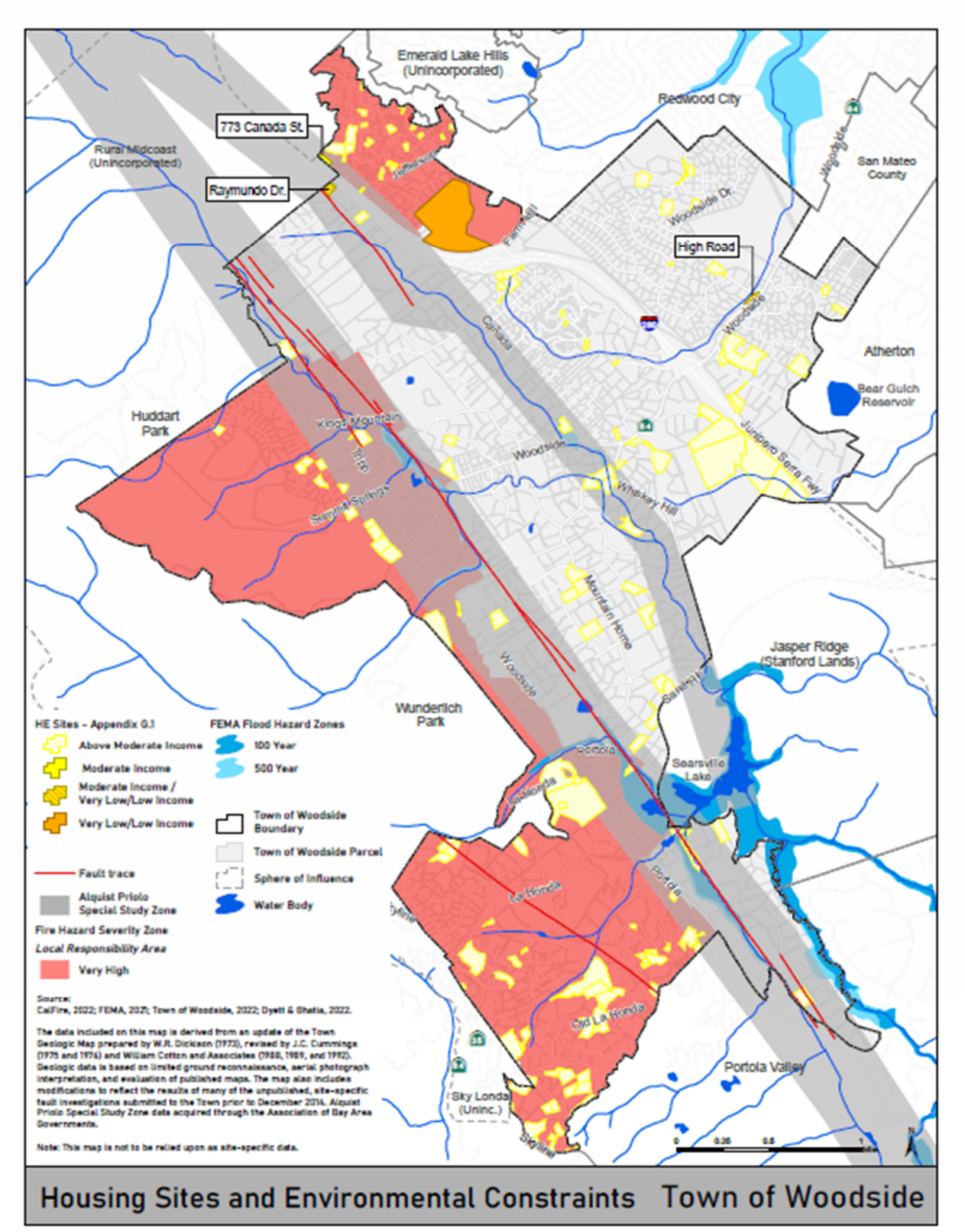
Characteristics and Mapping of Vacant and Underutilized Sites

The Town identified a total of 149 Vacant and Underutilized sites in its Site Inventory (see Table G-1). Of these sites, 105 are Vacant, and 44 are Underutilized (Non-vacant single-family). Vacant sites do not have improvements. Underutilized sites have some structures and improvements such as sheds, solar panels, animal enclosures, vineyards, parking lots or driveways, or old barns which do not represent significant barriers to housing development. None of the underutilized sites have a single-family residence, other type of residential unit, or substantial improvement(s). In some cases, the Underutilized parcels adjoin a parcel with a single-family residence and are used for additional yard space. There are an additional 30 units in the approval pipeline which consist of single-family residences only, or single-family with an ADU.

The Town's consultant used Google Maps, which shows improvement footprints, and Google Satellite Imagery, to identify level of improvements on the different sites. 'Ground-truthing' of sites and their improvements was conducted by Town staff, to the extent that improvements were visible from public roadways. Several additional sites were added based on the site visits.

As discussed in the following section, the site inventory was updated and sites were categorized by affordability level, taking into account the State policy that sites under a half-acre or larger than 10 acres may not be suitable for affordable housing. Figure G-2 shows Vacant and Underutilized sites with environmental constraints and suitability for various income levels.

Figure G-2. Housing Sites and Environmental Constraints



HCD Reporting Requirements for Site Inventory

HCD requires the submittal of the Site Inventory on a specific HCD Excel Site Inventory spreadsheet. This form is attached to this appendix. The spreadsheet consists of three tables (tabs). Table A includes general characteristics, such as parcel size, zoning (Column G), maximum density (Column I), infrastructure (Column L), and income level distribution (Columns P, Q and R), and additional parcel characteristics, e.g., site improvements, slope, etc. (Column T).

Infrastructure (Column L)
With respect to infrastructure, sewer service is the primary limiting factor for higher density development in the community. Between 60-70 percent of all residential parcels within Woodside rely on septic systems (or would rely on septic systems if developed). Sites within or immediately adjacent to Sewer Districts may be connected if certain criteria are met. Water service and dry utilities are available throughout the community; therefore, with sewer service being the limiting factor, if the site is within or immediately adjacent to a sewer district, it is listed as "Yes-Current" for sewer service in Column L of the Site Inventory. Program H.5.2.b outlines prioritization and timeline for the Public Works Department to ensure sewer capacity for multi-family housing development outlined in the Housing Element.

Distribution Methodology by Income Level (Columns P, Q and R)
This section describes how income levels are distributed in the Site Inventory.

All single-family residential parcels, by right, are allowed one single-family residence, an 800 square foot ADU, and a Junior ADU – for a total of 3 units.

Single-family residences in Woodside are all identified as Above Moderate-Income units; therefore, each single-family residential property was allocated one Above Moderate-Income unit.

For ADU income distribution, the Town utilizes research developed by 21 Elements and ABAG (Housing Element, Appendix E – Draft Affordability of ADUs) in which 30% of ADUs are allocated for Very Low-Income households; 30% are allocated for Low-Income households; 30% are allocated for Moderate-Income households; and 10% are allocated for Above Moderate-Income households. This distribution is referred to as the "30-30-30-10 ADU Distribution". The distribution is used to allocate ADU units in Tables G-2 and 3-4 – Proposed RHNA Plan but is not included in in the HCD Excel Site Inventory spreadsheet for a site-based allocation.

Optional Information (Column T)
Optional Information included in Column T describes improvements or conditions that are visible from public roadways. In some cases, sites have solid fences, so visibility is limited. In other cases, sites are landlocked or are located along private rather than public roadways, where access is not permitted. Additionally, flag lot configurations preclude visibility of some sites. Given the limited visibility of many sites, the San Mateo County GIS Portal and Google Earth were also viewed. Where there was apparent instability of some slopes, the Town Geologic Map was also consulted.

Table B of the Woodside Site Inventory spreadsheet identifies three sites proposed for higher density rezoning using a new higher density zone that would allow 20 units per acre.

Table C describes allowable density in each of the existing zoning districts where residences are permitted.

Site Considerations

The California Housing and Community Development Department (HCD) encourages consideration of the following factors when considering opportunity sites that can accommodate different income levels and densities:

- Proximity to transit;
- Access to high performing schools and jobs;
- Access to amenities, such as parks and services;
- Access to health care facilities and grocery stores;
- Locational scoring criteria for Low-Income Housing Tax Credit (TCAC) Program funding;
- Proximity to available infrastructure and utilities;
- Sites that do not require environmental mitigation;
- Presence of development streamlining processes, environmental exemptions, and other development incentives.

While the State encourages sites be identified to increase housing density in high opportunity neighborhoods, the Town has very limited public transportation, services, business (jobs), and amenities.

General characteristics for suitable sites for increased housing density include sites located outside of highly constrained areas which include underlying landslides, earthquake fault zones, environmentally sensitive areas, and high fire hazard severity zones (VHFHSZ) that do not have easy access to arterial roadways and freeways.

Sixty (60) to 70 percent of properties in Woodside utilize onsite septic systems for sewage disposal; therefore, combined with environmental constraints, possible sites for increased housing density are limited. Sites and areas considered for medium to higher housing densities are properties that have or could access sewer.

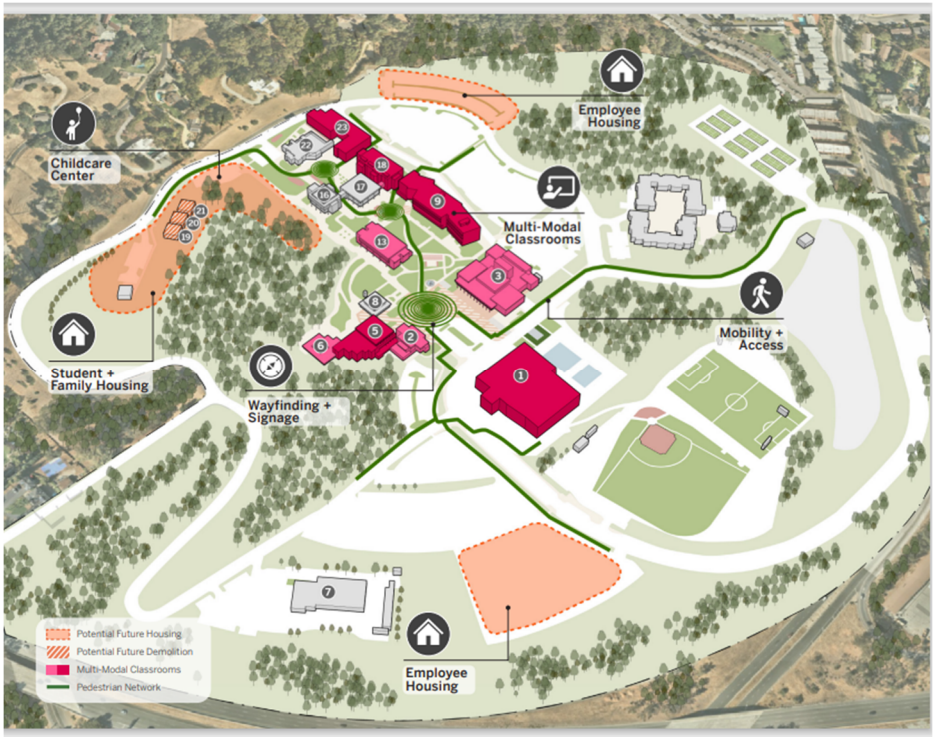
Lower and Moderate Income RHNA Sites

Given the extent of environmental constraints in Woodside and the predominantly rural residential character of the community, there are relatively few sites that meet the adequacy criteria stipulated in State law for lower income RHNA sites. To meet the Cycle 6 RHNA Plan, the Town has identified four sites to accommodate lower and moderate income RHNA, as shown on Figure G-2. Site suitability and projected capacity for each site is described below.

Cañada College

San Mateo County Community College District adopted a Districtwide Facilities Master Plan (FMP) in June 2022 that envisions the construction of affordable faculty and staff housing units on the Cañada College site in Woodside. Figure G-3 shows an excerpt from the FMP with the planned location of housing on a portion of the Cañada College campus. As described in Chapter 3, the District is in the process of applying for a State grant to support housing at the College of San Mateo campus. If successful, the District would move to second and third phases to obtain grant funding to support student and family housing at its two other college campuses, including Canada College. The second phase application will seek funding for the Skyline College and could take place as soon as July 2023. The third phase application for grant funding for Canada College is anticipated to occur during the RHNA planning period. The MFRD Overlay Zone that currently applies to the site permits housing as envisioned in the FMP, and to further facilitate residential development at the site, Chapter 3 includes Program H3.1a, under which the Town will assist the District in obtaining financing, and Program H3.1b, under which the Town commits to reducing the complexity of the entitlement process for this overlay zone. The site is served by public transit, including SamTrams Route 278 with service to the Redwood City Transit Center, as well as by water, sewer, and stormwater facilities. In conversations with Town staff, the District has indicated that construction of 75-80 units that would be affordable to households making less than 80 percent of the San Mateo County AMI is a reasonable assumption. Therefore, the inventory assumes 75 lower income RHNA units on this site over the planning period.

Figure G-3 Cañada College Multi-Family Housing Plan ~~[new plan]~~



Source: San Mateo Community College District FMP (June 2022)

773 Cañada Road

This approximately 5-acre site (APN 68100220) located north of Cañada College is under private ownership. The property owner is actively exploring residential development opportunities, including the development of town homes on the 1-acre portion of the site that fronts Cañada Road. Water service is available, and the site is adjacent and eligible to connect to the Town Center Sewer District; therefore, adequate utilities are available and accessible. To facilitate residential development at this location, Chapter 3 includes Program H2.1a, under which the Town will rezone the site to permit residential development at 20 du/ac on the 1-acre portion. In conversations with Town staff, the owner has indicated a willingness to make the new housing units available to households making less than 120 percent of the San Mateo County AMI through long-term affordability agreements. Therefore, the inventory assumes 16 moderate income RHNA units on this site over the planning period.

Town-Owned Sites

The Town has identified two sites under public ownership which will be rezoned to help accommodate lower and moderate income RHNA requirements for the planning period: the Raymundo Drive site and the High Road site, shown on Figure G-2.

The Raymundo site (APN 72041040) is 1.97 acres in size and currently zoned Open Space (OS). The eastern portion of the site is currently used as a corporate yard for staging of materials. The western side of the property is a fenced pasture. The Hermit Fault runs along the western boundary of the site, and the Hermit Fault setback zone extends into the site. A site-specific fault investigation and other geotechnical studies would be required to facilitate development on the site. Water and sewer service are accessible for the site. Existing single-family development in the vicinity is on septic. The estimated cost for connection to the sewer system is $2.6 million.

The High Road site (APN 69170450) is 1.18 acres in size, vacant, and currently zoned Open Space for Preservation of Natural Resources (OSN). The southern portion of the site is sloped as it abuts Highway 84/Woodside Road, but the site is otherwise free from environmental constraints. It is located approximately 0.5 miles from Woodside High School, which is accessible via striped Class III bicycle lanes on Woodside Road. The site is located within the CalWater Service Area and the Redwood Creek Sewer Services District. Therefore, water and sewer service are accessible for the site.

Chapter 3 includes two programs to facilitate development of housing on these Town-owned sites. Through Program H2.1a, the Town will rezone the sites to permit residential development at 20 du/ac, and through H4.2c, the Town will partner with non-profit developers for the construction of workforce housing to meet the needs of lower and moderate-income households in Woodside with the goal of releasing an RFP by early 2025. Town staff has had preliminary conversations with non-profit housing developers, who have expressed interest in the development of affordable housing on these two sites. Therefore, the inventory assumes 23 lower income units and 10 moderate income units on these sites over the planning period.

Above Moderate Income RHNA Sites

The inventory identifies 149 sites with current zoning that permits single-family residential development, including 105 vacant sites and 44 non-vacant sites. The non-vacant sites typically have animal enclosures, paved parking areas, solar panels, or smaller outbuildings that do not represent a significant barrier to housing development. None of the non-vacant sites have active winery or animal keeping uses on them. The location of these sites is shown on Figure G-2.

Zoning districts applicable to these sites include Rural Residential (RR), Residential (R-1), Suburban Residential (SR), and Special Conservation Planning (SCP-5, SCP-7.5, and SCP-10), which have a minimum lot size requirement that ranges from 20,000 square feet to 10 acres. The majority of the 149 sites are of substandard lot size; however, all of the lots were legally formed and therefore the owners are allowed to develop one housing unit on each site. Between 2015 and 2022, the Town permitted 53 new single-family homes, many of which were on lots of substandard size. The Town has already revised development standards in The Glens to reduce setback requirements and allow for increased floor area ratio, and through Program H6.2c in Chapter 3, the Town will evaluate a similar revision to development standards, including minimum lot size, in the Western Hills to help facilitate development of vacant and underutilized residential parcels as needed to meet RHNA obligations.

As shown in Figure G-2, vacant and underutilized residential sites in the western and northern parts of Woodside are located within the Very High Fire Hazard Severity Zone, as delineated by the Office of the State Fire Marshall. Additionally, several vacant and underutilized residential sites are located within Alquist Priolo Special Study Zones. To address wildfire risk, the Town has adopted Chapter 7A of the California Building Code into the Municipal Code (Sec. 150.01(G) through (H)), including standards for materials and construction methods for exterior wildfire exposure; roofing requirements; and automatic fire-extinguisher systems into the Town Code and made these standards applicable townwide. To address seismic risk, the Town has adopted standards into the Town Code (Sec. 153.423 - Sec. 153.424), which require special measures recommended by a soils engineer and geologist to mitigate the hazards and which establish building setback requirements from known and inferred fault traces. While mitigation to address wildfire and seismic risk adds to the cost of development, as evidenced by the development trend for single-family housing in Woodside between 2015 and 2022, this has not proven to be a major development constraint. Therefore, based on past performance trends and the implementation of Program H6.2c, the inventory projects a total of 149 housing units for above moderate-income households as the realistic capacity for these sites.

Additionally, there are 30 ~~projects~~ housing units in different levels of review in Woodside between June 30, 2022 – January 15, 2031. These projects, listed in Table G-1 and shown on Figure G-4, all propose new single-family residences and all but one also involves construction of at least one ADU. According to HCD Guidance, projects that have been approved, permitted, or received a Certificate of Occupancy during the projection period (June 30, 2022 – January 15, 2031) can be counted toward the 2023-31 cycle RHNA. Therefore, these pipeline projects are also

included in the RHNA Plan (see Table G-2). The pipeline projects are based on submitted applications outlined in Table G-1, and ~~T~~the affordability for the ADUs is distributed based on the ABAG methodology for ADU production/affordability. All single-family residences outlined in the submitted pipeline projects are considered above moderate-income units.

Table G-1 Pipeline Projects ~~[new table]~~

Address	APN(s)	Development Type	Project Status	Acreage	Very Low	Low	Moderate	Above Moderate	Total Units
10 Still Creek RD	75020100	SFD/ADU	Under Review	9.66	2			1	3
175 Josselyn LN	72052090	SFD/ADU	Under Review	3.65		2		1	3
152 Alta Mesa RD	73044300	SFD/ADU	Under Review	0.42			1	1	2
125 Sheridan WY	69150060	SFD/ADU	Approved	1.29			1	1	2
145 Northridge LN	69041200	SFD/ADU	Approved	1.16				2	2
2155 Greenways Dr.	69259450	SFD/ADU	Under Review		1			1	2
180 Fox Hollow Road	72370200	SFD	Approved	3.05				1	1
221 Highland Terrace	73041480	SFD/ADU	Approved					2	2
111 Hillside Drive	73062070	SFD/ADU	Approved	0.17		1		1	2
111 La Questa Way	73101270	SFD/ADU	Approved	1.1			1	1	2
3902 Sand Hill Road	72380070	SFD/ADU	Approved					2	2
310 Kings Mountain Road	72112050	SFD/ADU	Approved	3.01				2	2
132 Alta Vista Road	73032160	SFD/ADU	Approved	0.39				2	2
387 Moore Road	73133400	SFD/ADU	Approved					3	3
					3	**3**	**3**	**21**	**30**

Cycle 6 RHNA Plan

The Cycle 6 Housing Element includes a goal to meet the RHNA allocation, with a 20% buffer for a total of 393 units.

Meeting the Town's RHNA Allocation

The RHNA Plan is described in Table G-2. As shown, the Town projects a total of 423 new housing units over the planning period, including sites to be rezoned, pipeline project, ADUs, and development under existing zoning. This is sufficient to meet the Town's RHNA allocation with a

buffer of at least 20 percent. The Housing Element Programs in Chapter 3 outline rezoning of specific sites, and policies that encourage ADU development, to provide varied housing types that will meet AFFH goals and RHNA targets. A detailed list of sites is included on the attached HCD Excel Site Inventory spreadsheet.

Figure G-4 Pipeline Projects

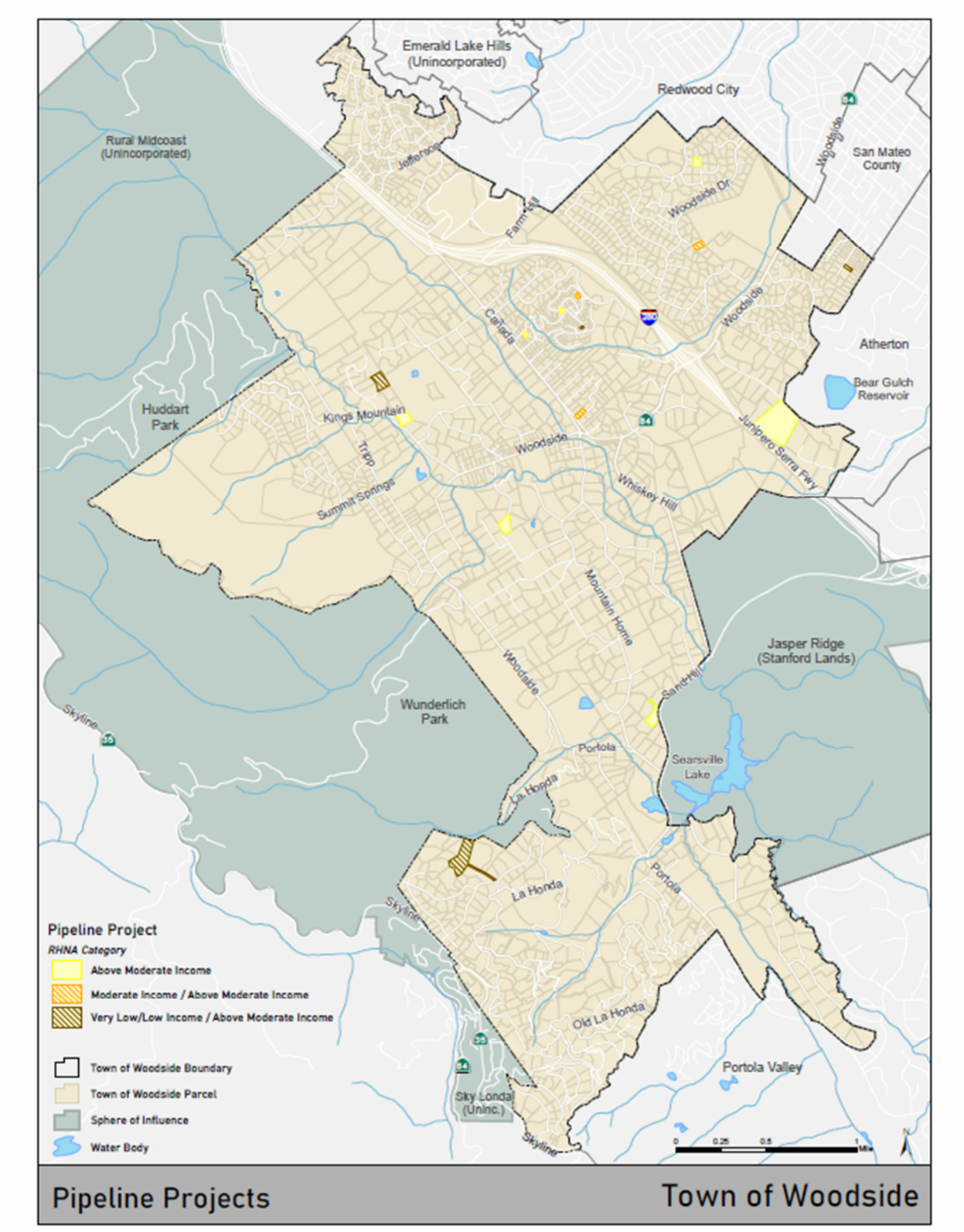


Table G-2 Proposed RHNA Plan

	Low and Very Low Income	Moderate Income	Above Moderate Income	Total
Current Zoning Sites				
Vacant Single-Family Sites			105	105
Non-Vacant Single-Family sites			44	44
Pipeline Projects	6	3	21	30
Cañada College	75			75
ADUs @ 15 units annually	72	36	12	120
Rezoning Sites				
773 Cañada Site @ 20 units/acre		16		16
High Rd. @ 20 units/acre	11	5		16
Raymundo @ 20 units/acre	12	5		17
Total	**176**	**65**	**182**	**423**
RHNA Allocation - Base	**142**	**52**	**134**	**328**
RHNA Buffer @ 20%	**28**	**10**	**27**	**65**
Total RHNA + Buffer	**170**	**62**	**161**	**393**
Surplus/Deficit	**+6**	**+3**	**+21**	**+30**

Assumptions for Table G-2

- There are 105 legally formed vacant parcels of substandard size with zoning that allows for single family residential development in the Town. Under State law, property owners would be allowed to develop one housing unit on each site, so these units have been counted toward the Above Moderate RHNA requirement.
- There are 44 legally formed non-vacant parcels of substandard size with zoning that allows for single family residential development in the Town. These parcels are not in use for winery or animal keeping, but they may contain structures such as outbuildings which do not inhibit development with housing. Under State law, property owners would be allowed to develop one housing unit on each site, so these units have been counted toward the Above Moderate RHNA requirement.
- Pipeline projects which are expected to receive permits within the projection period may also be counted toward RHNA. Any projects currently in review, recently approved, or under construction will also be counted toward RHNA.
- In July 2022, the San Mateo County Community College District adopted the *2022 Districtwide Facilities Master Plan (FMP)*, which was developed to guide short- and long-term planning for the District's three campuses. The District is now actively seeking funding for student and family housing at its campuses. As a first phase, the District is in

the process of applying for a State grant to support housing at the College of San Mateo campus. If successful, the District would move to a second phase to obtain grant funding to support student and family housing at one of its other two campuses, including Cañada College. The second phase application submittal could take place as soon as July 2024. The District has indicated that 75-80 units at Cañada College is a reasonable assumption.

- Safe harbors under State law (Government Code Section 65583.1(a)) allow the Town to project development of at least 15 ADUs per year over the 8-year planning period, based on recent production trends since 2018. Based on the average annual rate of construction permits issued for ADUs in Woodside since 2018 (see Chapter 2, Table 2-3), the inventory assumes 15 ADUs per year over the planning period, for a total of 120. The units have been allocated to RHNA categories consistent with the findings of the regional ADU affordability study prepared by ABAG discussed above and are allocated according to the 30/30/30/10 distribution assumption.

- 773 Cañada Road is assumed at 16 units available to households making less than 120 percent of the San Mateo County median income for the Moderate RHNA requirement. A portion of this site will be developed for higher density housing re-zoned to 20 units per acre.

- The Town-owned sites on Raymundo Drive and High Road will be rezoned to 20 units per acre, and the disposition agreements for these parcels will provide for a portion of the units to be restricted as affordable to lower income and moderate-income households.

Demand Analysis

State law requires the Housing Element to provide support for residential build out assumptions including land use controls and past residential trends. There is no data available on trends for higher density housing allowed by the rezoning of the Town-owned sites and the Cañada College site as this is new zoning that did not previously exist for Woodside. Higher density development demand is set forth in Figure G-5 showing 15-32 for-sale units annually which exceeds the number of higher density units projected for Town-owned sites in the RHNA Plan. HCD provides guidance that only 80% of projected demand should be used providing a cushion if actual demand is less than projected demand. Using 80% of the maximum annual demand equals 26 units per year or 208 units for the eight-year planning period. The combined total units for the College site and the three rezoning sites is 124 units or 60% of projected demand.

Figure G-5 Demand Analysis

	Potential households per year	Capture rates	Annual unit absorption
Single-family detached for sale	1,738	0.6% - 2.6%	10 - 45
Single-family detached for rent	3,263	0.1% - 2.1%	3 - 68
Townhome for sale	266	3.1% - 6.1%	8 - 16
Townhome for rent	832	0.3% - 2.3%	2 - 19
Duplex unit for sale	122	1.9% - 4.9%	2 - 6
Duplex unit for rent	569	0.1% - 2.1%	1 - 12
Triplex or quad unit for sale	117	1.8% - 4.8%	2 - 6
Triplex or quad unit for rent	640	0.1% - 2.1%	1 - 13
Multifamily unit for sale	562	2.7% - 5.7%	15 - 32
Multifamily unit for rent	2,924	0.2% - 2.2%	5 - 63

Source: Amarach Planning Services

Assumptions for Table G-5:

1. Potential households per year are projected County-wide households.

2. Capture rates are the percentage of units County-wide that could be expected to be developed in Woodside.

3. Annual unit absorption are the number of units that could be acquired or rented in Woodside based on the capture rate.

HCD SPREADSHEET INVENTORY OF SITES

[see table submitted with this Appendix]

Please Start Here, Instructions in Cell A2, Table in A3:B15	Form Fields
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.	
General Information	
Jurisidiction Name	WOODSIDE
Housing Element Cycle	6th
Contact Information	
First Name	Sage
Last Name	Schaan
Title	Planning Director
Email	SSchaan@woodsidetown.org
Phone	
Mailing Address	
Street Address	2955 Woodside Road
City	WOODSIDE
Zip Code	94062

Table A: Housing Element Sites Inventory, Table Starts in Cells A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information: Additional Detail of Existing Land Use	Optional Information2	Optional Information3
6000000	Spec 18003 Skyline Blvd	94062	79091160		R	SCP-TS	0	2.5	0.21	Vacant	No	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Climbs steeply from roadway		
6000000	Spec to 645 Southdale Way	94062	48040400		R	R-1	0	2.5	0.22	Vacant	No	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Open area land. Gravel lot		
6000000	Spec to 651 Southdale Way	94062	48040500		R	R-1	0	2.5	0.23	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Open area with trees. Gravel access.		
6000000	Spec to 671 Hillcrest Drive	94062	48041000		R	R-1	0	2.5	0.24	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Area heavily overgrown lot		
6000000	Spec to 640 Southdale Way	94062	48040600		R	R-1	0	2.5	0.25	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Open, partially level, area paved street intersection of Southdale and Woodside Way		
6000000	459 Woodside Drive	94062	48041000		R	R-1	0	2.5	0.26	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Kitchen, right driveway, shared drive, undefined		
6000000	Spec to 7 Kenilworth Road	94062	79291170		R-1(L)	R-1(L)	0	2.5	0.27	Vacant	No	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Heavily overgrown area. Property lines difficult to discern.		
6000000	Spec to 7 Kenwerth Road	94062	79291170		R-1(L)	SCP-TS	0	2.5	0.28	Vacant	No	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Open, level structure		
6000000	Spec to 1 Kenilworth Road	94062	79291170		R-1(L)	SCP-TS	0	2.5	0.29	Vacant	No	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Open, level structure		
6000000	Spec to 5300 Jefferson Ave	94062	48040500		R	R-1	0	2.5	0.31	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Grass lot		
6000000	Spec to 625 West Olive Way	94062	48061500		R	SR	0	5	0.32	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - View lot, open area land		
6000000	Spec to 5300 Jefferson Ave	94062	48040500		R	R-1	0	2.5	0.32	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Open area land		
6000000	Spec to 580 Fernrose Ave	94062	79141100		R-1(L)	SCP-TS	0	2.5	0.33	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Non-developable. Not visible from roadway		
6000000	Spec to 4340 Jefferson Ave	94062	48040500		R	R-1	0	2.5	0.34	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Some lot with scattered oaks.		
6000000	Spec to 645 W. Olive Way	94062	48061400		R	SR	0	5	0.35	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Open, steeply hillside area lot		
6000000	Spec to 260 Underwood Road	94062	79071100		R-1(L)	SCP-TS	0	2.5	0.35	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Not visible from roadway		
6000000	Spec to 4320 Jefferson Ave	94062	48040500		R	R-1	0	2.5	0.36	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Some lot with scattered oaks.		
6000000	Spec to 716 Southview Way	94062	48031000		R	R-1	0	2.5	0.36	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Functions as cul-de-sac/paved access.		
6000000	Spec to 4340 Jefferson Ave	94062	48040500		R	R-1	0	2.5	0.38	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Some hillside lot with scattered oaks.		
6000000	Spec to 615 W. Olive Way	94062	48061500		R	SR	0	5	0.37	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Open, heavily overgrown lot		
6000000	Spec to 7 Kenwerth Road	94062	79291160		R-1(L)	SCP-TS	0	2.5	0.38	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Very old wood structure. Heavily vacant.		
6000000	Spec to 7 Kenilworth Road	94062	79291160		R-1(L)	SCP-TS	0	2.5	0.38	Vacant	No	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Heavily overgrown lot. Property lines difficult to discern from roadway		
6000000	Spec to 655 Glenwood Way	94062	48041400		R	SR	0	5	0.39	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Steep, undeveloped		
6000000	Spec to 555 Old La Honda Rd	94062	79291000		R-1(L)	SCP-TS	0	2.5	0.4	Vacant	No	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Confirmed vacant		
6000000	Spec to 17000 Skyline Blvd	94062	79291000		R-1(L)	SCP-TS	0	2.5	0.41	Vacant	No	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Heavily overgrown		
6000000	Spec to 6000 Woodside Rd	94062	48071000		R	R-1	0	2.5	0.41	Vacant	No	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Open, heavily overgrown/small tree with drainpipe		
6000000	Spec to 4340 Jefferson Ave	94062	48040500		R	R-1	0	2.5	0.42	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Some lot with scattered oaks.		
6000000	Spec to 180 Fernrose Ave	94062	79041100		R-1	R-1	0	2.5	0.43	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Not visible from roadway		
6000000	Spec to 110 Lower Lark Rd	94062	75231500		R-1(L)	SCP-TS	0	2.5	0.43	Vacant	No	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Difficult to view from roadway		
6000000	Spec to 17000 Skyline Blvd	94062	79291000		R-1(L)	SCP-TS	0	2.5	0.44	Vacant	No	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Heavily overgrown. Property lines difficult to discern		
6000000	Across from 750 Old La Honda Road	94062	75261500		R-1(L)	SCP-TS	0	2.5	0.45	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Heavily overgrown/undeveloped and mostly level open lot of 0.5		
6000000	Across from 4340 Jefferson Ave	94062	48051500		R	R-1	0	2.5	0.46	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Not adjacent to Jefferson Ave. Difficult to see from roadway		
6000000	Spec to 2 Sanchez Court	94063	79011100		R-1(L)	SCP-TS	0	2.5	0.5	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Some wood construction from Middle Ave. Some solar panels.		
6000000	Spec to 185 Bear Gulch Road	94062	75180910		R	SR	0	0.55	0.51	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Narrow parcel along Bear Gulch Road at intersection of Woodside Road		
6000000	Spec to 4340 Jefferson Ave	94062	48040500		R	R-1	0	2.5	0.51	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Some lot with scattered oaks.		
6000000	Spec to 531 Old La Honda Road	94062	75231410		R-1(L)	SCP-TS	0	2.5	0.57	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Steep, heavily overgrown. Difficult to view from roadway		
6000000	Spec to 425 Family Farm Rd	94062	75291110		R-1(L)	SCP-TS	0	2.5	0.57	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Sweet Creek Nun Cred runs through narrow parcel		
6000000	Spec to 110 Lower Lark Rd	94062	75231500		R-1(L)	SCP-TS	0	2.5	0.6	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Difficult to view from roadway		
6000000	Spec to 110 Lower Lark Rd	94062	75231110		R-1(L)	SCP-TS	0	2.5	0.61	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Difficult to view from roadway		
6000000	Spec to 4340 Jefferson Ave	94062	48040500		R	R-1	0	2.5	0.62	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Some lot with scattered oaks.		
6000000	Spec to 531 Old La Honda Road	94062	75231410		R-1(L)	SCP-TS	0	2.5	0.63	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Steep, heavily overgrown. Difficult to view from roadway		
6000000	Spec to 425 Family Farm Rd	94062	75291110		R-1(L)	SCP-TS	0	2.5	0.64	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Not visible from roadway		
6000000	Spec to 110 Lower Lark Rd	94062	75231500		R-1(L)	SCP-TS	0	2.5	0.65	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Difficult to view from roadway		
6000000	Spec to 185 Bear Gulch Road	94062	75180910		R	SR	0	0.55	0.65	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Not visible from road		
6000000	Summit Road	94062	79051060		R-1(L)	SCP-TS	0	2.5	0.7	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Not visible from road		
6000000	Summit Road	94062	79051060		R-1(L)	SCP-TS	0	2.5	0.7	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Not visible from road		
6000000	Adjacent (west) to 171 Moore Road	94062	79131510		R-1(L)	SCP-TS	0	2.5	0.72	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Within unpaved of I 280		
6000000	Spec to 80 Bay Tree Road	94062	79071100		R-1(L)	SCP-TS	0	2.5	0.73	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Not visible from roadway		
6000000	Spec to 35 Bay Tree Road	94062	79071100		R-1(L)	SCP-TS	0	2.5	0.74	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Old property to drive off road to		
6000000	Spec to 575 Portal Road	94062	73062000		R-1(L)	SCP-TS	0	2.5	0.99	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Steep, heavily overgrown		
6000000	Spec to 602 Glenwood Way	94062	48035000		R	SR	0	5	1.41	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Heavily wooded site, real tree shown.		
6000000	Summit Road	94062	79051060		R-1(L)	SCP-TS	0	2.5	1.41	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Not visible from road		
6000000	Spec to 1 Sand Hill Summit Service Road	94062	79051010		R-1(L)	SCP-TS	0	2.5	1.48	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Not visible from roadway		
6000000	Surrounded by 112 Ladeview Dr	94062	79141100		R-1	R-1	0	2.5	1.49	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Mixed treesnearby		
6000000	Across 18 Kenilworth	94062	79291170		R-1(L)	SCP-TS	0	2.5	1.61	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Not visible from roadway		
6000000	Across from 750 Old La Honda Road	94062	75261500		R-1(L)	SCP-TS	0	2.5	1.61	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Heavily overgrown/undeveloped and mostly level narrow		
6000000	Summit Road	94062	79051060		R-1(L)	SCP-TS	0	2.5	1.61	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Steep, heavily wooded area		
6000000	Spec 17807 Skyline Blvd	94062	79071060		R-1(L)	SCP-TS	0	2.5	1.66	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Steep, heavily wooded site		
6000000	171 Moore Road	94062	79131500		R-1(L)	SCP-TS	0	2.5	1.96	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Not visible from roadway		
6000000	171 Moore Road to Summit	94062	79051010		R-1(L)	SCP-TS	0	2.5	2.09	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - View/hillside view from road		
6000000	1 Sand Hill Summit Service Drive	94062	79051010		R-1(L)	SCP-TS	0	2.5	2.09	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Not visible from road		
6000000	5601 Creek Road	94062	79020100		R-1(L)	SCP-TS	0	2.5	2.09	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Redwood forest. Site not visible from/private road		
6000000	5601 Creek Road	94062	79020100		R-1(L)	SCP-TS	0	2.5	2.09	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Redwood forest. Site not visible from/private road		
6000000	35600 Partition Road to 5540 Partition Road	94062	79090080		R-1(L)	SCP-TS	0	2.5	2.68	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Heavily overgrown. Likely landslide		
6000000	Spec to 111 Old La Honda Road	94062	75240300		R-1(L)	SCP-TS	0	2.5	2.79	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Internet only/no from roadway		
6000000	Spec to 111 Old La Honda Road	94062	75240300		R-1(L)	SCP-TS	0	2.5	2.79	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Heavily wooded site		
6000000	Spec to 18 Bay Tree Road	94062	79231070		R-1(L)	SCP-TS	0	2.5	2.81	Vacant	No	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Steep site		
6000000	5601 Creek Road	94062	79020100		R-1(L)	SCP-TS	0	2.5	2.93	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Redwood forest. Site not visible from/private road		
6000000	71 Monkey Face to N Summit	94062	79062100		R-1(L)	SCP-TS	0	2.5	2.95	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Not visible		
6000000	71 Monkey Face to N Summit	94062	79062100		R-1(L)	SCP-TS	0	2.5	2.95	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Heavily overgrown/undeveloped area		
6000000	Spec to 1 Sand Hill Summit Service Drive	94062	79051010		R-1(L)	SCP-TS	0	2.5	3.1	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Internet only/no from roadway		
6000000	118 Kenilworth Rd	94062	79131500		R	SR	0	5	3.21	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				1	1 - Small site with scattered oaks. Old, collapsing 100 SMW roof destroyed		
6000000	Spec to 101 Las Pulgas Drive	94062	48060500		R	SR	0	5	3.25	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Appears vacant from South Earth. difficult to tell from roadway		
6000000	Spec to 5600 Portola Road	94062	79090080		R-1(L)	SCP-TS	0	2.5	3.41	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Heavily overgrown. Likely landslide. Access to creek via Gen. Connects to site next to 375 MWE		
6000000	Spec to 5600 Portola Road	94062	79090080		R-1(L)	SCP-TS	0	2.5	3.41	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Heavily overgrown. Likely landslide. Access to creek via Gen. Connects to site next to 375 MWE		
6000000	330 Dove Rd. (east to 353 Dove Rd.)	94062	73051200		R-1(L)	SCP-TS	0	2.5	3.52	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Not visible from roadway. Bisected by broken into property		
6000000	113 Portola Road (adjacent to)	94062	79090010		R-1(L)	SCP-TS	0	2.5	3.75	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Large, steep site supports house		
6000000	Spec to 425 Family Farm Rd	94062	75291110		R-1(L)	SCP-TS	0	2.5	3.75	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Narrow parcel at base and at confluence of Dennis Martin and Sweet Creeks. Dense riparian vegetation		
6000000	Spec to 5600 Portola Road	94062	79090080		R-1(L)	SCP-TS	0	2.5	3.81	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Heavily overgrown. Likely landslide. Access to creek via Gen. Connects to site next to 375 MWE		
6000000	Spec to 648 Old La Honda Road	94062	75230200		R-1(L)	SCP-TS	0	2.5	3.81	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Redwood forest. Site not visible from/private road		
6000000	Spec to 188 Skyview Road	94062	79211000		R-1(L)	SCP-TS	0	2.5	3.85	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Not visible		
6000000	Lower Ranch Road	94062	75230080		R-1(L)	SCP-TS	0	2.5	3.91	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Dark, overcast with trees		
6000000	Spec to 180 Bear Gulch Road	94062	75180910		R	SR	0	0.55	3.96	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Confirmed vacant. Steep, heavily overgrown		
6000000	Spec to 180 Bear Gulch Road	94062	75180910		R	SR	0	5	3.96	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Confirmed vacant. Steep, heavily overgrown		
6000000	Portola Road (east to 755 La Honda Road)	94062	79070060		R-1(L)	SCP-TS	0	2.5	10.12	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Redwood trees in lot.		
6000000	Behind 1681 Woodside Road	94062	79150060		R-1(L)	SCP-TS	0	2.5	10.47	Vacant	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Red and blue/limestone.		
6000000	Spec to 538 Eleanor Dr	94062	48027070		R	SR	0	5	1.07	Undeveloped Land - Road	YES - Current	NON-Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1 - Confirmed vacant		
6000000	Spec to 602 Glenwood Way	94062	48041400		R	SR	0	5	0.39	Undeveloped Land	NO	NON-Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Steep, heavily overgrown. Not cut of speed/fence make it difficult to view		
6000000	Spec to 602 Glenwood Way	94062	48041400		R	SR	0	5	0.43	Vacant	YES - Current	NON-Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Not visible from Glenwood Way		
6000000	Spec to 655 Glenwood Ave	94062	79061100		R	R-1	0	2.5	0.38	Undeveloped Land	YES - Current	NON-Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Mowed NO hide lot under oaks.		
6000000	Spec to 225 Hallmark Terrace	94062	79041400		R	R-1	0	2.5	0.38	Undeveloped Land	YES - Current	NON-Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Partial shallow. Remove to allow entire driveway area.		
6000000	Spec to 631 Middle Way	94062	48041270		R	SR	0	5	0.48	Undeveloped Land	NO	NON-Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Solar panels.		
6000000	Spec to 4340 Jefferson Ave	94062	48040500		R	R-1	0	2.5	0.48	Undeveloped Land - small driveway	NO	NON-Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Some lot with scattered oaks.		
6000000	458 Eleanor - driveway cannot	94062	79141000		R	SR	0	5	0.56	Undeveloped Land - Driveway into access	NO	NON-Privately-Owned	Available	Not Used in Prior Housing Element				1	1 - Not visible from roadway. SEE 458 shows driveway area as conservation/ removed from 458 Eleanor Drive		
6000000	Spec to 650 Glen Cove Way	94062	48041200		R	SR	0	5	0.67	Undeveloped Land - Backyard	No	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Steep, heavily wooded site		
6000000	Spec to 730 W. Olive Way	94062	48061300		R	SR	0	5	0.68	Undeveloped Land - shed	NO	NON-Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1 - Level, open, lot		
6000000	Spec to 305 Whitney Hill Rd	94062	79090020		R	SR	0	0.55	0.69	Undeveloped Land - Septic	YES - Current	NON-Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Partly steep, partly level		
6000000	Spec to 730 W. Olive Way	94062	48061300		R	SR	0	5	0.69	Undeveloped Land - Shed	NO	NON-Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1 - Level, open, lot		
6000000	Spec to 185 Bear Gulch Road	94062	75180910		R	SR	0	0.55	0.69	Undeveloped Land - Septic	YES - Current	NON-Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Steep, heavily overgrown. Difficult to view from roadway		
6000000	Spec to 4320 Jefferson Ave	94062	48040500		R	R-1	0	2.5	0.69	Undeveloped Land	YES - Current	NON-Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Some unpaved/parking on Sunday Road.		
6000000	63 Mission Trail	94062	79011360		R	SR	0	5	1.13	Undeveloped Land - Agricultural structure	YES - Current	NON-Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Gated. Not visible from road		
6000000	Spec to 1 Sand Hill Summit	94062	79051010		R	SR	0	5	1.13	Undeveloped Land - Access road	NO	NON-Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1 - Gated. Not visible from road		
6000000	Across from 351 Riverside Dr.	94062	48021010		R	SR	0	5	1.3	Undeveloped Land - Remove tree/cements.	NO	NON-Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Partly level, heavily overgrown		
6000000	Spec to 622 Runnymede Rd.	94062	73061050		R-1(L)	SCP-TS	0	0.2	1.65	Undeveloped Land	YES - Current	NON-Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Appears to be vacant area. Screened from the roadway		
6000000	Spec to 1 Kenwerth	94062	79141000		R	SR	0	0.55	1.65	Undeveloped Land	YES - Current	NON-Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Open area land with trees/hills.		
6000000	Spec to 605 Summit Service Road	94062	79061010		R-1(L)	SCP-TS	0	2.5	1.99	Undeveloped Land	NO	NON-Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Hillside/hillside view from road		
6000000	Spec to 1 Sand Hill	94062	79051010		R-1(L)	SCP-TS	0	2.5	2.09	Undeveloped Land - Road	YES - Current	NON-Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Gated. Not visible from road		
6000000	Spec to 5600 Woodside Rd	94062	73041000		R	SR	0	0.55	2.21	Undeveloped Land - Parking lot	YES - Current	NON-Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1 - Small site near entrance. Parking lot and open land behind Canada Corners		
6000000	Spec to 111 Old La Honda Road	94062	75231510		R-1(L)	SCP-TS	0	2.5	2.33	Undeveloped Land	NO	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Yard		
6000000	171 Moore Rd (behind 112 Moore Rd.)	94062	79131500		R-1(L)	SCP-TS	0	2.5	2.41	Undeveloped Land - Yard	YES - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Within unpaved of I 280		
6000000	Moores Trail Road	94062	79011400		R	SR	0	5	2.65	Undeveloped Land	YES - Current	NON-Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Dark blanks access		
6000000	Moores Trail Road	94062	79011400		R	SR	0	5	2.65	Undeveloped Land	YES - Current	NON-Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				1	1 - Heavily overgrown. Likely landslide. Access to creek via Gen. Connects to site next to 375 MWE		
6000000	612 Hutt Road (West to 621)	94062	48130010		R	SR	0	5	2.8	Undeveloped Land	YES - Current	NON-Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				1	1 - Entry is bounded by undeveloped and two-story properties. Appears to be trees		
6000000	12 Sand Hill Court (Next to 3610 Sand

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts In Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant or Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
ACOCEDAR	Redlands	92373	0292-1551	0	0	0		Shortfall of Sites	1.31	CN	CN	N	MXRES	1	20	0	Vacant	Open Field, Jarrett			
ACOCEDAR	Main Road	92373	0977-0581	0	0	0		Shortfall of Sites	1.000	CN	CN	N	MXRES	1	20	16	Vacant	Open space			
ACOCEDAR	773 Canada Road(1.299 m/s at 200' center)	92373	0977-0583				16	Shortfall of Sites	0.81	IN	IN	N	MXRES	1	20	16 48	Non-Vacant	Residential 1		As described on Appendix G, the property owner has expressed interest in developing the property at the corner of Live Oak Drive & Canada Road with 16 unit (but will be receptive/willing to [illegible]		

Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
R-1	Manufactured homes, residential care homes, single-family residential use, supportive housing, transitional housing, attached AND detached ADUs. 1 unit per 20,000 sq. foot lot
SR	Manufactured homes (mobile homes), residential care homes, single-family residential use, supportive housing, transitional housing, attached AND detached ADUs. 1 unit per acre
RR	Manufactured homes (mobile homes), residential care homes, single-family residential use, supportive housing, transitional housing, attached AND detached ADUs. 1 unit per 3 acres (.33 units per acre)
SCP-5	manufactured homes (mobile homes), residential care homes, single-family residential use, supportive housing, transitional housing, attached AND detached ADUs. 1 unit per 5 acres (.20 units per acre)
SCP-7.5	Manufactured homes (mobile homes), residential care homes, single-family residential use, supportive housing, transitional housing, attached AND detached ADUs. 1 unit per 7.5 acres (.13 units per acre)
SCP-10	Manufactured homes (mobile homes), residential care homes, single-family residential use, supportive housing, transitional housing, attached AND detached ADUs. 1 unit per 10 acres (.1 units per acre)
OS	1,500 sq. foot unit
MFRD Overlay Zone (at Cañada College)	Multi-family residential uses. 9.68-18.15 units/acre (Proposed 20 units/acre)
MFRD Zone (Proposed Higher Density Sites)	Multi-family residential uses, 20 units/acre
CC (Community Commercial)	SFR and accessory uses, in addition to the primary commercial use.

APPENDIX H. Summary

The Town of Woodside participated in/held a variety of public engagement opportunities soliciting important community feedback on the Housing Element update to meet the Cycle 6 housing targets. Some parts of the process were coordinated by 21 Elements, a consortium of San Mateo's 21 jurisdictions that work together collaboratively to address Housing Element requirements. The focus of the local Town process was to share the requirements of the Housing Element in a series of public meetings and obtain comments from the public and decision makers about how best comply with the State's housing mandates. Outreach to the public included, but was not limited to, direct mailing notification of public meetings to all resident and outreach to various organizations that support and advocate for low-income housing. Key events, meetings, study sessions, and informational webinars—both Countywide and local—that provided opportunities for engagement are described below:

Table H-1. Public Engagement Summary

Date:	***Virtual Meetings and Webinars:***	***Town Council:***	***Planning Commission:***	***RHNA Subcommittee:***
December 15, 2020		RHNA Meeting		
April 14, 2021	'Let's Talk Housing!' (LTH) Introduction with Woodside Break-out Session			
June 8, 2021		RHNA 5 Progress & RHNA 6 Allocation		
June 16, 2021			RHNA 5 Progress & RHNA 6 Allocation	
October 13, 2021	LTH: "Why Affordability Matters"			
October 26, 2021		Joint TC/PC/ASRB Study Session on SB 9		
October 27, 2021	LTH: "Housing & Racial Equity"			
November 4, 2021	ADU Workshop with Woodside Break-out Session			

Table H-1. Public Engagement Summary				
Date:	***Virtual Meetings and Webinars:***	***Town Council:***	***Planning Commission:***	***RHNA Subcommittee:***
November 10, 2021	LTH: "Housing in a Climate of Change"			
November 17, 2021			SB 9 Code Amendment, Subdivisions	
December 1, 2021	LTH: "Putting it all Together for a Better Future"			
December 1, 2021			SB 9 Code Amendment, Zoning	
December 14, 2021		SB 9 Code Amendment, Subdivisions & Zoning		
January 12, 2022			Cycle 6 Housing Element	
January 25, 2022		Mayor appoints a RHNA Subcommittee		
February 2, 2022			Housing Study Session	
February 16, 2022			Housing Study Session	
February 17, 2022				RHNA Introduction
February 24, 2022				RHNA Planning
March 2, 2022			Review Draft HE Chapters 1 and 2	
March 8, 2022		Review Draft HE Chapters 1 and 2		
March 10, 2022				Final RHNA Recommendation
March 16, 2022			Review RHNA Subcommittee Recommendation	
March 22, 2022		Review RHNA Subcommittee		

Table H-1. Public Engagement Summary				
Date:	***Virtual Meetings and Webinars:***	***Town Council:***	***Planning Commission:***	***RHNA Subcommittee:***
		Recommendations		
April 25, 2022			Review of Draft HE Chapter 3	
May 10, 2022		Review of Draft HE for public comment and HCD submittal		
May 18, 2022 – July 1, 2022 (44-day Public Comment Period)				
July 12, 2022		Formal Response to Comments		
December 13, 2022		Review HCD Comment Letter and Response to Comments memo		
January 10, 2023		Review HCD response regarding Town-owned sites		
January 31, 2023		Review revised Housing Element documents for submittal to HCD for second review		
March 7,2023 – March 13, 2023 – 7-day Public Comment period				
June 22, 2023	Direct Contact to 25 LMI organizations (e.g., fair housing advocates, low income housing developers, and support			

Table H-1. Public Engagement Summary				
Date:	***Virtual Meetings and Webinars:***	***Town Council:***	***Planning Commission:***	***RHNA Subcommittee:***
	services), soliciting comments on revised Housing Element			

Public Engagement– Chronology of Meetings, Study Sessions, and Informational Webinars

Given The Town of Woodside's Cycle 6 Housing Element need to plan for approximately 5.3 times the amount of housing as the previous Cycle 5, concerns from the community have been expressed on how best to meet the requirement, with a desire to focus on increased ADU production. While ADUs alone may not be able to reach the RHNA target, the Town has engaged the public in a series of meetings, events, and webinars to share ideas and concerns. A chronology of these events, meetings, study sessions, and informational webinars, is described below:

Town Council Meeting, December 15, 2020

The Town Council reviewed and discussed the Cycle 6 ABAG RHNA distribution, and its upcoming distribution to individual jurisdictions.

Webinar - 'Let's Talk Housing!' Meeting and Break-out Session, April 14, 2021

The Town of Woodside joined the cities of Atherton, Daly City, Half Moon Bay, and Pacifica, and the Unincorporated areas of San Mateo County, in a community workshop that was designed as a "kick-off" event to introduce the Housing Element process and describe ways for members of the public to get involved. Each municipality conducted its own break-out session to encourage participants to share their housing related views, ideas, and concerns, and solutions.

At Woodside's Break-out session, members of the public raised issues regarding the complexity of regulations they encounter as they construct housing in Woodside and the time involved. They also mentioned that many were drawn to Woodside because of its rural character and natural environment, while noting the challenge of building in the Town with its many environmental constraints. Other comments included the need to streamline the development process and encourage the Town to work with the County Department of Environmental Health to adopt sewer regulations that allow for alternative septic technologies.

Town Council Meeting, June 8, 2021

Planning staff provided an overview of the Town's Cycle 5 RHNA (2015-2023) compliance, noting that only nine Moderate Income units were still needed to meet the 62-unit allocation. Staff further explained that the Cycle 6 (2023-2031) allocation would likely be 328 units, which is nearly 5.3 times the Cycle 5 allocation. Given the current State housing deficit and the Governor's focus on increasing housing stock at all income levels, staff conveyed that the upcoming Cycle 6 Housing Element would likely receive more scrutiny than past Housing Elements. Staff noted that the Town is working with 21 Elements to ensure all required components are included in the Housing Element update.

Planning Commission Meeting, June 16, 2021

Planning staff forwarded the Town Council Report on the Housing Element to the Planning Commission for its review and comments. Staff indicated that given the much higher RHNA allocation for the Cycle 6 Housing Element, there needs to be more done to aggressively promote ADUs. Ideas to promote ADUs included: ADU workshops and an ADU workbook specifically tailored to Woodside. Staff noted that there can also be targets for niche ADUs, such as encouraging people who have barns to add an ADU for equestrian workers, or developing ADUs for multi-generational living, or aging in place.

'Let's Talk Housing!' Series of Webinars - October 13, 2021– December 1, 2021

A second set of workshops in the form of issue-based webinars was conducted during the Fall of 2021. The workshops were designed to provide information about key issues affecting affordable housing so that participants would have information and resources to draw from as they work(ed) to find solutions to provide affordable housing in each jurisdiction. The webinars included:

(1) **Why Affordability Matters**: Why housing affordability matters to public health, community fabric and to county residents, families, workers and employers;

(2) **Housing and Racial Equity**: Why and how our communities have become segregated by race, why it is a problem and how it has become embedded in our policies and systems;

(3) **Housing in a Climate of Change**: What is the connection between housing policy and climate change and a walk through the Housing & Climate Readiness Toolkit; and,

(4) **Putting it All Together for a Better Future:** How design and planning for much-needed new infill housing can be an opportunity to address existing challenges in our communities.

Joint Meeting of the Town Council, Planning Commission, Architectural and Site Review Board (ASRB), October 26, 2021

The Town held a joint public hearing of its Town Council, Planning Commission, and Architectural and Site Review Board (ASRB), for a study session on implementation of SB 9. Key issues discussed related to: whether or not SB 9 projects are allowed in a high fire severity zone; clarification on demolition of more than 25% of an existing structure; minimum unit size and whether it should be increased from 800 square feet; developing design standards that use "shall" as opposed to "should"; whether the Town can do anything to enforce the affidavit required to be signed by the property owner that they will live in one of the units for three years; parking requirements; setback requirements; HOA/CC&R requirements; septic/sewer availability; topography; tax reassessment after construction; and Proposition 13 tax assessment impacts.

Webinar - Building Second Units, November 4, 2021

With increased interest in building ADUs, and increased numbers of units required by the State for the Cycle 6 Housing Element, the Town of Woodside is getting the word out about opportunities for constructing ADUs in Woodside. On November 4, 2021, the Town of Woodside joined the County of San Mateo and the cities of Brisbane, San Carlos, and East Palo Alto in conducting an informational workshop on constructing second units. Woodside Planning staff presented a PowerPoint on the Town's process for developing ADUs (second units) and the numbers and types of units permitted on different sized lots. Staff also explained that, as of January 1, 2020, all property owners of single-family parcels are permitted to construct an 800 square foot ADU by-right, with ministerial approval, maintaining minimum rear and side setbacks of 4 feet, and a height not exceeding 16 feet. Property owners are also permitted by-right to construct a 500-square foot Junior ADU (an ADU that utilizes one of the existing bedrooms of the main residence). Participants had questions regarding the type of ADUs that could be built on different sizes of parcels. Staff explained that the Town has generous regulations regarding ADUs, allowing at least one 800 square foot ADU and a 500 square foot Junior ADU by-right. In Woodside, lots that are 1 acre in size or greater are permitted up to two ADUs.

Planning Commission Meeting, November 17, 2021

The Planning Commission considered amendments to Chapter 152 (Subdivisions) to bring the Woodside Municipal Code into compliance with SB9.

Commissioners and members of the public provided a broad range of comments. Some members of the public expressed concerns with increased development in areas with substandard roads in high fire risk areas.

Planning Commission Meeting, December 1, 2021

Planning Commissioners considered amendments to Chapters 151 (Site Development) and 153 (Zoning) to comply with SB9. Residents expressed concerns regarding the setback of these units from barns, given health and safety issues that may arise living immediately adjacent to animal housing.

Town Council Meeting, December 14, 2021

The Town Council reviewed an Ordinance to amend chapters 152 (Subdivisions) and 153 (Zoning) to bring the Municipal Code into compliance with SB9. Much of the Council and community discussion focused on fire risk. The Fire Marshal read a letter dated December 13, 2021, to the Town Council: *"The topography of Woodside is capable of producing wind conditions that promote extreme wildfire behavior; these conditions make swift evacuation critical for residents within and adjacent to these areas; many of these areas are adjacent to and amongst unmitigated non-fire resilient open space lands containing extreme fuel loads which only make matters worse. Many residents only have a single route out of the area; a large portion of the roads in these areas are narrow and winding, having the potential to cause life threatening traffic congestion during an evacuation as residents try to leave the area and firefighters try to enter to fight the fire. Allowing additional density in these areas at the levels proposed through SB 9 would result in a threat to the health and safety of residents in that area; due to mountainous terrain within these areas and existing development, there is no feasible way to improve evacuation routes that would sufficiently mitigate the threat to the public safety due to increased density during an evacuation and it is beyond an individual applicant's ability to satisfactorily mitigate or avoid the specific adverse impact."*

The Council adopted Municipal Code changes that allowed for SB9 Lot Splits and SB9 development consistent with State law.

Planning Commission Meeting, January 12, 2022

Planning staff provided an overview of the Cycle 6 RHNA allocation encouraging recommendations to support achieving the goals of the next Housing Element. Staff noted that by the end of 2021, the Town had exceeded the target number of 62 units by an additional 62 units in Cycle 5, the majority of which (42 units) are Above Moderate units; while 20 are Very Low, Low, and Moderate units. Staff also noted that HCD does not permit these additional units to be carried over to the next Housing Element cycle. (HCD subsequently clarified that units may be counted in the next RHNA cycle if they have not been "finaled" by June 30, 2022). Staff indicated that 21 Elements is providing guidance and assistance in preparing for the increased requirements for an Adequate Sites Analysis for future housing. The Adequate Sites Inventory must now, e.g., identify each property by its assessor parcel number and describe whether the

property either currently has access to sufficient water, sewer, and dry utilities or is scheduled to have such access according to an adopted plan.

Planning staff also provided an overview of new State housing laws, and the Town's implementation of these laws, and new laws requiring coordination between the Housing Element and the Local Hazard Mitigation Plan (LHMP) or Safety Element.

Town Council Meeting, January 25, 2022

On January 25, 2022, the Town's Mayor formed a RHNA Subcommittee to discuss and recommend strategies to meet required housing targets for all income levels, and AFFH goals. The subcommittee conducted meetings on February 17, 2022, February 24, 2022, and March 10, 2022.

Planning Commission Meeting, February 2, 2022

The Planning Commission Study Session included an overview on ADUs, ADU Development Standards, and ADU Affordability.

Planning Commission Meeting, February 16, 2022

The Planning Commission conducted an additional study session to discuss recent State housing mandates and the Town's compliance with appropriate zoning code changes. The Commission also discussed requirements for the Cycle 6 Housing Element.

RHNA Subcommittee Meeting, February 17, 2022

RHNA Subcommittee members received a packet including information about highly constrained areas, vacant land, and parcels that are currently connected to, or have the potential to be, connected to sewer service. The Subcommittee considered criteria for selecting sites, such as more level terrain and access to services. The Subcommittee also reviewed the demographic trends in the community and considered special needs groups such as seniors, and students attending Cañada College. They also considered HCD's preference that projects be available to all people rather than specific groups, such as seniors or students. The Subcommittee brainstormed about potential sites near the Cañada College, Town Center, and Interstate-280 corridor. In looking at potential sites, the RHNA Subcommittee indicated that rezoning for high density should be conducted with willing property owners, to every extent possible.

RHNA Subcommittee Meeting, February 24, 2022

Planning staff provided an overview of the Virtual Tour with HCD conducted earlier in the day, discussing comments on HCD's approach to Affirmatively Furthering Fair Housing. It was

explained that HCD staff focused on ensuring designated sites for increased housing density will realistically develop if the Town changes regulations to allow increased density. The RHNA Subcommittee acknowledged the challenges to meet the new, increased housing unit targets, while understanding that either ADUs, or high-density housing (20 units/acre) would be the only housing types that could use HCD acceptable income distributions for the Cycle 6 Housing Element Plan. The Subcommittee expressed a need to identify sites that could accommodate high density housing with property owner agreement for such rezoning.

Planning Commission Meeting, March 2, 2022

Planning Commission reviewed drafts of Housing Element Chapters 1 (Introduction, Demographics, Recent State Housing Laws and Town Implementation) and 2 (Analysis of previous Housing Element).

Town Council Meeting, March 8, 2022

The Town Council reviewed comments received from the Planning Commission on Housing Element Chapters 1 and 2 and provided minor additional comments for changes.

RHNA Subcommittee Meeting, March 10, 2022

The RHNA Subcommittee acknowledged the challenge to accommodate a significant increase in housing units in the Town given the various constraints identified and recommend sites that could be rezoned for high density housing with support from the property owners.

Planning Commission Meeting, March 16, 2022

The Planning Commission reviewed the recommendations of the RHNA Subcommittee on potential sites for increased housing density. The Planning Commission noted that such increases in housing density would be a significant change to the long-standing goals of Woodside to conserve natural resources, provide accommodations for horses and other livestock, but that it could be difficult to meet new RHNA numbers and AFFH goals without constructing multi-family housing.

Town Council Meeting, March 22, 2022

Staff provided the Town Council with an overview of the recommendations of the RHNA Subcommittee and Planning Commission. There was considerable public concern with rezoning that would allow any high-density housing. Town residents expressed a desire to meet RHNA targets with increased development of ADUs.

The Town Council recognized the concerns expressed from the public while acknowledging the need to meet State mandated housing requirements. The Town Council did not remove any of the sites proposed for higher density development but expressed the desire to provide Housing

Element Programs that could increase production of ADUs as a priority before rezoning sites for higher densities.

Planning Commission Meeting, April 25, 2022

The Planning Commission reviewed draft Housing Element Chapter 3 which included Programs to further encourage construction of ADUs and zoning changes to properties near the Town Center to allow for medium density housing referred to as the Missing Middle, which would help achieve AFFH goals. Many residents continued to express concerns with the high-density sites and the proposal for medium density overlays near the Town Center. The Planning Commission was divided on a recommendation to rezone the identified sites for high-density housing.

Town Council Meeting, May 10, 2022

The Town Council reviewed the draft Housing Element and the RHNA Plan and considered extensive public comment. The Council also reviewed changes to the RHNA Plan submitted by Councilmembers Shaw and Dombkowski. After listening to extensive public comments on both proposals, Councilmembers focused on the RHNA Plan submitted by Shaw-Dombkowski Plan which was more widely supported by the residents than the RHNA Plan recommended by the Planning Commission.

The Town Council made modifications to the RHNA Plan based on public input, and approved release of the Housing Element for a 30-day Public Review and comment period with direction to staff to update the narrative in the Housing Element to align with the Council's RHNA Plan.

Public Comment Period on Housing Element (rev. May 18, 2022): May 18, 2022 – July 1, 2022

In accordance with State law, the Town posted the draft Housing Element on the Town website on May 18, 2022; and posted for 44 days (exceeding the 30-day required comment period). During the comment period, the Town also sent courtesy radius notices to all properties within 300 feet of the sites proposed for higher density development.

Town Council Meeting, July 12, 2022

The Town Council reviewed (65) comments received on the draft Housing Element (rev. May 18, 2022) by the comment period deadline of July 1, 2022, at 5pm; and staff's formal response to comments. Three additional comments, received after July 1, 2022, were transmitted as a staff report attachment. Six comments received after the posting of the staff report we transmitted to the Town Council as desk items. The Town Council also heard and considered a significant amount of public comment at the meeting, including opposition to all of the higher density development sites included in the draft Housing Element. In response to the comments, the Town Council directed staff to revise the RHNA Plan (increase ADU projection to 20 per

year, increase the SB9 projection to 16 units/cycle, redistribute the income level for all higher density development sites, delete the "Commercial Corridor" sites from the higher density site list, reduce the 773 Cañada Road site density to 10 units/acre, and change the rezoning from "post-adoption" to "pre-adoption"); add five additional programs described in the staff report; revise Appendix G, Site Inventory, to include additional narrative and a full Site Inventory Map, as attached to the staff report; and conduct a final check of the Housing Element and Appendices to ensure consistency with all other Town Council direction. After revisions were made to the Housing Element per Council direction, the document was submitted to the State Department of Housing and Community Development (HCD) for the first formal review for HCD certification.

Town Council Meeting, December 13, 2022

The Town Council reviewed comments received from HCD and a draft Response to Comments. The extensive HCD list of comments and desired revisions included all aspects of the Housing Element including special needs housing, affirmatively furthering fair housing, assumed density for sites proposed for rezoning, assumed rate of ADU production, and zoning for a variety of housing types. Public testimony was received from residents in opposition to including Town-owned sites that were designated in the Housing Element for higher density zoning for affordable housing. The Town Council directed staff to submit a discussion draft of the RHNA Plan that removed the Town owned sites from the plan.

Town Council Meeting, January 10, 2023

The Town Council reviewed comments from HCD that were not supportive of removing the Town-owned sites and the reliance on ADU production assumptions that exceed the historical ADU approval rate. Staff recommended the Council reconsider including at least one of the Town-owned sites, lower the number of assumed ADUs, and increasing the density of sites to be rezoned to meet the RHNA. Additional public testimony was received in opposition to including any of the Town-owned sites in the RHNA Plan. The Town Council directed staff to return with an analysis of the advantages and disadvantages of including each of the Town-owned sites and revising the assumption for ADU production.

Town Council Meeting, January 31, 2023

The Town Council reviewed the analysis of options for the inclusion of Town-owned sites in the RHNA Plan, as well as rezoning density and ADU production assumptions. The Town sent courtesy notices to residents and comments from residents were received prior to the Council meeting.

Public Comment Period on Housing Element – March 7, 2023, through March 13, 2023

Per Government Code Section 65585 (b) the Town of Woodside made available a second draft of the Housing Element for a period of seven days for public review and comment, following the Town Council authorization to submit the second draft, and prior to submitting the second draft to HCD for approval. Consistent with State law, the Town made the revised Draft Sixth Cycle Housing Element for public review between March 7 and March 13, 2023. Six public comments were received during the review period. In response to comments, clarifications were made regarding housing development at Canada College. Other commenters questioned the suitability of Town-owned sites for development with affordable housing. Based on conversations with nonprofit housing developers and interest from the Town Council in pursuing affordable housing development on these sites to meet RHNA obligations, the Town continues to believe that development of these sites is viable and that they should be a part of the RHNA plan.

Direct Outreach to Low- and Moderate-Income Housing Organizations

Woodside contacted various organizations that provide advocacy and support for low- and moderate-income households; and, developers of low-income housing projects after previous outreach noted above.

The following request for review and comments on the Housing Element was distributed to the included list below.

Dear Housing Advocate, Affordable Housing Builders, and Support Provider Stakeholders,

The Town of Woodside in San Mateo County is working on the Housing Element update. As part of the update, we would like to invite your organization to review the Town's draft Housing Element to provide any comments or questions your organization may have. We have also provided some questions for your organization to consider which may help organize any comments you may have, and to assist Woodside with completing a comprehensive Housing Element update to meet its Regional Housing Needs Allocation (RHNA) goals with a plan that allows for different housing types at all income levels.

Town of Woodside Cycle 6 Housing Element Update Summary:

Woodside is required to plan for at least 328 new housing units between 2023 and 2031, including 90 Very Low-Income units, 52 Low Income units, 52 Moderate income units, and 134 Above Moderate units.

As required by State law, the draft Housing Element includes a map of sites available for housing and an inventory of realistic capacity. The inventory demonstrates a total capacity of up to 423 new housing units, which is sufficient to meet the Town's RHNA obligations at all income levels with a buffer. The buffer is required to ensure that there is sufficient capacity to meet RHNA obligations at all times during the planning period, in the event that some sites on the inventory develop at lower densities than envisioned.

Buildout of the Housing Element would involve construction of small-scale residential projects as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College. Table 1 below provides a summary of the sites inventory and its projected capacity during the planning period.

Table 1: ***2023 – 2031 Woodside RHNA Plan***

	Low and Very Low Income	*Moderate Income*	*Above Moderate Income*	*Total*
Current Zoning Sites				
Vacant Single-Family Sites			*105*	*105*
Non-Vacant Single-Family sites			*44*	*44*
Pipeline Projects	*6*	*3*	*21*	*30*
Cañada College	*75*			*75*
ADUs @ 15 units annually	*72*	*36*	*12*	*120*
Rezoning Sites				
773 Cañada Site @ 20 units/acre		*16*		*16*
High Road @ 20 units/acre (Town owned)	*11*	*5*		*16*
Raymundo @ 20 units/acre (Town owned)	*12*	*5*		*17*
Total	***176***	***65***	***182***	***423***
RHNA Allocation	***142***	***52***	***134***	***328***
RHNA Buffer @ 20%	***28***	***10***	***27***	***65***
Total RHNA + Buffer	***170***	***62***	***161***	***393***
Surplus/Deficit	***+6***	***+3***	***+21***	***+30***

The draft Housing Element also includes an Action Plan, organized around six Guiding Principles. Each Guiding Principle is supported by policies and implementing programs that describe actions the Town will take to help meet its RHNA requirements, and to promote affordable housing opportunities for service personnel, people with disabilities, caretakers, equestrian managers/employees, students, and public sector employees among others.

Two of the sites planned for higher density housing are owned by the Town of Woodside. At these sites the Town of Woodside will need to partner with one or more affordable housing developers to construct and manage the projects.

The entire draft Housing Element and Appendices can be located under Supporting Documents at this link:
https://www.woodsidetown.org/planning/draft-2-housing-element-submitted-hcd-60-day-review-period

Questions:

1. *What is the name of your organization?*
2. *What is the primary purpose of your organization?*
3. *Are you familiar with the Town of Woodside as it relates to:*

a. *Location;*
b. *Demographics;*
c. *Existing Housing Types;*
d. *Employment Opportunities;*
e. *Public Transit Availability;*
f. *Access to Sewer for New Development; and,*
g. *Environmental Constraints for New Development?*

If so, please explain.

4. *Do you have any questions on the Town's draft Housing Element update?*

5. *Do you have any comments on the Town's draft Housing Element update for the Town to consider while completing the Cycle 6 Housing Element update?*

6. *Would your organization be interested in working with the Town of Woodside on issues related to housing, such as:*

   a. *Housing access for low to moderate income households within Woodside and the surrounding areas;*
   b. *Housing match services;*
   c. *Support for individuals with disabilities to find housing and/or services that can help existing residents stay in existing housing by providing in home support services;*
   d. *English learning services for Woodside residents;*
   e. *Rental assistance for extremely-low and low income households, seniors, and/or those with special needs within the Town of Woodside;*
   f. *Provide anti-discrimination and fair housing training for real estate agents, lenders, and landlords conducting business in the Town of Woodside; and,*
   g. *Development and management of affordable housing on Town owned sites?*

   If so, please explain.

Thank you for taking the time to review the Town's Housing Element update and providing any feedback that may help increase access to housing in Woodside and the surrounding area.

If your organization would like to discuss the draft Housing Element further before providing any comments, we would be happy to set up a video conference or phone call with you. Please contact me with any questions, or if you would like to set up a time to speak further.

Your organization may email any comments or questions to me at sschaan@woodsidetown.org.

*Please submit any questions, comments, or requests for a meeting by **July 7, 2023**. If your organization needs additional time to provide comments, please let me know before July 7. 2023.***Distribution List of LMI Stakeholders**

Website	Primary Service*	Email
www.cidsanmateo.org	FH	info@cidsanmateo.org
www.housingequality.org	FH	help@housingequality.org
www.legalaidsmc.org	FH	jgoldstein@legalaidsmc.org
www.housing.org	FH	info@housing.org
www.housingchoices.org	FH	kalisha@housingchoices.org
www.pilpca.org	FH	mrawson@pilpca.org
www.rootpolicy.com	FH	hello@rootpolicy.com
www.hlcsmc.org	HA	estivers@hlcsmc.org
www.faithinactionba.org	HA	nani@faithinactionba.org
www.greenbelt.org	HA	zsiegel@greenbelt.org
www.peninsulaforeveryone.org	HA	jordangrimes@me.com
www.affirmedhousing.com	B&D	Mspano@affirmedhousing.com
www.bridgehousing.com	B&D	info@bridgehousing.com
www.thecorecompanies.com	B&D	info@thecorecompanies.com
www.edenhousing.org	B&D	communications@edenhousing.org
https://habitatgsf.org	B&D	info@HabitatGSF.org
www.hiphousing.org	B&D	mailbox@hiphousing.org
www.mercyhousing.org	B&D	customerservice@mercyhousing.org
www.midpen-housing.org	B&D	info@midpen-housing.org
www.el-concilio.org	SP	info@el-concilio.com
www.mhasmc.org	SP	info@mhasmc.org
www.namisanmateo.org	SP	nami@namisanmateo.org
www.ossmc.org	SP	info@ossmc.org
www.samaritanhousesanmateo.org	SP	info@samaritanhousesanmateo.org
www.yli.org	SP	edugay@yli.org

After contacting each organization listed above, only Hip Housing responded. The response from Hip Housing on July 1, 2023, includes comments that are addressed by the Housing Element Programs. Pursuant to the Housing Element Programs, the Town will continue to include Hip Housing in all outreach efforts and continue to engage various housing organizations to assist with the outlined Housing Element Programs.

APPENDIX I. ADU Production in Woodside (2015-2021)

Attachments:

I.1 Permits Issued for SFRs and ADUs in Woodside between 2015-2021

APPENDIX I. Summary of ADU Production in Woodside (2018-2021)

ADU Production

The Town of Woodside produced an average of 15 ADUs between 2018 and 2021. The average of the highest three years is 17 ADUs. As the Town streamlined review and modified regulations for ADUs, starting at the end of 2017, production of ADUs increased substantially as shown below.

Town of Woodside – Building Permits issued for ADUs between 2015 - 2021	
Year	**ADUs**
2015	6
2016	7
2017	9
2018	15
2019	16
2020	9
2021	20
Total	**82**
Average of recent 4-year period	15
Average of recent highest 3-year period	17

ADU permit issuance dramatically lowered in 2020, from recent years before, and the following year. This may be attributed to the Covid-19 Federal shutdown, which reduced owner intent to construct, architect/designer availability, local municipality permit processing, access to contractors, etc.

In early April 2022, Town staff developed and distributed a survey to measure Town residents' interest in constructing an ADU or ADUs on their property as well as understanding what residents believe are the barriers to their construction.

As of May 3, 2022, the Town had received 260 responses to the survey. Of the respondents, 188 indicated that they are interested in constructing an ADU or ADUs on their property between now and 2031. The majority of the 188 respondents (64%) indicated that they would be interested in constructing one ADU. Twenty-five percent (25%) of respondents said they would be interested in constructing 2 ADUs, and the remaining 11% indicated an interest in building 3 or more ADUs, should the Town allow additional ADUs in the future. The total number of ADUs for which interest has been expressed is 264.

The Town Housing Element includes programs to increase the number of ADUs built within the community, including developing an Amnesty Program for ADUs that were built before 2020 without permits; developing brochures on the development of ADUs and JADUs; conducting workshops and periodic educational seminars and providing resource materials for ADU development; providing information on companies that specialize in ADU construction; continuing to amend the Municipal Code to remove barriers to ADU construction, such as restrictions on septic system locations, and additional ADU exceptions to maximum lot floor area standards; and considering reducing fees for ADU construction.

APPENDIX I.1 Woodside Permits Issued for SFRs and ADUs (2015-2021)

Town of Woodside - Permits Issued for SFR + ADUs (2015-2021)

	APN	Address	Permit	SFR	Sq. Feet			ADU	Sq. Feet
2015									
	72221570	30 Sand Hill Ct.	BLDG2013-0348	1	10,031				
	72052220	250 Greer Road	BLDG2014-0367	1	10,725				
	73063160	439 Glenwood Ave.	BLDG2015-0005	1	2,959				
	68294100	8 Palm Circle Rd.	BLDG2015-0175	1	2,083				
	73101520	351 La Questa Way	BLDG2014-0274					1	980
	72130330	165 Olive Hill Lane	BLDG2014-0342					1	1,149
	72221030	231 Winding Way	BLDG2014-0387					1	982
	73021010	220 Laning Drive	BLDG2015-0079					1	277
	68294100	8 Palm Circle Rd.	BLDG2015-0176					1	583
	72211160	11 Blue Ridge Lane	BLDG2015-0213					1	1,409
2016									
	75272060	455 Old La Honda Rd.	BLDG2015-0293	1	8,194				
	72060430	1028 Canada Rd.	BLDG2015-0504	1	7,940				
	73101090	135 Dean Rd.	BLDG2016-0006	1	5,500				
	72201400	460 Mountain Home Rd.	BLDG2016-0033	1	7,368				
	69043090	150 Woodside Dr.	BLDG2016-0113	1	7,330				
	69041180	150 Northridge Ln.	BLDG2016-0181	1	5,076				
	72370080	150 Fox Hollow Rd.	BLDG2016-0284	1	13,300				
	73011020	15 Mission Trail	BLDG2016-0298	1	4,431				
	72060430	1028 Canada Rd.	BLDG2015-0507					1	1,450
	72060430	1028 Canada Rd.	BLDG2015-0509					1	815
	72060430	550 Albion Ave.	BLDG2015-0528					1	1,493
	69041180	150 Northridge Ln.	BLDG2016-0182					1	1,500
*	72370080	**150 Fox Hollow Rd.**	BLDG2016-0285					1	487

*	72370080	**150 Fox Hollow Rd.**	BLDG2016-0286					1	500			
	72060430	1028 Canada Rd.	BLDG2015-0508					1	630			
2017												
	73141340	70 Valley Rd.	BLDG2016-0549	1	12,190							
	72190400	245 Mountain Wood Ln.	BLDG2016-0558	1	8,693							
	72201490	65 Robles Dr.	BLDG2017-0042	1	2,016							
	73033030	1281 Canada Rd.	BLDG2017-0192	1	5,039							
	69222140	140 Eleanor Dr.	BLDG2016-0317					1	876			
	73050150	168 Bardet Rd.	BLDG2016-0500					1	1,499			
	72201050	3985 Woodside Rd.	BLDG2016-0547					1	1,489			
	73141340	70 Valley Rd.	BLDG2016-0550					1	1,356			
*	72162060	**3100 Woodside Rd.**	BLDG2017-0067					1	1,206			
*	72162060	**3100 Woodside Rd.**	BLDG2017-0068					1	1,500			
	73033030	1281 Canada Rd.	BLDG2017-0193					1	463			
	72370020	131 Fox Hollow Rd.	BLDG2017-0206					1	919			
	72201400	460 Mountain Home Rd.	BLDG2016-0265					1	8,251			
2018												
	72074330	90 Roan Place	BLDG2017-0230	1	5,560							
	75032030	110 Stadler Dr.	BLDG2017-0230	1	4,343							
	68143300	455 Maple Way	BLDG2017-0357	1	4,225							
	72141050	3577 Tripp Rd.	BLDG2017-0417	1	1,279							
	69361050	187 Crest Rd.	BLDG2018-0376	1	4,949							
	73050270	155 Bardet Rd.	BLDG2018-0177	1	6,844							
	72091220	3490 Tripp Rd.	BLDG2018-0082	1	7,473							
	72201130	205 Mountain Wood Ln.	BLDG2017-0397	1	6,555							
	73012030	124 Jane Dr.	BLDG2018-0208	1	6,950							
	73101230	156 Romero Dr.	BLDG2018-0020	1	4,310							
	73112260	225 Mountain Home Rd.	BLDG2017-0106					1	1,214			
	72190340	215 Mountain Wood Ln.	BLDG2017-0139					1	1,345			
	73021070	185 Jane Dr.	BLDG2017-0178					1	1,500			
	75220020	905 Espinosa Rd.	BLDG2017-0200					1	624			
	72141050	3577 Tripp Rd.	BLDG2017-0417					1	1,278			
	68302030	1075 Godetia Dr.	BLDG2017-0492					1	629			
	73270090	10 Quail Meadows	BLDG2017-0522					1	936			

	69150280	757 Woodside Dr.	BLDG2018-0041					1	882			
*	68321060	**1 Eucalyptus Ct.**	BLDG2018-0102					1	1,499			
*	68321060	**1 Eucalyptus Ct.**	BLDG2018-0103					1	842			
	72060240	166 Olive Hill Ln.	BLDG2018-0135					1	1,210			
	73082140	1577 Canada Ln.	BLDG2018-0216					1	1,500			
	72370080	150 Fox Hollow Rd.	BLDG2018-0341					1	587			
	69361050	187 Crest Rd.	BLDG2018-0377					1	688			
	72141050	205 Mountain Woods Ln.	BLDG2017-0397					1	1,478			
2019												
	69225080	151 Eleanor Dr.	BLDG2018-0116	1	5,291							
	72190530	255 Mountain Wood Ln.	BLDG2018-0298	1	1,498							
	72211170	7 Blue Ridge Ln.	BLDG2019-0020	1	7,732							
	73112110	151 Mountain Home Rd.	BLDG2019-0099	1	9,272							
	72211670	970 Mountain Home Rd.	BLDG2019-0112	1	10,980							
	69241080	2150 Ward Way	BLDG2019-0164	1	3,150							
	69250430	2195 Greenways Dr.	BLDG2019-0192	1	5,273							
	72201010	3793 Woodside Rd.	BLDG2019-0304	1	3,791							
	69225450	167 Eleanor Dr.	BLDG2018-0422	1	5,737							
	72091120	3455 Tripp Rd.	BLDG2018-0499	1	5,725							
	72211320	890 Mountain Home Rd.	BLDG2019-0374	1	13,464							
	72211320	890 Mountain Home Rd.	BLDG2019-0375					1	1,454			
	69170630	1040 High Rd.	BLDG2018-0032					1	1,499			
	69225080	151 Eleanor Dr.	BLDG2018-0117					1	568			
	73082140	1577 Canada Ln.	BLDG2018-0216					1	1,500			
	72190530	255 Mountain Wood Ln.	BLDG2018-0299					1	785			
	69225450	167 Eleanor Dr.	BLDG2018-0423					1	722			
	75272060	455 Old La Honda Rd.	BLDG2018-0443					1	1,500			
	72190340	215 Mountain Wood Ln.	BLDG2018-0493					1	2,950			
	72091120	3450 Tripp Rd.	BLDG2018-0500					1	437			
	69150390	625 Woodside Rd.	BLDG2019-0018					1	1,016			
	72211170	7 Blue Ridge Ln.	BLDG2019-0021					1	1,497			
	73112110	151 Mountain Home Rd.	BLDG2019-0100					1	321			
	75294060	1460 Portola Rd.	BLDG2019-0109					1	1,500			
	69241080	2150 Ward Way	BLDG2019-0165					1	907			

	72201010	3793 Woodside Rd.	BLDG2019-0305					1	1,058			
	73071200	215 Lindenbrook Rd.	BLDG2016-0032					1	800			
2020												
	69043110	210 Woodside Dr.	BLDG2018-0386	1	4,359							
	72152030	349 Manuella Ave.	BLDG2019-0124	1	8,360.38							
	68301090	4219 Jefferson Ave.	BLDG2019-0265	1	3,849.50							
	69044130	122 Maybury Place	BLDG2019-0366	1	4,919.77							
	69250080	2150 Greenways Drive	BLDG2019-0402	1	3,256							
	72141040	3575 Tripp Rd.	BLDG2019-0466	1	6,605.30							
	72060870	153 Marva Oaks Dr.	BLDG2019-0494	1	5,941							
	69041110	1660 Fernside St.	BLDG2019-0601	1	4,690.47							
	68301090	4219 Jefferson Ave.	BLDG2019-0266					1	1,041			
	69044130	122 Maybury Place	BLDG2019-0367					1	1,496			
	69250080	2150 Greenways Dr.	BLDG2019-0403					1	606			
	69150270	765 Woodside Dr.	BLDG2019-0444					1	700			
	72211060	568 Mountain Home Rd.	BLDG2019-0634					1	1,499			
	73280020	315 Jane Dr.	BLDG2019-0652					1	531			
	72211680	3 Vineyard Hill Rd.	BLDG2020-0221					1	1,500			
	72151460	345 Miramontes Rd.	BLDG2020-0223					1	1,492			
	72060750	215 Olive Hill Lane	BLDG2020-0098					1				
2021												
	69141090	119 Croydon Way	BLDG2019-0641	1	10,187							
	72211870	4105 Woodside Road	BLDG2020-0490	1	8,759							
*	69041100	**115 Harcross Road**	BLDG2021-0129	1	6,408			1	916			
	72060670	308 Olive Hill Lane	BLDG2021-0155	1	7,605							
	72060210	1040 Canada Road	BLDG2021-0362	1	5,150							
	73035020	327 Hllside Drive	BLDG2019-0287	1	2,751							
	73121090	410 Whiskey Hill Road	BLDG2020-0207	1	6684							
	72162400	60 Prospect St.	BLDG2021-0327	1	7244							
	69141060	130 Croydon Way	BLDG2018-0559					1	1,499			
*	69141090	**119 Croydon Way**	BDLG2019-0642					1	965			

*	69141090	**119 Croydon Way**	BDLG2019-0641					1	1,426			
	72052260	331 Greer Road	BLDG2020-0173					1	1,500			
	72152030	349 Manuella Ave	BLDG2020-0343					1	1,499			
*	72211870	**4105 Woodside Rd.**	BLDG2020-0493					1	1,486			
*	72211870	**4105 Woodside Rd.**	BLDG2020-0496					1	1,139			
	75272060	455 Old La Honda Road	BLDG2021-0028					1	1,743			
	72151280	35 Martin Lane	BLDG2020-0392					1	675			
	72041020	166 Raymundo Drive	BLDG2020-0399					1	1,420			
	69242050	2165 Ward Way	BLDG2021-0015					1	800			
*	69041100	**115 Harcross Road**	BLDG2021-0130					1	1,500			
	72162210	222 Albion Avenue	BLDG2021-0151					1	783			
*	72060670	**308 Olive Hill Road**	BLDG2021-0156					1	1,500			
*	72060670	**308 Olive Hill Road**	BLDG2021-0157					1	1,444			
	72162420	50 Prospect Street	BLDG2021-0170					1	800			
*	72162400	**60 Prospect Street**	BLDG2021-0328					1	1,315			
*	72162400	**60 Prospect Street**	BLDG2021-0329					1	781			
	68243010	900 Midglen Way	BLDG2021-0040					1	508			
TOTAL:				53				82				135
AVERAGE:				7.6	6,303			11.57	1198.823			
*	Two ADUs built on the property.											

APPENDIX J. Town of Woodside ADU Ordinances

Attachments:

J.1 Ordinance 2017-585

J.2 Ordinance 2018-593

J.3 Ordinance 2018-597

J.4 Ordinance 2020-610

ORDINANCE NO. 2017 - 585

ADOPTION OF AN ORDINANCE OF THE TOWN OF WOODSIDE TO AMEND CHAPTER 151, SITE DEVELOPMENT, AND CHAPTER 153, ZONING (ZOAM2017-0001), RELATED TO ACCESSORY DWELLING UNITS (ADU'S) TO BRING THE WOODSIDE MUNICIPAL CODE INTO COMPLIANCE WITH RECENTLY ENACTED STATE LEGISLATION (AB 2299, SB 1069 AND AB 2406), WHICH BECAME EFFECTIVE JANUARY 1, 2017. THIS LEGISLATION IS DESIGNED TO STREAMLINE THE APPROVAL PROCESS FOR ADU'S; REMOVE BARRIERS TO THEIR CONSTRUCTION; AND EXPAND THE CAPACITY OF JUSRISDICTIONS TO PROVIDE MORE AFFORDABLE HOUSING UNITS IN THE STATE OF CALIFORNIA.

IT IS HEREBY ORDAINED by the Town Council of the Town of Woodside to amend the Woodside Municipal Code as follows:

SECTION ONE: The Town Council finds that the Municipal Code amendment set forth herein is consistent with the General Plan of the Town of Woodside and is required for the public convenience and to achieve the health, safety, and welfare of the Town of Woodside.

SECTION TWO: Chapter 151, Site Development, and Chapter 153, Zoning, of the Woodside Municipal Code is hereby amended pursuant to **Exhibit A**.

SECTION FOUR: In the event that any provision of this ordinance is in conflict with any other ordinances of the Town of Woodside or the Woodside Municipal Code, the provisions of this ordinance shall prevail.

SECTION FIVE: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of the Ordinance or any part thereof. The Town Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective.

SECTION SIX: Pursuant to Section 36937 of the Government Code of the State of California, the Ordinance shall take effect and be in full force and effect thirty (30) days after its final passage.

SECTION SEVEN: The Town Clerk shall cause this Ordinance to be published in accordance with the requirements of Section 36933 of the Government Code of the State of California.

* * * * * * * * * * * * *

I, the undersigned, hereby certify that the foregoing Ordinance is a full, true and correct copy of Ordinance No. 2017-585 of the Town of Woodside entitled as above; that it was introduced on the 14th of March, 2017, and was passed and adopted by the Town Council on the 28th of March, 2017, by the following vote:

AYES, Councilmembers: Gordon, Kasten, Mason, Shaw, Yost, and Mayor Livermore
NOES, Councilmembers: None
ABSENT, Councilmembers: Tanner
ABSTAIN, Councilmembers: None

Clerk of the Town of Woodside

APPROVED:

Mayor of the Town of Woodside

EXHIBIT A

§ 151.44 DRIVEWAYS.

All Driveways shall be designed and constructed in accordance with the following:

(A) *Number of entrances.* All residential lots shall have only one Driveway with only one opening which shall be from only one public or private serving Road. Second Driveway Exceptions may be granted by the Planning Commission if the following findings can be made:

(1) The proposed additional ingress and egress point meets Town standards for the line of sight, case of public identification, and any other traffic safety consideration; and

(2) The proposed additional ingress and egress point does not detract from the scenic and rural quality of the Town.

(3) The proposed additional ingress and egress point cannot be accommodated off of the primary driveway.

(4) The proposed additional ingress and egress is not the only vehicular access to a proposed Accessory Dwelling Unit.

(B) *Driveways for Accessory Dwelling Units.* Any lots that have two or more existing permitted driveways shall use the Principal Access Driveway, as defined in Chapter 153, as the primary access to any proposed Accessory Dwelling Units. Any additional existing driveways other than the Principal Access Driveway shall not be used as the primary access for any proposed Accessory Dwelling Units.

(~~B~~C) *Alignment.* ...

(~~C~~D) *Gradients.* ...

(~~D~~E) *Design and construction standards.* ...

§ 153.005 DEFINITIONS

~~***ACCESSORY LIVING QUARTERS.*** A living area that is: (1) within or attached to a main dwelling or within or attached to a detached building or structure, subordinate to the main dwelling; and (2) designed, built or used for human habitation. ***ACCESSORY LIVING QUARTERS*** shall include but not be limited to, a rental unit as defined in this section.~~

ACCESSORY DWELLING UNIT (ADU). An attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. An Accessory Dwelling Unit also includes the following:

- An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.
- A manufactured home, as defined in Section 18007 of the Health and Safety Code.

EXISTING STRUCTURE. "Existing Structure" for the purposes of defining an allowable space that can be converted to an Accessory Dwelling Unit means within the walls and roofline of any legal structure existing on or after January 1, 2017 that can be made safely habitable under local building codes at the determination of the Building Official, regardless of any noncompliance with zoning standards.

§ 153.026 PERMITTED, CONDITIONAL, AND ACCESSORY USES IN ZONING DISTRICTS

Uses	***Zone Districts***					
Accessory Uses	***SCP***	***RR***	***SR***	***R-1***	***CC***	***MFRD***
Attached Accessory Dwelling Units ~~accessory living quarters~~, within or attached to the main dwelling, or within a building in the CC zone. (See Section 153.026(B)(1)(e) to determine the number of accessory dwelling units permitted on a lot.) ~~No more than one rental unit shall be permitted for each parcel.~~	X	X	X	X	X	X
~~Guests provided the occupancy of any individual or group of guests does not exceed an aggregate of three months in any 12-month period.~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	
~~Family Members~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	
~~Bona fide caretakers or employees working on the property and their spouses and minor or dependent children.~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	
~~One rental unit, provided a certificate of registration is obtained from the Town.~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	
Detached Accessory Dwelling Units ~~living quarters~~ detached from the main dwelling. (See Section 153.026(B)(1)(e) to determine the number of accessory dwelling units permitted on a lot, and lot size requirement for detached Accessory Dwelling Units on lots in the R-1 District.)~~, limited to no more than two~~	X	X	X	X		X

~~accessory living quarters of any of the following categories for each parcel. No more than one rental unit shall be permitted for each parcel. No more than one attached and one detached living quarters shall be permitted on parcels equal to or greater than 1.0 acre and less than 1.5 acres in size. No more than one accessory living quarters, whether attached or detached, is permitted on parcels less than 1.0 acre in size.~~						
~~Guests provided the occupancy of any individual guest or group of guests does not exceed an aggregate of three months in any 12-month period.~~	~~X~~	~~X~~	~~X~~			
~~Family members~~	~~X~~	~~X~~	~~X~~			
~~Bona fide caretakers or employees working on the property and their spouses and minor or dependent children.~~	~~X~~	~~X~~	~~X~~			
~~One rental unit, provided a registration is obtained from the Town.~~	~~X~~	~~X~~	~~X~~			

(B) Accessory Dwelling Units ~~Living Quarters~~. All ~~of the above living quarters~~ Accessory Dwelling Units, whether internal, attached to, or detached from the main dwelling unit, shall conform to the following requirements:

(1) Requirements applicable to all Accessory dwelling units ~~accessory living quarters~~:

(a) *Building and Fire Safety.* Conformance with all applicable building, housing, zoning, and site development laws, codes, and regulations shall be required, as applicable to Accessory Dwelling Units. Accessory Dwelling Units shall not be required to provide

fire sprinklers if they are not required for the primary residence and may employ alternative methods for fire protection.

(b) *Parking and Driveway Access.* Off-road parking spaces shall be provided in accordance with the requirements of §§ 153.115 through ~~and~~ 153.119, as applicable to Accessory Dwelling Units; and specifically as follows:

i. *Parking Requirements.* Parking requirements for accessory dwelling units shall ~~not exceed~~be one parking space per ~~bedroom, with a maximum of two required spaces~~Accessory Dwelling Unit. Off-street parking shall be permitted in setback areas in locations determined by the Town, or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographic or fire and life safety conditions.

ii. *Parking Waiver.* Parking is not required in the following instances:

- The Accessory Dwelling Unit is located within one-half mile of public transit, including transit stations and bus stations;
- The Accessory Dwelling Unit is located within an architecturally and historically significant historic district;
- The Accessory Dwelling Unit is part of the existing primary residence or an existing accessory structure;
- The Accessory Dwelling Unit is located in an area where parking permits are required, but are not offered to the occupant of the Accessory Dwelling Unit; or
- The Accessory Dwelling Unit is located within one block of a car share vehicle.

iii. *Replacement Parking*: When a garage, carport, or covered parking structure is demolished or converted in conjunction with the construction of an Accessory Dwelling Unit, the Town requires that those parking spaces be replaced. The replacement spaces may be located in any configuration on the same lot as the Accessory Dwelling Unit, including but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts.

iv. *Driveway Access.* Any lots that have two or more existing permitted driveways shall use the Principal~~mary~~ Access Driveway as the primary access to any proposed Accessory Dwelling Unit. Any additional existing driveways other than the Principal Access Driveway shall not be used as the primary access for any proposed Accessory Dwelling Unit. Pursuant to Municipal Code § 151.44, a Second Driveway Exception shall not be granted if the second driveway is the primary access for a proposed Accessory Dwelling Unit.

(c) *Design Review.* All plans for Accessory Dwelling Units ~~accessory living quarters~~ shall be subject to review and approval by the Planning Director. In addition, all plans for the new construction or exterior modification of Accessory Dwelling Units ~~accessory living quarters, including rental units~~, shall also, prior to the issuance of any

permit, be subject to review according to § 153.221. In considering architectural review, the Planning Director shall be required to find that the Accessory Dwelling Units ~~accessory living quarters~~ are subordinate to the main dwelling, and compatible with the neighboring property and uses in height, bulk, location, appearance, color, materials, and landscaping.

(d) *General Accessory Structure Regulations and Setback Exception.* The requirements of § 153.049 related to accessory buildings shall apply. Additionally, development standards contained in this Chapter, including, but not limited to: height, setbacks, floor area, lot coverage, and landscaping shall apply. Refer to Section 153.050.B.5 for reduced setback allowances for garages converted to Accessory Dwelling Units.

(e) *Number of Accessory Dwelling Units Allowed.* No more than two Accessory Dwelling Units ~~accessory living quarters~~, including Accessory Dwelling Units ~~accessory living quarters~~ in barns, are permitted on a parcel. ~~No more than one accessory living quarters used as a rental unit shall be permitted for each parcel.~~ For parcels equal to or greater than 1.0 acre in size, but less than 1.5 acres in size, a maximum of one detached and one attached accessory ~~living quarter~~ dwelling units shall be permitted. For parcels less than 1.0 acre in size, no more than one Accessory Dwelling Unit ~~accessory living quarters~~, whether attached or detached, shall be permitted. In the R-1 District, no more than one Accessory Dwelling Unit ~~accessory living quarters~~ is permitted, and detached Accessory Dwelling Units may only be permitted if the Lot Area is at least 20,000 square feet., ~~and detached accessory living quarters are not permitted.~~

(f) *Attached Accessory Dwelling Units.* The floor area of an attached Accessory Dwelling Unit ~~accessory living quarters~~ shall not exceed ~~25%~~ 50% of the size of the main residence, including the Accessory Dwelling Unit ~~accessory living quarters,~~ or 1,500 square feet, whichever is less.

(g) *Detached Accessory Dwelling Units.* The floor area of a detached Accessory Dwelling Unit ~~accessory living quarters~~, including the floor area of any attached garage, shall not exceed 1,500 square feet.

(h) *Basement Accessory Dwelling Units.* Basement area used for an Accessory Dwelling Unit ~~accessory living quarters~~, or a portion thereof, shall be ~~calculated as floor area pursuant to the provisions of § 153.055.~~ limited to the unit sizes prescribed in § 153.026.B.1.f-g.

~~(i) No rent shall be paid for any accessory living quarters except as set forth in division (3) applying to rental units.~~

(i) *Rental Accessory Dwelling Units.* Accessory Dwelling Units which are rented shall not be rented for less than 30 consecutive days.

(j) *Processing Requirements:*

i. *Accessory Dwelling Units within an Existing Structure.* An Accessory Dwelling Unit within an Existing Structure (including the primary structure, attached or detached garage, or other accessory structure) shall be permitted ministerially with a Building Permit, and within 120 days of application, in

compliance with other standards within the Chapter, if complying with the following codes and requirements:

· Building and safety codes;

· Independent exterior access from the existing residence;

· Sufficient side and rear setbacks for fire safety, as set forth in the Building Code; and,

· A minimum 5'setback for a second-story Accessory Dwelling Unit.

ii. *Denial.* In order to deny an Accessory Dwelling Unit, the Planning Director shall find that the Accessory Dwelling Unit would be detrimental to the public health and safety or would introduce unreasonable privacy impacts to the immediate neighbors.

(2) *Accessory Dwelling Units within Barns.* In addition to the requirements applicable to all Accessory Dwelling Units ~~accessory living quarters~~, any such Accessory Dwelling Units ~~accessory living quarters~~ located within barns shall conform to the following additional requirements:

(a) No more than one Accessory Dwelling Unit ~~accessory living quarters~~ within a barn shall be permitted on a parcel with the following exception: up to two Accessory Dwelling Units ~~accessory living quarters~~ may be permitted within a barn located on a property containing a town-approved ~~commercial~~ professional stable. Such additional Accessory Dwelling Units ~~accessory living quarters~~ shall only be permitted after approval of a conditional use permit by the Planning Commission, in accordance with applicable conditional use permit procedures.

(b) The floor area of the Accessory Dwelling Unit ~~accessory living quarters~~ within a barn shall be no greater than ~~40%~~ 50% of the footprint area of the barn, or ~~1,000~~ 1,200 square feet, whichever is less. ~~If the footprint area of the barn is less than 1,000 square feet, however, the living quarters may be up to 400 square feet in size.~~

(c) The Accessory Dwelling Unit ~~accessory living quarters~~ and the barn shall contain an automatic fire sprinkler system, and the Accessory Dwelling Unit ~~accessory living quarters~~ shall be separated from the other portions of the barn with a one-hour firewall, in accordance with the Town's Building Code.

~~(3) In addition to all other requirements, the following requirements apply to only rental units:~~

~~(a) The floor area of an attached rental unit shall not exceed 25% of the size of the main residence, including the rental unit, but shall not exceed 1,000 square feet. The floor area of a detached rental unit, including the floor area of any attached garage, shall not exceed 1,000 square feet.~~

~~(b) For any accessory living quarters constructed prior to January 12, 1985, where an owner wishes to convert its use to a rental unit:~~

~~1. The floor area shall not exceed 1,200 square feet, excluding garage facilities.~~

~~2. Units shall be set back a minimum distance of 50 feet from a front property line and ten feet from a side or rear property line, except in the R-1 District, where the minimum front setback shall be 20 feet.~~

~~3. The California Health and Safety Code and the Uniform Housing Code shall be applied in lieu of the Uniform Building Code in certifying rental units for occupancy.~~

~~(c) For any unit constructed after January 12, 1985, and used as a rental unit, the floor area shall not exceed 1,000 square feet, including the floor area of any attached garage.~~

~~(d) The minimum floor area for all rental units shall be 400 square feet.~~

~~(e) Rent may be charged for rental units.~~

~~(f) Occupancy certification shall be required for all rental units prior to the rental thereof.~~

~~1. Applications for certification shall be accompanied by a fee set by resolution by the Council.~~

~~2. The application for occupancy certification shall be reviewed and approved by the Planning Director.~~

§ 153.031 MULTI-FAMILY RESIDENTIAL DEVELOPMENT OVERLAY ZONE

...

(C) Development standards and requirements.

(1) Notwithstanding any other provisions of this section, all MFRD projects shall be subject to the goals policies, standards and requirements of the General Plan.

(2) For the purposes of this section, the applicant shall designate a "MFRD lot" or "MFRD lots" as the site(s) of the MFRD. Each "MFRD lot" may be a legal parcel, or it may be a portion of a legal parcel within the defined Cañada College campus that will accommodate MFRD. Each "MFRD lot shall not include any other buildings, or uses such as parking or open space that supports other buildings not on the MFRD lot.

(3) The following standards shall be met by any proposed MFRD (see Table A: MFRD Development Standards):

(a) *Lot dimensions*. Lots accommodating MFRD shall be no less than 75 feet in any dimension.

(b) *Lot coverage*. No more than 60% of the lot shall be covered by buildings.

(c) Unit density. The minimum unit count on the lot shall be at least one unit per 4,500 square feet of lot area. The maximum unit count on the lot shall be no more than one unit per 2,400 square feet.

(d) *Building height.* No residential structure shall exceed 35 feet in height, and no accessory structure shall exceed 17 feet in height.

(e) *Setback requirements.* For the purposes of this section, setbacks shall be measured from 1) the legal parcel boundary, 2) the edge of the "MFRD lot" defined in division (C)(2) of this Section, or 3) the edge of any internal roadway on the Cañada College site, whichever is more restrictive. The Planning Director shall determine the location of the front, side, and rear setbacks.

1. Required front-yard setbacks: Front yards shall have a minimum setback of 15 feet, and provide further that no garage or carport space shall have its entrance located within 20 feet of any property or "MFRD lot".

2. Required side-yard setbacks:

a. Side-yard setback: Side yards shall have a minimum setback of six feet, provided that the horizontal distance to the side lot line of any point on any building face shall not be less than one-half its height above the side lot line.

b. Wherever a main entrance to a building containing three or more units opens into an interior side yard, the minimum side-yard setback shall be 15 feet to the entrance of that portion of the building.

c. Exterior side yards. Wherever a side yard is adjacent to a street, such side yard shall have a minimum yard setback of 15 feet.

d. Multiple-story dwellings and additions: Multiple-story structures shall maintain a minimum side yard of 25% of the lot depth or 35 feet, whichever is less. Remaining portions of a multiple-story structure shall have a minimum setback equal to one half the height measured at the plateline or ridge beam, whichever is highest.

e. For Accessory Dwelling Units, no setback shall be required for an existing garage that is converted to an Accessory Dwelling Unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an Accessory Dwelling Unit that is constructed above a garage.

3. Required rear-yard setbacks: Rear yard setbacks shall have a minimum yard setback of 20 feet.

(af) Minimum pervious area and stormwater requirements. A minimum of 20% of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or natural state.

(bg) Required pervious area in front yard. A minimum of 60% of the area of the front yard shall be pervious area, primarily comprised of pervious landscaped material. Area devoted to public sidewalks shall not be included in the calculations.

(c~~h~~) MFRD projects may deviate from the standards in this division (C)(3) of this section if it is determined by the Planning Commission that the project requires deviations in order to promote the most appropriate use and design, and if the other requirements of this section are met.

Table A: *MFRD Development Standards*

Regulation	*Requirement*			
Lot Dimensions	75 feet minimum (in any dimension)			
Lot Coverage	60% of lot (maximum)			
Unit Density	Minimum		Maximum	
	1 unit/4,500 sq. ft.		1 unit/2,400 sq. ft.	
Building Height	Main Structure		Accessory Structure	
	35 ft. maximum		17 ft. maximum	
Front-Yard Setbacks	Main Structure		Garages/Carports	
	15 ft. minimum		20 ft. minimum	
Side-Yard Setbacks	Interior Side Yard	Where Main Entrance Opens Onto Side Yard	Exterior Side Yard	Multiple Story Side Yard
	Minimum is 6 ft. or ½ of building height	15 ft. minimum	15 ft. minimum	Minimum setback is required for 25% of lot depth or 35 ft., whichever is less; Remainder shall be setback ½ of building height at plateline or ridge beam, whichever Is higher
Rear-Yard Setbacks	20 ft. minimum			
Setbacks for Accessory Dwelling Units on MFRD lots	No setback shall be required for an existing garage that is converted to an Accessory Dwelling Unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an Accessory Dwelling Unit that is constructed above a garage.			
Pervious Area	Total Lot	Front Yard		
	20% of lot minimum	60% of yard minimum		
Parking	1 space per bedroom			
Parking for	Shall not exceed one parking space per ~~bedroom, with a maximum of two~~			

Accessory Dwelling Units on MFRD lots	~~required spaces~~Accessory Dwelling Unit. These spaces may be provided as tandem parking, including on an existing driveway or in setback areas, excluding the non-driveway front yard setbacks. Parking is not required when the Accessory Dwelling Unit is located: • within ½ mile of public transit, including transit stations and bus stations; • within an architecturally and historically significant district; • when on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or, • when there is a car share vehicle located within one block of the Accessory Dwelling Units.

...

(D) *Evaluation criteria.* The evaluation criteria for reviews of MFRD by the ASRB and Planning Commission shall be as follows:

(1) The criterion enumerated in § 153.220 shall apply, except that criterion 1.4 entitled "Equestrian Lifestyle" shall not apply and criterion 1.1 entitled "Rural Character and Community Aesthetics" shall be interpreted with the understanding that MFRD projects are typically multi-story buildings.

(2) The chosen architectural style shall be applied in its simplest form.

(3) Project design, massing, and color shall be chosen with consideration for visibility from Interstate 280.

(E) *Review process.* MFRD development in the Canada College Residential Overlay Zone shall be reviewed by the Town following the process outlined in § 153.221 and the Town's Residential Design Guidelines, and shall include both conceptual review by the ASRB, as well as formal review by both the ASRB and the Planning Commission, except for the conversion of existing space for an Accessory Dwelling Units, and/or construction of a new addition or structure for an Accessory Dwelling Units, which shall be by the Planning Director.

(F) *Findings.* In addition to the findings required by §153.221 and the Town's Residential Design Guidelines, the ASRB and Planning Commission shall make all of the findings required by §153.251 for use permits.

(G) *Amendment of an approved MFRD.* Any change to an approved MFRD, shall be processed and reviewed following the same evaluation criteria and process described for MFRD review and approval in division (D) and (E) of this section, except for the conversion of existing space for an Accessory Dwelling Units, and/or construction of a new addition or structure for an Accessory Dwelling Units, which shall be by the Planning Director.

§ 153.047 BUILDING LIMITATIONS

(A) Tables B and C ~~The table set forth in this section~~ sets forth the basic lot area, minimum width, setback area, and building and paved area coverage regulations which apply to all zoning districts. Setback exceptions for Accessory Dwelling Units within residential zoning districts are set forth in § 153.050.B.5. Such basic regulations are further defined and supplemented by the additional requirements and exceptions set forth in §§ 153.049 through 153.057 of this subchapter.

(B) *Prior approvals*. The building limitations for development applications that have been approved by the Architectural and Site Review Board, Planning Commission, or Town Council before March 25, 1999, or those for Bbuiling Ppermit applications that were ~~have been~~ deemed complete by the Planning Director before March 25, 1999, shall be determined by the Zoning Code in effect at the time of approval, provided that no changes that would impact building limitations are made to the approved plans on or after March 25, 1999. Unless a Bbuilding Ppermit for construction of an approved development is issued by March 25, 2000, the exemption granted herein for such application shall be lost.

Table C – Required Setbacks [1, 2, 3]

Zones	***Height in Feet***	***Basic Setbacks***			***Minimum Setbacks with Exceptions***[7]		
		Front	***Rear***	***Side***	***Front***	***Rear***	***Side***
R-1	<17	30	25	15	20	17	10
	17-28	30	25	22.5	25	20	17.5
SR	<17	50	25	20	30	20	15
	17-30	*	30	30	*	30	20
RR	<17	50	50	50	30	30	30
	17-30	*	50	50	*	30	30
SCP-5, 7.5,	<17	50	50	50	30	30	30
10	17-30	*	50	50	*	30	30
OS[43]	NA	75	75	50	NA	NA	NA
CC	NA	[54]	25	[65]	NA	NA	NA

1. Refer to § 153.050 for additional setback regulations.
2. Refer to § 153.061 for special setbacks ~~along Skyline Boulevard or I 280~~ applicable for parcels located on Moore Road, Valley Road, Valley Court, Lawler Ranch Road, and Cañada College.
3. Refer to §§ 153.026(B)(1)(n)(11) and 153.050 (B)(5) for setback provisions related to Accessory Dwelling Units.
4. OS refers to OSH, OSL, OSRL, OSN and OSM
5. See § 153.047
6. See § 153.050
7. Refer to §153.062

* Any portion of a structure having a height in excess of 17 feet above ground elevation measured at the front setback line shall be set back and additional two feet from the property line for each foot of height in excess of 17 feet, except in the R-1 zone. Height shall be measured from the existing or finished grade, whoever presents the lower building profile.

§ 153.049 ACCESSORY BUILDINGS AND USES

Except as otherwise provided in this chapter:

(A) No accessory use shall be permitted in a district where such use is not provided for in this chapter or which accessory use effectively converts a principal use to a use not permitted in the district.

(B) Detached accessory buildings and structures shall conform with the setback height, and coverage requirements set forth in §§ 153.050 through 153.057.

(C) No accessory building or structure shall be used for human habitation, except in accordance with regulations set forth in this chapter for Accessory Dwelling Units ~~accessory living quarters~~.

(D) The area of all accessory buildings shall be considered in calculating building coverage.

(E) ...

(F) ...

(G) ...

(H) ...

(I) ...

(J) Setback requirements shall be as contained in § 153.047, except as modified in division (G) of this section as to livestock.

(K) (1) The gross floor area of any accessory building shall not exceed 1,500 square feet, except barns and stables, which shall not exceed 2,500 square feet unless the barn or stable is located in the OS or SCP Districts, where barns may not exceed 3,000 square feet.

(2)...

(L) The maximum height of any accessory building shall be limited to one story and shall not exceed 11 feet from the exterior grade to the highest ceiling plate height and shall not exceed 17 feet from the exterior grade to the highest point on the structure, except barns and stables, which shall not exceed a maximum 24-foot height, and covered equestrian areas, which shall not exceed a maximum 30-foot height, measured from the exterior grade to the highest point on the structure, and except for any structures existing on the date of passage of the amendment codified in this division.

§ 153.050 SETBACK REQUIREMENTS, EXCEPTIONS

(A) Requirements...
(B) Exceptions...
(1)...
(2)...
(3)...
(4)...

(5) No setback shall be required for an existing garage that is converted to an Accessory Dwelling Unit, and a setback of no more than five feet or the setback of the existing garage, whichever is greater, from the side and rear lot lines shall be required for an Accessory

Dwelling Unit that is constructed above ~~an attached~~ garage, as long as access and egress requirements as prescribed by the Building Code and WMC height requirements are met.

(6 ~~5~~) ...

(7 ~~6~~) ...

§ 153.117 MINIMUM NUMBER OF REQUIRED AUTOMOBILE PARKING SPACES

(A) The number of off-road parking spaces required shall be as set forth in the following table, except that additional spaces may be required as a condition of any conditional use permit when the Planning Commission finds that the characteristics of the particular use require additional parking.

Use	*Parking Spaces Required*
Dwellings, main	4 for each unit, minimum
Accessory Dwelling Units ~~accessory living quarters~~	1 for each Accessory Dwelling Unit. (See Section 153.026(B)(1)(b) for exceptions.)
Churches and other houses of worship	2 for each 5 seats in the main worship unit. For fixed seating, each 20 horizontal inches shall be counted as one seat
Elementary schools	2 for each classroom, plus one for each 100 square feet in the auditorium or any space used for assembly
Places of assembly without fixed seats	1 for each 100 square feet of floor area used for assembly
Places of assembly with fixed seats not otherwise provided for in this section	1 for each 3 seats. Each 20 horizontal inches of such seating shall be counted as 1 seat
Retail and consumer service establishments	1 for each 150 square feet of floor area, plus one for every three employees
Medical and dental clinics	5 spaces for each doctor
Banks and business and professional offices	1 for each 200 square feet of floor area, plus 1 for every 3 employees
Establishments for the sale or consumption of alcoholic beverages, food or refreshments	1 for each 2 ½ seats, stools, or standing spaces

§ 153.221 REQUIRED REVIEW

(B) No building or other permit shall be issued by the Town for buildings, structures, or uses until approval from the required reviewing bodies is obtained in accordance with §§ 153.220 and 153.227(C) pursuant to the table below.

(C) When a project includes multiple components and levels of review, the highest review required shall be the final decision-making body for the project.

(D) Project size and scope shall be considered cumulatively for architectural and site review when Building Permits are open, except for Accessory Dwelling Units.

(E) The square footage of proposed Accessory Dwelling Units shall not be included in the square footage review threshold in the table below.

[Revisions to Table on pp. XV-164 and XV-165.]

		Staff	Architectural and Site Review Administrator	Architectural and Site Review Board		Planning Commission
				Conceptual	Formal	
Other:						
	Accessory ~~Living Quarters~~ Dwelling Unit, if no Planning Commission entitlement is required (§ 153.026)	X	~~X~~			
	Accessory ~~Living Quarters~~ Dwelling Unit, if a Planning Commission entitlement is required	X	~~X~~			X

153.300 LIMITATIONS ON MODIFICATIONS

(A) ...
(B) ...

(C) *Nonconforming structures or buildings.*

(1) Nonconforming structures or buildings shall not be altered in any way that would increase or create an additional nonconforming attribute, except as allowed by § 153.301.

(2) In CC zoning districts, nonconforming structures or buildings may be altered as provided in this subchapter to accommodate any permitted use, or conditional use allowed in that district.

(3) In R-1, SR, RR, and all SCP and all OS districts, nonconforming structures or buildings may be altered as provided in this subchapter, only if such alteration does not result in a change of use, other than ministerial conversion of nonconforming structures or buildings to an Accessory Dwelling Units, of the nonconforming portion of the building or structure, unless it is determined by the Planning Commission that:

(a) The proposed new use will conform to the General Plan and Zoning Ordinance.

(b) The proposed new use will not create adverse impacts on adjacent properties or properties across a public or private roadway, including but not limited to, impacts related to privacy, noise, odors, parking and traffic; ~~and~~

(c) The proposed new use will not negatively impact development potential on adjacent properties by, including, but not limited to, encroaching into the required separation

of structures; or impacting the ability to house or maintain livestock fowl and small animals; and

(d) The Planning Director shall notify by first class mail, all property owners within 300 feet of the subject property of the exception request, at least ten days prior to the Planning Commission meeting.

§ 153.301 LIMITATIONS APPLICABLE TO ALTERATIONS, ADDITIONS, REPLACEMENT, OR PAVED AREA AND SURFACE COVERAGE

(A) *Alterations.* Alterations to a nonconforming structure, including the complete rebuilding of such structures are allowed, provided they do not increase or create additional nonconforming attributes and all of the following conditions are met:

(1) A ~~B~~building Ppermit for the proposed alterations shall be obtained;

(a) Where alterations significantly modify the exterior of the structure, the architectural style and all other aspects of the structure shall be reviewed pursuant to §§ 153.220 through 153.231 and shall be approved in accordance with ordinances that would be applicable if the structure were to be constructed new or if the structure were conforming;

(2) The footprint and plate heights of the nonconforming portions of the structure shall not be increased. Additionally, the overall height of the nonconforming portions shall not be increased above a maximum height of 17 feet;

(3) An encroachment permit has been granted for any structure or building located within the Town's road right-of-way; and

(4) If the structure is for human habitation, the structure shall not be located in:

(a) A flood hazard zone,

(b) An earthquake fault setback zone, or

(c) A landslide as defined on the Town's geologic map or an otherwise identified landslide, unless the location of such structures shall be permitted by the Town Engineer in his/her sole discretion.

(5) Notwithstanding the above, if the alteration involves the relocation of a building that is deemed to qualify for the California Register of Historical Resources, and the purpose of the relocation is for restoration consistent with the Secretary of the Interior Standards, the qualifying building may be placed on any lot despite exceeding the maximum size limitations~~,~~ provided all other provisions of this chapter are met, and the building was originally built in and is currently located in Woodside.

(B) *Additions.*

(1) Additions to a nonconforming structure or building are prohibited unless such additions shall conform to the provisions of all applicable ordinances, including, but not limited to, those ordinances prescribing setbacks and height limits.

(2) Notwithstanding the provisions of division (B)(1) above, an exception to permit an addition to a nonconforming main residence to encroach into a setback may be granted by the Planning Director, provided all of the following are satisfied:

(a) The total floor area of the encroaching portion of the addition to the nonconforming main residence shall not exceed 10% of the maximum house size allowed for the lot on which the nonconforming main residence is located;

(b) The total area of the nonconforming main residence after the addition is made shall not exceed 95% of the maximum house size allowed for the lot on which the nonconforming main residence is located;

(c) No part of the proposed additions(s) shall encroach into the setback to a greater extent than the furthest encroachment of the nonconforming main residence prior to the addition, or so as to create a side setback of less than ten feet or a rear setback of less than 17 feet.

(d) The addition that extends into the setback shall not exceed a 17-foot overall height maximum as measured from natural or finished grade, whichever is lower;

(e) The addition shall conform to all applicable ordinances and regulations except those relating to setback; ~~and~~

(f) The existing setback encroachment was not created through a variance granted by the Town;

(g) In the R-1 zoning district, the new encroachments of the addition are limited to the front setback area; and

(h) Appropriate landscape screening shall be installed, subject to the review and approval of the Planning Director.

(3) The Planning Director has notified, by first class mail, all property owners within 300 feet of the subject property of the exception request, at least 10 days prior to the Planning Director's final determination.

ORDINANCE NO. 2018-593

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF WOODSIDE AMENDING MUNICIPAL CODE CHAPTER 153 (ZONING), TO INCLUDE PROVISIONS FOR THE DEVELOPMENT OF, AND ADEQUATE INGRESS/EGRESS FOR, ACCESSORY DWELLING UNITS (ADU'S) ABOVE GARAGES AND WITHIN BARNS (FILE NO. **ZOAM2017-0006**).

WHEREAS, in 2016, the Town Council requested that staff continue to make minor changes to the Municipal Code to remove barriers for small development projects, which would not result in adverse impacts;

WHEREAS, Town staff has identified Zoning Code amendments needed to clarify the allowable development of ADU's above existing garages and within barns;

WHEREAS, the current Zoning Code is silent with respect to the provision of adequate ingress/egress for ADU's constructed above existing garages, an ADU type supported by new State law and the Town's State-compliant ADU ordinance, thus creating an implementation challenge;

WHEREAS, the Town of Woodside is committed to inclusive public participation and involvement in matters pertaining to the General Plan and its Elements, and the Zoning Code;

WHEREAS, the Planning Commission recommends that the Town Council find that the adoption of this ordinance is exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15061(b)(3) (no possibility that the activity may have a significant impact on the environment), of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations);

WHEREAS, on October 4, 2017, the Planning Commission conducted a duly noticed public hearing to initiate the amendment of Municipal Code Chapter 153, at which time oral and written comments and a staff recommendation were presented to the Planning Commission for their review and consideration; and it requested additional information from staff;

WHEREAS, on October 18, 2017, the Planning Commission conducted a duly noticed public hearing to initiate the amendment of Municipal Code Chapter 153, at which time oral and written comments and a staff recommendation were presented to the Planning Commission for their review and consideration; and it reviewed the additional information requested from staff;

WHEREAS, on October 18, 2017, the Planning Commission approved a Resolution of Intent and recommendation to the Town Council (PC Resolution No. 2017-035) to include provisions for the development of, and adequate ingress/egress for, accessory dwelling units (ADU's) above garages and within barns;

WHEREAS, on December 12, 2017, the Town Council conducted a duly noticed public hearing at which time oral and written comments and a staff recommendation were presented to

the Town Council for this review and consideration, and the Town Council directed staff to study the matter further, and return with additional information; and

WHEREAS, on February 13, 2018, the Town Council conducted a duly noticed public hearing (study session) at which time oral and written comments and a staff recommendation were presented to the Town Council for this review and consideration, and the Town Council directed staff to make further refinements to the draft ordinance; and

WHEREAS, on March 13, 2018, the Town Council conducted a duly noticed public hearing at which time oral and written comments and a staff recommendation were presented to the Town Council for this review and consideration, and provided a first reading and introduction of this ordinance; and

WHEREAS, on March 27, 2018, the Town Council conducted a public meeting, and provided a second reading of this ordinance.

NOW THEREFORE, IT IS HEREBY ORDAINED by the Town Council of the Town of Woodside to amend the Woodside Municipal Code as follows:

SECTION ONE: FINDINGS.

The Town Council finds that the proposed code amendments clarify the allowable development of ADU's above existing garages and within barns;

The Town Council finds that the proposed code amendments include provisions for adequate ingress/egress for ADU's constructed above existing garages, an ADU type supported by new State law and the Town's State-compliant ADU ordinance, thus resolving a current implementation challenge;

The Town Council finds the changes to the Municipal Code consistent with the current General Plan; and,

The Town Council finds that based on the findings above and the Town Council Staff Reports of December 12, 2017, February 13, 2018, and March 13, 2018, the adoption of this ordinance is exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15061(b)(3) (no possibility that the activity may have a significant impact on the environment), of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations).

SECTION TWO: AMENDMENT. Chapter 153 of the Municipal Code is amended as follows as identified by <u>underlined</u> and ~~strikethrough~~ text:

§ 153.206 FLOOR AREA.

TABLE F-1: Floor Area Exclusion and Credits

Feature	*Multiplier*
Dormers: - Up to 25 square feet of an individual dormer - Greater than 25 square feet of an individual dormer If the total length of dormers on a roof section is more than 30% of the length of that roof section, Floor Area shall be calculated based on Plate heights measured to the dormers, per Table F.	 0.00 1.00
Dormers (for ADU's above detached garages, pursuant to § 153.211 and § 153.110): - Up to 50% of the length of the roof	0.00

§ 153.211 ACCESSORY DWELLING UNITS.

All Accessory Dwelling Units, whether internal, attached to, or detached from the Main Dwelling unit, shall conform to the following requirements:

(A) Requirements applicable to all Accessory Dwelling Units:

(1) *Building and Fire Safety.* Conformance with all applicable building, housing, zoning, and site development laws, codes, and regulations shall be required, as applicable to Accessory Dwelling Units. Accessory Dwelling Units shall not be required to provide fire sprinklers if they are not required for the primary residence and may employ alternative methods for fire protection.

(2) *Parking and Driveway Access.* Off-road parking spaces shall be provided in accordance with the requirements of §§ 153.221 through 153.225, as applicable to Accessory Dwelling Units; and specifically as follows:

(a) *Parking Requirements.* Parking requirements for Accessory Dwelling Units shall be one parking space per Accessory Dwelling Unit. Off-street parking shall be permitted in Setback areas in locations determined by the Town, or through tandem parking, unless specific findings are made that parking in Setback areas or tandem parking is not feasible based upon specific site or regional topographic or fire and life safety conditions.

(b) *Parking Waiver.* Parking is not required in the following instances:

1. The Accessory Dwelling Unit is located within one-half mile of public transit, including transit stations and bus stations;

2. The Accessory Dwelling Unit is located within an architecturally and historically significant historic district;

3. The Accessory Dwelling Unit is part of the existing primary residence or an existing Accessory Structure;

4. The Accessory Dwelling Unit is located in an area where parking permits are required, but are not offered to the occupant of the Accessory Dwelling Unit; or

5. The Accessory Dwelling Unit is located within one block of a car share vehicle.

(c) *Replacement Parking*: When a Garage, Carport, or covered parking Structure is demolished or converted in conjunction with the construction of an Accessory Dwelling Unit, the Town requires that those parking spaces be replaced. The replacement spaces may be located in any configuration on the same Lot as the Accessory Dwelling Unit, including but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts.

(d) *Driveway Access.* Any Lots that have two or more existing permitted Driveways shall use the Principal Access Driveway as the primary access to any proposed Accessory Dwelling Unit. Any additional existing Driveways other than the Principal Access Driveway shall not be used as the primary access for any proposed Accessory Dwelling Unit. Pursuant to Municipal Code § 151.44, a Second Driveway Exception shall not be granted if the second Driveway is the primary access for a proposed Accessory Dwelling Unit.

(3) *Design Review.* All plans for Accessory Dwelling Units shall be subject to review and approval by the Planning Director. In addition, all plans for the new construction or exterior modification of Accessory Dwelling Units shall also, prior to the issuance of any permit, be subject to review according to § 153.912. In considering architectural review, the Planning Director shall be required to find that the Accessory Dwelling Units are subordinate to the Main Dwelling, and compatible with the neighboring property and Uses in Height, bulk, location, appearance, color, materials, and landscaping.

(4) *General Accessory Structure Regulations.* All requirements related to Accessory Buildings contained in this Chapter, including, but not limited to: Height, Setbacks, Floor Area, lot coverage, and landscaping shall apply.

(5) *Number of Accessory Dwelling Units Allowed.* No more than two Accessory Dwelling Units, including Accessory Dwelling Units in Barns, are permitted on a Parcel. For Parcels equal to or greater than 1.0 acre in size, but less than 1.5 acres in size, a maximum of one detached and one attached Accessory Dwelling Units shall be permitted. For Parcels less than 1.0 acre in size, no more than one Accessory Dwelling Unit accessory living quarters, whether attached or detached, shall be permitted. In the R-1 District, no more than one Accessory Dwelling Unit is permitted, and detached Accessory Dwelling Units may only be permitted if the Lot Area is at least 20,000 square feet.

(6) *Attached Accessory Dwelling Units.* The Floor Area of an attached Accessory Dwelling Unit shall not exceed 50% of the size of the main residence, including the Accessory Dwelling Unit, or 1,500 square feet, whichever is less.

(7) *Detached Accessory Dwelling Units.* The Floor Area of a detached Accessory Dwelling Unit, including the Floor Area of any attached Garage, shall not exceed 1,500 square feet.

(8) *Basement Accessory Dwelling Units.* Basement area used for an Accessory Dwelling Unit, or a portion thereof, shall be limited to the unit sizes prescribed in divisions (A)(6) and (A)(7) of this section.

(9) *Rental Accessory Dwelling Units.* Accessory Dwelling Units which are rented shall not be rented for less than 30 consecutive days.

(10) *Existing Garages converted to Accessory Dwelling Units.* No Setback shall be required for an existing Garage that is converted to an Accessory Dwelling Unit, and a Setback of no more than 5 feet or the Setback of the existing Garage, whichever is greater, from the side and Rear Lot Lines shall be required for an Accessory Dwelling Unit that is constructed above a Garage, as long as access and egress requirements, as prescribed by the Building Code and Municipal Code Height requirements are met.

(11) *Processing Requirements:*

(a) *Accessory Dwelling Units within an Existing Structure.* An Accessory Dwelling Unit within an Existing Structure (including the primary Structure, attached or detached Garage, or other Accessory Structure) shall be permitted ministerially with a Building Permit, and within 120 days of application, in compliance with other standards within the Chapter, if complying with the following codes and requirements:

1. Building and safety codes;

2. Independent exterior access from the existing residence;

3. Sufficient Side and Rear Setbacks for fire safety, as set forth in the Building Code; and,

4. A minimum 5' Setback for a second-story Accessory Dwelling Unit above an existing nonconforming garage.

(5) Construction of a new access stair a minimum of five feet from the side or rear property line, or the existing setback, whichever is greater, to access a new ADU built above an existing, legal nonconforming garage is allowed. Additionally, the Planning Director will review the design of such an access stair to ensure that: an access stair cannot be accommodated within the existing nonconforming garage because it would reduce the parking in the garage to less than two spaces or would eliminate the only feasible required parking on site. An existing garage located at the required setback shall be allowed an access stair which may encroach a maximum of five feet into the required setback.

(b) *Denial.* In order to deny an Accessory Dwelling Unit, the Planning Director shall find that the Accessory Dwelling Unit would be detrimental to the public health and safety or

would introduce unreasonable privacy impacts to the immediate neighbors.

(B) *Requirements applicable to Accessory Dwelling Units within Barns.* In addition to the requirements applicable to all Accessory Dwelling Units, any such Accessory Dwelling Units located within Barns shall conform to the following additional requirements:

(1) No more than one Accessory Dwelling Unit within a Barn shall be permitted on a Parcel with the following exception: up to two Accessory Dwelling Units may be permitted within a Barn located on a property containing a Town-approved Professional Stable. Such additional Accessory Dwelling Units shall only be permitted after approval of a Conditional Use permit by the Planning Commission, in accordance with applicable Conditional Use permit procedures.

(2) The Floor Area of the Accessory Dwelling Unit within a Barn shall be no greater than 50% of the Footprint area of the barn, or 1,200 square feet, whichever is less.

(3) The Accessory Dwelling Unit and the Barn shall contain an automatic fire sprinkler system, and the Accessory Dwelling Unit shall be separated from the other portions of the Barn with a one-hour firewall, in accordance with the Town's Building Code.

(4) An Accessory Dwelling Unit in a barn may be located on either a first or second floor, of that portion of the barn adheres to required setbacks.

§ 153.110 MULTI-FAMILY RESIDENTIAL DEVELOPMENT OVERLAY ZONE

...

(C) Development standards and requirements.

(1) Notwithstanding any other provisions of this section, all MFRD projects shall be subject to the goals policies, standards and requirements of the General Plan.

(2) For the purposes of this section, the applicant shall designate a "MFRD lot" or "MFRD lots" as the site(s) of the MFRD. Each "MFRD lot" may be a legal parcel, or it may be a portion of a legal parcel within the defined Cañada College campus that will accommodate MFRD. Each "MFRD lot shall not include any other buildings, or uses such as parking or open space that supports other buildings not on the MFRD lot.

(3) The following standards shall be met by any proposed MFRD (see Table A: MFRD Development Standards):

(a) *Lot dimensions.* Lots accommodating MFRD shall be no less than 75 feet in any dimension.

(b) *Lot coverage.* No more than 60% of the lot shall be covered by buildings.

(c) Unit density. The minimum unit count on the lot shall be at least one unit per 4,500 square feet of lot area. The maximum unit count on the lot shall be no more than one unit per 2,400 square feet.

(d) *Building height.* No residential structure shall exceed 35 feet in height, and no accessory structure shall exceed 17 feet in height.

(e) *Setback requirements.* For the purposes of this section, setbacks shall be measured from 1) the legal parcel boundary, 2) the edge of the "MFRD lot"

defined in division (C)(2) of this Section, or 3) the edge of any internal roadway on the Cañada College site, whichever is more restrictive. The Planning Director shall determine the location of the front, side, and rear setbacks.

1. Required front-yard setbacks: Front yards shall have a minimum setback of 15 feet, and provide further that no garage or carport space shall have its entrance located within 20 feet of any property or "MFRD lot".

2. Required side-yard setbacks:

a. Side-yard setback: Side yards shall have a minimum setback of six feet, provided that the horizontal distance to the side lot line of any point on any building face shall not be less than one-half its height above the side lot line.

b. Wherever a main entrance to a building containing three or more units opens into an interior side yard, the minimum side-yard setback shall be 15 feet to the entrance of that portion of the building.

c. Exterior side yards. Wherever a side yard is adjacent to a street, such side yard shall have a minimum yard setback of 15 feet.

d. Multiple-story dwellings and additions: Multiple-story structures shall maintain a minimum side yard of 25% of the lot depth or 35 feet, whichever is less. Remaining portions of a multiple-story structure shall have a minimum setback equal to one half the height measured at the plateline or ridge beam, whichever is highest.

e. For Accessory Dwelling Units, no setback shall be required for an existing garage that is converted to an Accessory Dwelling Unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an Accessory Dwelling Unit that is constructed above a garage. See § 153.211(A)(11)(5) for setback exception provision for access stairs for Accessory Dwelling Units above garages.

3. Required rear-yard setbacks: Rear yard setbacks shall have a minimum yard setback of 20 feet.

(a) Minimum pervious area and stormwater requirements. A minimum of 20% of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or natural state.

(b) Required pervious area in front yard. A minimum of 60% of the area of the front yard shall be pervious area, primarily comprised of pervious landscaped material. Area devoted to public sidewalks shall not be included in the calculations.

(c) MFRD projects may deviate from the standards in this division (C)(3) of this section if it is determined by the Planning Commission that the project requires deviations in order to promote the most appropriate use and design, and if the other requirements of this section are met.

Table A: *MFRD Development Standards*

Regulation	*Requirement*			
Lot Dimensions	75 feet minimum (in any dimension)			
Lot Coverage	60% of lot (maximum)			
Unit Density	Minimum		Maximum	
	1 unit/4,500 sq. ft.		1 unit/2,400 sq. ft.	
Building Height	Main Structure		Accessory Structure	
	35 ft. maximum		17 ft. maximum	
Front-Yard Setbacks	Main Structure		Garages/Carports	
	15 ft. minimum		20 ft. minimum	
Side-Yard Setbacks	Interior Side Yard	Where Main Entrance Opens Onto Side Yard	Exterior Side Yard	Multiple Story Side Yard
	Minimum is 6 ft. or ½ of building height	15 ft. minimum	15 ft. minimum	Minimum setback is required for 25% of lot depth or 35 ft., whichever is less; Remainder shall be setback ½ of building height at plateline or ridge beam, whichever Is higher
Rear-Yard Setbacks	20 ft. minimum			
Setbacks for Accessory Dwelling Units on MFRD lots	No setback shall be required for an existing garage that is converted to an Accessory Dwelling Unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an Accessory Dwelling Unit that is constructed above a garage. See § 153.211(A)(11)(5) for setback exception provision for access stairs for Accessory Dwelling Units above garages.			
Pervious Area	Total Lot	Front Yard		
	20% of lot minimum	60% of yard minimum		
Parking	1 space per bedroom			
Parking for Accessory	Shall not exceed one parking space per Accessory Dwelling Unit. These spaces may be provided as tandem parking, including on an existing			

Dwelling Units on MFRD lots	driveway or in setback areas, excluding the non-driveway front yard setbacks. Parking is not required when the Accessory Dwelling Unit is located: ▪ within ½ mile of public transit, including transit stations and bus stations; ▪ within an architecturally and historically significant district; ▪ when on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or, ▪ when there is a car share vehicle located within one block of the Accessory Dwelling Units.

...

(D) *Evaluation criteria.* The evaluation criteria for reviews of MFRD by the ASRB and Planning Commission shall be as follows:

(1) The criterion enumerated in § 153.220 shall apply, except that criterion 1.4 entitled "Equestrian Lifestyle" shall not apply and criterion 1.1 entitled "Rural Character and Community Aesthetics" shall be interpreted with the understanding that MFRD projects are typically multi-story buildings.

(2) The chosen architectural style shall be applied in its simplest form.

(3) Project design, massing, and color shall be chosen with consideration for visibility from Interstate 280.

(E) *Review process.* MFRD development in the Canada College Residential Overlay Zone shall be reviewed by the Town following the process outlined in § 153.221 and the Town's Residential Design Guidelines, and shall include both conceptual review by the ASRB, as well as formal review by both the ASRB and the Planning Commission, except for the conversion of existing space for an Accessory Dwelling Units, and/or construction of a new addition or structure for an Accessory Dwelling Units, which shall be by the Planning Director.

(F) *Findings.* In addition to the findings required by §153.221 and the Town's Residential Design Guidelines, the ASRB and Planning Commission shall make all of the findings required by §153.251 for use permits.

(G) *Amendment of an approved MFRD.* Any change to an approved MFRD, shall be processed and reviewed following the same evaluation criteria and process described for MFRD review and approval in division (D) and (E) of this section, except for the conversion of existing space for an Accessory Dwelling Units, and/or construction of a new addition or structure for an Accessory Dwelling Units, which shall be by the Planning Director.

§ 153.236 LIMITATIONS APPLICABLE TO ALTERATIONS, ADDITIONS, REPLACEMENT, OR PAVED AREA AND SURFACE COVERAGE

(A) *Alterations.* Alterations to a nonconforming structure, including the complete rebuilding of such structures are allowed, provided they do not increase or create additional nonconforming attributes and all of the following conditions are met:

(1) A Building Permit for the proposed alterations shall be obtained;

(a) Where alterations significantly modify the exterior of the structure, the architectural style and all other aspects of the structure shall be reviewed pursuant to §§ 153.911 through 153.918 and shall be approved in accordance with ordinances that would be applicable if the structure were to be constructed new or if the structure were conforming;

(2) The footprint and plate heights of the nonconforming portions of the structure shall not be increased; with the exception that the plate height of an Accessory Dwelling Unit constructed above an existing, nonconforming garage, may be increased to a maximum of 11 feet. Additionally, the overall height of the nonconforming portions shall not be increased above a maximum height of 17 feet;

(3) An encroachment permit has been granted for any structure or building located within the Town's road right-of-way; and

(4) If the structure is for human habitation, the structure shall not be located in:

(a) A flood hazard zone,

(b) An earthquake fault setback zone, or

(c) A landslide as defined on the Town's geologic map or an otherwise identified landslide, unless the location of such structures shall be permitted by the Town Engineer in his/her sole discretion.

(5) Notwithstanding the above, if the alteration involves the relocation of a building that is deemed to qualify for the California Register of Historical Resources, and the purpose of the relocation is for restoration consistent with the Secretary of the Interior Standards, the qualifying building may be placed on any lot despite exceeding the maximum size limitations~~,~~; provided all other provisions of this chapter are met, and the building was originally built in and is currently located in Woodside.

(B) *Additions.*

(1) Additions to a nonconforming structure or building are prohibited unless such additions shall conform to the provisions of all applicable ordinances, including, but not limited to, those ordinances prescribing setbacks and height limits.

(2) Notwithstanding the provisions of division (B)(1) above, an exception to permit an addition to a nonconforming main residence to encroach into a setback may be granted by the Planning Director, provided all of the following are satisfied:

(a) The total floor area of the encroaching portion of the addition to the nonconforming main residence shall not exceed 10% of the maximum house size allowed for the lot on which the nonconforming main residence is located;

(b) The total area of the nonconforming main residence after the addition is made shall not exceed 95% of the maximum house size allowed for the lot on which the nonconforming main residence is located;

(c) No part of the proposed additions(s) shall encroach into the setback to a greater extent than the furthest encroachment of the nonconforming main residence prior to the addition, or so as to create a side setback of less than ten feet or a rear setback of less than 17 feet.

(d) The addition that extends into the setback shall not exceed a 17-foot overall height maximum as measured from natural or finished grade, whichever is lower;

(e) The addition shall conform to all applicable ordinances and regulations except those relating to setback;

(f) The existing setback encroachment was not created through a variance granted by the Town;

(g) In the R-1 zoning district, the new encroachments of the addition are limited to the front setback area; and

(h) Appropriate landscape screening shall be installed, subject to the review and approval of the Planning Director.

(3) The Planning Director has notified, by first class mail, all property owners within 300 feet of the subject property of the exception request, at least 10 days prior to the Planning Director's final determination

SECTION THREE: In the event that any provision of this ordinance is in conflict with any other ordinance of the Town of Woodside or the Woodside Municipal Code, the provisions of this ordinance shall prevail.

SECTION FOUR: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of the Ordinance or any part thereof. The Town Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective.

SECTION FIVE: Pursuant to Section 36937 of the Government Code of the State of California, the Ordinance shall take effect and be in full force and effect thirty (30) days after its final passage.

SECTION SIX: The Town Clerk shall cause this Ordinance to be published in accordance with the requirements of Section 36933 of the Government Code of the State of California.

* * * * * * * * * * * *

I, the undersigned, hereby certify that the foregoing Ordinance is a full, true and correct copy of Ordinance No. 2017- 593 of the Town of Woodside entitled as above; that it was introduced on the 13th of March, 2018, and was passed and adopted by the Town Council on the 27th of March, 2018, by the following vote:

AYES,	Councilmembers:	Gordon, Livermore, Tanner, Yost, and Mayor Shaw
NOES,	Councilmembers:	None
ABSENT,	Councilmembers:	Kasten
ABSTAIN,	Councilmembers:	None

Clerk of the Town of Woodside

APPROVED:

Mayor of the Town of Woodside

ORDINANCE NO. 2018-597

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF WOODSIDE TO AMEND CHAPTER 153 (ZONING) OF THE WOODSIDE MUNICIPAL CODE (WMC) TO ADD PROVISIONS FOR EFFICIENCY ACCESSORY DWELLING UNITS (EADUs) (FILE NO. **ZOAM2018-0002**).

WHEREAS, on September 28, 2016, the Governor signed into law AB2406, concerning Junior ADUs (JADUs);

WHEREAS, this legislation is designed to: encourage a small ADU type which can be readily created from a converted portion of an existing residence, streamline the approval process for Junior ADUs, remove barriers to their construction, and provide more affordable housing units and choices in the State of California;

WHEREAS, AB2406 allows for voluntary, rather than mandated, adoption;

WHEREAS, on April 3, 2018, the Town Council supported the exploration of Junior ADU regulations, and directed staff to proceed to the Planning Commission for further study;

WHEREAS, on April 18, 2018, May 16, 2018, and June 20, 2018, the Planning Commission held study sessions on Junior ADUs, at which it heard public comment, had discussion, and weighed the advantages and disadvantages of the various parameters for JADUs set forth in AB2406; a full record of which is on file with the Town of Woodside;

WHEREAS, the Town of Woodside is committed to inclusive public participation and involvement in matters pertaining to the General Plan and its Elements, and the Zoning Code;

WHEREAS, on July 25, 2018, the Planning Commission conducted a duly noticed public hearing to initiate the amendment of Municipal Code Chapter 153, Zoning, as it pertains to text changes related to JADUs (renamed to Efficiency ADUs to distinguish from all State regulations pertaining to JADUs with full adoption of AB 2406), at which time oral and written comments and a staff recommendation were presented to the Planning Commission for their review and consideration;

WHEREAS, the Planning Commission recommends that the Town Council find that the adoption of this ordinance is exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15061(b)(3) (no possibility that the activity may have a significant impact on the environment), of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations);

WHEREAS, on July 25, 2018, the Planning Commission adopted a Resolution of Intention and recommendation to the Town Council (PC Resolution 2018-025) to amend Chapter 153 (Zoning) of the Woodside Municipal Code (WMC) to codify new provisions for Efficiency Accessory Dwelling Units (EADUs), the preferred descriptor for Town of Woodside JADUs, with increased flexibility beyond AB2406, as detailed in **Exhibit A**;

WHEREAS, on September 11, 2018, the Town Council conducted a duly noticed public hearing at which time all oral and written comments and a staff recommendation were presented to the Town Council for its review and consideration, and provided a first reading and introduction of this ordinance; and

WHEREAS, on September 25, 2018, the Town Council conducted a public meeting, and provided a second reading of this ordinance.

NOW THEREFORE, IT IS HEREBY ORDAINED by the Town Council of the Town of Woodside to amend the Woodside Municipal Code as follows:

SECTION ONE: The Town Council finds that the Municipal Code amendments set forth herein is consistent with the General Plan of the Town of Woodside and is required for the public convenience and to achieve the health, safety, and welfare of the Town of Woodside.

SECTION TWO: Chapter 153, Zoning, of the Woodside Municipal Code is hereby amended pursuant to **Exhibit A**.

SECTION THREE: In the event that any provision of this ordinance is in conflict with any other ordinances of the Town of Woodside or the Woodside Municipal Code, the provisions of this ordinance shall prevail.

SECTION FOUR: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of the Ordinance or any part thereof. The Town Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective.

SECTION FIVE: Pursuant to Section 36937 of the Government Code of the State of California, the Ordinance shall take effect and be in full force and effect thirty (30) days after its final passage.

SECTION SIX: The Town Clerk shall cause this Ordinance to be published in accordance with the requirements of Section 36933 of the Government Code of the State of California.

* * * * * * * * * * * *

I, the undersigned, hereby certify that the foregoing Ordinance is a full, true and correct copy of Ordinance No. 2018-597 of the Town of Woodside entitled as above; that it was introduced on the 11th of September, 2018, and was passed and adopted by the Town Council on the 25th of September, 2018, by the following vote:

AYES, Councilmembers: Gordon, Kasten, Livermore, Tanner, Yost, and Mayor Shaw
NOES, Councilmembers: None
ABSENT, Councilmembers: None
ABSTAIN, Councilmembers: None

Clerk of the Town of Woodside

APPROVED:

Mayor of the Town of Woodside

Attachments
Exhibit A

§ 153.211 ACCESSORY DWELLING UNITS.

All Accessory Dwelling Units, whether internal, attached to, or detached from the Main Dwelling unit, shall conform to the following requirements:

(A) Requirements applicable to all Accessory Dwelling Units:

(1) *Building and Fire Safety.* Conformance with all applicable building, housing, zoning, and site development laws, codes, and regulations shall be required, as applicable to Accessory Dwelling Units. Accessory Dwelling Units shall not be required to provide fire sprinklers if they are not required for the primary residence and may employ alternative methods for fire protection.

(2) *Parking and Driveway Access.* Off-road parking spaces shall be provided in accordance with the requirements of §§ 153.221 through 153.225, as applicable to Accessory Dwelling Units; and specifically as follows:

(a) *Parking Requirements.* Parking requirements for Accessory Dwelling Units shall be one parking space per Accessory Dwelling Unit. Off-street parking shall be permitted in Setback areas in locations determined by the Town, or through tandem parking, unless specific findings are made that parking in Setback areas or tandem parking is not feasible based upon specific site or regional topographic or fire and life safety conditions.

(b) *Parking Waiver.* Parking is not required in the following instances:

1. The Accessory Dwelling Unit is located within one-half mile of public transit, including transit stations and bus stations;

2. The Accessory Dwelling Unit is located within an architecturally and historically significant historic district;

3. The Accessory Dwelling Unit is part of the existing primary residence or an existing Accessory Structure;

4. The Accessory Dwelling Unit is located in an area where parking permits are required, but are not offered to the occupant of the Accessory Dwelling Unit; or

5. The Accessory Dwelling Unit is located within one block of a car share vehicle.

(c) *Replacement Parking:* When a Garage, Carport, or covered parking Structure is demolished or converted in conjunction with the construction of an Accessory Dwelling Unit, the Town requires that those parking spaces be replaced. The replacement spaces may be located in any configuration on the same Lot as the Accessory Dwelling Unit, including but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts.

(d) *Baseline Parking*: Regardless of the parking requirement for any Accessory Dwelling Unit, the parking requirement for the main residence must be met to develop any Accessory Dwelling Unit.

(e) Driveway Access. Any Lots that have two or more existing permitted Driveways shall use the Principal Access Driveway as the primary access to any proposed Accessory Dwelling Unit. Any additional existing Driveways other than the Principal Access Driveway shall not be used as the primary access for any proposed Accessory Dwelling Unit. Pursuant to Municipal Code § 151.44, a Second Driveway Exception shall not be granted if the second Driveway is the primary access for a proposed Accessory Dwelling Unit.

(3) *Design Review.* All plans for Accessory Dwelling Units shall be subject to review and approval by the Planning Director. In addition, all plans for the new construction or exterior modification of Accessory Dwelling Units shall also, prior to the issuance of any permit, be subject to review according to § 153.912. In considering architectural review, the Planning Director shall be required to find that the Accessory Dwelling Units are subordinate to the Main Dwelling, and compatible with the neighboring property and Uses in Height, bulk, location, appearance, color, materials, and landscaping.

(4) *General Accessory Structure Regulations.* All requirements related to Accessory Buildings contained in this Chapter, including, but not limited to: Height, Setbacks, Floor Area, lot coverage, and landscaping shall apply.

(5) *Number of Accessory Dwelling Units Allowed.* No more than two Accessory Dwelling Units, including Accessory Dwelling Units in Barns, are permitted on a Parcel. For Parcels equal to or greater than 1.5 acres in size, a maximum of two Accessory Dwellings Units, whether attached or detached, shall be permitted. For Parcels equal to or greater than 1.0 acre in size, but less than 1.5 acres in size, a maximum of one detached and one attached Accessory Dwelling Units shall be permitted. For Parcels less than 1.0 acre in size, no more than one Accessory Dwelling Unit accessory living quarters, whether attached or detached, shall be permitted. In the R-1 District, no more than one Accessory Dwelling Unit is permitted, and detached Accessory Dwelling Units may only be permitted if the Lot Area is at least 20,000 square feet. Further restrictions apply to Efficiency Accessory Dwelling Units, see to § 153.912(C)(1).

TABLE L: Number of Accessory Dwelling Units Allowed

Parcel Size or Zoning	***Number of Accessory Dwelling Units Allowed***
Equal to, or greater than, 1.5 acres	A maximum of two, whether attached or detached.
Equal to, or greater than, 1.0 acre; but less than 1.5 acres	A maximum of one detached and one attached.
Less than 1.0 acre	No more than one, whether attached or detached.

In the R-1 District	No more than one, and detached may only be permitted if the Lot Area is at least 20,000 square feet.

(6) *Attached Accessory Dwelling Units.* The Floor Area of an attached Accessory Dwelling Unit shall not exceed 50% of the size of the main residence, including the Accessory Dwelling Unit, or 1,500 square feet, whichever is less.

(7) *Detached Accessory Dwelling Units.* The Floor Area of a detached Accessory Dwelling Unit, including the Floor Area of any attached Garage, shall not exceed 1,500 square feet.

(8) *Basement Accessory Dwelling Units.* Basement area used for an Accessory Dwelling Unit, or a portion thereof, shall be limited to the unit sizes prescribed in divisions (A)(6) and (A)(7) of this section.

(9) *Rental Accessory Dwelling Units.* Accessory Dwelling Units which are rented shall not be rented for less than 30 consecutive days.

(10) *Existing Garages converted to Accessory Dwelling Units.* No Setback shall be required for an existing Garage that is converted to an Accessory Dwelling Unit, and a Setback of no more than 5 feet or the Setback of the existing Garage, whichever is greater, from the side and Rear Lot Lines shall be required for an Accessory Dwelling Unit that is constructed above a Garage, as long as access and egress requirements, as prescribed by the Building Code and Municipal Code Height requirements are met.

(11) *Processing Requirements:*

(a) *Accessory Dwelling Units within an Existing Structure.* An Accessory Dwelling Unit within an Existing Structure (including the primary Structure, attached or detached Garage, or other Accessory Structure) shall be permitted ministerially with a Building Permit, and within 120 days of application, in compliance with other standards within the Chapter, if complying with the following codes and requirements:

1. Building and safety codes;
2. Independent exterior access from the existing residence;
3. Sufficient Side and Rear Setbacks for fire safety, as set forth in the Building Code;
4. A minimum 5' Setback for a second-story Accessory Dwelling Unit above an existing nonconforming garage; and,
5. Construction of a new access stair a minimum of five feet from the side or rear property line, or the existing setback, whichever is greater, to access a new ADU built above an existing, legal nonconforming garage is allowed. Additionally, the Planning Director will review the design of such an access stair to ensure that: an access stair cannot be accommodated within

the existing nonconforming garage because it would reduce the parking in the garage to less than two spaces or would eliminate the only feasible required parking on site. An existing garage located at the required setback shall be allowed an access stair which may encroach a maximum of five feet into the required setback.

(b) *Denial.* In order to deny an Accessory Dwelling Unit, the Planning Director shall find that the Accessory Dwelling Unit would be detrimental to the public health and safety or would introduce unreasonable privacy impacts to the immediate neighbors.

(B) ***Requirements applicable to Accessory Dwelling Units within Barns.*** In addition to the requirements applicable to all Accessory Dwelling Units, any such Accessory Dwelling Units located within Barns shall conform to the following additional requirements:

(1) No more than one Accessory Dwelling Unit within a Barn shall be permitted on a Parcel with the following exception: up to two Accessory Dwelling Units may be permitted within a Barn located on a property containing a Town-approved Professional Stable. Such additional Accessory Dwelling Units shall only be permitted after approval of a Conditional Use permit by the Planning Commission, in accordance with applicable Conditional Use permit procedures.

(2) The Floor Area of the Accessory Dwelling Unit within a Barn shall be no greater than 50% of the Footprint area of the barn, or 1,200 square feet, whichever is less.

(3) The Accessory Dwelling Unit and the Barn shall contain an automatic fire sprinkler system, and the Accessory Dwelling Unit shall be separated from the other portions of the Barn with a one-hour firewall, in accordance with the Town's Building Code.

(4) An Accessory Dwelling Unit in a Barn may be located on either a first or second floor, of that portion of the barn that adheres to required setbacks.

(Ord. 2017-589, effective 8-24-17; and Ord. 2018-593, effective 4-26-18)

(C) ***Requirements applicable to Efficiency Accessory Dwelling Units.*** Efficiency Accessory Dwelling Units, a unit that is no more than 500 square feet in size and contained entirely within an existing single-family structure, shall be allowed the following provisions and shall conform to the following requirements:

(1) Only one Efficiency Accessory Dwelling Unit is allowed per lot.

(2) Owner occupancy is required in any residence that contains an Efficiency Accessory Dwelling Unit. The owner may reside in either the remaining portion of the structure or in the newly created Efficiency Accessory Dwelling Unit. Owner-occupancy shall not be required if the owner is a governmental agency, land trust, or housing organization.

(3) An Efficiency Accessory Dwelling Unit shall be constructed within the existing walls of the structure, and shall include an existing bedroom.

(4) An Efficiency Accessory Dwelling Unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

(5) An Efficiency Accessory Dwelling Unit shall include a separate entrance from the main entrance to the structure, with an interior entry to the main living area. An Efficiency Accessory Dwelling Unit may include a second interior doorway for sound attenuation.

(6) An Efficiency Accessory Dwelling Unit shall have an Efficiency Kitchen, which shall include all of the following:

(a) A sink with a maximum waste line diameter of 1.5 inches;
(b) A cooking facility with appliances that do not require electrical service greater than 120 volts, or natural or propane gas; and,
(c) A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

(7) An Efficiency Accessory Dwelling Unit does not require additional parking, however, the main residence in which it is contained shall meet the Town parking requirement.

(8) This subdivision shall not be interpreted to prohibit the requirement of an inspection, including the imposition of a fee for that inspection, to determine whether the Efficiency Accessory Dwelling Unit is in compliance with applicable building standards.

(9) An application for a permit pursuant to this section shall, notwithstanding Section 65901 or 65906 or any local ordinance regulating the issuance of variances or special use permits, be considered ministerially, without discretionary review or a hearing. A permit shall be issued within 120 days of submission of an application for a permit pursuant to this section. A local agency may charge a fee to reimburse the local agency for costs incurred in connection with the issuance of a permit pursuant to this section.

(10) For the purposes of any fire or life protection ordinance or regulation an Efficiency Accessory Dwelling Unit unit shall not be considered a separate or new dwelling unit. This section shall not be construed to prohibit a city, county, city and county, or other local public entity from adopting an ordinance or regulation relating to fire and life protection requirements within a single-family residence that contains an Efficiency Accessory Dwelling Unit so long as the ordinance or regulation applies uniformly to all single-family residences within the zone regardless of whether the single-family residence includes an Efficiency Accessory Dwelling Unit or not.

(11) For the purposes of providing service for water, sewer, or power, including a connection fee, an Efficiency Accessory Dwelling Unit shall not be considered a separate or new dwelling unit.

(12) This section shall not be construed to prohibit a local agency from adopting an ordinance or regulation, related to parking or a service or a connection fee for water, sewer, or power, that applies to a single-family residence that contains an Efficiency Accessory Dwelling Unit, so long as that ordinance or regulation applies uniformly to all single-family residences regardless of whether the single-family residence includes an Efficiency Accessory Dwelling Unit.

ORDINANCE NO. 2020 - 610

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF WOODSIDE AMENDING WOODSIDE MUNICIPAL CODE CHAPTER 151: SITE DEVELOPMENT; AND, CHAPTER 153: ZONING, RELATED TO ACCESSORY DWELLING UNITS (ADU'S) TO BRING THE WOODSIDE MUNICIPAL CODE INTO COMPLIANCE WITH RECENTLY ENACTED STATE LEGISLATION (AB68, AB881, AND SB13), WHICH BECAME EFFECTIVE JANUARY 1, 2020 (**ZOAM2020-0001**).

WHEREAS, the Woodside Municipal Code includes provisions regarding accessory dwelling units in compliance with State Accessory Dwelling Unit (ADU) law in effect through the end of 2019;

WHEREAS, in 2019, the California Legislature passed three bills regarding accessory dwelling units: Assembly Bill 68, Assembly Bill 881, and Senate Bill 13 (the "ADU Bills"), all of which took effect January 1, 2020;

WHEREAS, the ADU Bills amended existing requirements for accessory dwelling units, including the maximum setback allowed on new and existing structures, minimum parking requirements, minimum sizes for accessory dwelling units, ministerial approval for accessory dwelling units, and a shorter timeline for approval;

WHEREAS, the Town of Woodside needs to remain in compliance with State law;

WHEREAS, Municipal Code Chapters 151, Site Development, and 153, Zoning, provides definitions, development standards, access, and required reviews concerning ADU's which are now inconsistent with State law;

WHEREAS, the Town of Woodside is committed to inclusive public participation and involvement in matters pertaining to the General Plan and its Elements, and the Zoning Code;

WHEREAS, on February 19, 2020, the Planning Commission conducted a duly noticed public hearing to initiate the amendment of Municipal Code Chapter 151, Site Development, and Chapter 153, Zoning, as it pertains to text changes related to ADU's, at which time oral and written comments and a staff recommendation were presented to the Planning Commission for their review and consideration;

WHEREAS, on February 19, 2020, the Planning Commission adopted a Resolution of Intention and recommendation to the Town Council (PC Resolution 2020-001) to amend Chapters 151(Site Development) and 153 (Zoning) of the Woodside Municipal Code (WMC) to codify these amendments, as detailed below;

WHEREAS, on March 10, 2020, the Town Council conducted a duly noticed public hearing at which time all oral and written comments and a staff recommendation were presented

to the Town Council for its review and consideration, and the Town Council requested additional information and continued consideration of this ordinance to March 24, 2020; and,

WHEREAS, on March 17, 2020, a Covid-19 shelter in place order went into effect, and the Town Council continued the consideration of this ordinance until felt that the public was comfortable participating in online public hearings; and,

WHEREAS, on June 23, 2020, the Town Council conducted a duly noticed public hearing at which time all oral and written comments and a staff recommendation were presented to the Town Council for its review and consideration, and provided a first reading and introduction of this ordinance; and,

WHEREAS, on July 14, 2020, the Town Council conducted a public meeting, and provided a second reading of this ordinance.

WHEREAS, the Town Council finds that the adoption of this ordinance is not subject to the California Environmental Quality Act ("CEQA"), pursuant to Public Resource Code Section 21080.17 (CEQA is not applicable to local ordinances regulating the construction of Accessory Dwelling Units).

IT IS HEREBY ORDAINED by the Town Council of the Town of Woodside to amend the Woodside Municipal Code Chapters 151 and 153 of the Municipal Code, as identified by underlined and ~~strikethrough~~ text.

SECTION ONE: Chapter 151, Zoning, Sections 151.40(B), of the Woodside Municipal Code is hereby amended as follows:

Sec. 151.40 - GRADING.

(A) ***General.***

(1) All finished *grading* shall be blended with the *existing grade* to form a smooth transition where possible.

(2) ***Cuts*** and *fills* pursuant to §§ 151.20(A)(1) through 151.20(A)(10) shall be balanced on *site*, unless an exception is granted by the *Town Engineer* and *Planning Director*. *Basement grading* is exempt from this requirement.

(B) ***Excavations.***

(1) ***Steepness.*** No surface *grading* shall be made with a *cut* face steeper than two horizontal to one vertical unless allowed by the *Town Engineer* and *Town Geologist* in accordance with the approved *grading* specifications.

(2) ***Setback from property lines.*** The tops and toes of all *cuts* and *fills* shall be at least ten feet from any property line, except for grading necessary to construct an Accessory Dwelling Unit as defined in Chapter 153 that complies with required building setbacks from property lines that do not require approval of a Variance or Setback Exception ~~and five feet from a proposed building~~.

(3) ***Contour grading.*** *Contour grading* of all tops and toes shall be required for a minimum of ten feet horizontal distance.

(4) ***Stricter standards.*** The *Town Engineer* may require an *excavation* to be made with a *cut* face flatter in slope than two horizontal to one vertical if he/she finds the material in which the *excavation* is to be made is subject to significant *erosion* or if other conditions make such flatter *cut* slope necessary for stability or safety to adjoining property.

SECTION TWO: Chapter 151, Zoning, Sections 151.44(A) and (B), of the Woodside Municipal Code is hereby amended as follows:

Sec. 151.44 - DRIVEWAYS.

All *driveways* shall be designed and constructed in accordance with the following:

(A) ***Number of entrances.*** All residential lots shall have only one *driveway* with only one opening which shall be from only one public or private serving *road*. Second *driveway* exceptions may be granted by the *Planning Commission* if the all of the following findings can be made:

(1) The proposed additional ingress and egress point meets *Town* standards for the line of sight, case of public identification, and any other traffic safety consideration; and

(2) The proposed additional ingress and egress point does not detract from the scenic and rural quality of the Town.

(3) The proposed additional ingress and egress point cannot be accommodated off of the primary *driveway*; or, if could be accommodated, would be more environmentally damaging than the proposed second *driveway*, such as crossing a stream corridor or developing significant portions of slopes that are in excess of 35%.

~~(3)~~(4) The site would not have more than two *driveway* openings with approval of the Second *Driveway* Exception.

~~(4) The proposed additional ingress and egress is not the only vehicular access to a proposed accessory dwelling unit.~~

~~(B) ***Driveways for accessory dwelling units.*** Any lots that have two or more existing permitted *driveways* shall use the principal access *driveway*, as defined in Chapter 153, as the primary access to any proposed accessory dwelling units. Any additional existing *driveways* other than~~

~~the principal access *driveway* shall not be used as the primary access for any proposed accessory dwelling units.~~

SECTION THREE: Chapter 153, Zoning, Section 153.005, of the Woodside Municipal Code is hereby amended as follows:

153.005 – DEFINITIONS

ACCESSORY DWELLING UNIT (ADU). An attached or a detached residential *dwelling unit* which provides complete *independent living facilities* for one ore more persons. It shall include a *kitchen* and permanent provisions for living, sleeping, and sanitation on the same *parcel* as the *single-family dwelling* is situated. An *accessory dwelling unit* also includes the following:

(1) An efficiency unit, as defined in Cal. Health and Safety Code § 17958.1.

(2) A manufactured home, as defined in Cal. Health and Safety Code § 18007.

EFFICIENCY KITCHEN. A kitchen with a cooking facility with appliances, and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the *junior accessory dwelling unit.*

JUNIOR ACCESSORY DWELLING UNIT. An *accessory dwelling unit* that is no more than 500 feet in size, is contained entirely within an existing or proposed *main dwelling*, includes an *efficiency kitchen*, has a separate exterior entry form the *main dwelling*, and maintains an interior connection to the main living area of the *main dwelling.*

SECTION FOUR: Chapter 153, Zoning, Section 153.206(A) and (D), of the Woodside Municipal Code is hereby amended as follows:

153.206 - FLOOR AREA

(A) Floor area requirements.

(1) Table E sets forth the basic *floor area* requirements which apply to all zoning districts. Such basic regulations are further defined and supplemented by the additional requirements and exceptions set forth in this section.

TABLE E: Floor Area Requirements				
Zone District	Total Floor Area (TFA) Allowed	Maximum Size of Main Residence [3]	Barns and Stables[6]	Accessory Structures [5]
R-1	(1.4) (10% of *lot area* +1000 sq. ft., up to a maximum of 3,000 sq.	Outside the Glens: 10% of *lot area* + 1,000 sq. ft., up to a maximum of	2,500 square feet	1,500 square feet

TABLE E: Floor Area Requirements				
Zone District	Total Floor Area (TFA) Allowed	Maximum Size of Main Residence [3]	Barns and Stables[6]	Accessory Structures [5]
	ft.), *up to a maximum of 4,200 sf*	3,000 sq. ft. (subject to TFA limit) Maximum with exception: Sliding scale[3] up to 4,200 square feet In the Glens: Lots < 3,500 sf: 10% of *lot area* + 1,000 sq. ft. Lots ≥3,500 sf to <14,000 sf: Sliding scale[3] up to 3,000 sf Lots ≥14,000 sf: 3,000 sf Lots ≥20,000 sf: Maximum with exception: Sliding scale[3] up to 4,200 square feet		
SR	18.0% of *lot area*	4,000 square feet Maximum with exception: Sliding scale [3] up to 5,500 square feet	2,500 square feet	1,500 square feet
RR	9.00% of *lot area* [2]	6,000 square feet [4] Maximum with exception: Sliding scale [3] up to 8,800 square feet	2,500 square feet	1,500 square feet
SCP-5	5.50% of *lot area* [2]	6,000 square feet [4] Maximum with exception: Sliding scale [3] up to 8,800 square feet	3,000 square feet	1,500 square feet
SCP-7.5	3.50% of *lot area* [2]	6,000 square feet [4] Maximum with exception: Sliding scale [3] up to 8,800 square feet	3,000 square feet	1,500 square feet

TABLE E: Floor Area Requirements				
Zone District	Total Floor Area (TFA) Allowed	Maximum Size of Main Residence [3]	Barns and Stables[6]	Accessory Structures [5]
SCP-10	2.75% of *lot area* [2]	6,000 square feet [4] Maximum with exception: Sliding scale [3] up to 8,800 square feet	3,000 square feet	1,500 square feet
OSH [1]	2.75% of *lot area*	1,500 square feet	3,000 square feet	N/A
OSRL [1]	2.75% of *lot area*	1,500 square feet	3,000 square feet	N/A
OSRM [1]	2.75% of *lot area*	1,500 square feet	3,000 square feet	N/A
OSN [1]	2.75% of *lot area*	1,500 square feet	3,000 square feet	N/A
OSM [1]	2.75% of *lot area*	1,500 square feet	N/A	N/A

1 See §153.202(I) of the Woodside Mun. Code.
2 Adjusted TFAs for legal *nonconforming lots* in the SCP and RR zone districts are listed in §153.206(A)(1)(a)(Tables E-1 through E-4) of the Woodside Mun. Code.
3 For exceptions to maximum residence size limitations, see §153.206(C) of the Woodside Mun. Code.
4 *Maximum size of a main residence* may be limited by the adjusted TFA allowed for legal *nonconforming lots* , see footnote 2.
5 See §§153.107—153.108 of the Woodside Mun. Code, for size requirements related to greenhouses and covered *equestrian riding arenas.*
6 See §153.206(A)(2) of the Woodside Mun. Code, for size limitations on barns with an ADU that exceeds 50% of the total barn square footage.

(a)…

Table E-1 – Table E-4….

(2) The gross *floor area* of any accessory building shall not exceed 1,500 square feet, except barns and stables, which shall not exceed 2,500 square feet unless the barn or stable is located in the OS or SCP Districts, where barns and stables may not exceed 3,000 square feet~~;~~. Buildings that include barns or stables, and an *accessory dwelling unit* having floor area that exceeds 50 percent of the building footprint, may not have building footprint that exceeds 1,500 square feet.

(D) – Exceptions to floor area requirements: *Accessory Dwelling Units*.

(1) Up to the first 800 square feet of one *accessory dwelling unit* or, up to 800 square feet of the combined square footage of two *accessory dwelling units*, shall not count toward the maximum size of the main residence and/or *Total Floor Area* permitted on a property.

(E) – Exceptions to floor area requirements: Junior Accessory Dwelling Units.

(1) An expansion of no more than 150 square feet to the size and physical dimensions of an existing main residence, which retains sufficient *setback* for fire and safety access, shall be allowed to provide separate exterior access for the *junior accessory dwelling unit*.

SECTION FIVE: Chapter 153, Zoning, Section 153.208(A)(1)(Table I-1) and (Table I-2), of the Woodside Municipal Code is hereby amended as follows:

153.207– HEIGHT

(A) - Height requirements.

(1) Table I-1 through I-3 set forth the basic *height* requirements which apply to all zoning districts. Such basic regulations are further defined and supplemented by the additional requirements and exceptions set forth in this section.

Table I-1: Height Requirements in Residential Zone Districts

Zone District	Buildings (Permitted and Conditional)	Barns and Stables[1]	Covered Equestrian Riding Arenas	Accessory Structures	Accessory Structure Plate Height (Not applicable to barns, stables, or covered equestrian riding arenas)[1]
R-1	28 feet	24 feet	30 feet	17 feet	11 feet
SR	30 feet	24 feet	30 feet	17 feet	11 feet
RR	30 feet	24 feet	30 feet	17 feet	11 feet

Table I-1: Height Requirements in Residential Zone Districts					
Zone District	Buildings (Permitted and Conditional)	Barns and Stables[1]	Covered Equestrian Riding Arenas	Accessory Structures	Accessory Structure Plate Height (Not applicable to barns, stables, or covered equestrian riding arenas)[1]
SCP-5	30 feet	24 feet	30 feet	17 feet	11 feet
SCP-7.5	30 feet	24 feet	30 feet	17 feet	11 feet
SCP-10	30 feet	24 feet	30 feet	17 feet	11 feet
[1] Barns and stables including an *accessory dwelling unit* having floor area that exceeds 50 percent of the barn or stable footprint may not have plate heights that exceed 11 feet tall or an overall height that exceeds 17 feet tall.					

Table I-2: Height Requirements in Open Space Zone Districts					
Zone District	Buildings (Permitted and Conditional)	Barns and Stables[1]	Covered Equestrian Riding Arenas	Accessory Structures	Accessory Structure Plate Height (Not applicable to barns, stables, or covered equestrian riding arenas)[1]
OSH	24 feet	N/A	30 feet	17 feet	11 feet
OSRL	24 feet	24 feet	30 feet	17 feet	11 feet
OSRM	24 feet	24 feet	30 feet	17 feet	11 feet
OSN	24 feet	24 feet	30 feet	17 feet	11 feet
OSM	24 feet	24 feet	N/A	17 feet	11 feet
[1] Barns and stables including an *accessory dwelling unit* having floor area that exceeds 50 percent of the barn or stable footprint may not have plate heights that exceed 11 feet tall or an overall height that exceeds 17 feet tall.					

SECTION SIX: Chapter 153, Zoning, Section 153.211, of the Woodside Municipal Code is hereby amended as follows:

153.211 - ACCESSORY DWELLING UNITS.

(A) - Requirements applicable to all *accessory dwelling units.*

All *accessory dwelling units*, whether internal, attached to, or detached from the *main dwelling* unit, shall conform to the following requirements:

(1) **Building and fire safety, and septic.** Conformance with all applicable building, housing, zoning, and site development laws, codes, and regulations shall be required, as applicable to *accessory dwelling units*. *Accessory dwelling units* shall not be required to provide fire sprinklers if they are not required for the primary residence and may employ alternative methods for fire protection.

(2) **Parking and driveway access.** Off-road parking spaces shall be provided in accordance with the requirements of Sections 153.221 through 153.225, as applicable to *accessory dwelling units*; and specifically as follows:

(a) **Parking requirements.** Parking requirements for *accessory dwelling units* shall be one parking space per *accessory dwelling unit* that has one or more bedrooms. No parking spaces shall be required for units that do not have a separate bedroom, such as a studio *accessory dwelling unit.* Off-street parking shall be permitted in *setback* areas in locations determined by the *Town*, or through tandem parking, unless specific findings are made that parking in *setback* areas or tandem parking is not feasible based upon specific site or regional topographic or fire and life safety conditions.

(b) **Parking waiver.** Parking is not required in the following instances:

1. The *accessory dwelling unit* is located within one-half mile walking distance of public transit, including transit stations and bus ~~stations~~ stops;

2. The *accessory dwelling unit* is located within an architecturally and historically significant historic district;

3. The *accessory dwelling unit* is part of the existing primary residence or an existing *accessory structure*;

4. The *accessory dwelling unit* is located in an area where parking permits are required, but are not offered to the occupant of the *accessory dwelling unit*; or

5. The *accessory dwelling unit* is located within one block of a car share vehicle.

~~(c) **Replacement parking**: When a *garage*, *carport*, or covered~~

~~parking *structure* is demolished or converted in conjunction with the construction of an *accessory dwelling unit*, the *Town* requires that those parking spaces be replaced. The replacement spaces may be located in any configuration on the same *lot* as the *accessory dwelling unit*, including but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts.~~

~~(d) **Baseline parking.** Regardless of the parking requirement for any *accessory dwelling unit*, the parking requirement for the main residence must be met to develop any *accessory dwelling unit*.~~

(~~e~~c) **Driveway access.** ~~Any *lots* that have two or more existing permitted *driveways* shall use the *principal access driveway* as the primary access to any proposed *accessory dwelling unit*. Any additional existing *driveways* other than When feasible,~~ t**T**he *principal access driveway* shall ~~not~~ be used as the primary access for any proposed *accessory dwelling unit*~~.~~**, unless, P**pursuant to Municipal Code Section 151.44, a *second driveway exception* ~~shall not be granted be subject to review by the Planning Commission and the findings required for approval if the~~ a ~~second *driveway* is the primary access for proposed for an proposed *accessory dwelling unit* .~~**is approved.**

(3) ~~**Design**~~**Application review.** All plans for *accessory dwelling units* shall be subject to ministerial review and approval or denial by the *Planning Director* within 60 days of ~~submittal~~receiving a complete application. However, if an *accessory dwelling unit* is proposed in conjunction with the construction of a new *main dwelling*, the *Planning Director* need not act on the *accessory dwelling unit* prior to the issuance of the permit for the *main dwelling*. ~~In addition, all plans for the new construction or exterior modification of *accessory dwelling units* shall also, prior to the issuance of any permit, be subject to review according to Section 153.912. In considering architectural review, the *Planning Director* shall be required to find that the *accessory dwelling units* are subordinate to the *main dwelling*, and compatible with the neighboring property and *uses* in *height*, bulk, location, appearance, color, materials, and landscaping.~~

(4) **General *accessory dwelling unit* ~~*structure*~~ regulations.** All requirements related to *accessory buildings* contained in ~~this chapter~~the Municipal Code, including, but not limited to: *height*, *setbacks*, *floor area*, *lot* coverage, natural state, environmentally sensitive areas, slopes in excess of 35%, second driveways, grading, and landscaping shall apply. The following ministerial exceptions shall apply to *accessory dwelling units*:

(a) **Exceptions to Setbacks.**

1. **Detached *Accessory Dwelling Units.*** New detached *accessory dwelling units* may have a side and/or rear setback of four feet from the side and rear property lines (no exceptions to the required front setback are permitted by this Section).

2. **Attached *Accessory Dwelling Units.*** New *accessory dwelling units* attached to the main residence may have a side and rear setback of four feet from the side and rear property lines, but no portion of the main residence may be located within the required setbacks outlined in Municipal Code Section 153.207(A)(Table H) (no exceptions to the required front setback are permitted by this Section). Portions of attached *accessory dwelling units* located within the required setbacks outlined in Municipal Code Section 153.207(A)(Table H) shall have an 11-foot maximum plate height and a 17-foot maximum overall height, except as permitted by Municipal Code Section 153.211(A)(10) and (11).

3. **Two *Accessory Dwelling Units*.** Properties with two *accessory dwelling units*, attached or detached, may only have one unit with a side and/or rear setback of four feet. A second *accessory dwelling unit* shall comply with the required setbacks outlined in Municipal Code Section 153.207(A)(Table H).

4. *Size Limitation.* An ADU with the minimum 4 foot side and rear yards shall be limited to 800 square feet.

(b) **Exceptions to WMC Regulations.** If it is not feasible to comply with all regulations of the Municipal Code to construct one 800 square foot *accessory dwelling unit* on a property, the applicant shall provide all necessary information requested by the Town (e.g., a topographic survey, septic feasibility study, etc.) to demonstrate that it is infeasible to construct one 800 square foot *accessory dwelling unit* while complying with all applicable regulations for review by the Town. Once the complete feasibility study is reviewed by the Town, the *Planning Director* shall determine which Municipal Code regulations may be reduced and/or waived by evaluating feasible locations for the *accessory dwelling unit* that create the fewest impacts to environmentally sensitive areas such as stream corridors, wetlands, and steep slopes.

(c) **Noticing Requirements for Exceptions.** *Accessory dwelling units* which utilize the ministerial exceptions in Section 153.211(A)(4)(a) and/or Section 153.211(A)(4)(b) shall be noticed to any property owner of property adjacent to the proposed accessory dwelling unit, including lots located across an abutting public or private road. The notice shall be sent within five business days of receipt of the application and shall clearly state that an accessory dwelling unit application is ministerial and therefore there are no appeal rights.

(5) **Number of *accessory dwelling units* allowed.** No more than two *accessory dwelling units*, including *accessory dwelling units* in *barns* and *junior accessory dwelling units*, are permitted on a *parcel* subject to Table L-1. ~~For *parcels* equal to or greater than 1.5 acres in size, a maximum of two *accessory dwellings units*, whether attached or detached, shall be permitted. For *parcels* equal to or greater than 1.0 acre in size, but less than 1.5 acres in~~

~~size, a maximum of one detached and one attached *accessory dwelling units* shall be permitted. For *parcels* less than 1.0 acre in size and/or located within the R-1 District, no more than one *accessory dwelling unit* accessory living quarters, whether attached or detached, and one *junior accessory dwelling unit* shall be permitted.~~

~~In the R-1 District, no more than one *accessory dwelling unit* is permitted, and detached *accessory dwelling units* may only be permitted if the *lot area* is at least 20,000 square feet. Further restrictions apply to *efficiency accessory dwelling units* , see to Section 153.912(C)(1).~~

TABLE L-1: Number of Accessory Dwelling Units Allowed	
Parcel Size or Zoning	Number of Accessory Dwelling Units Allowed
Equal to, or greater than, 1.5 acres	A maximum of two, whether attached or detached.
Equal to, or greater than, 1.0 acre; but less than 1.5 acres	A maximum of one detached and one attached.
Less than 1.0 acre	No more than one, whether attached or detached, and one *junior accessory dwelling unit*.
In the R-1 District	No more than one, whether attached or detached, and one *junior accessory dwelling unit.* ~~and detached may only be permitted if the *lot area* is at least 20,000 square feet.~~

(6) **Attached *accessory dwelling units.*** The *floor area* of an attached *accessory dwelling unit* shall not exceed 50 percent of the size of the main residence, including the *accessory dwelling unit*, or 1,500 square feet, whichever is less.

(7) **Detached *accessory dwelling units.*** The *floor area* of a detached *accessory dwelling unit*, including the *floor area* of any attached *garage*, shall not exceed 1,500 square feet.

(8) **Basement *accessory dwelling units.*** Basement area used for an *accessory dwelling unit*, or a portion thereof, shall be limited to the unit sizes prescribed in divisions (A)(6) and (A)(7) of this section.

(9) **Rental *accessory dwelling units.*** *Accessory dwelling units* which are rented shall not be rented for less than 30 consecutive days.

(10) **Existing detached *garages* and other existing *accessory structures* converted to *accessory dwelling units.*** No new *setback* shall be required for an existing detached *garage* or other *existing accessory structure* that is converted to an *accessory dwelling unit* and a *setback* of no more than ~~five~~ four feet or the *setback* of the existing detached *garage* , whichever is greater, from the side and *rear lot lines* shall be required for an *accessory dwelling unit* that is constructed above an existing detached *garage*, as long as access and egress requirements, as prescribed by the Building Code and Municipal Code *height* requirements are met.

(11) **Existing attached *garages* converted to *accessory dwelling units.*** No new *setback* shall be required for an existing attached *garage* that is converted to an *accessory dwelling unit* and a *setback* of no more than ~~five~~ four feet or the *setback* of the existing attached *garage* , whichever is greater, from the side and *rear lot lines* shall be required for an *accessory dwelling unit* that is constructed above an existing attached *garage*, as long as access and egress requirements, as prescribed by the Building Code and Municipal Code *height* requirements are met.

(12) Processing requirements:

(a) ***Accessory dwelling units* within an existing *structure.*** An *accessory dwelling unit* within an *existing structure* (including the primary *structure* , attached or detached *garage* , or other *accessory structure*) shall be permitted ministerially with a *building permit* , and within 60 ~~120~~ days of application, in compliance with other standards within the chapter, if complying with the following codes and requirements:

1. Building and safety codes;

2. Independent exterior access from the existing residence;

3. Sufficient *side* and *rear setbacks* for fire safety, as set forth in the Building Code; and,

4. A minimum ~~five~~ four foot *setback* for a second-story *accessory dwelling unit* above an existing nonconforming *garage*.

5. Construction of a new access stair a minimum of five feet from the side or rear property line, or the existing *setback*, whichever is greater, to access a new ADU built above an existing, legal nonconforming *garage* is allowed. ~~Additionally, the *Planning Director* will review the design of such an access stair to ensure that: an access stair cannot be accommodated within the existing nonconforming *garage* because it would reduce the parking in the *garage* to less than two spaces or would eliminate the only feasible required parking on site.~~ An existing *garage* located at the required *setback* shall be allowed an access stair which may encroach a maximum of five feet into the required *setback*.

(b) **Denial.** In order to deny an *accessory dwelling unit*, the *Planning Director* shall find that the *accessory dwelling unit* would be detrimental to the public health and safety ~~or would introduce unreasonable privacy impacts to the immediate neighbors~~.

~~(13) A percolation test completed within the last five years, or last 10 years if the test has been recertified, is required if an existing on-site septic system serving the main dwelling will serve a proposed Accessory Dwelling Unit.~~

(B) - Requirements applicable to accessory dwelling units within barns.

In addition to the requirements applicable to all *accessory dwelling units*, any such *accessory dwelling units* located within *barns* shall conform to the following additional requirements:

(1) No more than one *accessory dwelling unit* within a *barn* shall be permitted on a *parcel* with the following exception: up to two *accessory dwelling units* may be permitted within a *barn* located on a property containing a *Town-approved professional stable*. Such additional *accessory dwelling units* shall only be permitted after approval of a *conditional use* permit by the *Planning Commission*, in accordance with applicable *conditional use* permit procedures.

(2) The *floor area* of the *accessory dwelling unit* within a *barn* shall be no greater than 50 percent of the *footprint* area of the *barn*, or 1,200 square feet, whichever is less, but in no instance will such an ADU be limited to less than 850 square feet or 1,000 square feet for *accessory dwelling units* that include more than one bedroom.

(3) The *accessory dwelling unit* and the *barn* shall contain an automatic fire sprinkler system, and the *accessory dwelling unit* shall be separated from the other portions of the *barn* with a one-hour firewall, in accordance with the *Town's* Building Code.

(4) An *accessory dwelling unit* in a *barn* may be located on either a first or second floor, of that portion of the *barn* that adheres to required *setbacks*.

(C) - Requirements applicable to ~~efficiency~~junior accessory dwelling units.

~~Efficiency~~A *junior accessory dwelling unit~~s~~*, is a unit that is no more than 500 square feet in size, ~~and~~ is contained entirely within an existing or proposed *main dwelling structure*, ~~single-family *structure*~~, includes an *efficiency kitchen*, has a separate exterior entry from the *main dwelling*, and maintains an interior connection to the main living area of the *main dwelling*. *Junior accessory dwelling units* ~~shall be allowed the following provisions and~~ shall conform to the following requirements:

(1) Only one ~~*efficiency*~~*junior accessory dwelling unit* is allowed per *lot*.

(2) Owner-occupancy is required in any residence that contains ~~an *efficiency*~~ *junior accessory dwelling unit*. The owner may reside in either the remaining portion of the *structure* or in the newly created ~~*efficiency*~~*junior accessory dwelling unit*. Owner-occupancy shall not be required if the owner is a governmental agency, land trust, or housing organization. ~~Notwithstanding the foregoing, owner-occupancy is not required if the *junior accessory dwelling unit* is constructed or permitted for construction during the~~

~~calendar years of 2020 through 2025.~~

(3) A~~n efficiency~~ *junior accessory dwelling unit* shall be constructed within the existing *walls* of the *structure*, and shall include an existing bedroom.

(4) A~~n efficiency~~ *junior accessory dwelling unit* may include separate sanitation facilities, or may share sanitation facilities with the existing *structure*.

(5) A~~n efficiency~~ *junior accessory dwelling unit* shall include a separate entrance from the main entrance to the *structure*, with an interior entry to the main living area. A~~n efficiency~~ *junior accessory dwelling unit* may include a second interior doorway for sound attenuation.

(6) A~~n efficiency~~ *junior accessory dwelling unit* shall have an *efficiency kitchen*, which shall include all of the following:

~~(a) A sink with a maximum waste line diameter of one and one-half inches;~~

(~~b~~a) A cooking facility with appliances ~~that do not require electrical service greater than 120 volts, or natural or propane gas~~; and,

(~~e~~b) A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

(7) A~~n efficiency~~ *junior accessory dwelling unit* does not require additional parking~~, however, the main residence in which it is contained shall meet the *Town* parking requirement~~.

(8) This subdivision shall not be interpreted to prohibit the requirement of an inspection, including the imposition of a fee for that inspection, to determine whether the ~~*efficiency*~~ *junior accessory dwelling unit* is in compliance with applicable building standards.

(9) An application for a permit pursuant to this section shall, notwithstanding Section 65901 or 65906 or any local ordinance regulating the issuance of variances or *special use permits*, be considered ministerially, without discretionary review or a hearing. A permit shall be issued within 60~~120~~ days of submission of a~~n~~ complete application for a permit pursuant to this section. A local agency may charge a fee to reimburse the local agency for costs incurred in connection with the issuance of a permit pursuant to this section.

(10) For the purposes of any fire or life protection ordinance or regulation a~~n efficiency~~ *junior accessory dwelling unit* ~~unit~~ shall not be considered a separate or new dwelling unit. This section shall not be construed to prohibit a city, county, city and county, or other local public entity from adopting an ordinance or regulation relating to fire and life protection requirements within a single-family residence that contains an ~~*efficiency*~~ *junior accessory dwelling unit* so long as the ordinance or regulation applies uniformly to all single-family

residences within the zone regardless of whether the single-family residence includes an ~~*efficiency*~~ *junior accessory dwelling unit* or not.

(11) For the purposes of providing service for water, sewer, or power, including a connection fee, ~~*an efficiency*~~ *junior accessory dwelling unit* shall not be considered a separate or new dwelling unit.

(12) This section shall not be construed to prohibit a local agency from adopting an ordinance or regulation, related to parking or a service or a connection fee for water, sewer, or power, that applies to a single-family residence that contains ~~*an efficiency*~~ *junior accessory dwelling unit* , so long as that ordinance or regulation applies uniformly to all single-family residences regardless of whether the single-family residence includes ~~*an efficiency*~~ *junior accessory dwelling unit* .

SECTION SIX: Chapter 153, Zoning, Section 153.223, of the Woodside Municipal Code is hereby amended as follows:

Sec. 153.223 - Minimum number of required automobile parking spaces.

(A) The number of off-road parking spaces required shall be as set forth in the following table, except that additional parking spaces may be required as a condition of any *conditional use* permit when the *Planning Commission* finds that the characteristics of the particular *use* require additional parking:

TABLE M: Minimum Number of Required Parking Spaces	
Use	Parking Spaces Required
Dwellings, main	4 for each unit, minimum
Accessory dwelling units	1 for each *accessory dwelling unit* that has one or more bedrooms. No parking spaces shall be required for units that do not have a separate bedroom, such as a studio *accessory dwelling unit*. (See § 153.211(A)(2) for exceptions.)
Churches and other houses of worship	2 for each 5 seats in the main worship unit. For fixed seating, each 20 horizontal inches shall be counted as one seat
Elementary schools	2 for each classroom, plus one for each 100 square feet in the auditorium or any space used for assembly
Places of assembly without fixed seats	1 for each 100 square feet of *floor area* used for assembly
Places of assembly with fixed seats not otherwise provided for in this section	1 for each 3 seats. Each 20 horizontal inches of such seating shall be counted as 1 seat
Retail stores and consumer	1 for each 150 square feet of *floor area*, plus one for every 3

service establishments	employees
Medical and dental clinics	5 spaces for each doctor
Banks and business and professional offices	1 for each 200 square feet of *floor area*, plus 1 for every 3 employees
Establishments for the sale or consumption of alcoholic beverages, food or refreshments	1 for each 2½ seats, stools, or *standing spaces*

(B) For any *use* not specified in this section, the same number of off-road parking spaces shall be provided as are required for the most similar specified *use* as determined by the *Planning Director*. Where the computation of required parking spaces produces a fractional result, fractions of one-half or greater shall require the provision of one full parking space.

SECTION SEVEN: In the event that any provision of this ordinance is in conflict with any other ordinances of the Town of Woodside or the Woodside Municipal Code, the provisions of this ordinance shall prevail.

SECTION EIGHT If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of the Ordinance or any part thereof. The Town Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective.

SECTION NINE: Pursuant to Section 36937 of the Government Code of the State of California, the Ordinance shall take effect and be in full force and effect thirty (30) days after its final passage.

SECTION TEN: The Town Clerk shall cause this Ordinance to be published in accordance with the requirements of Section 36933 of the Government Code of the State of California.

* * * * * * * * * * * *

I, the undersigned, hereby certify that the foregoing Ordinance is a full, true and correct copy of Ordinance No. 2020-610 of the Town of Woodside entitled as above; that it was introduced on the 23rd of June, 2020, and was passed and adopted by the Town Council on the 14th of July, 2020, by the following vote:

AYES, COUNCIL MEMBERS: Brown, Dombkowski, Livermore, Scott, Shaw, Yost, and Mayor Fluet
NOES, COUNCIL MEMBERS: None
ABSENT, COUNCIL MEMBERS: None
ABSTAIN, COUNCIL MEMBERS: None

Mayor of the Town of Woodside

ATTEST:

Town Clerk of the Town of Woodside

APPENDIX K. AFFH – Consultant Reports

Attachments:

K.1 Woodside Fair Housing Assessment, prepared by Root Policy Research, 2022

K.2 Woodside Segregation Report: Woodside, prepared by UC Merced Urban Policy Lab and ABAG/MTC Staff, March 6, 2022

K.3 Woodside Map and Data Packet, prepared by Root Policy Research, 2022

K.4 Disparate Access to Educational Opportunities, prepared by Root Policy Research, 2022

K.5 California Fair Housing Laws, prepared by Root Policy Research, 2022

21 Elements

Appendix K.1 Woodside Fair Housing Assessment

What is AFFH?

The State of California's 2018 Assembly Bill (AB 686) requires that all public agencies in the state affirmatively further fair housing (AFFH) beginning January 1, 2019. Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take "meaningful actions" to address segregation and related barriers to fair housing choice.

AB 686 requires all public agencies to "administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing, and take no action inconsistent with this obligation"[1]

AB 686 also makes changes to Housing Element Law to incorporate requirements to AFFH as part of the housing element and general plan to include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

Affirmatively Furthering Fair Housing

"Affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development. (Gov. Code, § 8899.50, subd. (a)(1).)"

Source: California Department of Housing and Community Development Guidance, 2021, page 14.

[1] California Department of Housing and Community Development Guidance, 2021, page 9.

History of segregation in the region. The United States' oldest cities have a history of mandating segregated living patterns—and Northern California cities are no exception. ABAG, in its recent Fair Housing Equity Assessment, attributes segregation in the Bay Area to historically discriminatory practices—highlighting redlining and discriminatory mortgage approvals—as well as "structural inequities" in society, and "self segregation" (i.e., preferences to live near similar people).

Researcher Richard Rothstein's 2017 book *The Color of Law: A Forgotten History of How Our Government Segregated America* chronicles how the public sector contributed to the segregation that exists today. Rothstein highlights several significant developments in the Bay Area region that played a large role in where the region's non-White residents settled.

This history of segregation in the region is important not only to understand how residential settlement patterns came about—but, more importantly, to explain differences in housing opportunity among residents today. In sum, not all residents had the ability to build housing wealth or achieve economic opportunity. This historically unequal playing field in part determines why residents have different housing needs today.

Pre-civil rights San Mateo County faced resistance to racial integration, yet it was reportedly less direct than in some Northern California communities, taking the form of "blockbusting" and "steering" or intervention by public officials. These local discriminatory practices were exacerbated by actions of the Federal Housing Administration which excluded low-income neighborhoods, where the majority of people of color lived, from its mortgage loan program.

According to the San Mateo County Historical Association. San Mateo County's early African Americans worked in a variety of industries, from logging, to agriculture, to restaurants and entertainment. Expansion of jobs, particularly related to shipbuilding during and after World War II attracted many new residents into the Peninsula, including the first sizable migration of African Americans. Enforcement of racial covenants after the war forced the migration of the county's African Americans into neighborhoods where they were allowed to occupy housing—housing segregated into less desirable areas, next to highways, and concentrated in public housing and urban renewal developments.

The private sector contributed to segregation through activities that discouraged (blockbusting) or prohibited (restrictive covenants) integrated neighborhoods. In the City of San Mateo, builders of the Hillsdale neighborhood in the mid-1900s recorded deeds that specified that only "members of the Caucasian or White race shall be permitted" to occupy

sold homes—the exception being "domestics in the employ[ment] on the premises."[2] This developer went on to develop many race-restricted neighborhoods in the Bay Area, became president of the National Association of Home Builders (NAHB), became national president of the Urban Land Institute (ULI), and was inducted into California's Homebuilding Foundation Hall of Fame.

The segregatory effect of blockbusting activities is well-documented in East Palo Alto. In 1954, after a White family in East Palo Alto sold their home to an African American family, the then-president of the California Real Estate Association set up an office in East Palo Alto to scare White families into selling their homes ("for fear of declining property values") to agents and speculators. These agents then sold these homes at over-inflated prices to African American buyers, some of whom had trouble making their payments. Within six years, East Palo Alto—initially established with "whites only" neighborhoods—became 82% African American. The FHA prevented re-integration by refusing to insure mortgages held by White buyers residing in East Palo Alto.

Throughout the county, neighborhood associations and city leaders attempted to thwart integration of communities. Although some neighborhood residents supported integration, most did not, and it was not unusual for neighborhood associations to require acceptance of all new buyers. Builders with intentions to develop for all types of buyers (regardless of race) found that their development sites were rezoned by planning councils, required very large minimum lot sizes, and\or were denied public infrastructure to support their developments or charged prohibitively high amounts for infrastructure.

The timeline of major federal Acts and court decisions related to fair housing choice and zoning and land use appears on the following page.

As shown in the timeline, exclusive zoning practices were common in the early 1900s. Courts struck down only the most discriminatory and allowed those that would be considered today to have a "disparate impact" on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Amber Realty Co. (272 U.S. 365)* supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as "mere parasite(s)" with the potential to "utterly destroy" the character and desirability of neighborhoods. At that time, multifamily apartments were the only housing options for people of color, including immigrants.

The Federal Fair Housing Act was not enacted until nearly 60 years after the first racial zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low-income housing toward locally-tailored approaches (block grants) and market-oriented choice (Section 8 subsidies)—the latter of which is only effective when adequate affordable rental units are available.

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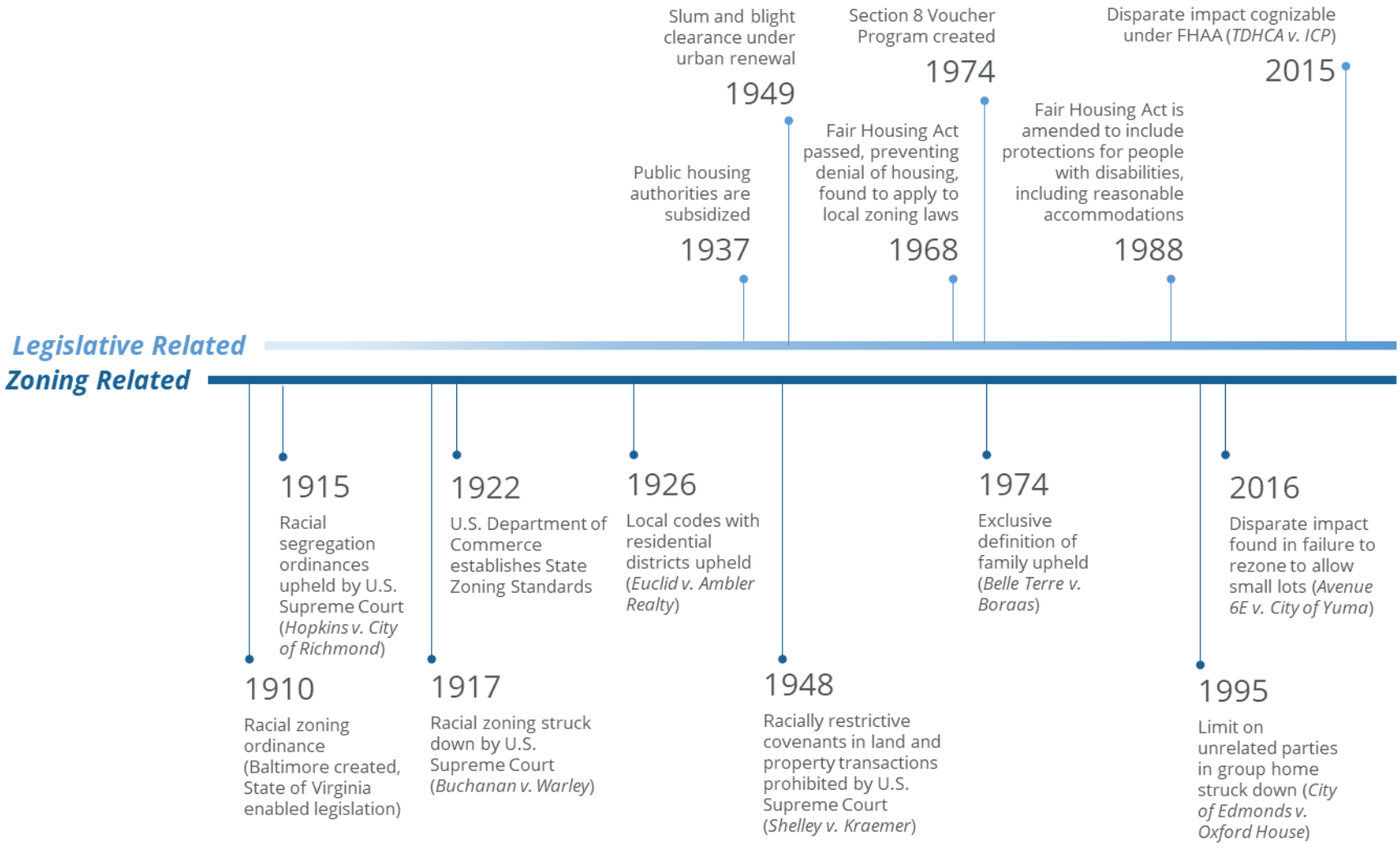
[2] https://www.nytimes.com/2020/08/14/opinion/sunday/blm-residential-segregation.html

Major Public and Legal Actions that Influence Fair Access to Housing



Report content and organization. This Fair Housing Assessment follows the April 2021 State of California State Guidance for AFFH. The study was conducted as part of the 21 Elements process, which facilitates the completion of Housing Elements for all San Mateo County jurisdictions.

Section I. Fair Housing Enforcement and Outreach Capacity reviews lawsuits/enforcement actions/complaints against the jurisdiction; compliance with state fair housing laws and regulations; and jurisdictional capacity to conduct fair housing outreach and education.

Section II. Integration and Segregation identifies areas of concentrated segregation, degrees of segregation, and the groups that experience the highest levels of segregation

Section III. Access to Opportunity examines differences in access to education, transportation, economic development, and healthy environments.

Section IV. Disparate Housing Needs identifies which groups have disproportionate housing needs including displacement risk.

Primary Findings

This section summarizes the primary findings from the Fair Housing Assessment for the Town of Woodside including the following sections: fair housing enforcement and outreach capacity, integration and segregation, access to opportunity, disparate housing needs, and contributing factors and the city's fair housing action plan.

- **Just 2 fair housing complaints were filed** in Woodside from 2017 to 2021. Even so, the Town **could improve the accessibility of fair housing information** on their website and resources for residents experiencing housing discrimination.
- Compared to the county overall, **Woodside has limited racial and ethnic diversity**: Countywide, racial/ethnic minorities account for 61% of the overall population; however, they only account for 21% in Woodside.
- **Economic diversity is also limited:** 75% of households in Woodside earn more than 100% AMI compared to 49% in the county overall. Nearly all census block groups in the town have median incomes above $125,000 and poverty is low throughout Woodside.
- Woodside has a slight **underrepresentation of residents with a disability** with 5% of the population compared to 8% in the county. San Mateo County is rapidly aging; therefore, this population with a disability is likely to increase.
- Countywide, racial and ethnic minority populations are **disproportionately impacted by poverty, low household incomes, cost burden, overcrowding, and homelessness** compared to the non-Hispanic White population. Additionally, racial

and ethnic minorities are more likely **to live in moderate resources areas and be denied for a home mortgage loan**.

- Despite the relatively limited diversity of Woodside, **racial/ethnic disparities are present in housing needs and access to opportunity**:
    - Hispanic households are more likely to be **severely cost burdened** (21%) than non-Hispanic White households (14%).
    - Woodside Elementary is a very high performing district but **proficiency gaps** are particularly apparent for English learners.
    - Non-Hispanic White residents are more likely to live in **high resource areas** compared to racial and ethnic minorities.
    - Hispanic applicants had the **highest denial rate** for mortgage loan applications in 2018 and 2019 at 43%, roughly double that of non-Hispanic White applicants over the same period (21%).
- Woodside is entirely contained within a single census tract—the standard geographic measure for "neighborhoods" in U.S. Census data products. As such, the town does not contain any racial/ethnic concentrations, poverty concentrations, nor concentrations of housing problems.
- The composite opportunity score for Woodside shows the town to be a "high resource area" and the Social Vulnerability Index (SVI) provided by the Centers for Disease Control and Prevention (CDC) ranks the town as "low vulnerability to a disaster (based on four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation).
- In the regional context, **Woodside represents a high opportunity area with relatively low accessibility to low- and moderate-income households**, which are more likely to be racial/ethnic minorities. Woodside did permit 34 units (42% of all permits) affordable to very low-income households between 2015 and 2019. The town should continue to look for opportunities to increase affordable housing supply in the community.

SECTION I. Fair Housing Enforcement and Outreach Capacity

This section discusses fair housing legal cases and inquiries, fair housing protections and enforcement, and outreach capacity.

Fair housing legal cases and inquiries. California fair housing law extends beyond the protections in the Federal Fair Housing Act (FHA). In addition to the FHA protected classes—race, color, ancestry/national origin, religion, disability, sex, and familial status—**California law offers protections for age, sexual orientation, gender identity or expression, genetic information, marital status, military or veteran status, and source of income** (including federal housing assistance vouchers).

The California Department of Fair Employment in Housing (DFEH) was established in 1980 and is now the **largest civil rights agency in the United States**. According to their website, the DFEH's mission is, "to protect the people of California from unlawful discrimination in employment, housing and public accommodations (businesses) and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act".[3]

DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH's website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions.[4] Fair housing complaints can also be submitted to HUD for investigation.

Additionally, San Mateo County has a number of **local enforcement organizations** including Project Sentinel, the Legal Aid Society of San Mateo County, and Community Legal Services of East Palo Alto. These organizations receive funding from the County and participating jurisdictions to support fair housing enforcement and outreach and education in the County.

From 2017 to 2021, **57 fair housing complaints in San Mateo County were filed with the U.S. Department of Housing and Urban Development (HUD)—2 of those complaints were in Woodside**. Most complaints cited disability status as the bias (56%) followed by race (19%), and familial status (14%).

[3] https://www.dfeh.ca.gov/aboutdfeh/

[4] https://www.dfeh.ca.gov/complaintprocess/

Countywide, no cause determination was found in 27 complaints followed by successful conciliation or settlement with 22 complaints. Fair housing inquiries in 2020 were primarily submitted to HCD from the City of San Mateo, Redwood City, Daly City, and Menlo Park.

Fair housing complaints filed with HUD by San Mateo County residents have been on a declining trend since 2018, when 18 complaints were filed. In 2019, complaints dropped to 5, increased to 11 in 2020, and had reached 6 by mid-2021.

Nationally, the National Fair Housing Alliance (NFHA) reported a "negligible" decrease in the number of complaints filed between 2019 and 2020. The primary bases for complaints nationally were nearly identical to San Mateo County's: disability (55%) and race (17%). Familial status represented 8% of complaints nationally, whereas this basis comprised 14% of cases in the county.

NFHA identifies three significant trends in 2020 that are relevant for San Mateo County:

- First, fair lending cases referred to the Department of Justice from federal banking regulators has been declining, indicating that state and local government entities may want to play a larger role in examining fair lending barriers to homeownership.
- Second, NFHA identified a significant increase in the number of complaints of harassment—1,071 complaints in 2020 compared to 761 in 2019.
- Finally, NFHA found that 73% of all fair housing complaints in 2020 were processed by private fair housing organizations, rather than state, local, and federal government agencies—reinforcing the need for local, active fair housing organizations and increased funding for such organizations.[5]

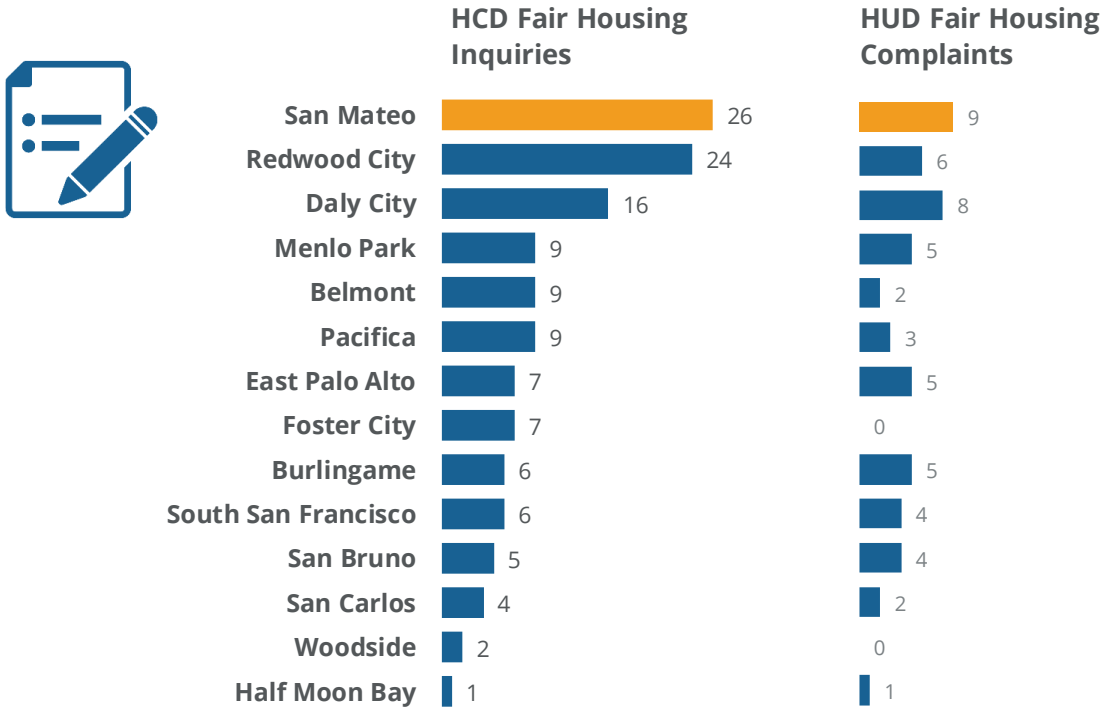
[5] https://nationalfairhousing.org/2021/07/29/annual-fair-housing-report-shows-increase-in-housing-harassment/

Fair Housing Complaints and Inquiries

HUD Fair Housing Complaints, by Basis, San Mateo County, 2017-2021

	Number	Percent
Disability	32	56%
Race	11	19%
Familial Status	8	14%
National Origin	3	5%
Religion	2	4%
Sex	1	2%
Total cases	**57**	**100%**

HCD Fair Housing Inquiries (2013- 2021) and HUD Fair Housing Complaints (2017- 2021)



Outreach and capacity. The Town of Woodside could improve the accessibility of fair housing information on their website and resources for residents experiencing housing discrimination. The town's website includes a link to HUD resources and to the California Department of Fair Housing and Employment; however, the link is broken and directs to a blank page.[6] (This condition has since been corrected.) In addition, the Woodside webpage does not provide specific information or resources for residents experiencing

[6]https://www.woodsidetown.org/planning/housing-resources-including-adus

discrimination in housing or the Fair Housing Act. (A link is now provided to the California Department of Fair Employment and Housing.)

Housing specific policies enacted locally. The Town of Woodside identified the following local policies that contribute to the regulatory environment for affordable housing development in the city.

Local policies in place to encourage housing development.

- Streamlined Permitting Process
- Mixed use zoning
- Homeowner rehabilitation program
- Home sharing programs
- Second unit ordinance

Local barriers to affordable housing development.

- Lack of zoning for a variety of housing types beyond single family detached homes
- Lack of land zoned for multifamily development

Local policies that are NOT in place but would provide the best outcomes in addressing housing shortages.

- More opportunities for the Town's senior population

Local policies that are NOT in place but have potential Council interest for further exploration.

- Ordinance that specifies how the State Density Bonuses and Other Incentives Law (Gov. Code. Title 7. Division 1. Chapter 4.3 Density Bonuses and Other Incentives, amended and effective January 1, 2021) will be implemented

Local policies in place to mitigate or prevent displacement of low-income households.

- Promoting streamlined processing of ADUs

According to the California Department of Housing and Community Development AFFH Data Viewer (HCD data viewer), the Town of Woodside does not have any public housing buildings. As illustrated in Figure I-7 of the Map and Data Packet (Appendix K.3), data are not available on the use of housing choice vouchers in Woodside.

SECTION II. Integration and Segregation

This section discusses integration and segregation of the population by protected classes including race and ethnicity, disability status, familial status, and income status. The section concludes with an analysis of racially and ethnically concentrated areas of poverty and affluence.

Integration and Segregation

"Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area."

Source: California Department of Housing and Community Development Guidance, 2021, page 31.

Race and ethnicity. Compared to the county overall, **Woodside has limited racial and ethnic diversity**: Countywide, racial/ethnic minorities account for 61% of the overall population; however, they only account for 21% in Woodside. Seventy-nine percent of the population identifies as non-Hispanic White, 9% identifies as Hispanic, another 7% identifies as Asian, and 4% identifies as other or multiple races.[7] **Older residents are even less diverse** with 88% of the population older than 65 years identifying as White compared to 83% of the population for children less than 18 years old.

Poverty rates in Woodside are very low; however, poverty among Asian residents is substantially higher (12%) than among non-Hispanic White residents (5%).

Geospatially, all census tracts (i.e., neighborhoods) in Woodside are White majority census tracts.[8,9]

[7] The share of the population that identifies as African American or American Indian or Alaska Native is less than 1%.

[8] Majority census tracts show the predominant racial or ethnic group by tract compared to the next most populous.

[9] Redlining maps, otherwise known as Homeowners' Loan Corporation (HOLC) maps, are not available for San Mateo County.

Dissimilarity and isolation indices.

The Dissimilarity Index, or DI, is a common tool that measures segregation in a community. The DI is an index that measures the degree to which two distinct groups are evenly distributed across a geographic area. The DI represents the percentage of a group's population that would have to move for each area in the county to have the same percentage of that group as the county overall. Between 2010 and 2020, the index for racial segregation in Woodside declined, suggesting that it is now less neighborhood level racial segregation within the jurisdiction. Woodside was lower than average for Bay Area jurisdictions, indicating that neighborhood level racial segregation in Woodside is less than in the average Bay Area city (Appendix K.2, pp 14-15).

DI values range from 0 to 100—where 0 is perfect integration and 100 is complete segregation. Dissimilarity index values between 0 and 39 generally indicate low segregation, values between 40 and 54 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of income segregation. Woodside has a lower Dissimilarity Index (16) than the Bay Area average (43), indicating there is less neighborhood level income segregation in Woodside than in the average Bay Area city (Appendix K.2, p. 26).

The isolation index is interpreted as the probability that a randomly drawn minority resident shares an area with a member of the same minority, it ranges from 0 to 100. Higher numbers indicate that a particular group is more isolated from other groups. The average isolation index value for White residents across all Bay Area jurisdictions is 0.491, meaning that in the average Bay Area jurisdiction, a White resident lives in a neighborhood that is 49.1% White. In Woodside, this number in 2020 was .769 for Whites; 0.088 for Asian/Pacific Islanders; .007 for Black/African Americans; and 0.079 for Latinx residents. Isolation from other groups is therefore far greater for Whites than for other groups in Woodside, as they live primarily in neighborhoods with other Whites (Appendix K.2, p. 10).

As of 2020, Woodside has a higher share of White residents than nearby Bay Area cities (from San Mateo to the northeast to Sunnyvale to the southeast), a lower share of Latinx residents, a lower share of Black residents and a lower share of Asian/Pacific Islander residents (Appendix K.2, pp. 16-17).

Disability status. The **share of the population living with at least one disability is 5% in the Woodside** compared to 8% in San Mateo County. No census tracts in the community have a concentration of people with a disability though the tract to the immediate northeast of Woodside does have a 10% to 20% share of the population living with a disability, as does a nearby Census tract extending into Half Moon Bay. Geographic concentrations of people living with a disability may indicate the area has ample **access to services, amenities, and transportation that support this population**.

Familial Status. Woodside is home to **fewer single-person households** than the county, with 11% of households compared to 22% in the County. This difference is driven by the **high proportion of married-couple families (75%) and families with children Woodside (36%)**.

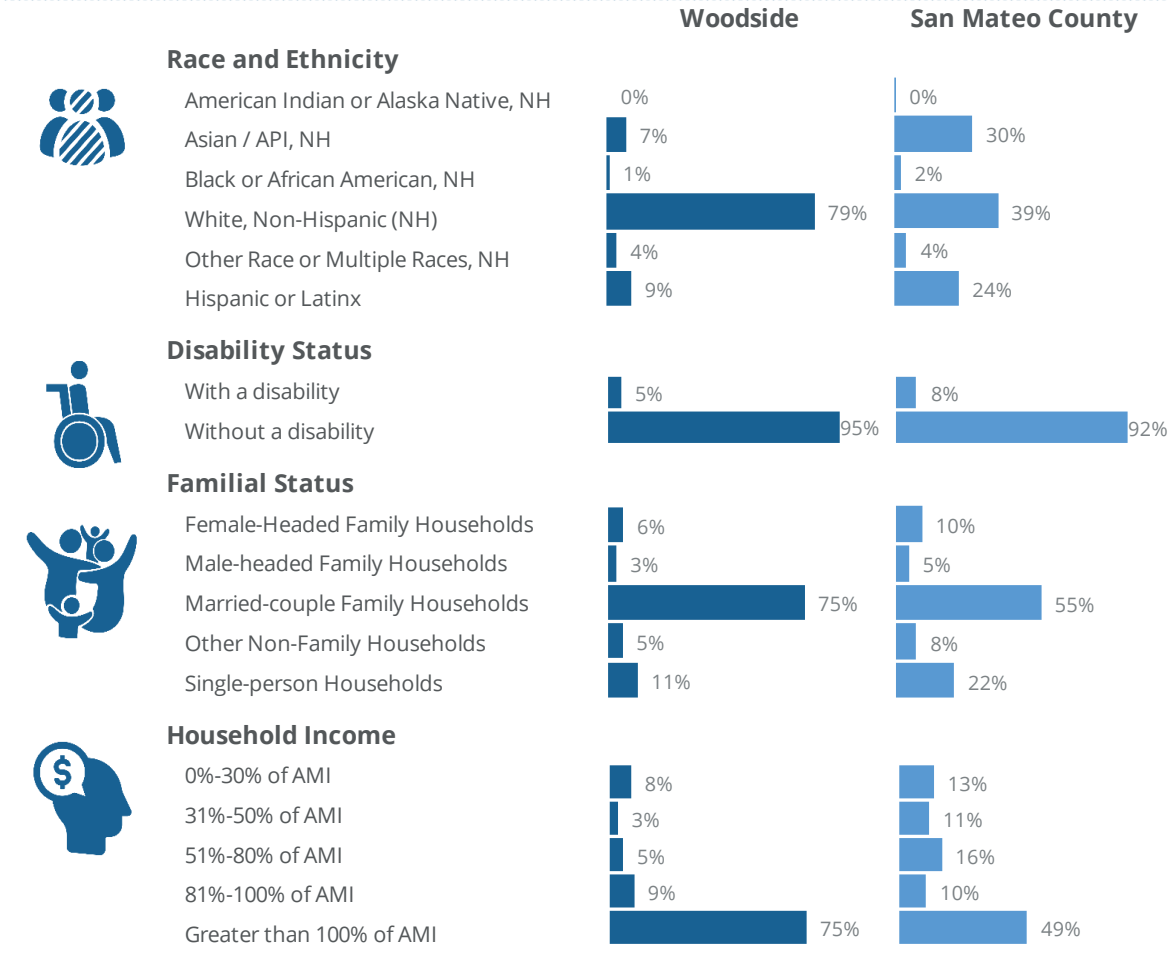
Familial status can indicate specific housing needs and preferences. A larger number of nonfamily or single person households indicates a higher share of seniors living alone, young adults living alone or with roommates, and unmarried partners. Higher shares of nonfamily households indicates an increased need for one and two bedroom units.

Homeownership rates are highest for family households in Woodside (93%) and lowest single person households (75%) and other non-family households (67%). **The number of housing units available by number of bedrooms and tenure is broadly consistent with the familial status of the households that live in Woodside, though units do tend to be larger than households:** 51% of households have 3 or more people and 89% of units have 3 or more bedrooms. This trend is consistent with Woodside being an owner-majority, affluent community.

Household income. The household income distribution by percent of area median income (AMI) in Woodside reflects a substantially higher share of higher income household than the county overall: 75% of households in Woodside earn more than 100% AMI compared to 49% in the county overall. All census block groups in the town have median incomes above $125,000 and poverty is low throughout Woodside.

Segregation and Integration

Population by Protected Class



Racially or ethnically concentrated areas of poverty and affluence. Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAAs) represent opposing ends of the segregation spectrum from racially or ethnically segregated areas with high poverty rates to affluent predominantly White neighborhoods. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH. Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.[10]

[10] Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. Cityscape: A Journal of Policy Development and Research, 21(1), 99–124

It is important to note that R/ECAPs and RCAAs are not areas of focus because of racial and ethnic concentrations alone. This study recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a non-discriminatory market. Rather, R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity, and conversely, RCAAs are meant to identify areas of particular advantage and exclusion.

R/ECAPs

HCD and HUD's definition of a Racially/Ethnically Concentrated Area of Poverty is:

- A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County, whichever is lower.

Source: California Department of Housing and Community Development Guidance, 2021.

For this study, the poverty threshold used to qualify a tract as an R/ECAP was three times the average census tract poverty rate countywide—or 19.1%. In addition to R/ECAPs that meet the HUD threshold, this study includes edge or emerging R/ECAPs which hit two thirds of the HUD defined threshold for poverty—emerging R/ECAPs in San Mateo County have two times the average tract poverty rate for the county (12.8%).

In 2010 there were three census tracts that qualify as R/ECAPs (19.4% poverty rate) in the county and 11 that qualify as edge R/ECAPs (13% poverty rate). None of the R/ECAPs were located in Woodside in 2010.

In 2019 there were two census tracts that qualify as R/ECAPs (19.1% poverty rate) in the county and 14 that qualify as edge R/ECAPs (12.8% poverty rate)—which means they are majority minority and have a poverty rate two times higher than the countywide census tract average. **None of the R/ECAPs or edge R/ECAPs are located in Woodside.**

RCAAs. HCD's definition of a Racially Concentrated Area of Affluence is:

- A census tract that has a percentage of total white population that is 1.25 times higher than the average percentage of total white population in the given COG region, and a median income that was 2 times higher than the COG AMI.

SECTION III. Access to Opportunity

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment.

Access to Opportunity

"Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food, and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions)."

Source: California Department of Housing and Community Development Guidance, 2021, page 34.

The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. These maps were developed to align funding allocations with the goal of improving outcomes for low-income residents—particularly children.

The opportunity maps highlight areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource and high segregation and poverty. TCAC provides opportunity maps for access to opportunity in quality education, employment, transportation, and environment. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

Education. TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. According to TCAC's educational opportunity map, most of Woodside scores higher than 0.75 (which is the most positive education outcomes) with a small portion of the town scoring between 0.5 and 0.75—opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

Woodside is served by the Sequoia Union High School District and the Woodside Elementary School District. Sequoia Union increased enrollment by 18% from 2010 to 2020 but the **elementary district enrollment decreased by 19%** over the same time. Both districts lost students during the COVID pandemic.

Portola Valley Elementary School District (66%) and Woodside Elementary School District (64%) had the highest share of White students, making them **among the least racially and ethnically diverse districts in the county.**

Overall, 29% of public-school students in San Mateo County qualify for reduced or free lunch. This rate was substantially lower in districts like Hillsborough Elementary, San Carlos Elementary, Portola Valley Elementary, Las Lomitas Elementary, Belmont-Redwood Shores, Menlo Park City Elementary, and Woodside Elementary where each had 10% or less of students qualify for free or reduced lunch. This means that these districts serve very few low-income students.

Woodside Elementary is a very **high performing district but proficiency gaps are particularly apparent for English learners** in the district:

- Just 27% of English learners at Woodside Elementary met or exceeded math standards compared to 84% of the overall student body.
- Just 18% of English learners at Woodside Elementary met or exceeded English testing standards compared to 84% of the overall student body.
- Woodside Elementary and Sequoia Union High School districts both had 14 percentage point gaps between absenteeism rates of English learners and the overall student body.

Many high schoolers in the county met admission standards for a University of California (UC) or California State University (CSU) school. Of the high school districts in San Mateo County, Sequoia Union had the highest rate of graduates who met such admission standards at 69% followed by San Mateo Union High with 68%. **Pacific Islander, Black, and Hispanic students in the Sequoia Union district were substantially less likely to meet the admission standards,** with rates of 38%, 50%, and 55% respectively.

Overall, Sequoia Union High School has one of the highest drop-out rates—10% of students—compared to other districts in the county. Still, **drop-out rates among Hispanic (16%), Black (12%), and Pacific Islander (20%) students are even higher**.

Employment. The top three industries by number of jobs in Woodside include **health and educational services, professional and managerial services, and arts and recreation services**. The town has a low job-to-household ratio when compared to the county at 1.06 and 1.59 respectively—which means there are fewer employment opportunities per household in Woodside. This trend, combined with low unemployment, indicates relatively high out-commuting and/or retired households.

TCAC's economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value. The entirety of Woodside scores more than 0.75 for economic opportunity, whereas tracts immediately west of town have very low scores (less than 0.25).

HUD's job proximity index shows Woodside to have a **low to moderate proximity to jobs.** On a scale from zero to 100 where 100 is the closest proximity to jobs, most block groups within the town score between 40 and 80, though a small portion of town (northeast corner) scores lower (20-40 index value).

Transportation. This section provides a summary of the transportation system that serves the broader region including emerging trends and data relevant to transportation access in the city. The San Mateo County Transit District acts as the administrative body for transit and transportation programs in the county including SamTrans and the Caltrain commuter rail. SamTrans provides bus services in San Mateo County, including Redi-Wheels paratransit service.

In 2018, the Metropolitan Transportation Commission (MTC), which covers the entire Bay Area, adopted a coordinated public transit and human services transportation plan. While developing the coordinated plan, the MTC conducted extensive community outreach about transportation within the area. That plan—which was developed by assessing the effectiveness of how well seniors, persons with disabilities, veterans, and people with low incomes are served—was reviewed to determine gaps in services in San Mateo and the county overall. Below is a summary of comments relevant to San Mateo County; no comments specific to Woodside were included in the report.

> *"San Mateo's [Paratransit Coordinating Council] PCC and County Health System, as well as the Peninsula Family Service Agency provided feedback. The most common themes expressed had to do with pedestrian and bicycle needs at specific locations throughout the county, though some covered more general comments such as parked cars blocking sidewalk right-of-way and a desire for bike lanes to accommodate motorized scooters and wheelchairs. Transportation information, emerging mobility providers, and transit fares were other common themes.*
>
> *While some comments related to the use of car share, transportation network companies (TNCs), or autonomous vehicles as potential solutions, other comments called for the increased accessibility and affordability of these services in the meantime."*[11]

A partnership between the World Institute on Disability and the MTC created the research and community engagement project TRACS (Transportation Resilience, Accessibility &

[11] https://mtc.ca.gov/sites/default/files/MTC_Coordinated_Plan.pdf

Climate Sustainability). The project's overall goal is to, "stimulate connection and communication between the community of seniors and people with disabilities together with the transportation system–the agencies in the region local to the San Francisco Bay, served by MTC."[12]

As part of the TRACS outreach process, respondents were asked to share their compliments or good experiences with MTC transit. One respondent who had used multiple services said, **"it is my sense that SamTrans is the best Bay Area transit provider in terms of overall disability accommodation."**

The San Mateo County Transit District updated their Mobility Plan for Older Adults and People with Disabilities in 2018. According to the district, the **county's senior population is expected to grow more than 70% over the next 20 years and the district is experiencing unprecedented increases in paratransit ridership**. The plan is targeted at developing effective mobility programs for residents with disabilities and older adults including viable alternatives to paratransit, partnerships, and leveraging funding sources.[13]

MTC also launched Clipper START—an 18 month pilot project— in 2020 which provides fare discounts on single transit rides for riders whose household income is no more than double the federal poverty level.[14]

Environment. TCAC's opportunity areas environmental scores are based on the CalEnviroScreen 3.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, particulates (atmospheric aerosol particles) (PM10 and PM2.5), diesel, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

Woodside **scores moderate to poorly on environmental outcomes** though this score is similar to surrounding communities which have similar—or in some cases lower—scores.

However, the **town scores relatively high compared to other areas of San Mateo County on the California Healthy Places Index (HPI)** developed by the Public Health Alliance of Southern California (PHASC). The HPI includes 25 community characteristics in eight categories including economic, social, education, transportation, neighborhood, housing, clean environment, and healthcare.[15]

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[12] https://wid.org/transportation-accessibility/

[13] https://www.samtrans.com/Planning/Planning_and_Research/Mobility_Plan_for_Older_Adults_and_People_with_Disabilities.html

[14] https://mtc.ca.gov/planning/transportation/access-equity-mobility/clipperr-startsm

[15] https://healthyplacesindex.org/about/

Disparities in access to opportunity. Data show that **non-Hispanic White residents are more likely to live in high resource areas compared to racial and ethnic minorities**. In Woodside, just one quarter (22%) of the population living in high resource areas are racial/ethnic minorities, compared to one-third (34%) in moderate resource areas. It is important to note that Woodside does not include any census tracts that are designated as low resource areas.

Despite the disparities noted above, Woodside is broadly considered a high opportunity area:

- TCAC's composite opportunity score for Woodside shows the entirety of the town falls within high or highest resource areas.
- The Social Vulnerability Index (SVI) provided by the Center for Disease Control (CDC)—ranks census tracts based on their ability to respond to a disaster using four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation—considers Woodside a "low vulnerability" area.
- Woodside does not have any disadvantaged communities as defined under SB 535 as, "the top 25% scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low populations."[16]

As such, **the limited racial/ethnic diversity of Woodside may contribute to the countywide disparities in access to opportunity by race/ethnicity.**

Disparities specific to the population living with a disability. Five percent of the population in Woodside are living with at least one disability, compared to 8% in the county. The most common disabilities in the town are ambulatory (2.6%), hearing (2.3%), and independent living (1.7%).

[16] https://oehha.ca.gov/calenviroscreen/sb535

Disability

"Disability types include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty."

Source: California Department of Housing and Community Development Guidance, 2021, page 36.

For the population 65 and over, the share of the population with a disability—including an ambulatory or independent living difficulty—increases. As mentioned above under access to transportation, San Mateo County is rapidly aging; therefore, this population with a disability is likely to increase.

The data show 0% unemployment among residents living with a disability in Woodside, compared to 4% among residents without a disability. Countywide, the unemployment rate for residents with a disability is 4%, compared to 3% for residents without a disability.

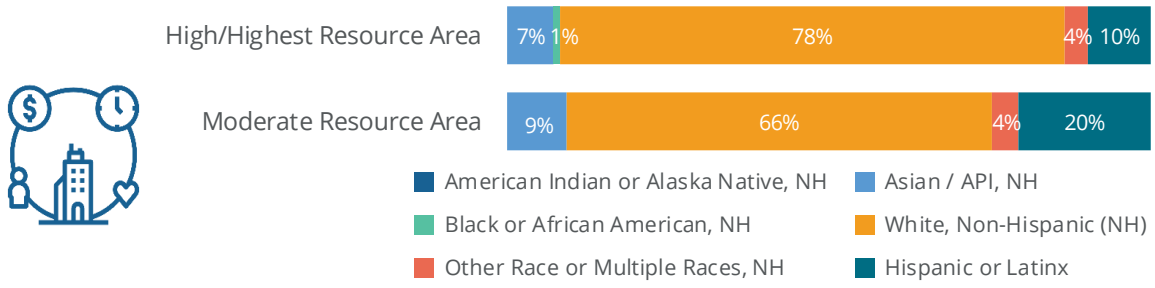
There are no geographic concentrations of people with disabilities in Woodside.

Access to Opportunity

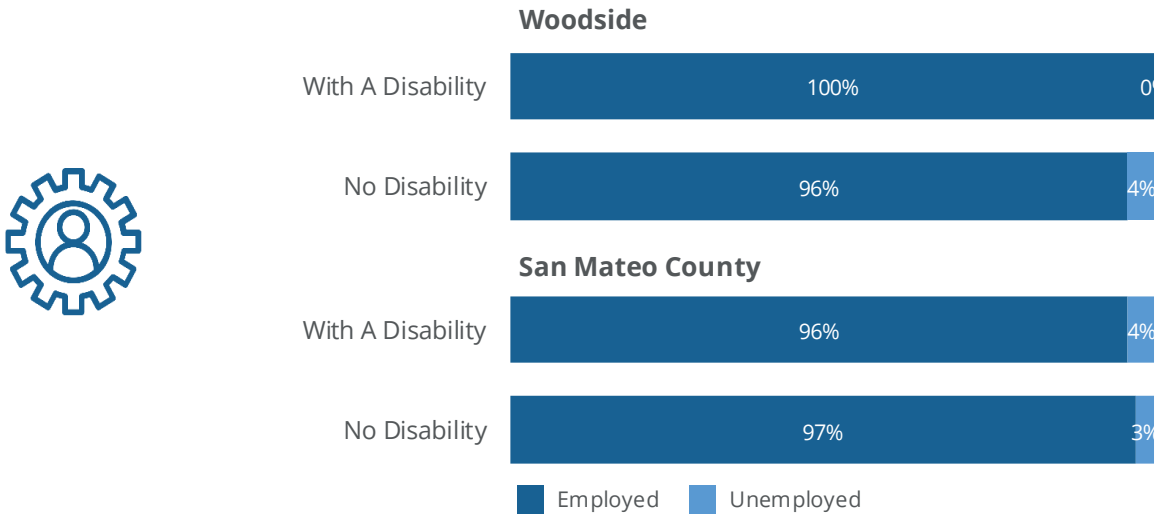
Regional Access

	Woodside	San Mateo County
Jobs to Household Ratio	1.06	1.59
Unemployment Rate	n/a	6%
LEP Population	0%	7%

Share of Population by Race in Resource Areas in Woodside



Employment by Disability Status



SECTION IV. Disproportionate Housing Needs

This section discusses disparate housing needs for protected classes including cost burden and severe cost burden, overcrowding, substandard housing conditions, homelessness, displacement, and other considerations.

Disproportionate Housing Needs

"Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions."

Source: California Department of Housing and Community Development Guidance, 2021, page 39.

Housing needs. According to ABAG, the population of Woodside increased by 6% from 2000 to 2020, which is below the growth rate of the county (9%) and the Bay area overall (15%). Despite slower growth, population trends in Woodside have generally been in line with the county: slower steady growth between 2000 and 2008 following by population decline during the Great Recession and a fairly rapid population rebound between 2011 and 2016.

ABAG also reports that number of homes in Woodside increased 2.9% from 2010 to 2020, below the growth rate for San Mateo County and the broader region.

A total of 81 building permits were issued in Woodside between 2015 and 2019, with 44%—or 36—for above moderate-income units. Another 42% of permits (**34 permits) were for very low-income units** and likely reflect either publicly-assisted units or non-profit created units (non-deed restricted ADUs, determined to be affordable by Baird+Driskell Study (2014)). Even so, **housing prices in Woodside remain extremely high: median rent exceeds $2,000 per month and median home value exceeds $3.5 million**.

Woodside is dominated by homes priced over $1 million: 94% of all owner-occupied homes exceed $1 million, compared to 58% countywide. Seventy-nine percent of Woodside's owner-occupied homes are valued over $2 million, compared to just 19% countywide.

Though Woodside has long been a luxury home community, home prices have experienced remarkable growth over the past eight years in particular (according to the Zillow home value index)—outpacing gains in the county and region.

Rents have increased at a slower pace compared to the for-sale market—however, median rents increased by 36% over the past 5 years. Rent increases have likely been dampened by the COVID-19 pandemic. Compared to the county, the **Woodside has a similar proportion of units with rents over $2,000 (62% in Woodside and 60% in the county) but far fewer units renting for less than $1,000 (0% in Woodside v 7% in the county)**.

The majority of the housing inventory in Woodside was constructed prior to 1980. As such, the city's units are older, lack energy efficiency, could be costly to adapt for disability accessibility.

Cost burden and severe cost burden. **Just over one-quarter (28%) of renter households in Woodside are cost burdened**—spending more than 30% of their gross income on housing costs—and one in ten are extremely cost burdened—spending more than 50% of their gross income on housing costs. Cost burdened households have less money to spend on other essentials like groceries, transportation, education, healthcare, and childcare. Extremely cost burdened households are considered at risk for homelessness.

A smaller portion of households in Woodside (25%) struggle with cost burden compared to the county (37%). Lower income households are much more likely to experience housing cost burden. Ninety six percent of households earning less than 30% AMI—considered extremely low-income households—are severely cost burdened as are 62% of households earning between 30% and 50% of AMI, compared to only 2% of households earning more than 100% of AMI.

Disparities in housing cost burden in Woodside by race and ethnicity and family size are minimal, though **Hispanic households are more likely to be severely cost burdened (21%) than non-Hispanic White households (14%).**

Large family households—considered households with five or more persons—experience cost burden at a rate of 12% compared to all other households at 25%. Cost burdened households are primarily concentrated in East Woodside, along the 280.

Overcrowding. According to data from ABAG, overcrowding is a non-issue in Woodside: no households are indicated as overcrowded (defined as more than one occupant per room).

Substandard housing. Data on housing condition are very limited, with the most consistent data available across jurisdictions found in the American Community Survey

(ACS)—which captures units in substandard condition as self-reported in Census surveys. In Woodside, fewer than 1% of households are indicated as substandard.

Homelessness. In 2019, 1,512 people were experiencing homelessness in the county during the One-Day Count, with 40% of people in emergency or transitional shelter while the remaining 60% were unsheltered. The majority of unsheltered people experiencing homelessness were in households without children. The majority of people in transitional housing were in households with children.

People who identify as American Indian or Alaskan Native (6% of the homeless population compared to less than 1% of the total population), Black (13%, 2%), White (67%, 51%), and Hispanic (38%, 28%) are overrepresented in the homeless population compared to their share of the general population. People struggling with chronic substance abuse (112 people), severe mental illness (305), and domestic violence (127) represented a substantial share of the homeless population in 2019.

Displacement. Displacement trends may be evaluated by both mobility trends (how often residents move) and by expiring contracts on income-restricted affordable units. Woodside households appear to have greater stability than households in the county overall—8% of Woodside residents moved in the past year compared to 12% of county residents. Owner households generally experience a greater amount of housing stability whereas renter households are more mobile (i.e., move more frequently).

According to HUD, there are no low-income affordable units located in Woodside. As such, displacement due to expiring HUD contracts is less of a concern than access to the community for low-income households.

The Urban Displacement Project does not identify Woodside as having any areas vulnerable to displacement (see definitions below).

Displacement Sensitive Communities

"According to the Urban Displacement Project, communities were designated sensitive if they met the following criteria:

- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as:
    - Share of very low-income residents is above 20%, 2017
    - AND

- The tract meets two of the following criteria:
  - Share of renters is above 40%, 2017
  - Share of people of color is above 50%, 2017
  - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median, 2017
  - They or areas in close proximity have been experiencing displacement pressures. Displacement pressure is defined as:
    - Percent change in rent above county median for rent increases, 2012-2017

OR

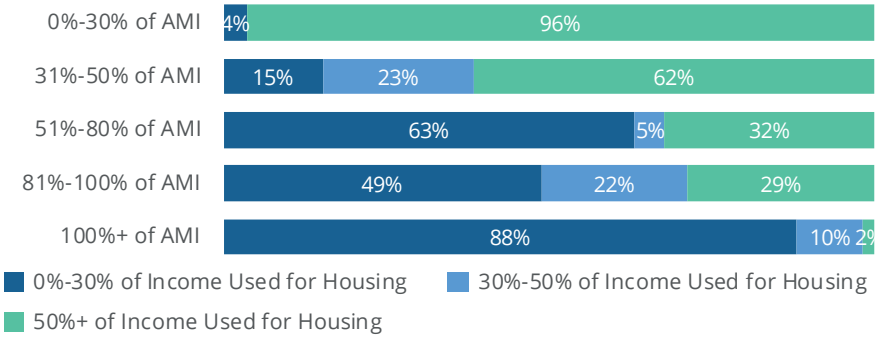
- Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap), 2017"

Source: https://www.sensitivecommunities.org/.

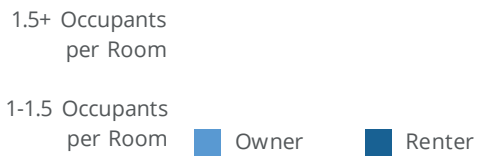
Access to mortgage loans. Disparities by race and ethnicity are prevalent for home mortgage applications, particularly in denial rates. **Hispanic applicants had the highest denial rate for mortgage loan** applications in 2018 and 2019 at 43%, roughly double that of non-Hispanic White applicants over the same period (21%).

Disproportionate Housing Needs

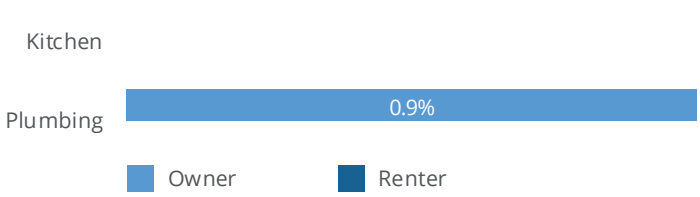
Cost Burden, Woodside, 2019



Overcrowding, Woodside, 2019



Substandard Housing, Woodside, 2019



Homelessness, San Mateo County, 2019

Race and Ethnicity	Share of Homeless Population	Share of Overall Population
American Indian or Alaska Native	6%	0%
Asian / API	6%	30%
Black or African American	13%	2%
White	67%	51%
Other Race or Multiple Races	8%	17%

Displacement, 2020

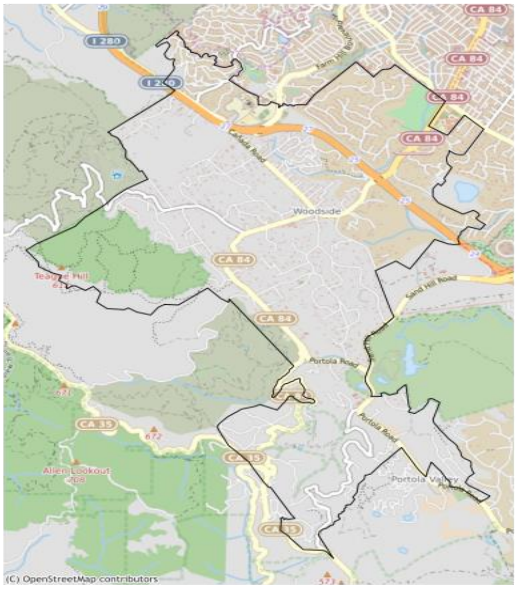
Assisted Units at High or Very High Risk of Displacement	Woodside	San Mateo County
Number of Units	0	417
% of Assisted Units	**n/a**	**8%**

Appendix K.2

AFFH SEGREGATION REPORT: WOODSIDE

UC Merced Urban Policy Lab and ABAG/MTC Staff

Version of Record: March 06, 15:53:13



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1 INTRODUCTION

The requirement to Affirmatively Further Fair Housing (AFFH) is derived from The Fair Housing Act of 1968, which prohibited discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex—and was later amended to include familial status and disability.[1] The 2015 U.S. Department of Housing and Urban Development (HUD) Rule to Affirmatively Further Fair Housing and California Assembly Bill 686 (2018) mandate that each jurisdiction takes meaningful action to address significant disparities in housing needs and access to opportunity.[2][3] AB 686 requires that jurisdictions incorporate AFFH into their Housing Elements, which includes inclusive community participation, an assessment of fair housing, a site inventory reflective of AFFH, and the development of goals, policies, and programs to meaningfully address local fair housing issues. ABAG and UC Merced have prepared this report to assist Bay Area jurisdictions with the Assessment of Fair Housing section of the Housing Element.

Assessment of Fair Housing Components

The Assessment of Fair Housing includes five components, which are discussed in detail on pages 22-43 of HCD's AFFH Guidance Memo:

A: Summary of fair housing enforcement and outreach capacity

B: Integration and segregation patterns, and trends related to people with protected characteristics

C: Racially or ethnically concentrated areas of poverty

D: Disparities in access to opportunity

E: Disproportionate housing needs, including displacement risk

1.1 Purpose of this Report

This report describes racial and income segregation in Bay Area jurisdictions. Local jurisdiction staff can use the information in this report to help fulfill a portion of the second component of the Assessment of Fair Housing, which requires analysis of integration and segregation patterns and trends related to people with protected characteristics and lower incomes. Jurisdictions will still need to perform a similar analysis for familial status and populations with disability.

This report provides segregation measures for both the local jurisdiction and the region using several indices. For segregation between neighborhoods within a city (intra-city segregation), this report includes isolation indices, dissimilarity indices, and Theil's-H index. The isolation index measures

[1] https://www.justice.gov/crt/fair-housing-act-2
[2] HCD AFFH Guidance Memo
[3] The 2015 HUD rule was reversed in 2020 and partially reinstated in 2021.

segregation for a single group, while the dissimilarity index measures segregation between two groups. The Theil's H-Index can be used to measure segregation between all racial or income groups across the city at once. HCD's AFFH guidelines require local jurisdictions to include isolation indices and dissimilarity indices in the Housing Element. Theil's H index is provided in addition to these required measures. For segregation between cities within the Bay Area (inter-city segregation), this report includes dissimilarity indices at the regional level as required by HCD's AFFH guidelines. HCD's AFFH guidelines also require jurisdictions to compare conditions at the local level to the rest of the region; and this report presents the difference in the racial and income composition of a jurisdiction relative to the region as a whole to satisfy the comparison requirement.

1.2 Defining Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. This report examines two spatial forms of segregation: neighborhood level segregation *within* a local jurisdiction and city level segregation *between* jurisdictions in the Bay Area.

Neighborhood level segregation (*within* a jurisdiction, or *intra-city*): Segregation of race and income groups can occur from neighborhood to neighborhood *within* a city. For example, if a local jurisdiction has a population that is 20% Latinx, but some neighborhoods are 80% Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.

City level segregation (*between* jurisdictions in a region, or *inter-city*): Race and income divides also occur *between* jurisdictions in a region. A region could be very diverse with equal numbers of white, Asian, Black, and Latinx residents, but the region could also be highly segregated with each city comprised solely of one racial group.

There are many factors that have contributed to the generation and maintenance of segregation. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments (Rothstein 2017). Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety (Trounstine 2015). This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates (Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013).

1.3 Segregation Patterns in the Bay Area

Across the San Francisco Bay Area, white residents and above moderate-income residents are significantly more segregated from other racial and income groups (see Appendix 2). The highest levels of racial segregation occur between the Black and white populations. The analysis completed for this report indicates that the amount of racial segregation both *within* Bay Area cities and *across* jurisdictions in the region has decreased since the year 2000. This finding is consistent with recent research from the Othering and Belonging Institute at UC Berkeley, which concluded that "[a]lthough 7

of the 9 Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally declined since."[4] However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups. Additionally, there is also more racial segregation *between* Bay Area cities compared to other regions in the state.

1.4 Segregation and Land Use

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood (Lens and Monkkonen 2016, Pendall 2000). These land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in the community, and where within the community they reside (Trounstine 2018). Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004).[5] ABAG/MTC plans to issue a separate report detailing the existing land use policies that influence segregation patterns in the Bay Area.

[4] For more information, see https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020.
[5] Using a household-weighted median of Bay Area county median household incomes, regional values were $61,050 for Black residents, $122,174 for Asian/Pacific Islander residents, $121,794 for white residents, and $76,306 for Latinx residents. For the source data, see U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B19013B, Table B19013D, B19013H, and B19013I.

Definition of Terms - Geographies

Neighborhood: In this report, "neighborhoods" are approximated by tracts.[6] Tracts are statistical geographic units defined by the U.S. Census Bureau for the purposes of disseminating data. In the Bay Area, tracts contain on average 4,500 residents. Nearly all Bay Area jurisdictions contain at least two census tracts, with larger jurisdictions containing dozens of tracts.

Jurisdiction: Jurisdiction is used to refer to the 109 cities, towns, and unincorporated county areas that are members of ABAG. Though not all ABAG jurisdictions are cities, this report also uses the term "city" interchangeably with "jurisdiction" in some places.

Region: The region is the nine-county San Francisco Bay Area, which is comprised of Alameda County, Contra Costa County, Marin County, Napa County, San Francisco County, San Mateo County, Santa Clara County, Solano County, and Sonoma County.

[6] Throughout this report, neighborhood level segregation measures are calculated using census tract data. However, the racial dot maps in Figure 1 and Figure 5 use data from census blocks, while the income group dot maps in Figure 8 and Figure 12 use data from census block groups. These maps use data derived from a smaller geographic scale to better show spatial differences in where different groups live. Census block groups are subdivisions of census tracts, and census blocks are subdivisions of block groups. In the Bay Area, block groups contain on average 1,500 people, while census blocks contain on average 95 people.

2 RACIAL SEGREGATION IN TOWN OF WOODSIDE

Definition of Terms - Racial/Ethnic Groups

The U.S. Census Bureau classifies racial groups (e.g. white or Black/African American) separately from Hispanic/Latino ethnicity.[7] This report combines U.S. Census Bureau definitions for race and ethnicity into the following racial groups:

White: Non-Hispanic white

Latinx: Hispanic or Latino of any race[8]

Black: Non-Hispanic Black/African American

Asian/Pacific Islander: Non-Hispanic Asian or Non-Hispanic Pacific Islander

People of Color: All who are not non-Hispanic white (including people who identify as "some other race" or "two or more races")[9]

2.1 Neighborhood Level Racial Segregation (*within* Town of Woodside)

Racial dot maps are useful for visualizing how multiple racial groups are distributed within a specific geography. The racial dot map of Woodside in Figure 1 below offers a visual representation of the spatial distribution of racial groups within the jurisdiction. Generally, when the distribution of dots does not suggest patterns or clustering, segregation measures tend to be lower. Conversely, when clusters of certain groups are apparent on a racial dot map, segregation measures may be higher.

[7] More information about the Census Bureau's definitions of racial groups is available here: https://www.census.gov/topics/population/race/about.html.
[8] The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx to refer to this racial/ethnic group.
[9] Given the uncertainty in the data for population size estimates for racial and ethnic groups not included in the Latinx, Black, or Asian/Pacific Islander categories, this report only analyzes these racial groups in the aggregate People of Color category.

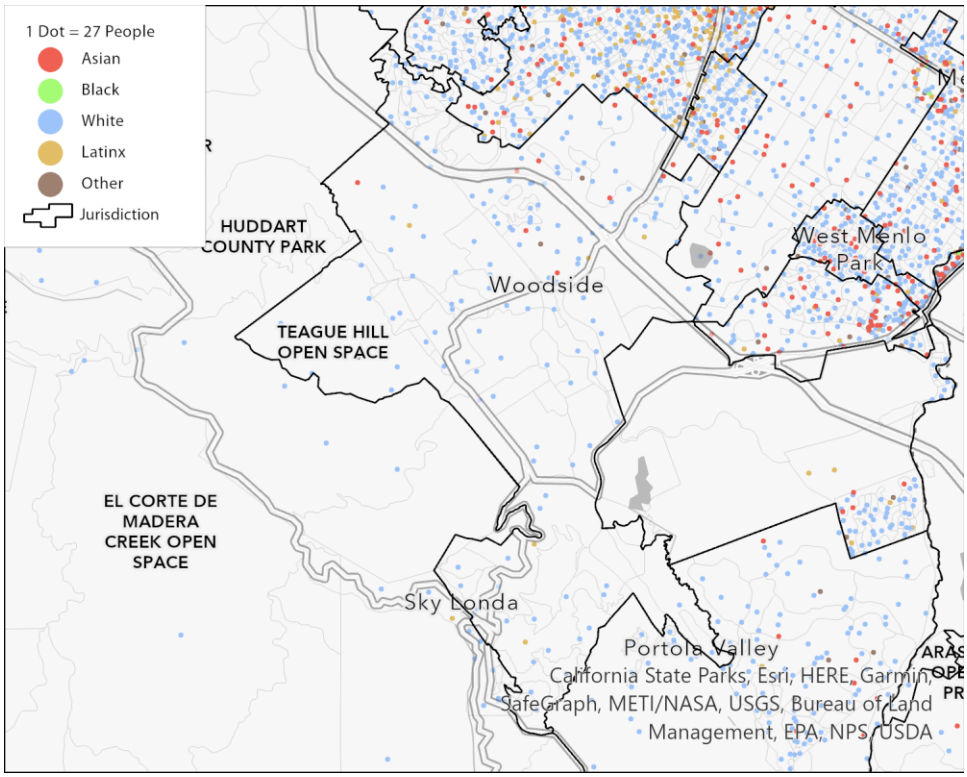

Figure 1: Racial Dot Map of Woodside (2020)

Universe: Population. Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.
Note: The plot shows the racial distribution at the census block level for Town of Woodside and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

There are many ways to quantitatively measure segregation. Each measure captures a different aspect of the ways in which groups are divided within a community. One way to measure segregation is by using an **isolation index**:

- The isolation index compares each neighborhood's composition to the jurisdiction's demographics as a whole.
- This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups.
- Isolation indices indicate the potential for contact between different groups. The index can be interpreted as the experience of the average member of that group. For example, if the isolation index is .65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood that is 65% Latinx.

Within Town of Woodside the most isolated racial group is white residents. Woodside's isolation index of 0.769 for white residents means that the average white resident lives in a neighborhood that is 76.9% white. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in Woodside for the years 2000, 2010, and 2020 can be found in Table 1 below. Among all racial groups in this jurisdiction, the white population's isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.

The "Bay Area Average" column in this table provides the average isolation index value across Bay Area jurisdictions for different racial groups in 2020.[10] The data in this column can be used as a comparison to provide context for the levels of segregation experienced by racial groups in this jurisdiction. For example, Table 1 indicates the average isolation index value for white residents across all Bay Area jurisdictions is 0.491, meaning that in the average Bay Area jurisdiction a white resident lives in a neighborhood that is 49.1% white.

Table 1: Racial Isolation Index Values for Segregation within Woodside

	Woodside			Bay Area Average
Race	**2000**	**2010**	**2020**	**2020**
Asian/Pacific Islander	0.055	0.066	0.088	0.245
Black/African American	0.004	0.005	0.007	0.053
Latinx	0.052	0.071	0.079	0.251
White	0.877	0.857	0.769	0.491

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 2 below shows how racial isolation index values in Woodside compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of isolation index values among Bay Area jurisdictions. Additionally, the black line within each racial group notes the isolation index value for that group in Town of Woodside, and each dashed red line represents the Bay Area average for the isolation index for that group. Local staff can use this chart to contextualize how segregation levels for racial groups in their jurisdiction compare to other jurisdictions in the region.

[10] This average only includes the 104 jurisdictions that have more than one census tract, which is true for all comparisons of Bay Area jurisdictions' segregation measures in this report. The segregation measures in this report are calculated by comparing the demographics of a jurisdiction's census tracts to the jurisdiction's demographics, and such calculations cannot be made for the five jurisdictions with only one census tract (Brisbane, Calistoga, Portola Valley, Rio Vista, and Yountville).

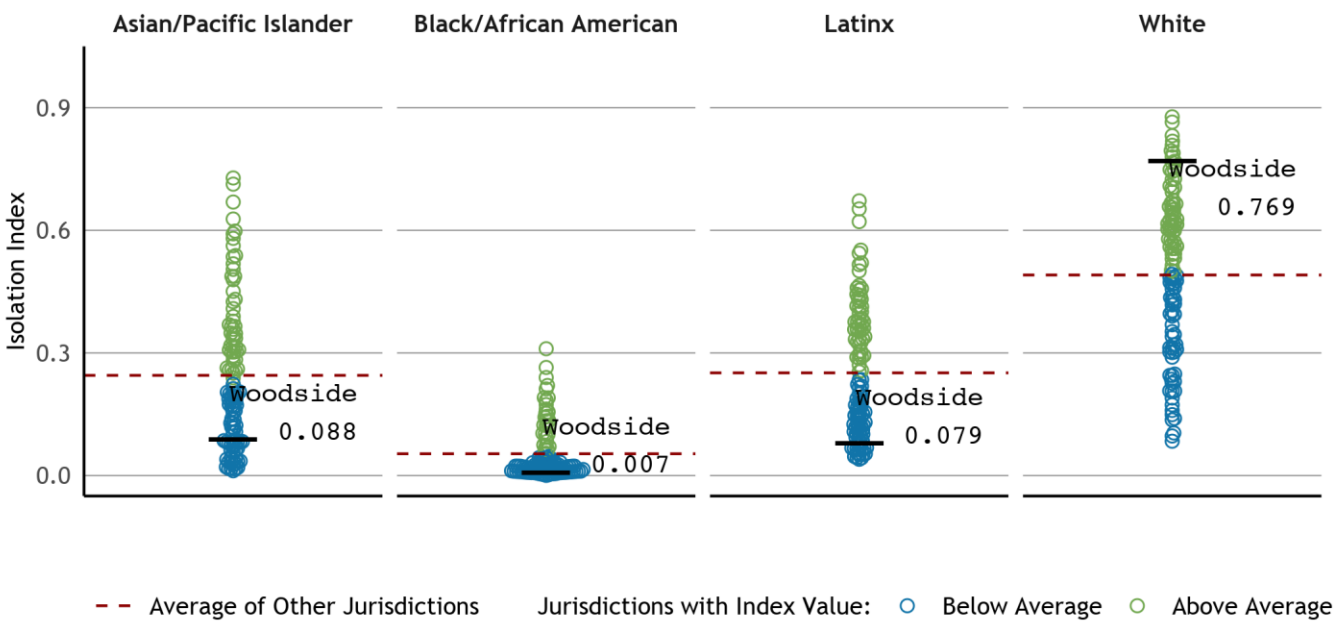

Figure 2: Racial Isolation Index Values for Woodside Compared to Other Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Another way to measure segregation is by using a **dissimilarity index**:

- This index measures how evenly any two groups are distributed across neighborhoods relative to their representation in a city overall. The dissimilarity index at the jurisdiction level can be interpreted as the share of one group that would have to move neighborhoods to create perfect integration for these two groups.
- The dissimilarity index ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed (e.g. they tend to live in different neighborhoods).

Dissimilarity Index Guidance for Cities with Small Racial Group Populations

The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction's total population.

HCD's AFFH guidance requires the Housing Element to include the dissimilarity index values for racial groups, but also offers flexibility in emphasizing the importance of various measures. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction's population (see Table 4), jurisdiction staff use the isolation index or Thiel's H-Index to gain a more accurate understanding of their jurisdiction's neighborhood-level segregation patterns (*intra*-city segregation).

If a jurisdiction has a very small population of a racial group, this indicates that segregation between the jurisdiction and the region (*inter*-city segregation) is likely to be an important feature of the jurisdiction's segregation patterns.

In Town of Woodside, the Black/African American group is 0.6 percent of the population - so staff should be aware of this small population size when evaluating dissimilarity index values involving this group.

Table 2 below provides the dissimilarity index values indicating the level of segregation in Woodside between white residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also provides the dissimilarity index between white residents and all residents of color in the jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2020).

In Woodside the highest segregation is between Asian and white residents (see Table 2). Woodside's Asian /white dissimilarity index of 0.131 means that 13.1% of Asian (or white) residents would need to move to a different neighborhood to create perfect integration between Asian residents and white residents.

The "Bay Area Average" column in this table provides the average dissimilarity index values for these racial group pairings across Bay Area jurisdictions in 2020. The data in this column can be used as a comparison to provide context for the levels of segregation between communities of color are from white residents in this jurisdiction.

For example, Table 2 indicates that the average Latinx/white dissimilarity index for a Bay Area jurisdiction is 0.207, so on average 20.7% of Latinx (or white residents) in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect integration between Latinx and white residents in that jurisdiction.

Table 2: Racial Dissimilarity Index Values for Segregation within Woodside

	Woodside			Bay Area Average
Race	**2000**	**2010**	**2020**	**2020**
Asian/Pacific Islander vs. White	0.206*	0.197	0.131	0.185
Black/African American vs. White	0.096*	0.117*	0.044*	0.244
Latinx vs. White	0.089*	0.133*	0.083	0.207
People of Color vs. White	0.111	0.124	0.043	0.168

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.
Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.

Figure 3 below shows how dissimilarity index values in Town of Woodside compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each racial group pairing, the spread of dots represents the range of dissimilarity index values among Bay Area jurisdictions. Additionally, the black line within each racial group pairing notes the dissimilarity index value in Woodside, and each dashed red line represents the Bay Area average for the dissimilarity index for that pairing. Similar to Figure 2, local staff can use this chart to contextualize how segregation levels between white residents and communities of color in their jurisdiction compare to the rest of the region. However, staff should be mindful of whether a racial group in their jurisdiction has a small population (approximately less than 5% of the jurisdiction's population), as the dissimilarity index value is less reliable for small populations.

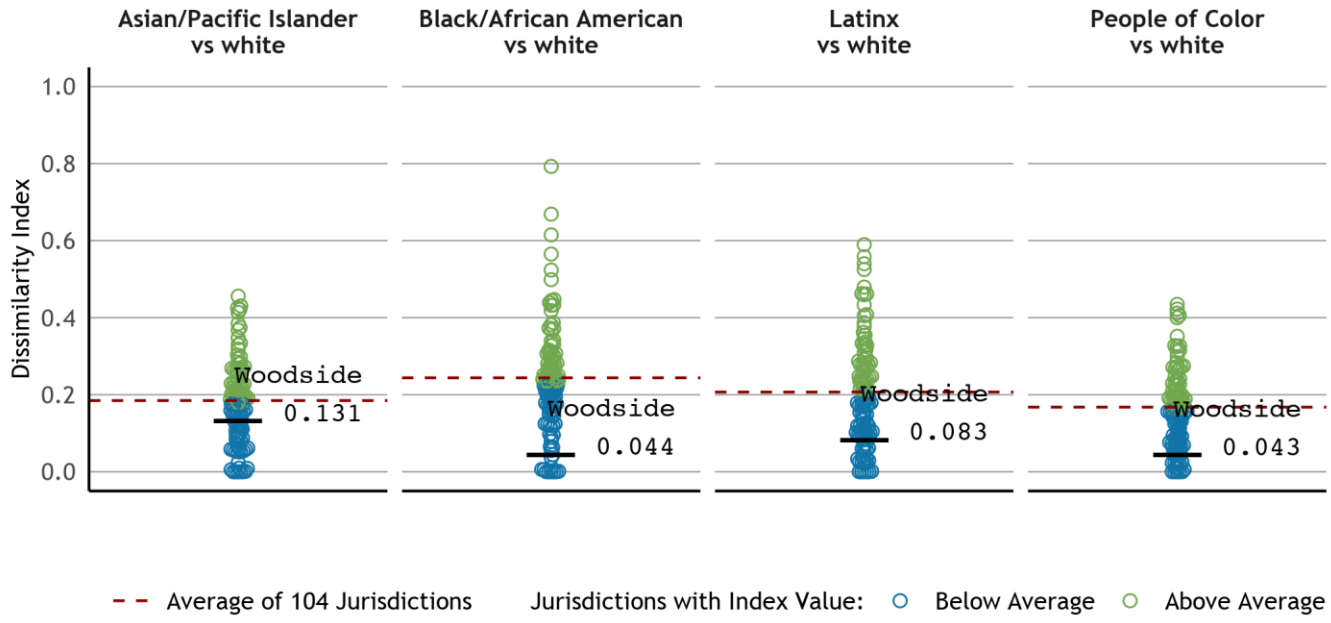

Figure 3: Racial Dissimilarity Index Values for Woodside Compared to Other Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.
Note: The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction's total population. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction's population (see Table 4), jurisdiction staff could focus on the isolation index or Thiel's H-Index to gain a more accurate understanding of neighborhood-level racial segregation in their jurisdiction.

The **Theil's H Index** can be used to measure segregation between all groups within a jurisdiction:

- This index measures how diverse each neighborhood is compared to the diversity of the whole city. Neighborhoods are weighted by their size, so that larger neighborhoods play a more significant role in determining the total measure of segregation.
- The index ranges from 0 to 1. A Theil's H Index value of 0 would mean all neighborhoods within a city have the same demographics as the whole city. A value of 1 would mean each group lives exclusively in their own, separate neighborhood.
- For jurisdictions with a high degree of diversity (multiple racial groups comprise more than 10% of the population), Theil's H offers the clearest summary of overall segregation.

The Theil's H Index values for neighborhood racial segregation in Woodside for the years 2000, 2010, and 2020 can be found in Table 3 below. The "Bay Area Average" column in the table provides the average Theil's H Index across Bay Area jurisdictions in 2020. Between 2010 and 2020, the Theil's H Index for racial segregation in Woodside declined, suggesting that there is now less neighborhood level racial segregation within the jurisdiction. In 2020, the Theil's H Index for racial segregation in

Woodside was lower than the average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in Woodside is less than in the average Bay Area city.

Table 3: Theil's H Index Values for Racial Segregation within Woodside

	Woodside			Bay Area Average
Index	**2000**	**2010**	**2020**	**2020**
Theil's H Multi-racial	0.015	0.019	0.006	0.042

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 4 below shows how Theil's H index values for racial segregation in Woodside compare to values in other Bay Area jurisdictions in 2020. In this chart, each dot represents a Bay Area jurisdiction. Additionally, the black line notes the Theil's H index value for neighborhood racial segregation in Woodside, and the dashed red line represents the average Theil's H index value across Bay Area jurisdictions. Local staff can use this chart to compare how neighborhood racial segregation levels in their jurisdiction compare to other jurisdictions in the region.

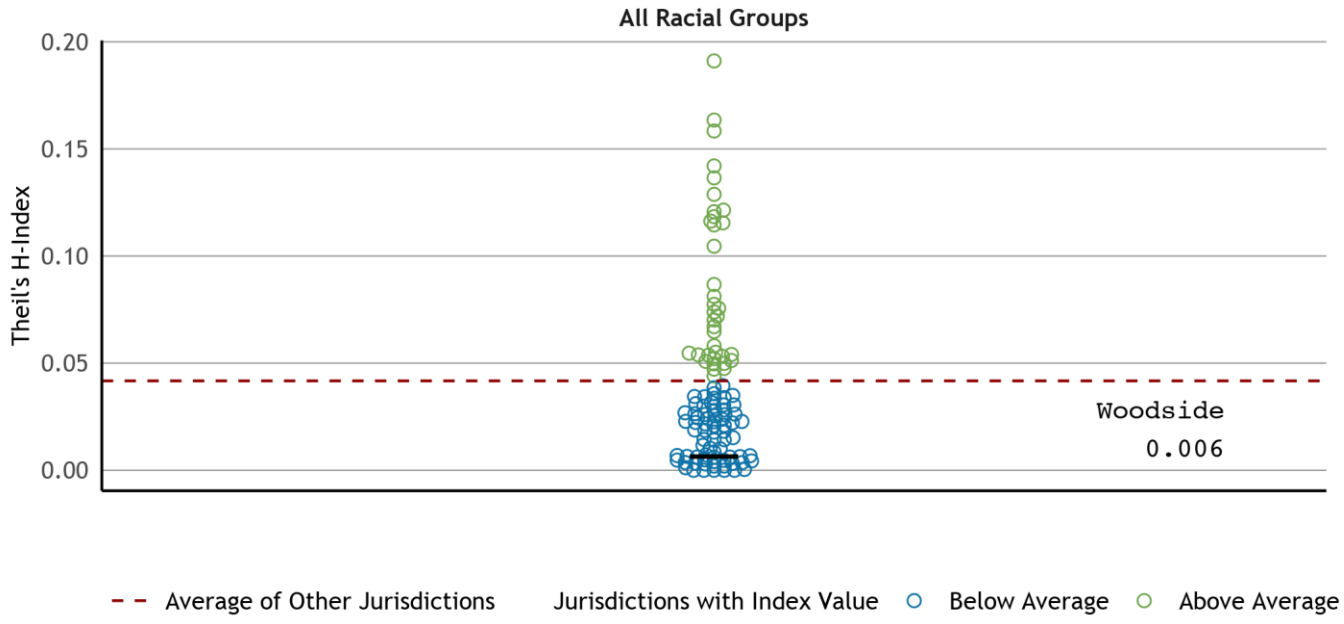

Figure 4: Theil's H Index Values for Racial Segregation in Woodside Compared to Other Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

2.2 Regional Racial Segregation (*between* Woodside and other jurisdictions)

At the regional level, segregation is measured between *cities* instead of between *neighborhoods*. Racial dot maps are not only useful for examining neighborhood racial segregation within a jurisdiction, but these maps can also be used to explore the racial demographic differences between different jurisdictions in the region. Figure 5 below presents a racial dot map showing the spatial distribution of racial groups in Woodside as well as in nearby Bay Area cities.

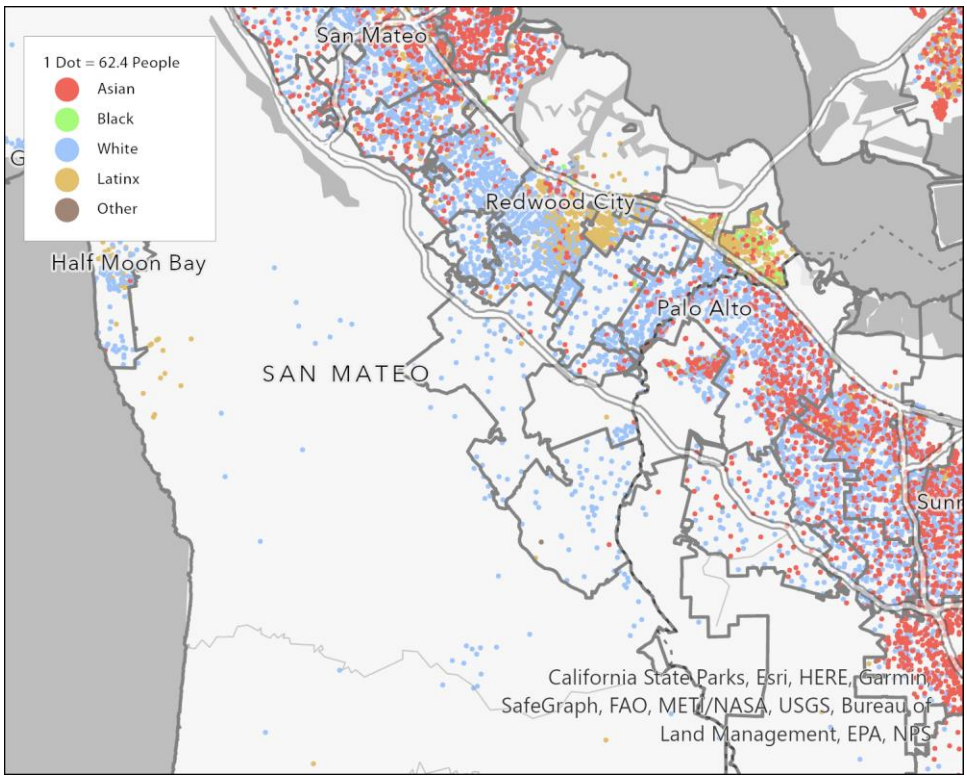

Figure 5: Racial Dot Map of Woodside and Surrounding Areas (2020)

Universe: Population.
Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.
Note: The plot shows the racial distribution at the census block level for Town of Woodside and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

To understand how each city contributes to the total segregation of the Bay Area, one can look at the difference in the racial composition of a jurisdiction compared to the racial composition of the region as a whole. The racial demographics in Woodside for the years 2000, 2010, and 2020 can be found in Table 4 below. The table also provides the racial composition of the nine-county Bay Area. As of 2020, Woodside has a higher share of white residents than the Bay Area as a whole, a lower share of Latinx residents, a lower share of Black residents, and a lower share of Asian/Pacific Islander residents.

Table 4: Population by Racial Group, Woodside and the Region

	Woodside			Bay Area
Race	**2000**	**2010**	**2020**	**2020**
Asian/Pacific Islander	4.9%	6.3%	8.3%	28.2%
Black/African American	0.4%	0.4%	0.6%	5.6%
Latinx	4.3%	4.6%	7.6%	24.4%
Other or Multiple Races	2.8%	2.6%	6.6%	5.9%
White	87.6%	86.1%	76.9%	35.8%

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 6 below compares the racial demographics in Woodside to those of all 109 Bay Area jurisdictions.[11] In this chart, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of that group's representation among Bay Area jurisdictions. Additionally, the black line within each racial group notes the percentage of the population of Town of Woodside represented by that group and how that percentage ranks among all 109 jurisdictions. Local staff can use this chart to compare the representation of different racial groups in their jurisdiction to those groups' representation in other jurisdictions in the region, which can indicate the extent of segregation between this jurisdiction and the region.

[11] While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

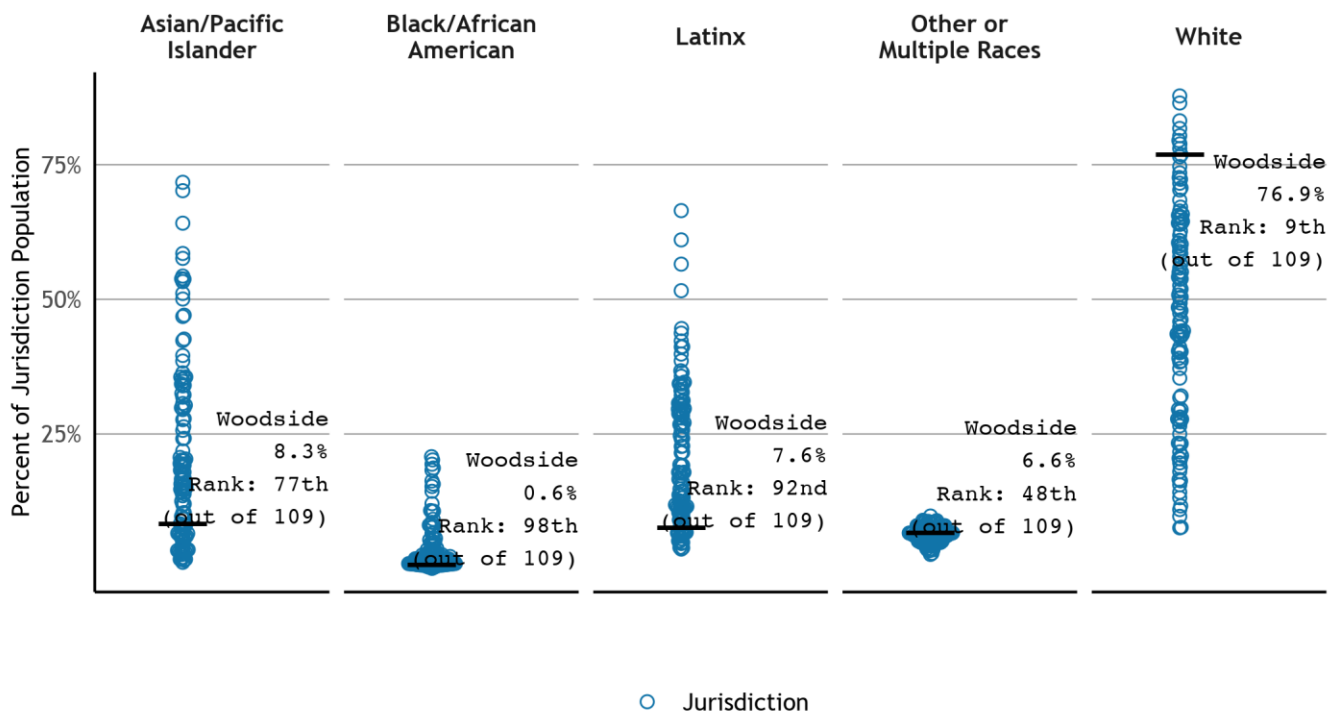

Figure 6: Racial Demographics of Woodside Compared to All Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.
Source U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

The map in Figure 7 below also illustrates regional racial segregation between Woodside and other jurisdictions. This map demonstrates how the percentage of people of color in Woodside and surrounding jurisdictions compares to the Bay Area as a whole:

- Jurisdictions shaded orange have a share of people of color that is less than the Bay Area as a whole, and the degree of difference is greater than five percentage points.
- Jurisdictions shaded white have a share of people of color comparable to the regional percentage of people of color (within five percentage points).
- Jurisdictions shaded grey have a share of people of color that is more than five percentage points greater than the regional percentage of people of color.

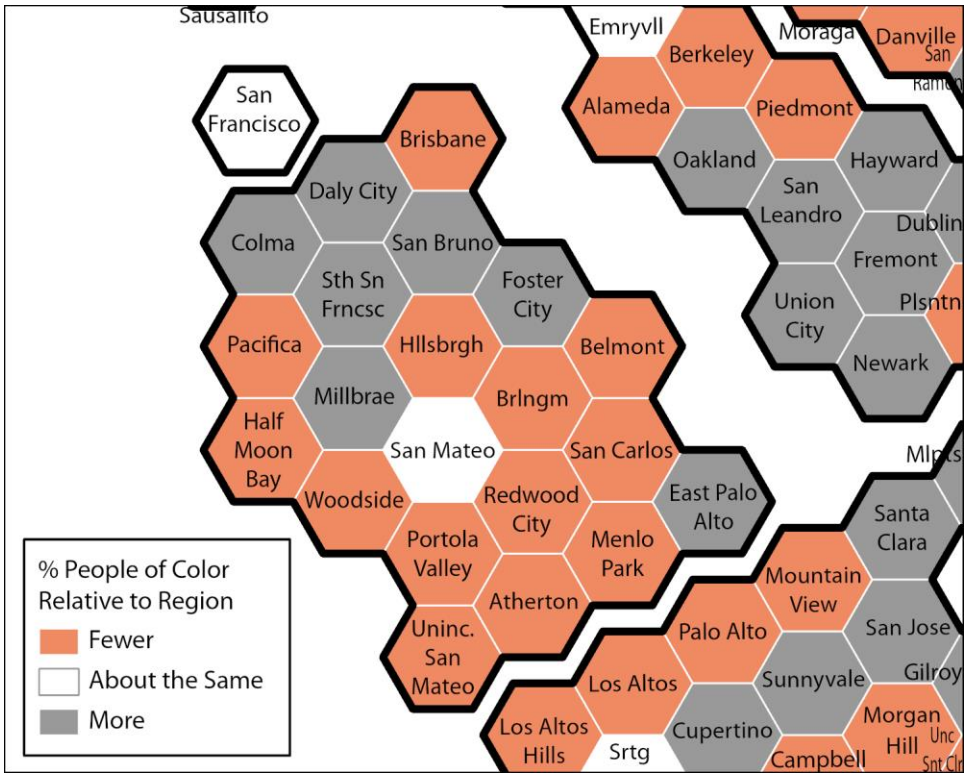

Figure 7: Comparing the Share of People of Color in Woodside and Vicinity to the Bay Area (2020)

Universe: Population.
Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.
Note: People of color refer to persons not identifying as non-Hispanic white. The nine-county Bay Area is the reference region for this map.

Segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Table 5 presents dissimilarity index, isolation index, and Theil's H index values for racial segregation for the entire nine-county Bay Area in 2010 and 2020. In the previous section of this report focused on neighborhood level racial segregation, these indices were calculated by comparing the racial demographics of the census tracts within a jurisdiction to the demographics of the jurisdiction as a whole. In Table 5, these measures are calculated by comparing the racial demographics of local jurisdictions to the region's racial makeup. For example, looking at the 2020 data, Table 5 shows the white isolation index value for the region is 0.429, meaning that on average white Bay Area residents live in a jurisdiction that is 42.9% white in 2020. An example of regional dissimilarity index values in Table 5 is the Black/white dissimilarity index value of 0.459, which means that across the region 45.9% of Black (or white) residents would need to move to a different jurisdiction to evenly distribute Black and white residents across Bay Area jurisdictions. The dissimilarity index values in Table 5 reflect recommendations made in HCD's AFFH guidance for calculating dissimilarity at the region level.[12] The regional value for the Theil's H index measures how

[12] For more information on HCD's recommendations regarding data considerations for analyzing integration and segregation patterns, see page 31 of the AFFH Guidance Memo.

diverse each Bay Area jurisdiction is compared to the racial diversity of the whole region. A Theil's H Index value of 0 would mean all *jurisdictions* within the Bay Area have the same racial demographics as the entire region, while a value of 1 would mean each racial group lives exclusively in their own separate jurisdiction. The regional Theil's H index value for racial segregation decreased slightly between 2010 and 2020, meaning that racial groups in the Bay Area are now slightly less separated by the borders between jurisdictions.

Table 5: Regional Racial Segregation Measures

Index	Group	2010	2020
Isolation Index Regional Level	Asian/Pacific Islander	0.317	0.378
	Black/African American	0.144	0.118
	Latinx	0.283	0.291
	White	0.496	0.429
	People of Color	0.629	0.682
Dissimilarity Index Regional Level	Asian/Pacific Islander vs. White	0.384	0.369
	Black/African American vs. White	0.475	0.459
	Latinx vs. White	0.301	0.297
	People of Color vs. White	0.296	0.293
Theil's H Multi-racial	All Racial Groups	0.103	0.097

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4.

3 INCOME SEGREGATION IN TOWN OF WOODSIDE

Definition of Terms - Income Groups

When analyzing segregation by income, this report uses income group designations consistent with the Regional Housing Needs Allocation and the Housing Element:

Very low-income: individuals earning less than 50% of Area Median Income (AMI)

Low-income: individuals earning 50%-80% of AMI

Moderate-income: individuals earning 80%-120% of AMI

Above moderate-income: individuals earning 120% or more of AMI

Additionally, this report uses the term "lower-income" to refer to all people who earn less than 80% of AMI, which includes both low-income and very low-income individuals.

The income groups described above are based on U.S. Department of Housing and Urban Development (HUD) calculations for AMI. HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County).

The income categories used in this report are based on the AMI for the HUD metro area where this jurisdiction is located.

3.1 Neighborhood Level Income Segregation (*within* Woodside)

Income segregation can be measured using similar indices as racial segregation. Income dot maps, similar to the racial dot maps shown in Figures 1 and 5, are useful for visualizing segregation between multiple income groups at the same time. The income dot map of Woodside in Figure 8 below offers a visual representation of the spatial distribution of income groups within the jurisdiction. As with the racial dot maps, when the dots show lack of a pattern or clustering, income segregation measures tend to be lower, and conversely, when clusters are apparent, the segregation measures may be higher as well.

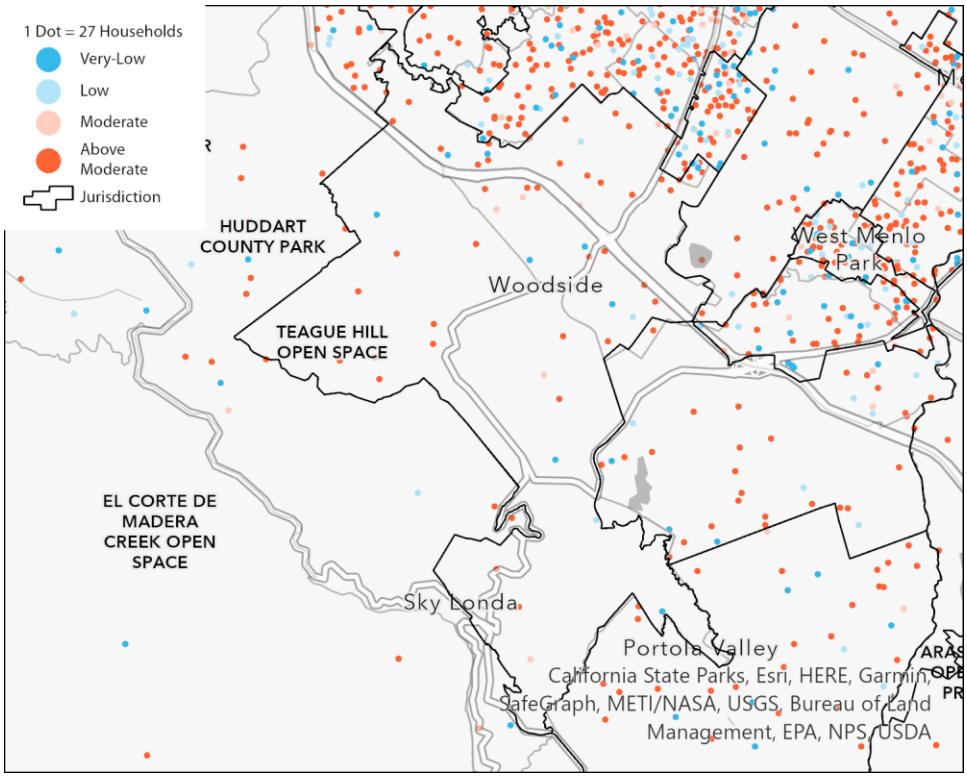

Figure 8: Income Dot Map of Woodside (2015)

Universe: Population.
Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.
Note: The plot shows the income group distribution at the census block group level for Town of Woodside and vicinity. Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

The isolation index values for all income groups in Woodside for the years 2010 and 2015 can be found in Table 6 below.[13] Above Moderate-income residents are the most isolated income group in Woodside. Woodside's isolation index of 0.679 for these residents means that the average Above Moderate-income resident in Woodside lives in a neighborhood that is 67.9% Above Moderate-income. Among all income groups, the Very Low-income population's isolation index has changed the most over time, becoming more segregated from other income groups between 2010 and 2015.

Similar to the tables presented earlier for neighborhood racial segregation, the "Bay Area Average" column in Table 6 provides the average isolation index value across Bay Area jurisdictions for different income groups in 2015. The data in this column can be used as a comparison to provide context for the levels of segregation experienced by income groups in this jurisdiction. For example, Table 6 indicates the average isolation index value for very low-income residents across Bay Area jurisdictions is 0.269,

[13] This report presents data for income segregation for the years 2010 and 2015, which is different than the time periods used for racial segregation. This deviation stems from the data source recommended for income segregation calculations in HCD's AFFH Guidelines. This data source most recently updated with data from the 2011-2015 American Community Survey 5-year estimates. For more information on HCD's recommendations for calculating income segregation, see page 32 of HCD's AFFH Guidelines.

meaning that in the average Bay Area jurisdiction a very low-income resident lives in a neighborhood that is 26.9% very low-income.

Table 6: Income Group Isolation Index Values for Segregation within Woodside

	Woodside		Bay Area Average
Income Group	**2010**	**2015**	**2015**
Very Low-Income (<50% AMI)	0.083	0.147	0.269
Low-Income (50%-80% AMI)	0.108	0.095	0.145
Moderate-Income (80%-120% AMI)	0.107	0.112	0.183
Above Moderate-Income (>120% AMI)	0.734	0.679	0.507

Universe: Population.
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 9 below shows how income group isolation index values in Woodside compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each income group, the spread of dots represents the range of isolation index values among Bay Area jurisdictions. Additionally, the black line within each income group notes the isolation index value for that group in Woodside, and each dashed red line represents the Bay Area average for the isolation index for that group. Local staff can use this chart to contextualize how segregation levels for income groups in their jurisdiction compare to the rest of the region.

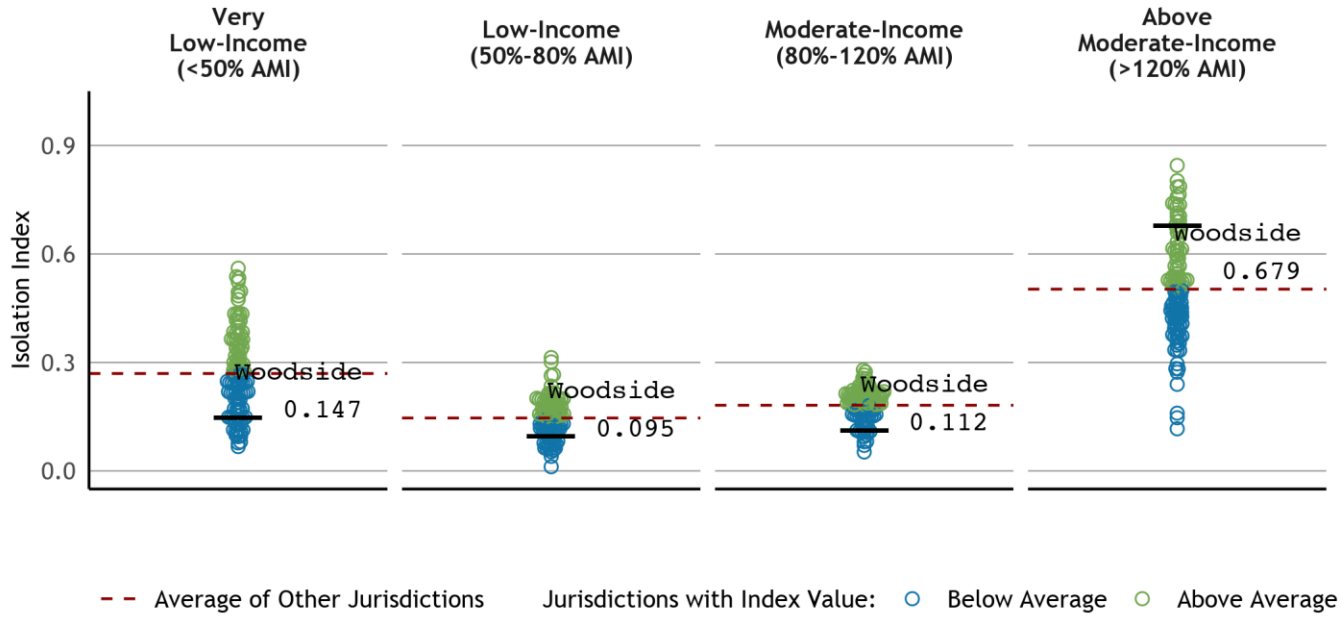

Figure 9: Income Group Isolation Index Values for Woodside Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.
Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Table 7 below provides the dissimilarity index values indicating the level of segregation in Woodside between residents who are lower-income (earning less than 80% of AMI) and those who are not lower-income (earning above 80% of AMI). This data aligns with the requirements described in HCD's AFFH Guidance Memo for identifying dissimilarity for lower-income households.[14] Segregation in Woodside between lower-income residents and residents who are not lower-income decreased between 2010 and 2015. Additionally, Table 7 shows dissimilarity index values for the level of segregation in Albany between residents who are very low-income (earning less than 50% of AMI) and those who are above moderate-income (earning above 120% of AMI). This supplementary data point provides additional nuance to an analysis of income segregation, as this index value indicates the extent to which a jurisdiction's lowest and highest income residents live in separate neighborhoods.

Similar to other tables in this report, the "Bay Area Average" column shows the average dissimilarity index values for these income group pairings across Bay Area jurisdictions in 2015. For example, Table 7 indicates that the average dissimilarity index between lower-income residents and other residents in a Bay Area jurisdiction is 0.198, so on average 19.8% of lower-income residents in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect income group integration in that jurisdiction.

[14] For more information, see page 32 of HCD's AFFH Guidance Memo.

In 2015, the income segregation in Woodside between lower-income residents and other residents was lower than the average value for Bay Area jurisdictions (See Table 7). This means that the lower-income residents are less segregated from other residents within Woodside compared to other Jurisdictions in the region.

Table 7: Income Group Dissimilarity Index Values for Segregation within Woodside

	Woodside		Bay Area Average
Income Group	**2010**	**2015**	**2015**
Below 80% AMI vs. Above 80% AMI	0.117	0.077	0.198
Below 50% AMI vs. Above 120% AMI	0.020	0.016	0.253

Universe: Population.
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 10 below shows how dissimilarity index values for income segregation in Woodside compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each income group pairing, the spread of dots represents the range of dissimilarity index values among Bay Area jurisdictions. Additionally, the black line within each income group pairing notes the dissimilarity index value in Woodside, and each dashed red line represents the Bay Area average for the dissimilarity index for that pairing. Local staff can use this chart to contextualize how segregation levels between lower-income residents and wealthier residents in their jurisdiction compared to the rest of the region.

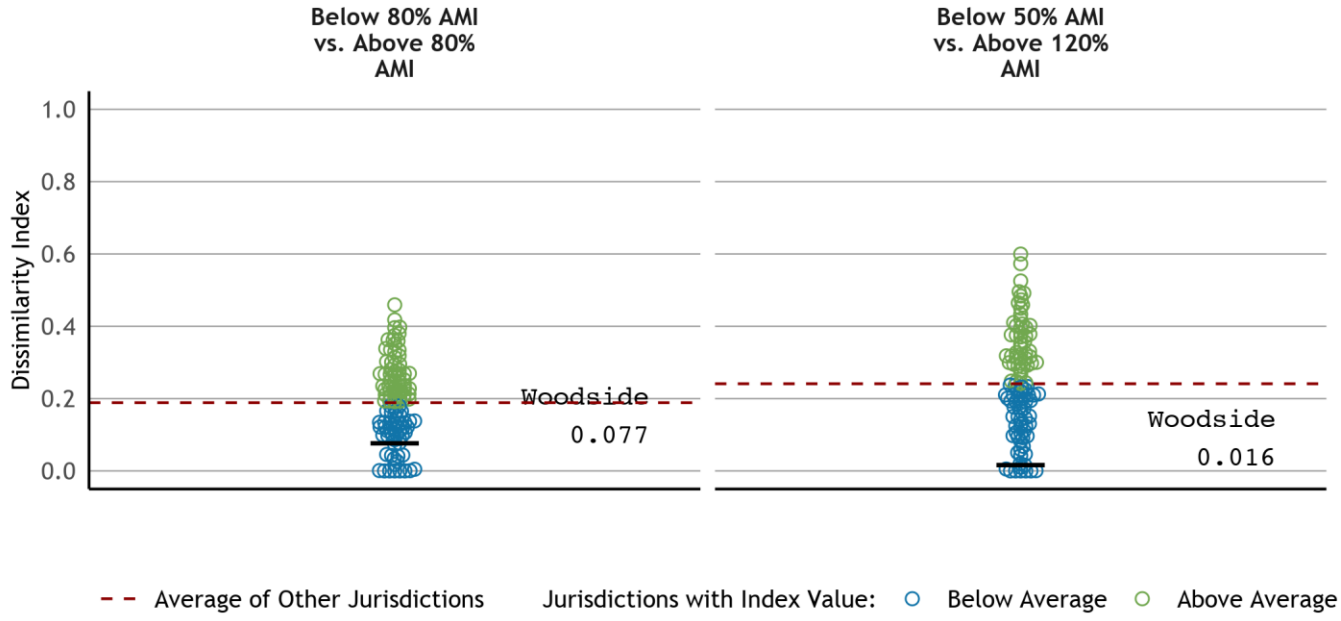

Figure 10: Income Group Dissimilarity Index Values for Woodside Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.
Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

The Theil's H Index values for neighborhood income group segregation in Woodside for the years 2010 and 2015 can be found in Table 8 below. The "Bay Area Average" column in this table provides the average Theil's H Index value across Bay Area jurisdictions for different income groups in 2015. By 2015, the Theil's H Index value for income segregation in Woodside was about the same amount as it had been in 2010. In 2015, the Theil's H Index value for income group segregation in Woodside was lower than the average value for Bay Area jurisdictions, indicating there is less neighborhood level income segregation in Woodside than in the average Bay Area city.

Table 8: Theil's H Index Values for Income Segregation within Woodside

	Woodside		Bay Area Average
Index	**2010**	**2015**	**2015**
Theil's H Multi-income	0.016	0.016	0.043

Universe: Population.
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 11 below shows how Theil's H index values for income group segregation in Woodside compare to values in other Bay Area jurisdictions in 2015. In this chart, each dot represents a Bay Area jurisdiction. Additionally, the black line notes the Theil's H index value for income group segregation in Woodside, and the dashed red line represents the average Theil's H index value across Bay Area jurisdictions. Local staff can use this chart to compare how neighborhood income group segregation levels in their jurisdiction compare to other jurisdictions in the region.

Figure 11: Income Group Theil's H Index Values for Woodside Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.
Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

3.2 Regional Income Segregation (*between* Woodside and other jurisdictions)

At the regional level, segregation is measured between jurisdictions instead of between neighborhoods. Income dot maps are not only useful for examining neighborhood income segregation within a jurisdiction, but these maps can also be used to explore income demographic differences between jurisdictions in the region. Figure 12 below presents an income dot map showing the spatial distribution of income groups in Woodside as well as in nearby Bay Area jurisdictions.

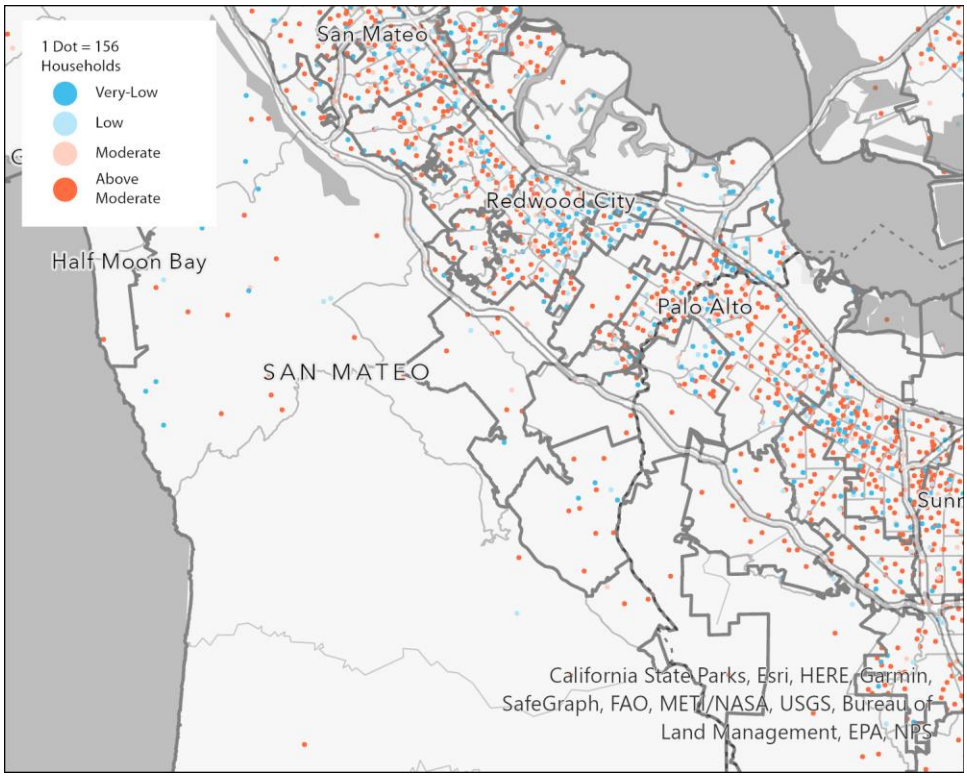

Figure 12: Income Dot Map of Woodside and Surrounding Areas (2015)

Universe: Population.
Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.
Note: The plot shows the income group distribution at the census block group level for Town of Woodside and vicinity. Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

When looking at income segregation between jurisdictions in the Bay Area, one can examine how Woodside differs from the region. The income demographics in Woodside for the years 2010 and 2015 can be found in Table 9 below. The table also provides the income composition of the nine-county Bay Area in 2015. As of that year, Woodside had a lower share of very low-income residents than the Bay Area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents.

Table 9: Population by Income Group, Woodside and the Region

	Woodside		Bay Area
Income Group	**2010**	**2015**	**2015**
Very Low-Income (<50% AMI)	7.15%	13.23%	28.7%
Low-Income (50%-80% AMI)	9.39%	6.48%	14.3%
Moderate-Income (80%-120% AMI)	9.19%	9.03%	17.6%
Above Moderate-Income (>120% AMI)	74.27%	71.26%	39.4%

Universe: Population.
Source: Data for 2015 is from Housing U.S. Department of and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 13 below compares the income demographics in Woodside to other Bay Area jurisdictions.[15] Like the chart in Figure 3, each dot represents a Bay Area jurisdiction. For each income group, the spread of dots represents the range of that group's representation among Bay Area jurisdictions. The smallest range is among jurisdictions' moderate-income populations, while Bay Area jurisdictions vary the most in the share of their population that is above moderate-income. Additionally, the black lines within each income group note the percentage of Woodside population represented by that group and how that percentage ranks among other jurisdictions. Local staff can use this chart to compare the representation of different income groups in their jurisdiction to those groups' representation in other jurisdictions in the region, which can indicate the extent of segregation between this jurisdiction and the region.

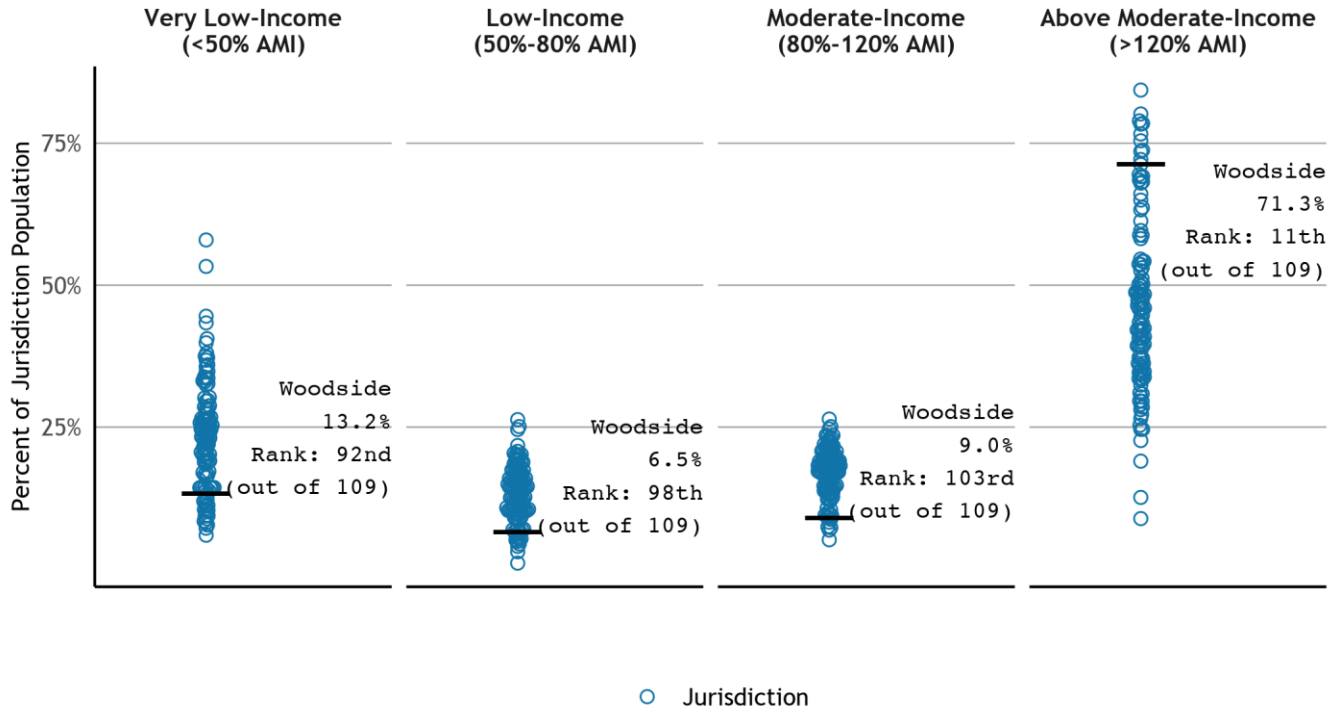

Figure 13: Income Demographics of Woodside Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.
Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

[15] While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

Income segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Similar to the regional racial segregation measures shown in Table 5, Table 10 presents dissimilarity index, isolation index, and Theil's H index values for income segregation for the entire nine-county Bay Area in 2010 and 2015. In the previous section of this report focused on neighborhood level income segregation, segregation indices were calculated by comparing the income demographics of the census tracts within a jurisdiction to the demographics of the jurisdiction as a whole. In Table 10, these measures are calculated by comparing the income demographics of local jurisdictions to the region's income group makeup. For example, looking at 2015 data, Table 10 shows the regional isolation index value for very low-income residents is 0.315 for 2015, meaning that on average very low-income Bay Area residents live in a jurisdiction that is 31.5% very low-income. The regional dissimilarity index for lower-income residents and other residents is 0.194 in 2015, which means that across the region 19.4% of lower-income residents would need to move to a different jurisdiction to create perfect income group integration in the Bay Area as a whole. The regional value for the Theil's H index measures how diverse each Bay Area jurisdiction is compared to the income group diversity of the whole region. A Theil's H Index value of 0 would mean all jurisdictions within the Bay Area have the same income demographics as the entire region, while a value of 1 would mean each income group lives exclusively in their own separate jurisdiction. The regional Theil's H index value for income segregation decreased slightly between 2010 and 2015, meaning that income groups in the Bay Area are now slightly less separated by the borders between jurisdictions.

Table 10: Regional Income Segregation Measures

Index	Group	2010	2015
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
Dissimilarity Index Regional Level	Below 80% AMI vs. Above 80% AMI	0.186	0.194
	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-income	All Income Groups	0.034	0.032

Universe: Population.
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

4 APPENDIX 1: SUMMARY OF FINDINGS

4.1 Segregation in Town of Woodside

- The isolation index measures the segregation of a single group, and the dissimilarity index measures segregation between two different groups. The Theil's H-Index can be used to measure segregation between all racial or income groups across the city at once.
- As of 2020, white residents are the most segregated compared to other racial groups in Woodside, as measured by the isolation index. White residents live in neighborhoods where they are less likely to come into contact with other racial groups.
- Among all racial groups, the white population's isolation index value has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.
- According to the dissimilarity index, within Woodside the highest level of racial segregation is between Asian and white residents.[16]
- According to the Theil's H-Index, neighborhood racial segregation in Woodside declined between 2010 and 2020. Neighborhood income segregation stayed about the same between 2010 and 2015.
- Above Moderate-income residents are the most segregated compared to other income groups in Woodside. Above Moderate-income residents live in neighborhoods where they are less likely to encounter residents of other income groups.
- Among all income groups, the Very Low-income population's segregation measure has changed the most over time, becoming more segregated from other income groups between 2010 and 2015.
- According to the dissimilarity index, segregation between lower-income residents and residents who are not lower-income has decreased between 2010 and 2015. In 2015, the income segregation in Woodside between lower-income residents and other residents was lower than the average value for Bay Area jurisdictions.

4.2 Segregation Between Town of Woodside and Other jurisdictions in the Bay Area Region

- Woodside has a higher share of white residents than other jurisdictions in the Bay Area as a whole, a lower share of Latinx residents, a lower share of Black residents, and a lower share of Asian/Pacific Islander residents.

[16] The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction's total population. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction's population (see Table 15 in Appendix 2), jurisdiction staff could focus on the isolation index or Thiel's H-Index to gain a more accurate understanding of neighborhood-level racial segregation in their jurisdiction.

- Regarding income groups, Woodside has a lower share of very low-income residents than other jurisdictions in the Bay Area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents.

5 APPENDIX 2: SEGREGATION DATA

Appendix 2 combines tabular data presented throughout this report into a more condensed format. This data compilation is intended to enable local jurisdiction staff and their consultants to easily reference this data and re-use the data in the Housing Element or other relevant documents/analyses.

Table 11 in this appendix combines data from Table 1, Table 2, and Table 3 in the body of the report. Table 12 in this appendix combines data from Table 6, Table 7, and Table 8 in the body of the report. Table 13 represents a duplication of Table 5 in the body of the report; Table 14 represents a duplication of Table 10 in the body of the report; Table 15 in this appendix represents a duplication of Table 4 in the body of the report, while Table 16 represents a duplication of Table 9 in the body of the report.

Table 11: Neighborhood Racial Segregation Levels in Woodside

		Woodside			Bay Area Average
Index	**Race**	**2000**	**2010**	**2020**	**2020**
Isolation	Asian/Pacific Islander	0.055	0.066	0.088	0.245
	Black/African American	0.004	0.005	0.007	0.053
	Latinx	0.052	0.071	0.079	0.251
	White	0.877	0.857	0.769	0.491
Dissimilarity	Asian/Pacific Islander vs. White	0.206*	0.197	0.131	0.185
	Black/African American vs. White	0.096*	0.117*	0.044*	0.244
	Latinx vs. White	0.089*	0.133*	0.083	0.207
	People of Color vs. White	0.111	0.124	0.043	0.168
Theil's H Multi-racial	All	0.015	0.019	0.006	0.042

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.
Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.

Table 12: Neighborhood Income Segregation Levels in Woodside

		Woodside		Bay Area Average
Index	**Income Group**	**2010**	**2015**	**2015**
Isolation	Very Low-Income (<50% AMI)	0.083	0.147	0.269
	Low-Income (50%-80% AMI)	0.108	0.095	0.145
	Moderate-Income (80%-120% AMI)	0.107	0.112	0.183
	Above Moderate-Income (>120% AMI)	0.734	0.679	0.507
Dissimilarity	Below 80% AMI vs. Above 80% AMI	0.117	0.077	0.198
	Below 50% AMI vs. Above 120% AMI	0.020	0.016	0.253
Theil's H Multi-racial	All	0.016	0.016	0.043

Universe: Population.
Source: Income data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Table 13: Regional Racial Segregation Measures

Index	Group	2010	2020
Isolation Index Regional Level	Asian/Pacific Islander	0.317	0.378
	Black/African American	0.144	0.118
	Latinx	0.283	0.291
	White	0.496	0.429
	People of Color	0.629	0.682
Dissimilarity Index Regional Level	Asian/Pacific Islander vs. White	0.384	0.369
	Black/African American vs. White	0.475	0.459
	Latinx vs. White	0.301	0.297
	People of Color vs. White	0.296	0.293
Theil's H Multi-racial	All Racial Groups	0.103	0.097

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4.

Table 14: Regional Income Segregation Measures

Index	Group	2010	2015
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
Dissimilarity Index Regional Level	Below 80% AMI vs. Above 80% AMI	0.186	0.194
	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-income	All Income Groups	0.034	0.032

Universe: Population.
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Table 15: Population by Racial Group, Woodside and the Region

	Woodside			Bay Area
Race	**2000**	**2010**	**2020**	**2020**
Asian/Pacific Islander	4.91%	6.32%	8.31%	35.8%
Black/African American	0.37%	0.44%	0.64%	5.6%
Latinx	4.33%	4.6%	7.61%	28.2%
Other or Multiple Races	2.82%	2.55%	6.59%	24.4%
White	87.56%	86.1%	76.85%	5.9%

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Table 16: Population by Income Group, Woodside and the Region

	Woodside		Bay Area
Income Group	**2010**	**2015**	**2015**
Very Low-Income (<50% AMI)	7.15%	13.23%	28.7%
Low-Income (50%-80% AMI)	9.39%	6.48%	14.3%
Moderate-Income (80%-120% AMI)	9.19%	9.03%	17.6%
Above Moderate-Income (>120% AMI)	74.27%	71.26%	39.4%

Universe: Population.
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

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Appendix K.3 – Woodside Map and Data Packet

SECTION I. Fair Housing Enforcement and Outreach Capacity

Figure I-1.
Fair Housing Assistance Organizations, San Mateo County

Name	Service Area	Address	Phone	Website
Project Sentinel	Northern California	1490 El Camino Real, Santa Clara, CA 95050	(800) 339-6043	https://www.housing.org/
Legal Aid Society of San Mateo County	San Mateo County	330 Twin Dolphin Drive, Suite 123, Redwood City, CA 94065	(650) 558-0915	https://www.legalaidsmc.org/housing-resources
Community Legal Services of East Palo Alto	East Palo Alto, Menlo Park, Burlingame, Mountain View, Redwood City, and San Francisco	1861 Bay Road, East Palo Alto, CA 94303	(650)-326-6440	https://clsepa.org/services/#housing

Source: Organization Websites

Figure I-2.
Fair Housing Complaints Filed with HUD by Basis, San Mateo County, 2017-2021

Source:
HUD

	2017	2018	2019	2020	2021	2017-2021 Total	
						Cases	% of Total
Disability	8	9	3	9	3	32	56%
Race	3	5	2	1		11	19%
Familial Status	4	3			1	8	14%
National Origin	2				1	3	5%
Religion		1		1		2	4%
Sex					1	1	2%
Total cases	17	18	5	11	6	57	100%

Figure I-3.
HCD Fair Housing Inquiries by City, January 2013-March 2021

Note:
Atherton, Brisbane, Colma, Hillsborough, Millbrae, and Portola Valley had no inquiries during this time.

Source:

California Department of Housing and Community Development

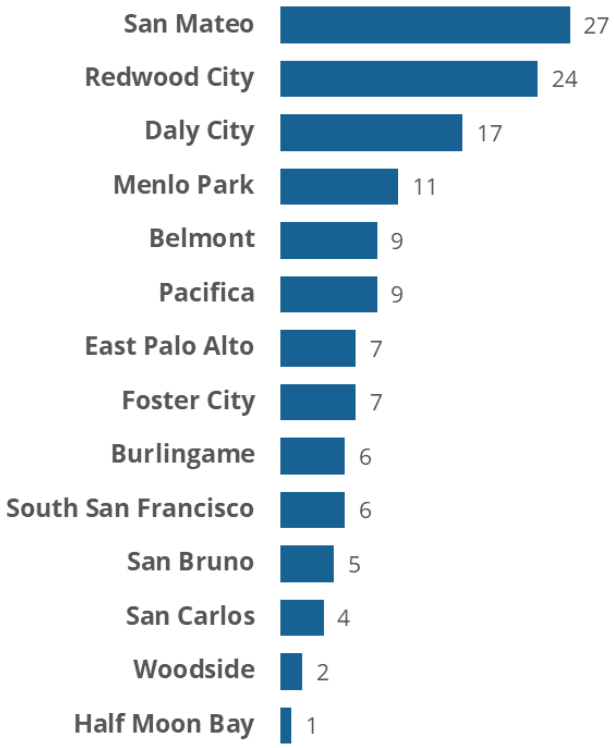
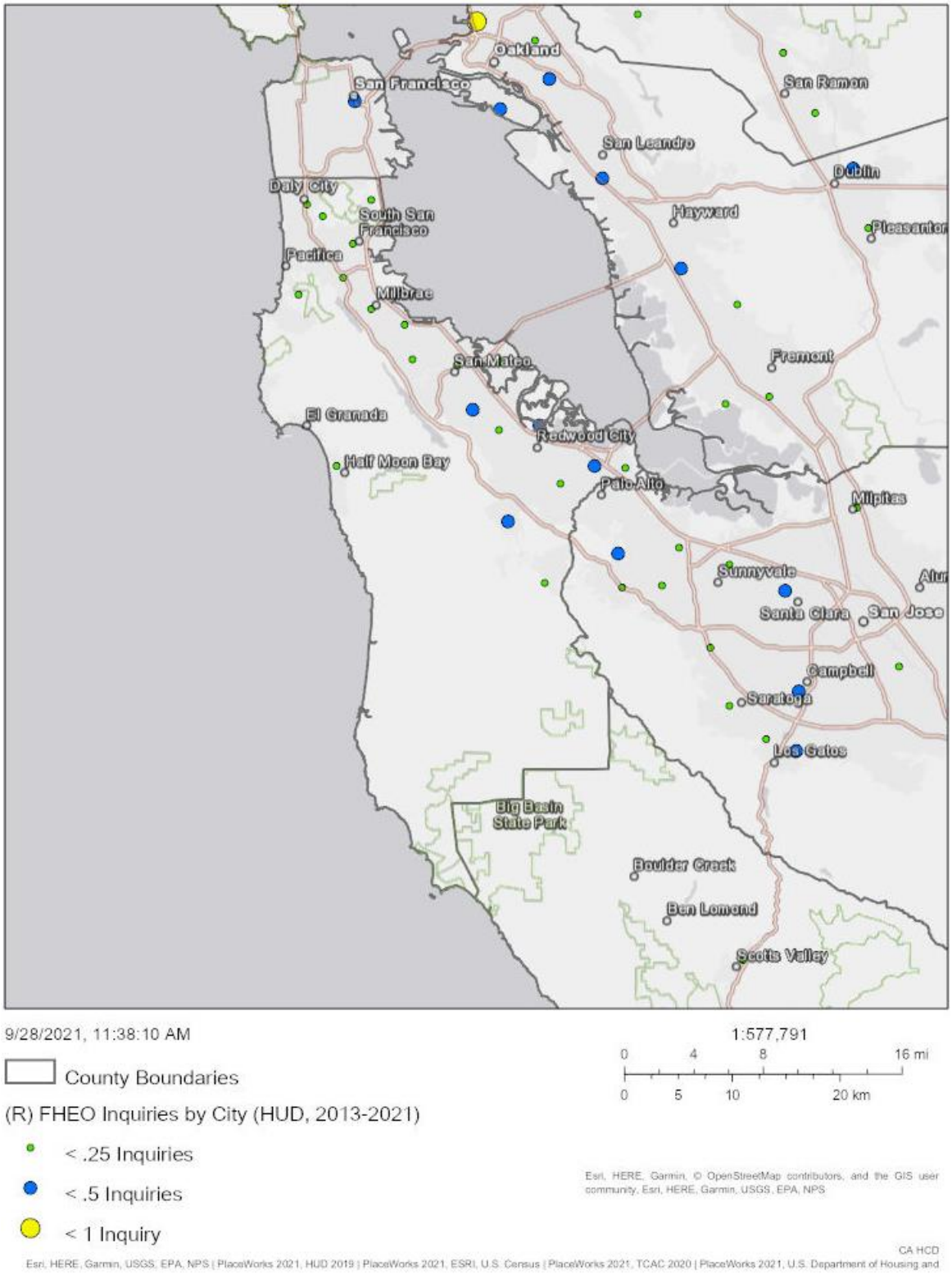


Figure I-4.
FHEO Inquiries by City to HCD, San Mateo County, 2013-2021



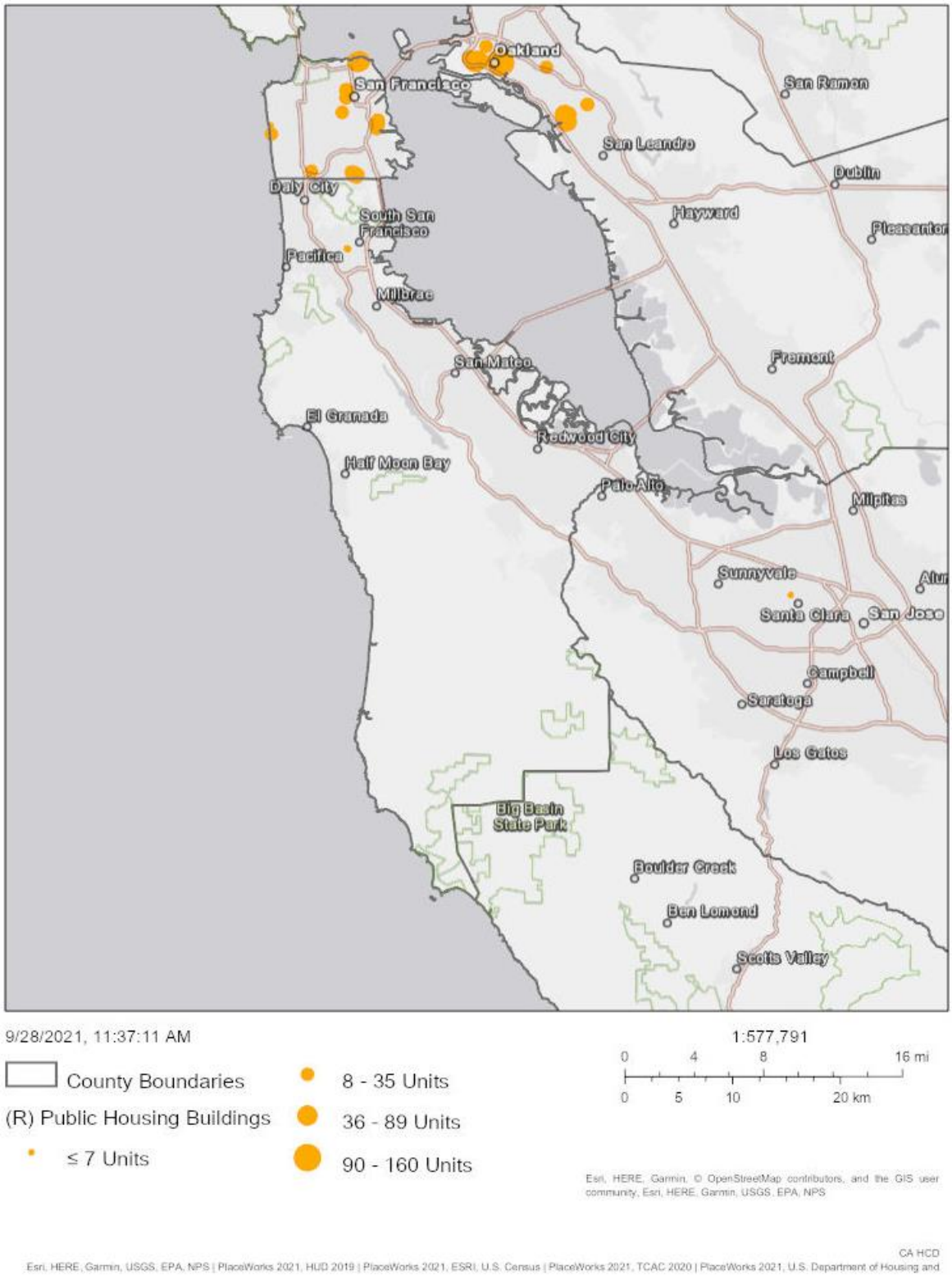
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure I-5.
HCD Fair Housing Inquiries by Bias, January 2013-March 2021

Jurisdiction	Disability	Race	Familial Status	National Origin	Religion	Sex	Color	None Cited	Total
Atherton	0	0	0	0	0	0	0	0	0
Belmont	2	0	1	0	0	0	0	6	9
Brisbane	0	0	0	0	0	0	0	0	0
Burlingame	3	0	2	0	0	0	0	1	6
Colma	0	0	0	0	0	0	0	0	0
Daly City	1	2	1	3	0	0	0	9	16
East Palo Alto	1	1	0	0	0	0	0	5	7
Foster City	4	0	0	0	0	0	0	3	7
Half Moon Bay	0	0	0	0	0	0	0	1	1
Hillsborough	0	0	0	0	0	0	0	0	0
Menlo Park	3	0	0	0	0	1	0	5	9
Millbrae	0	0	0	0	0	0	0	0	0
Pacifica	3	0	0	1	0	1	0	4	9
Portola Valley	0	0	0	0	0	0	0	0	0
Redwood City	5	1	1	1	0	1	0	15	24
San Bruno	0	0	0	0	0	0	0	5	5
San Carlos	1	0	1	0	0	0	0	2	4
San Mateo	4	2	2	2	0	0	0	16	26
South San Francisco	0	0	0	1	0	0	0	5	6
Woodside	0	0	0	0	0	0	0	2	2

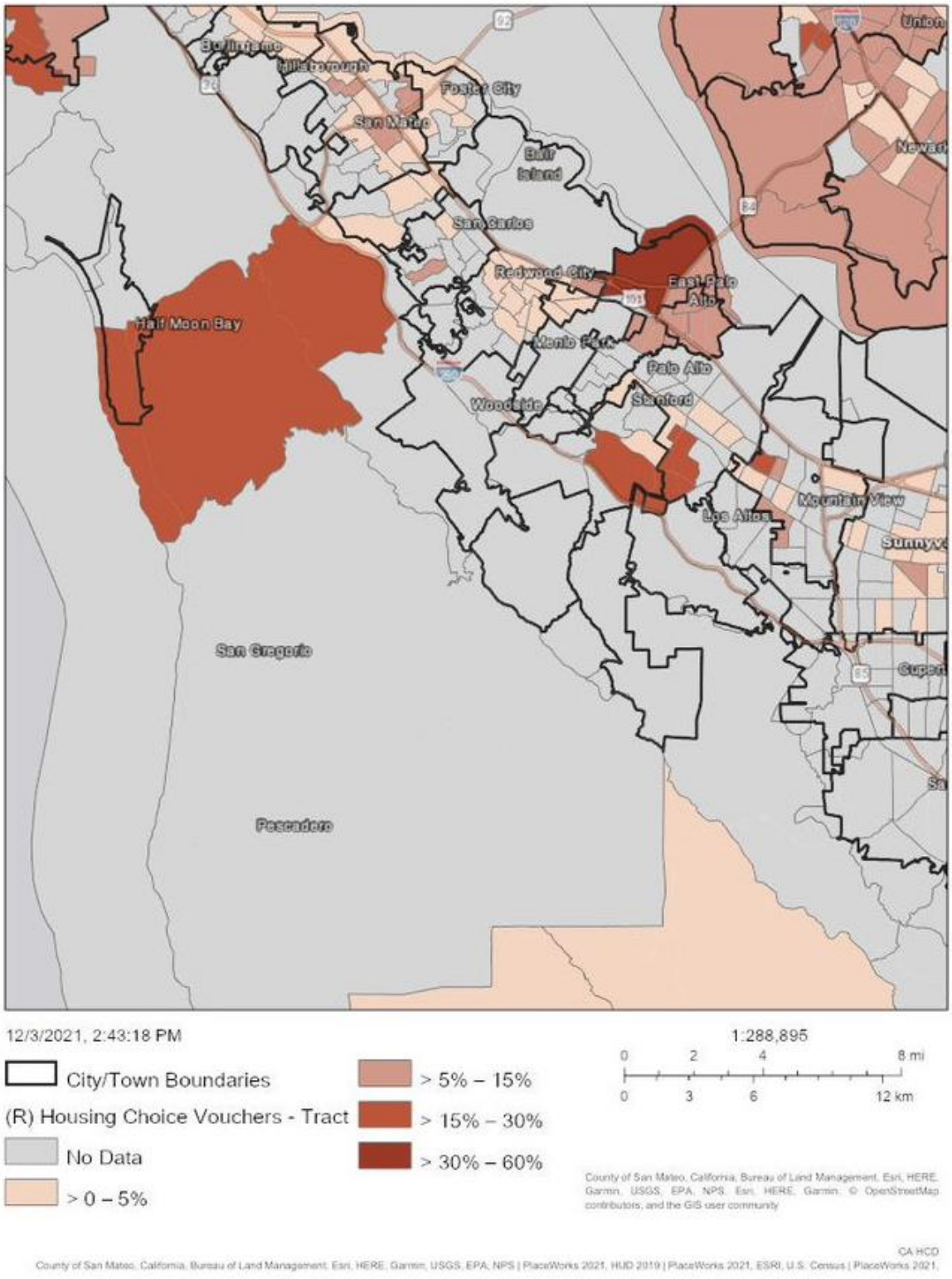
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure I-6.
Public Housing Buildings, San Mateo County



Source: California Department of Housing and Community Development AFFH Data Viewer

Figure I-7.
Housing Choice Vouchers by Census Tract

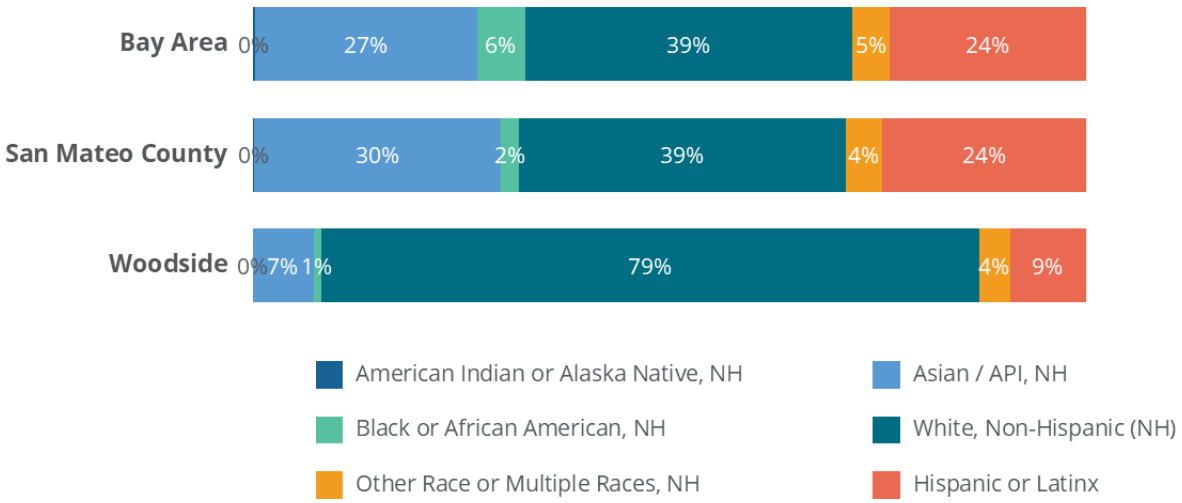


Source: California Department of Housing and Community Development AFFH Data Viewer

SECTION II. Integration and Segregation

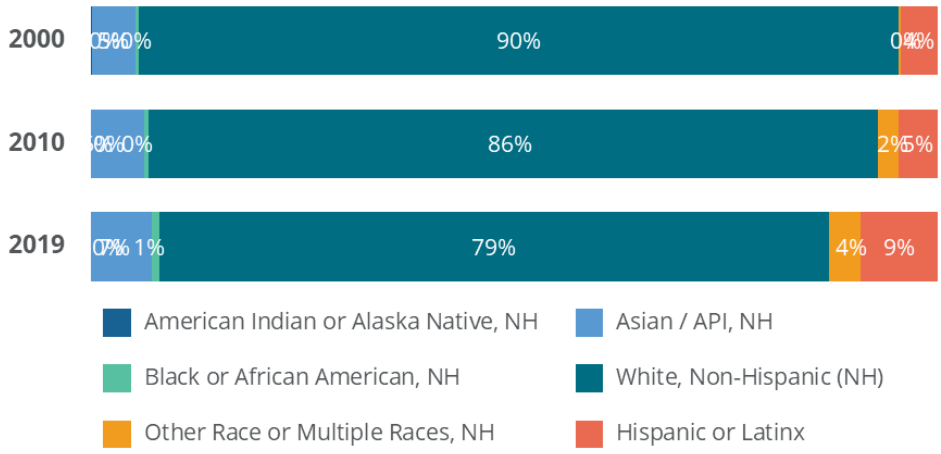
Race and ethnicity.

Figure II-1.
Population by Race and Ethnicity, 2019



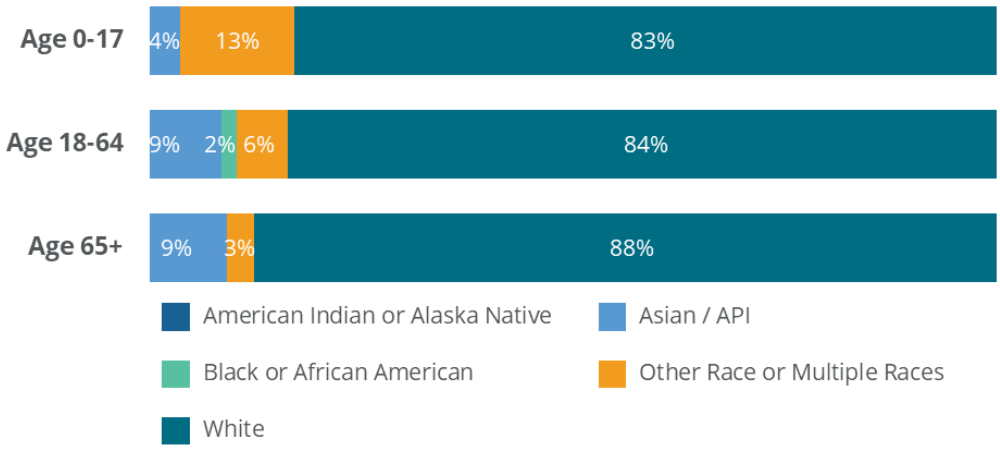
Source: ABAG Housing Needs Data Workbook

Figure II-2.
Population by Race and Ethnicity, Woodside, 2000-2019



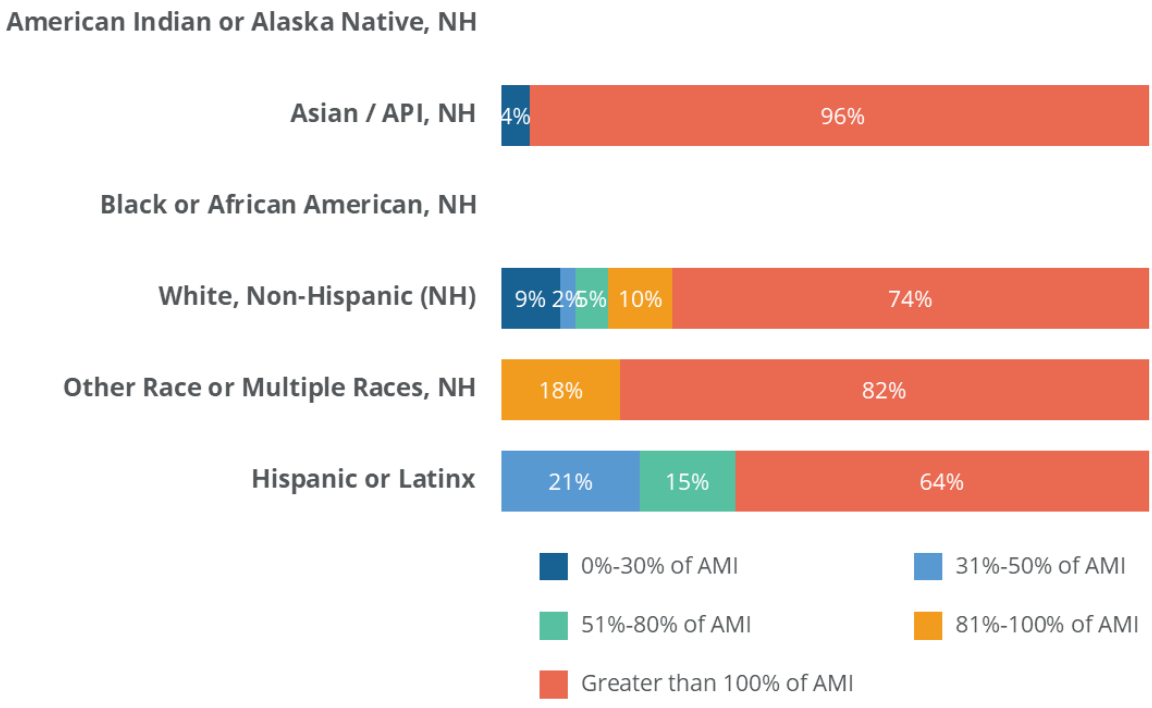
Source: ABAG Housing Needs Data Workbook

Figure II-3.
Senior and Youth Population by Race, Woodside, 2000-2019



Source: ABAG Housing Needs Data Workbook

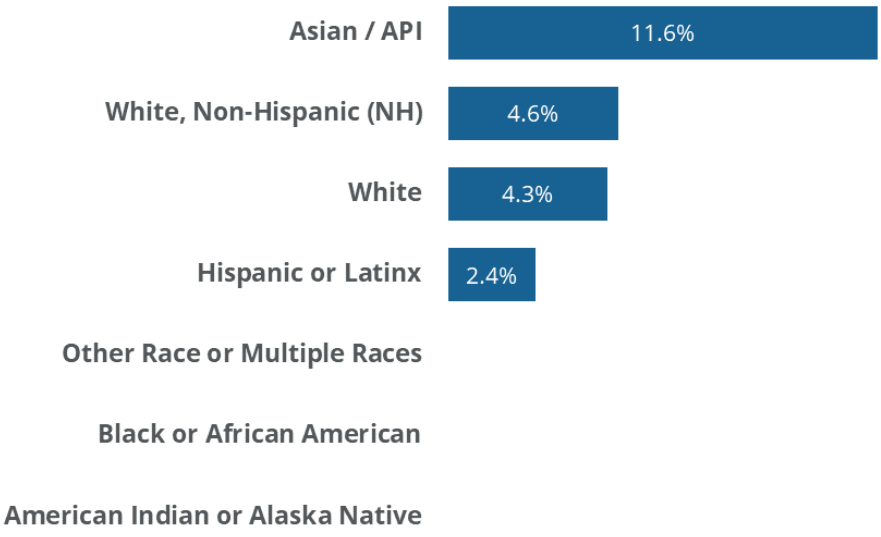
Figure II-4.
Area Median Income by Race and Ethnicity, Woodside, 2019



Note: Data not available for American Indian/Alaska Native and Black/African American.

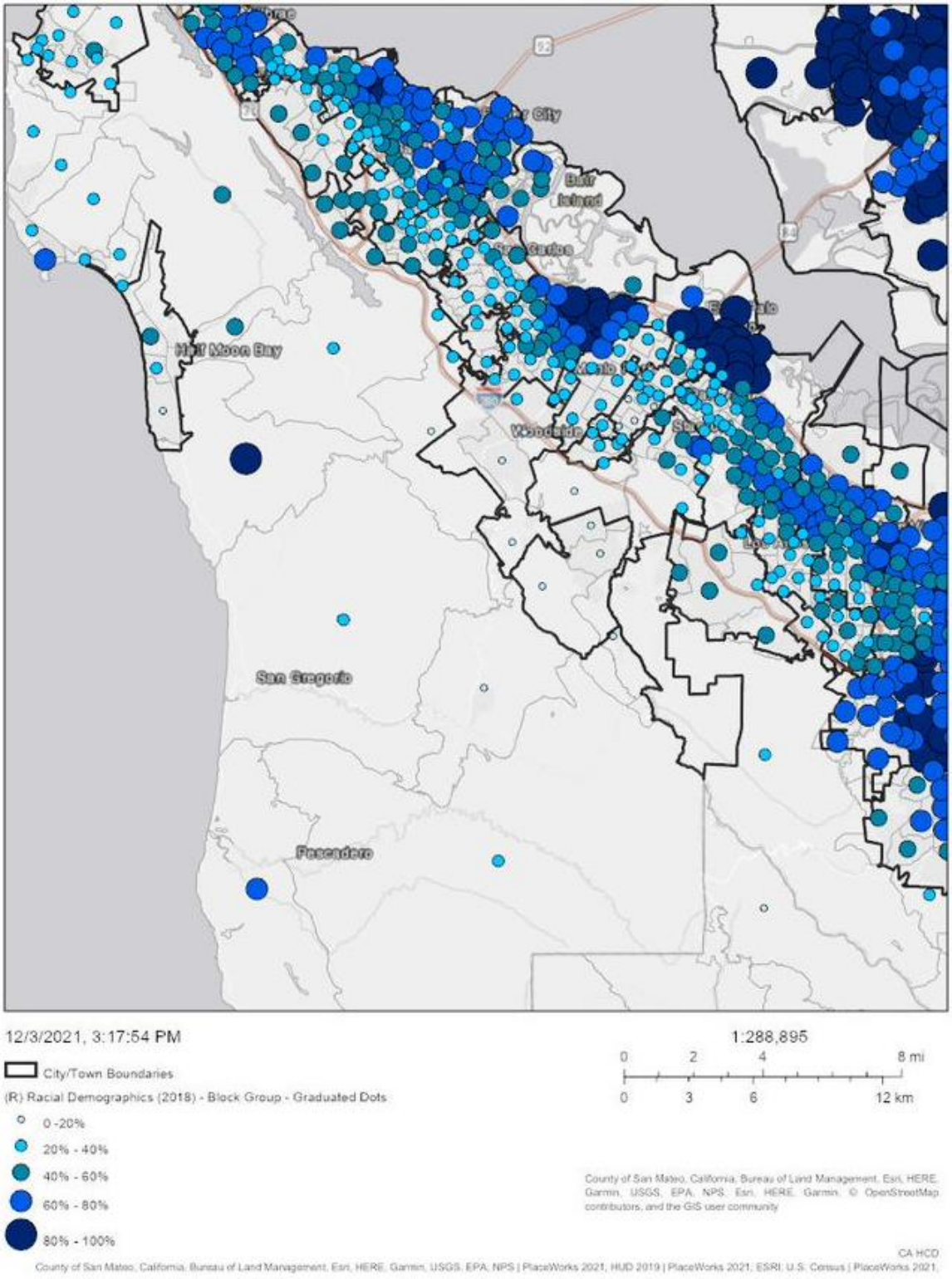
Source: ABAG Housing Needs Data Workbook

Figure II-5.
Poverty Rate by Race and Ethnicity, Woodside, 2019



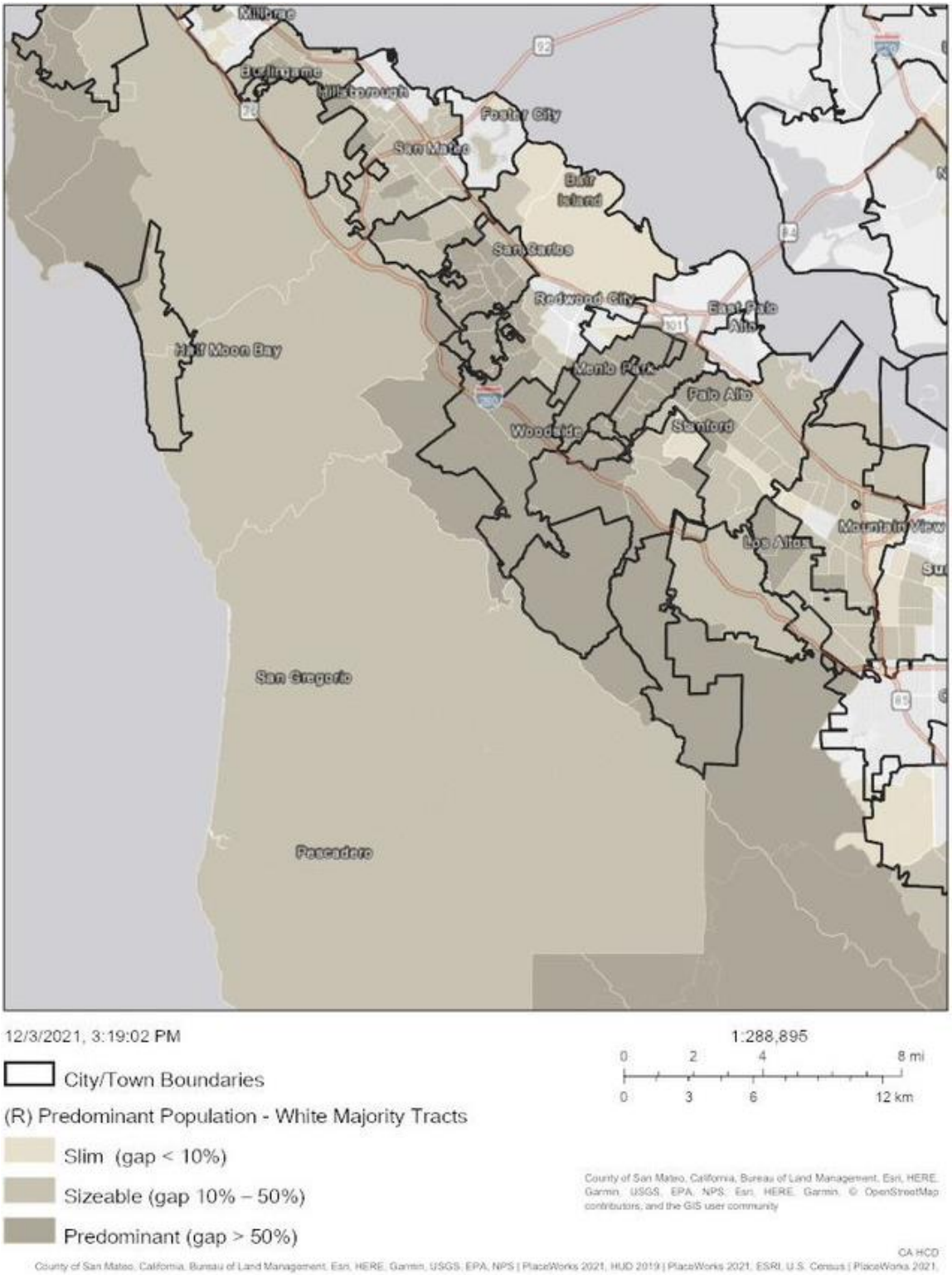
Note: Data not available for Other race, Black/African American, and American Indian/Alaska Native.
Source: ABAG Housing Needs Data Workbook

Figure II-6.
% Non-White Population by Census Block Groups, 2018



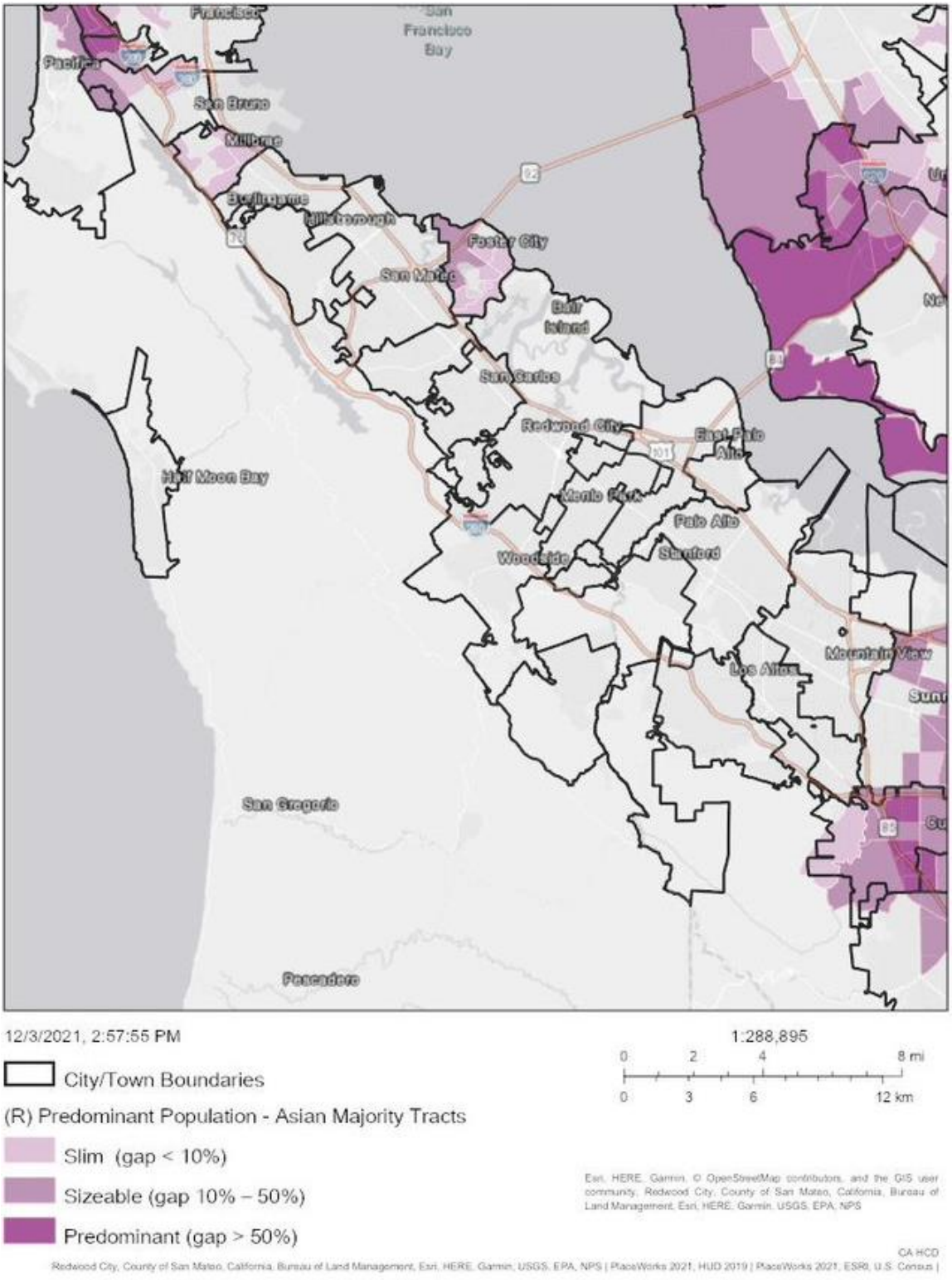
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-7.
White Majority Census Tracts



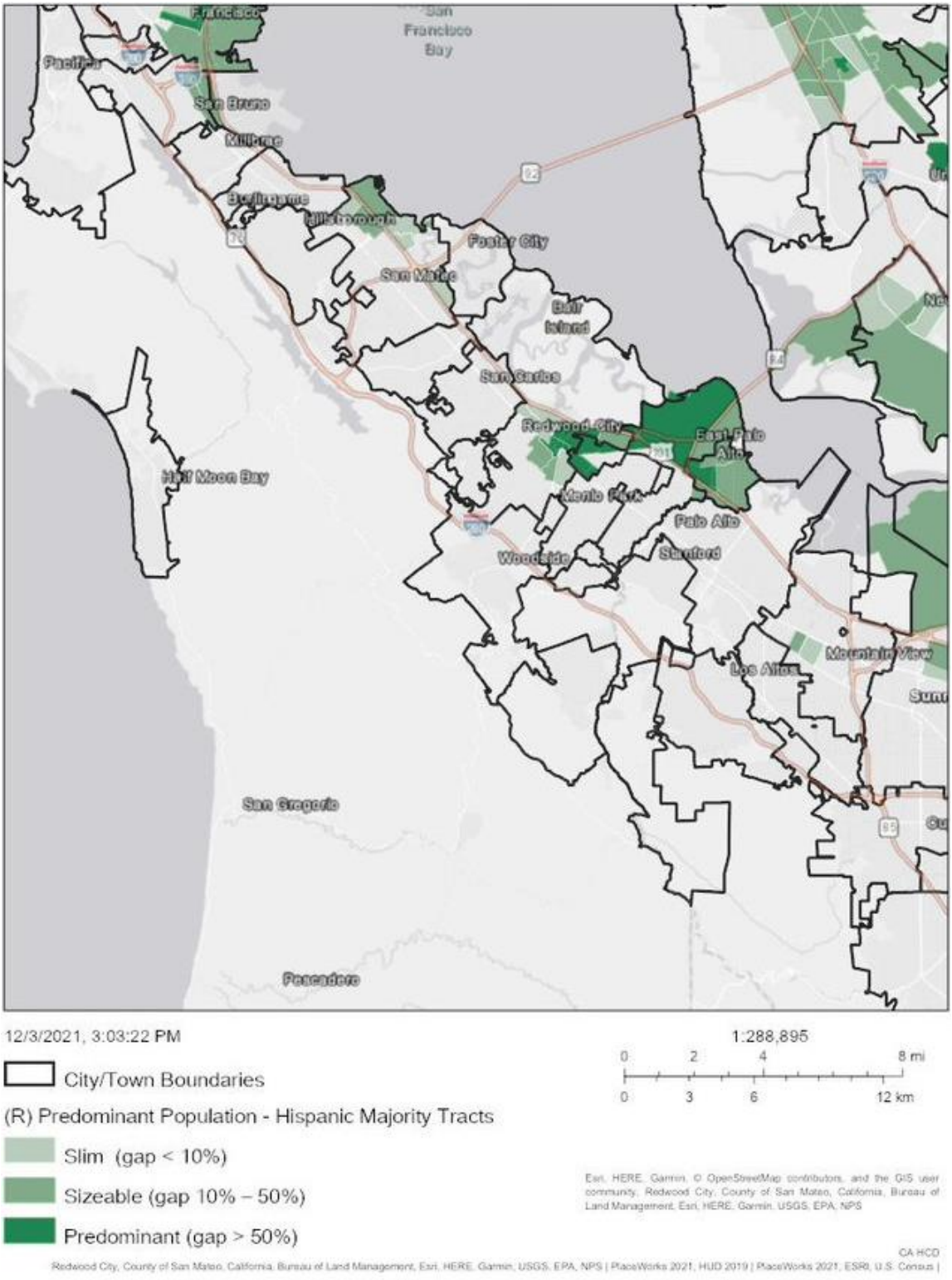
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-8.
Asian Majority Census Tracts



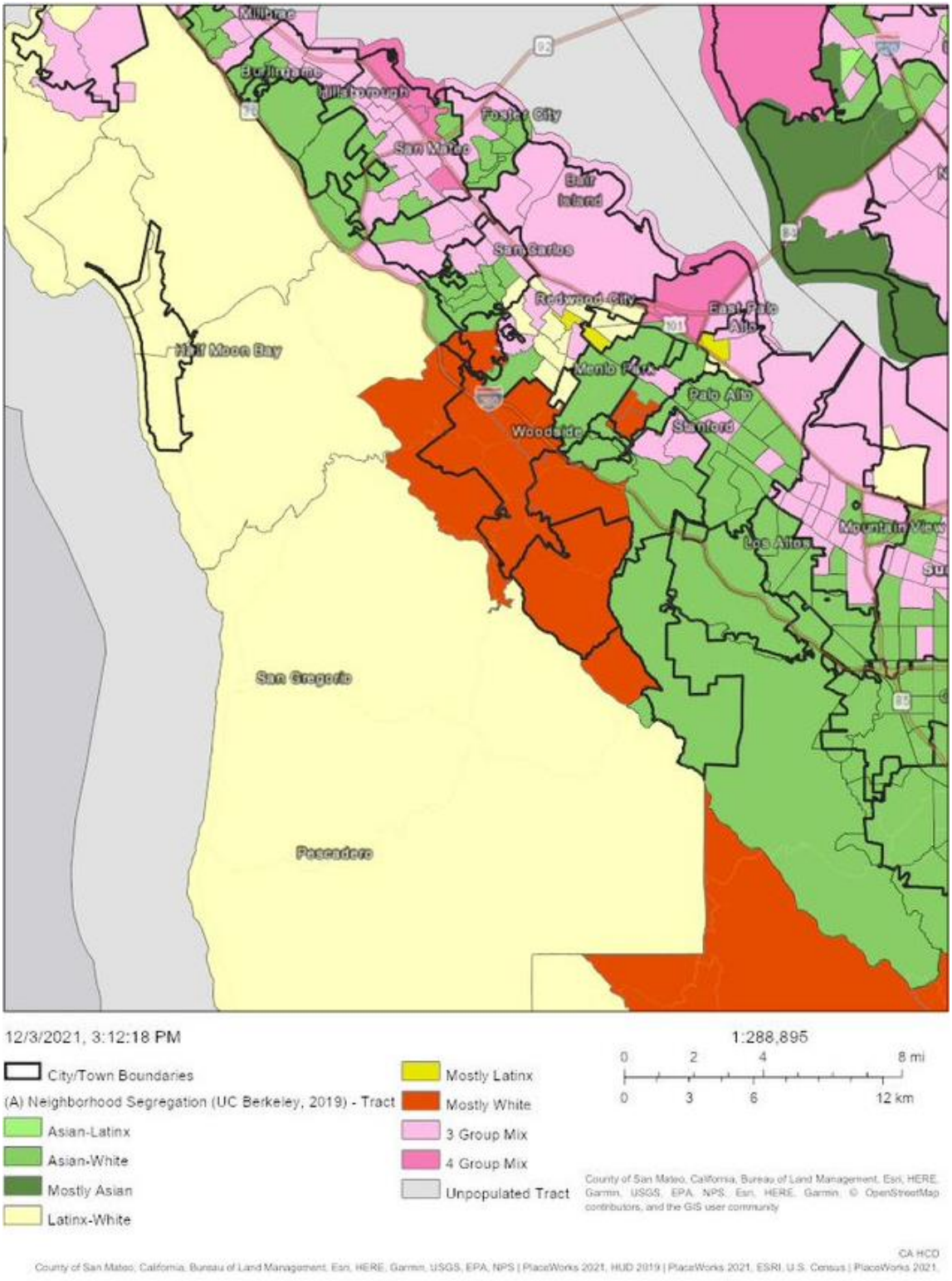
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-9.
Hispanic Majority Census Tracts



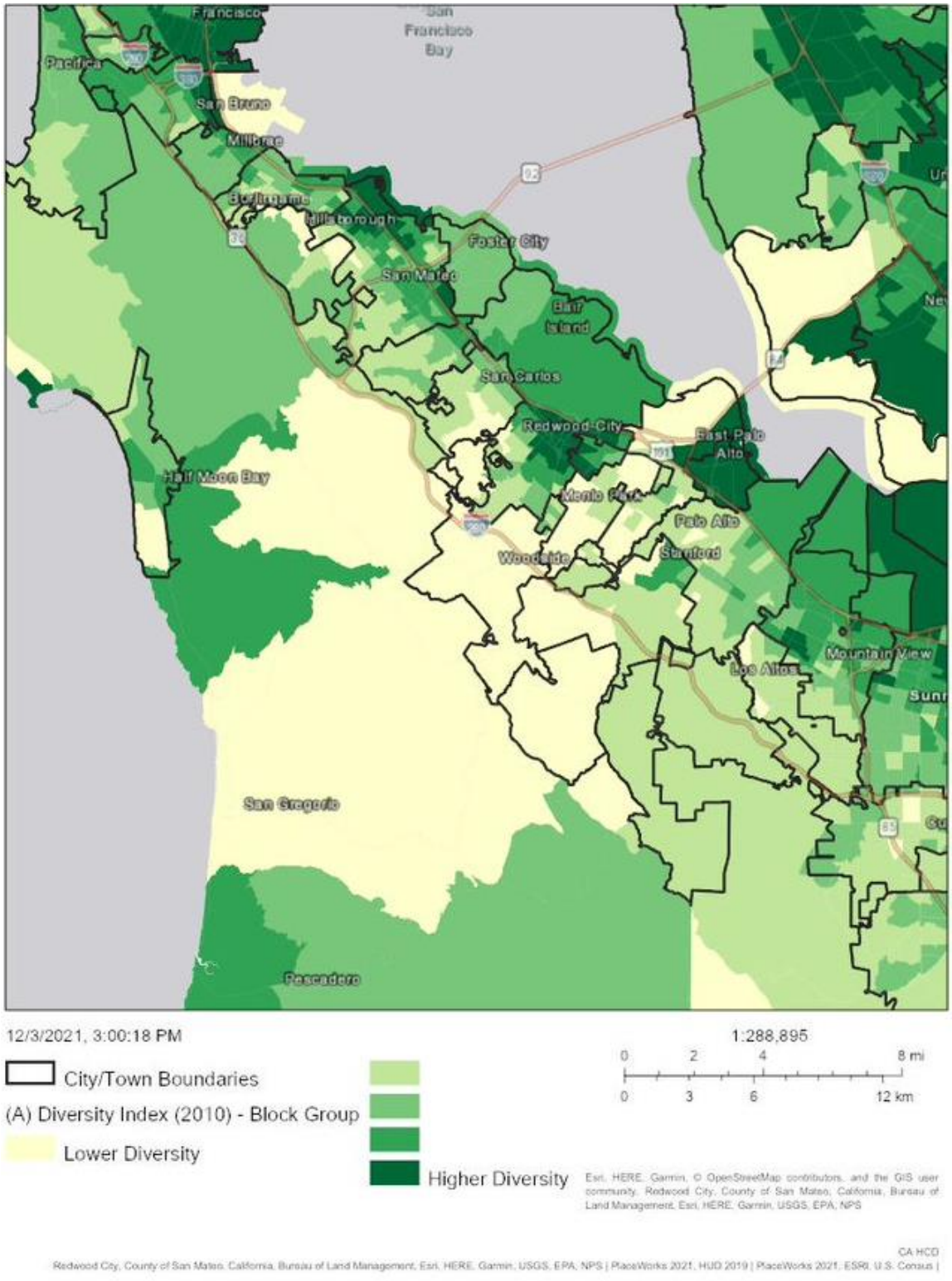
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-10.
Neighborhood Segregation by Census Tract, 2019



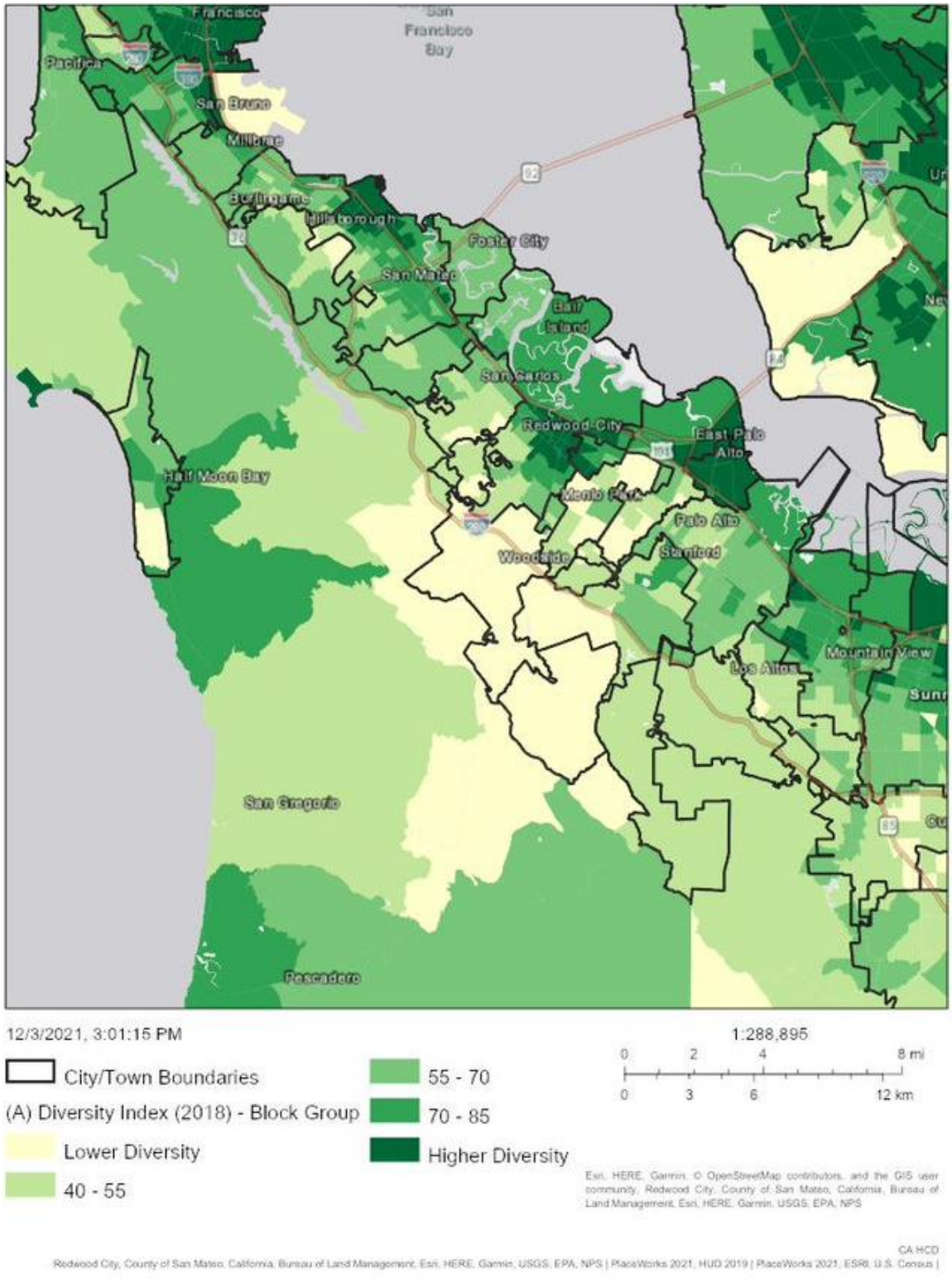
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-11.
Diversity Index by Block Group, 2010



Source: California Department of Housing and Community Development AFFH Data Viewer

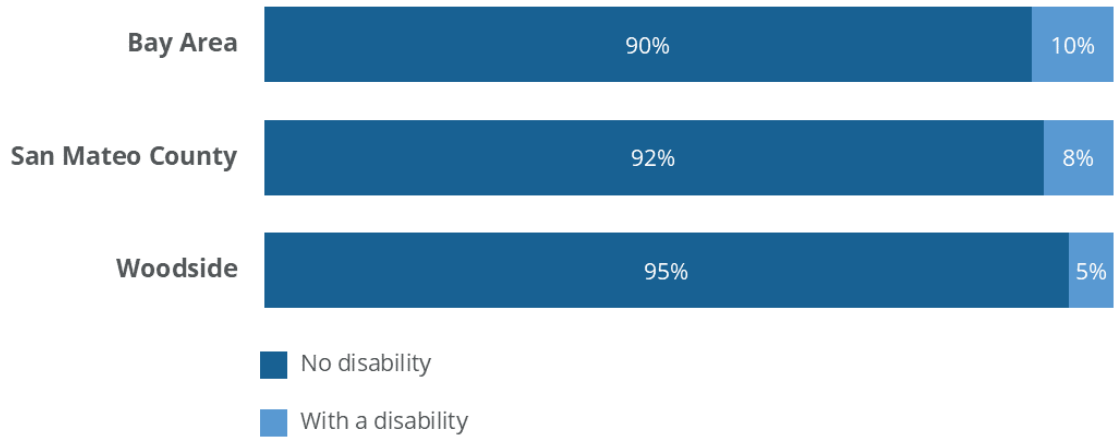
Figure II-12.
Diversity Index by Block Group, 2018



Source: California Department of Housing and Community Development AFFH Data Viewer

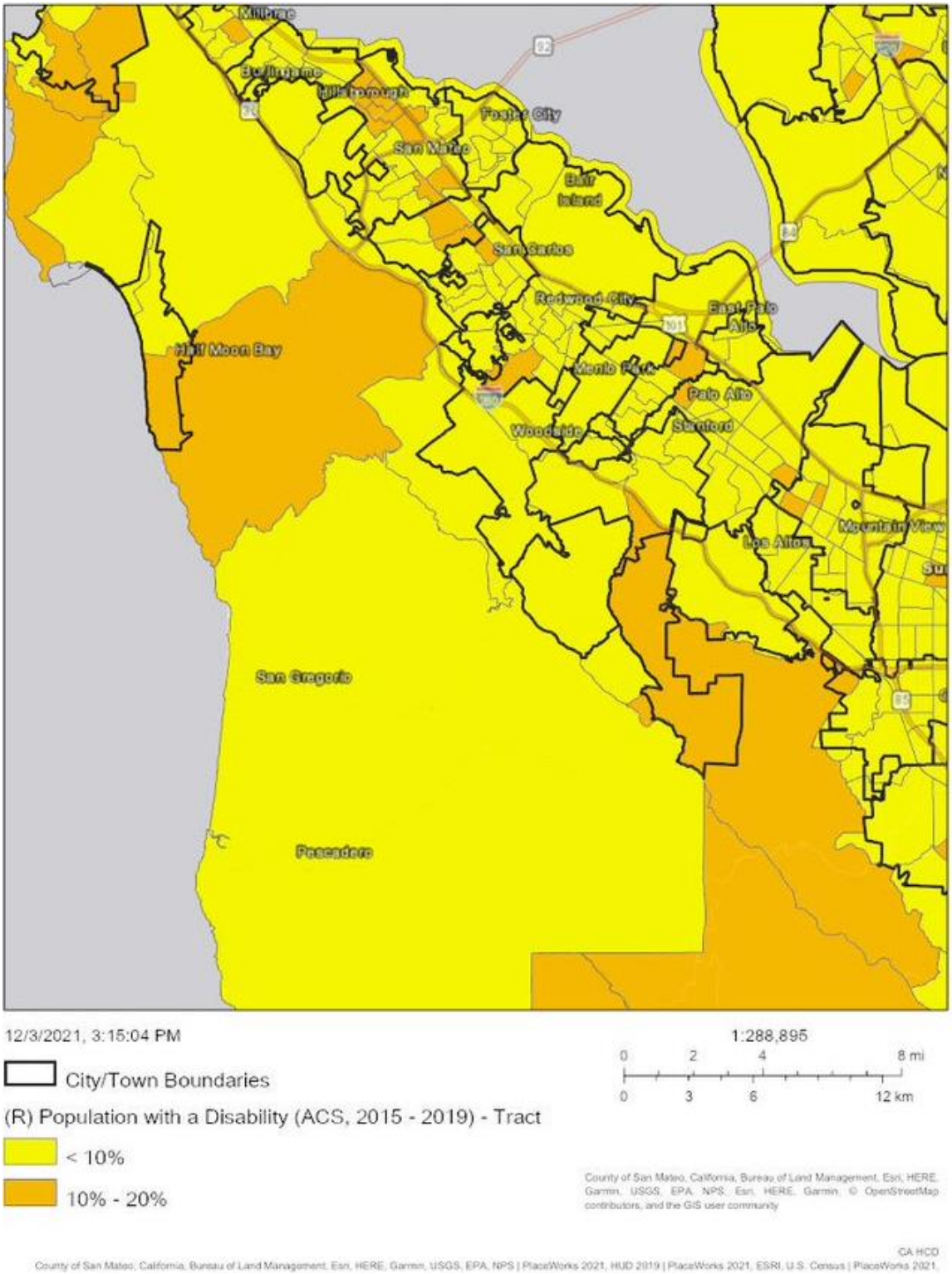
Disability status.

Figure II-13.
Share of Population by Disability Status, 2019



Source: ABAG Housing Needs Data Workbook

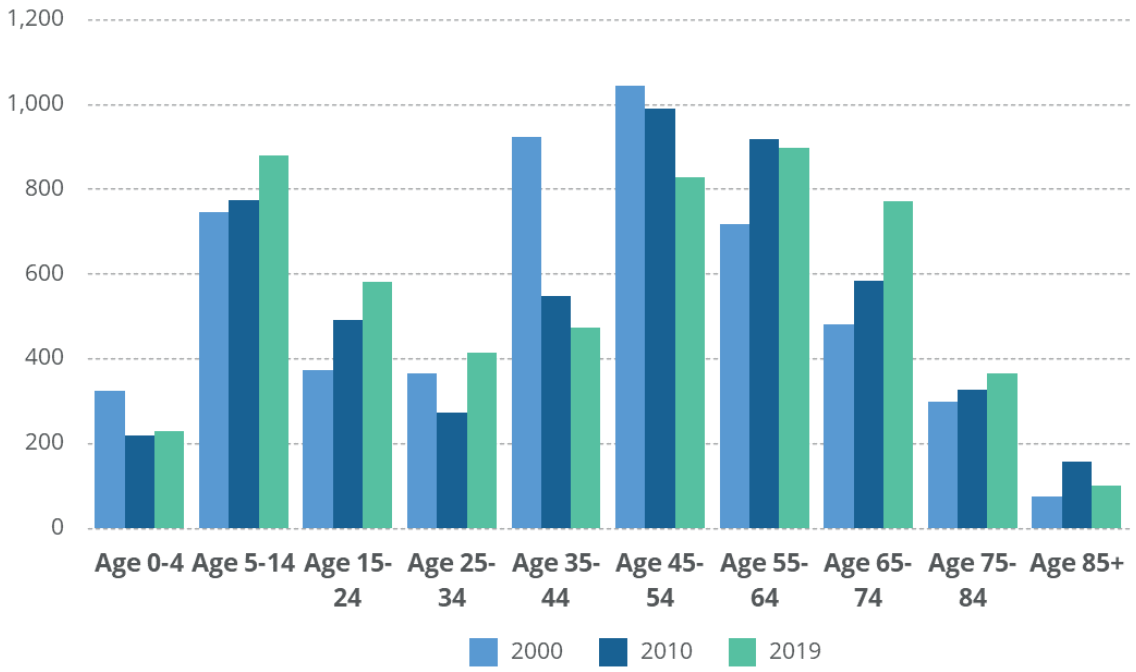
Figure II-14.
% of Population with a Disability by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

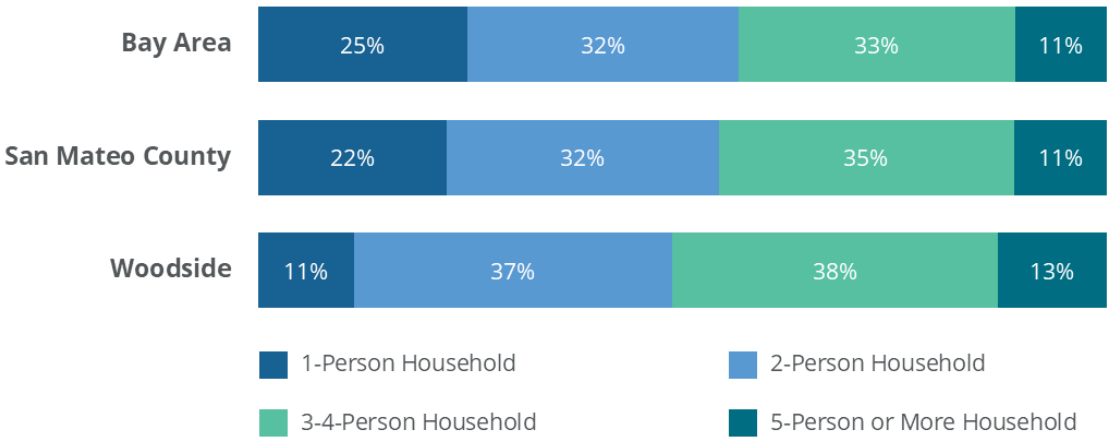
Familial status.

Figure II-15.
Age Distribution, Woodside, 2000-2019



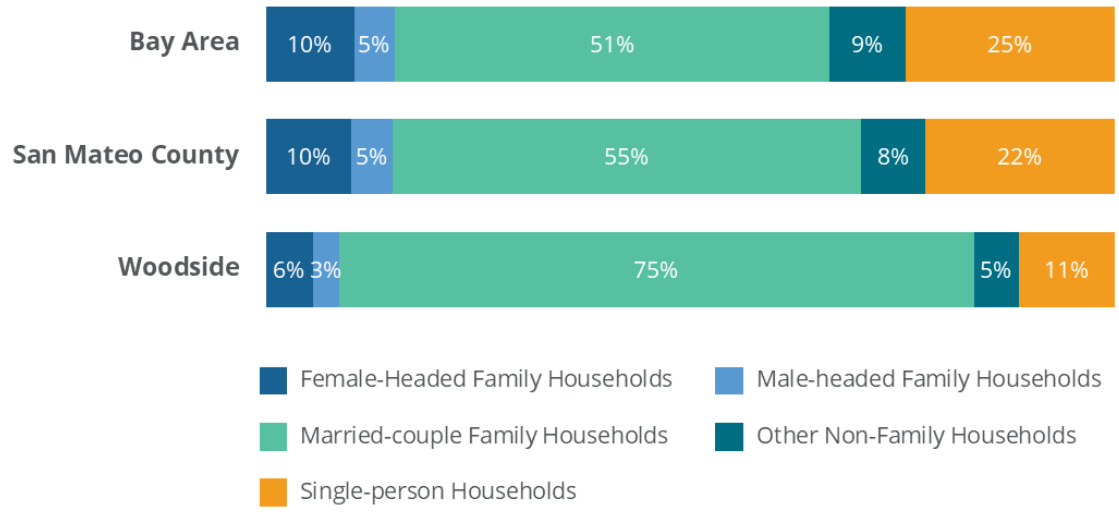
Source: ABAG Housing Needs Data Workbook

Figure II-16.
Share of Households by Size, 2019



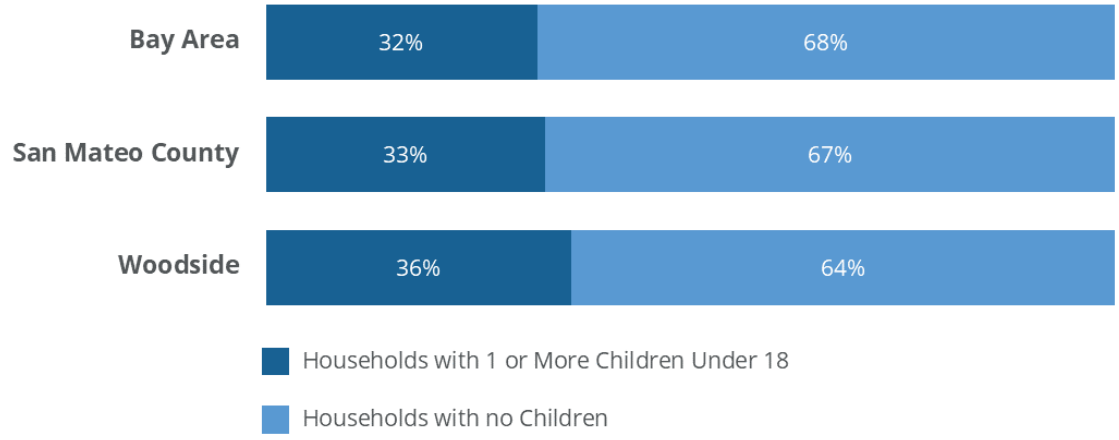
Source: ABAG Housing Needs Data Workbook

Figure II-17.
Share of Households by Type, 2019



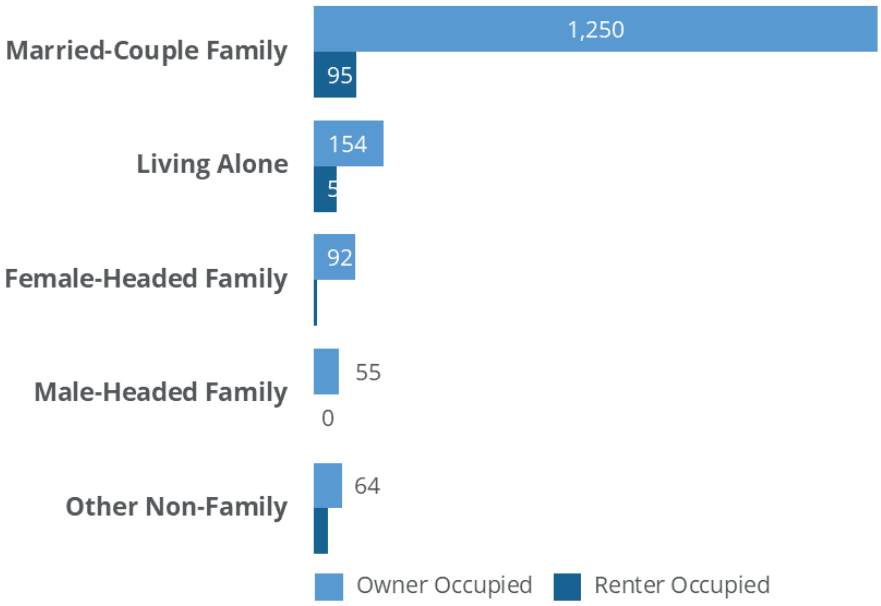
Source: ABAG Housing Needs Data Workbook

Figure II-18.
Share of Households by Presence of Children (Less than 18 years old), 2019



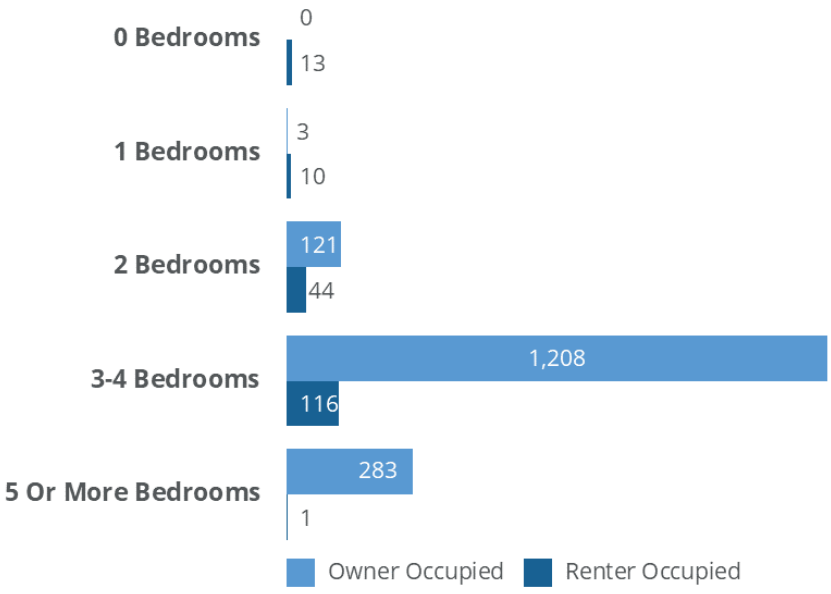
Source: ABAG Housing Needs Data Workbook

Figure II-19.
Housing Type by Tenure, Woodside, 2019



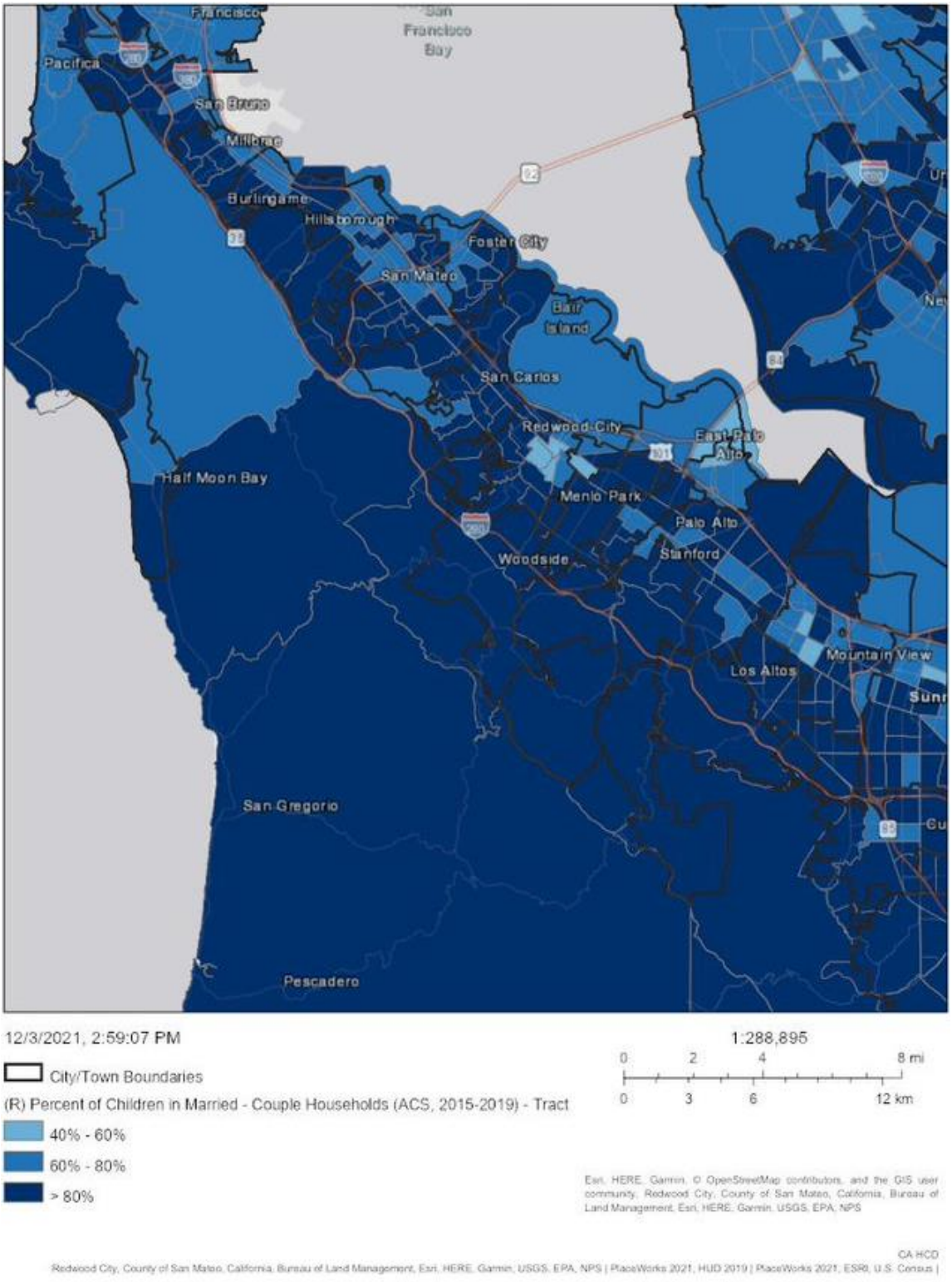
Source: ABAG Housing Needs Data Workbook

Figure II-20.
Housing Units by Number of Bedrooms and Tenure, Woodside, 2019



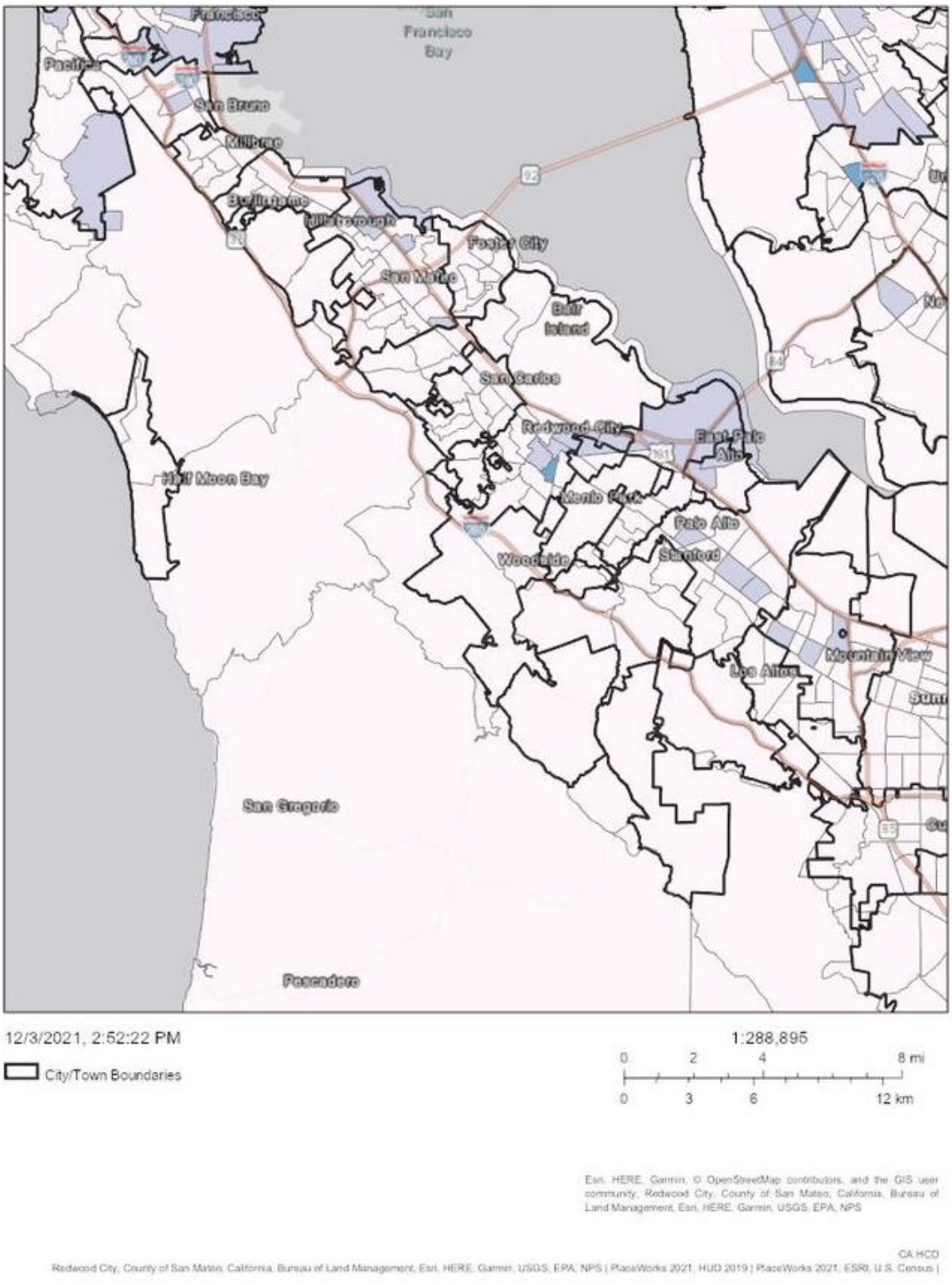
Source: ABAG Housing Needs Data Workbook

Figure II-21.
% of Children in Married Couple Households by Census Tract, 2019



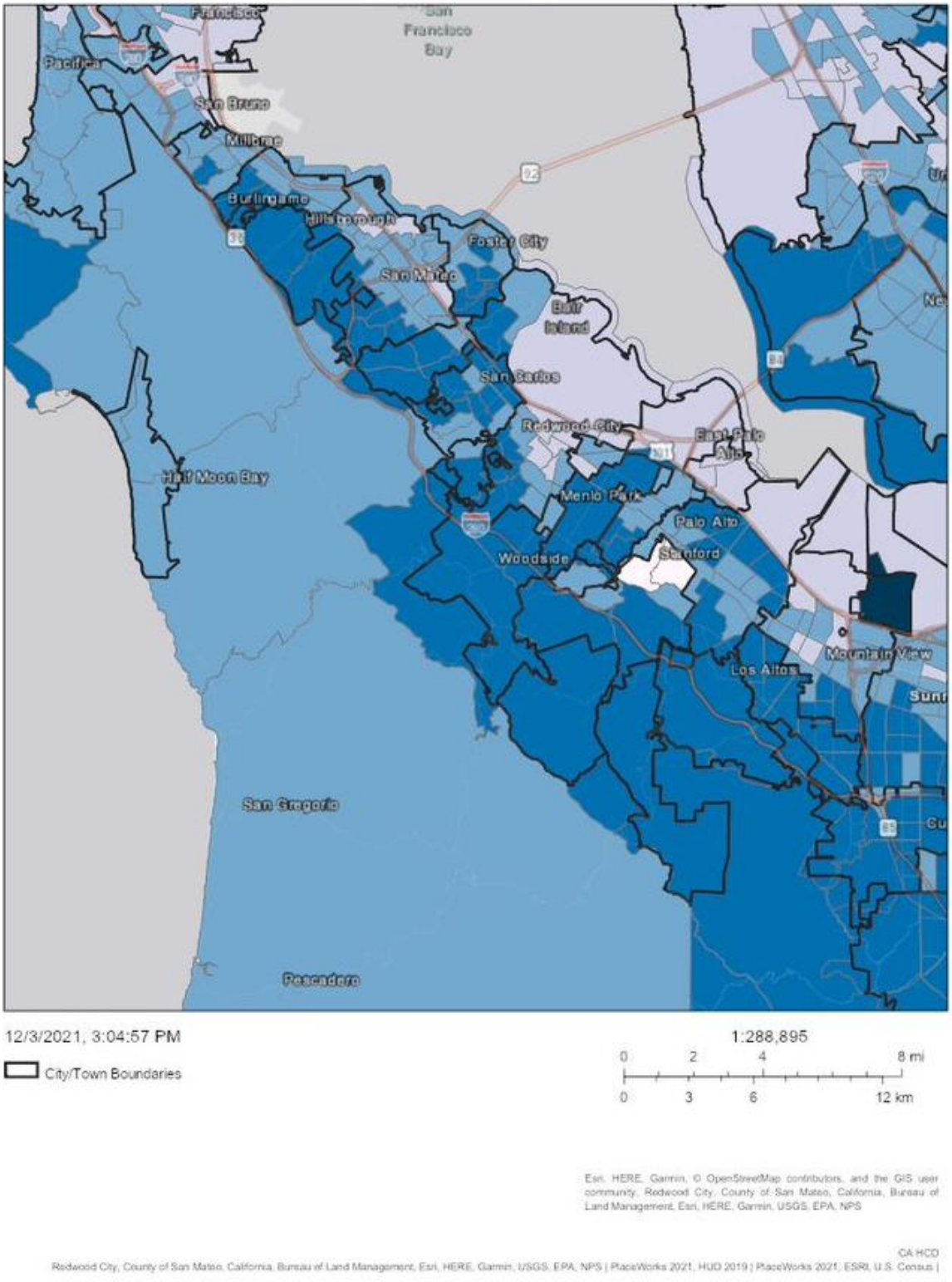
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-22. [legend missing in HCD provided map]
% Households with Single Female with Children by Census Tract, 2019



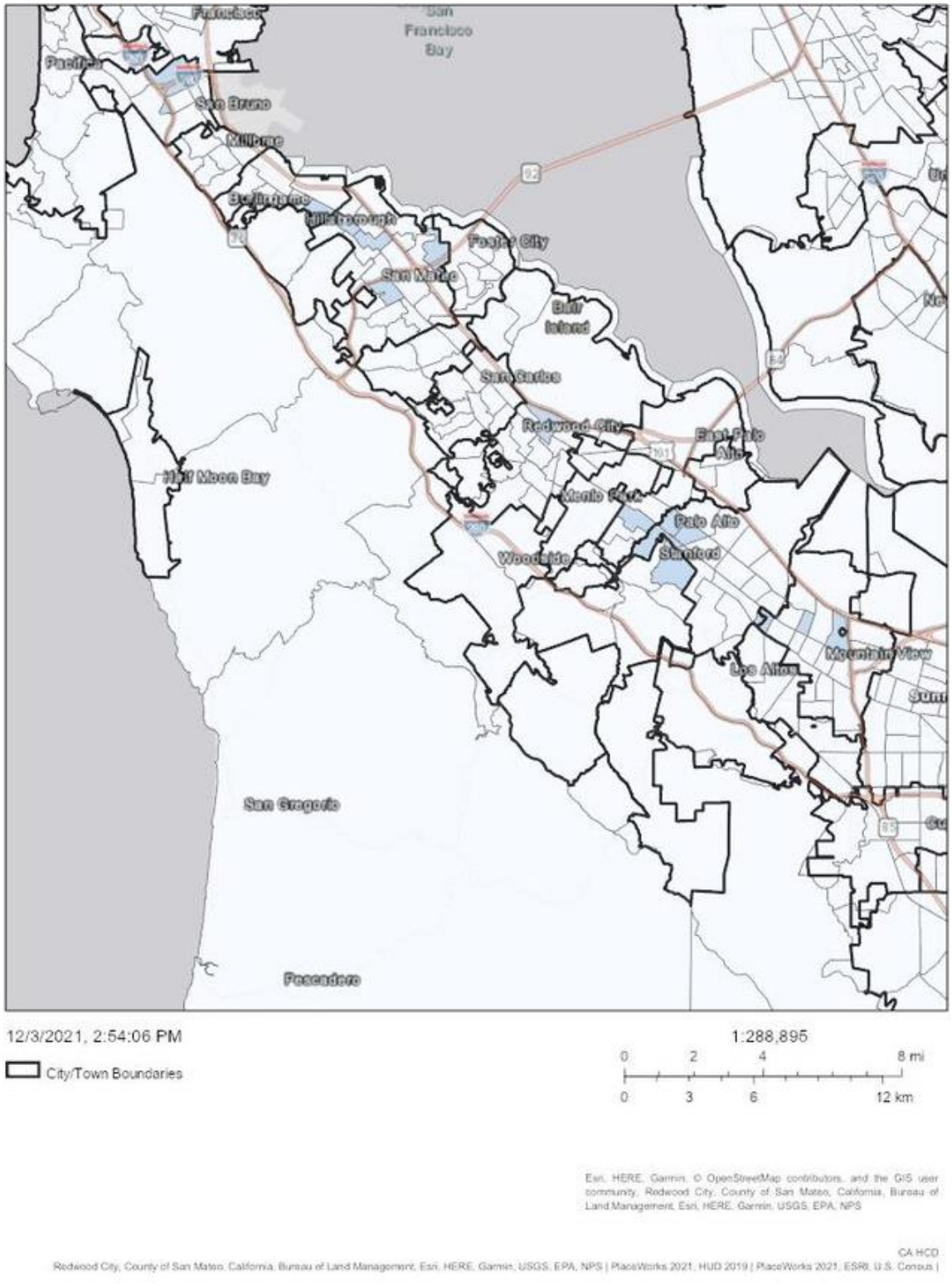
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-23. [legend missing in HCD provided map]
% of Married Couple Households by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

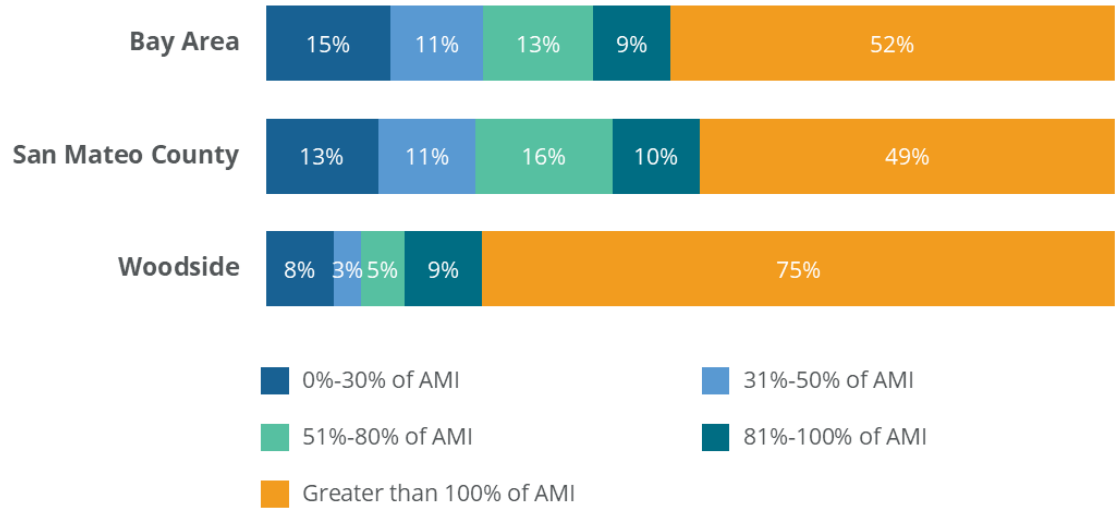
Figure II-24. [legend missing in HCD provided map]
% of Adults Living Alone by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

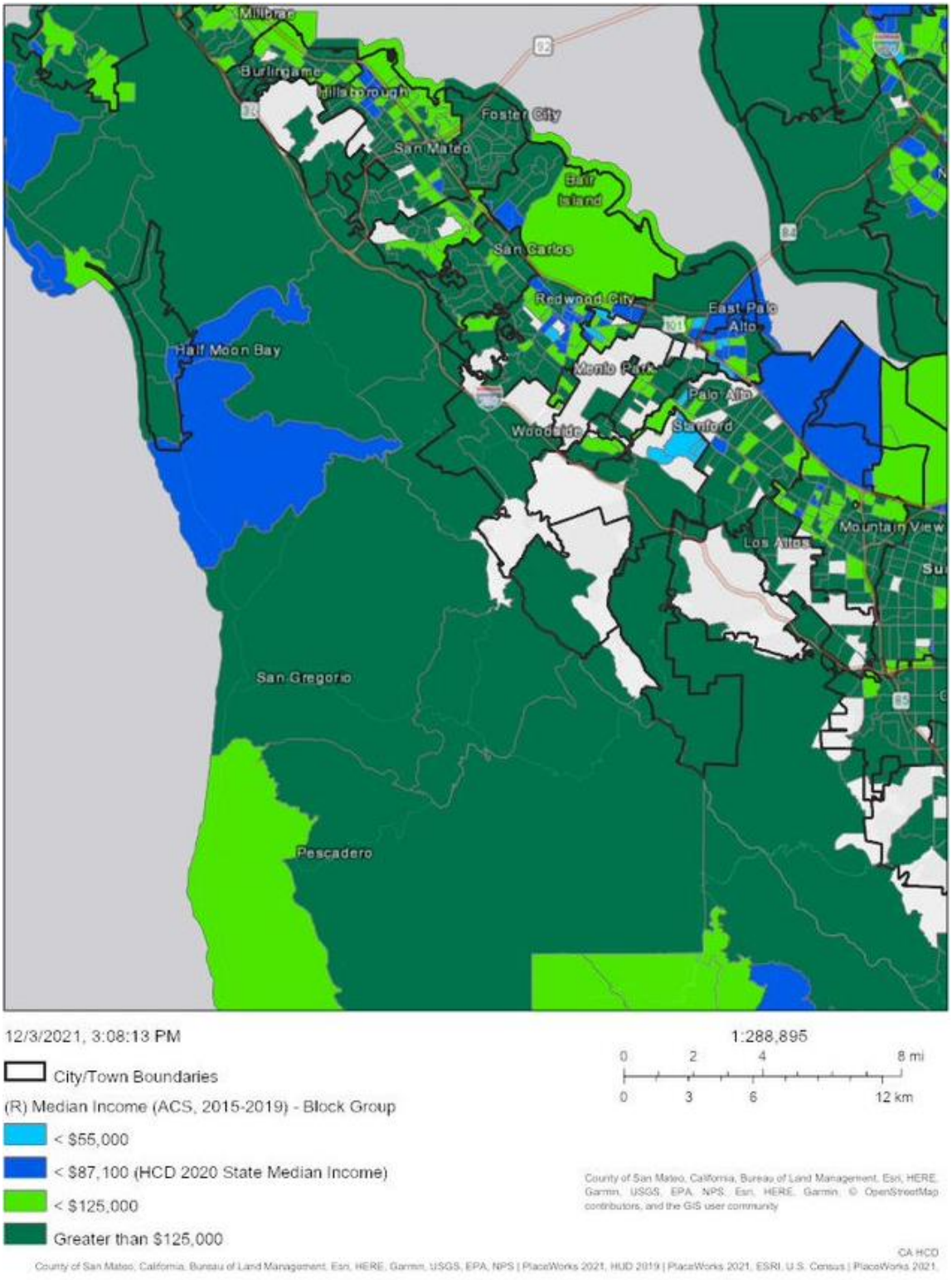
Household income.

Figure II-25.
Share of Households by Area Median Income (AMI), 2019



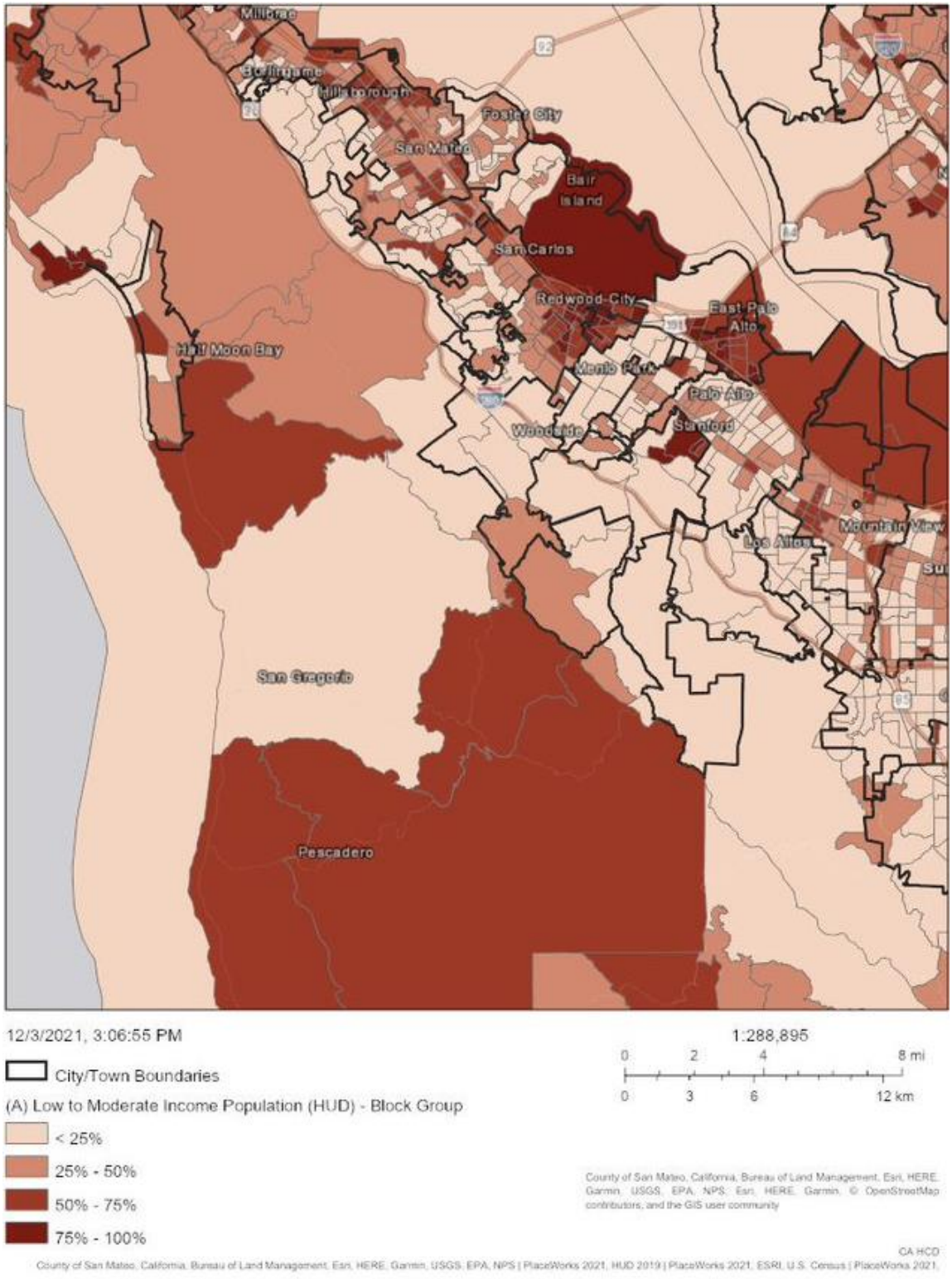
Source: ABAG Housing Needs Data Workbook

Figure II-26.
Median Household Income by Block Group, 2019



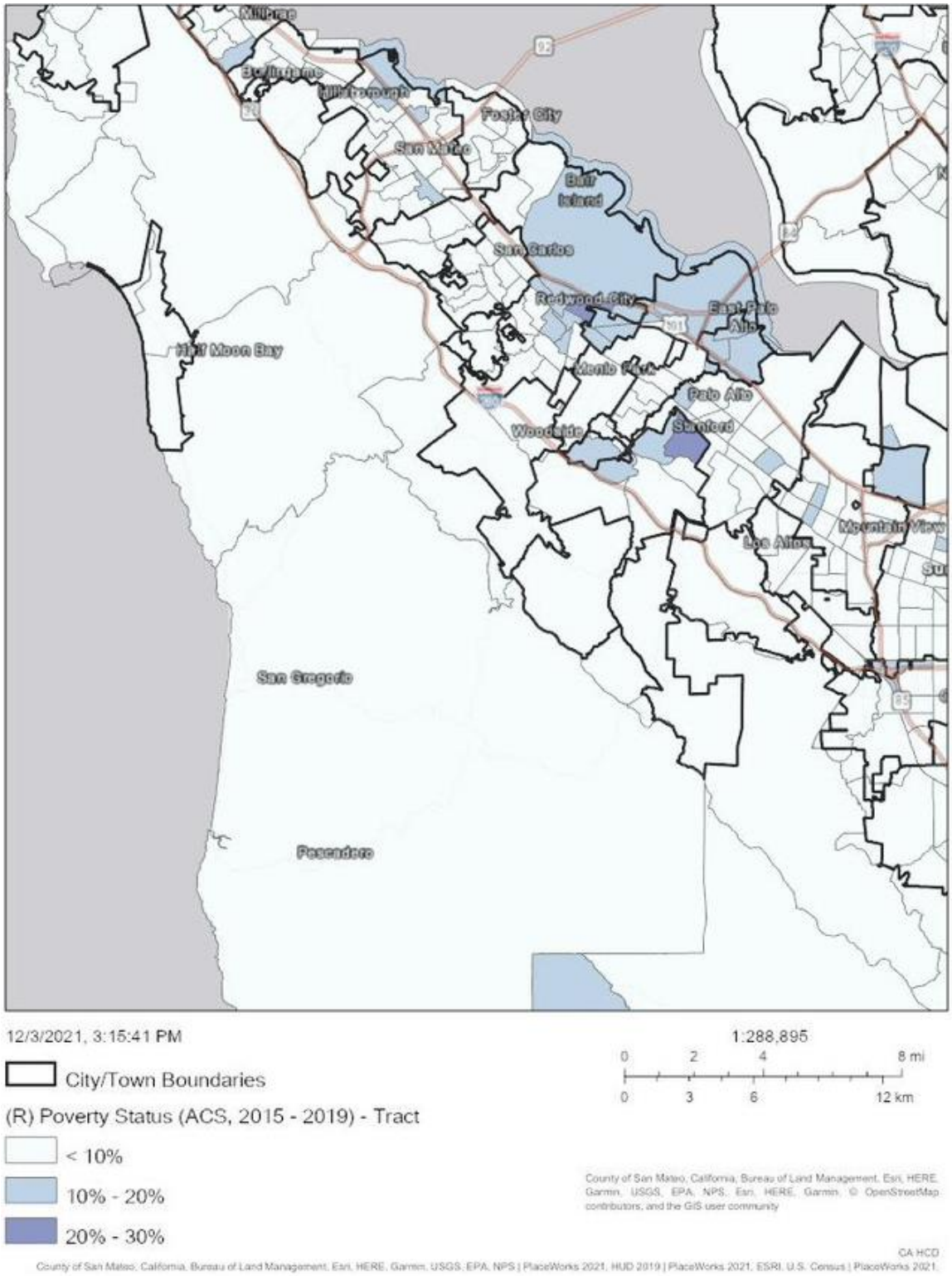
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-27.
Low to Moderate Income Population by Block Group



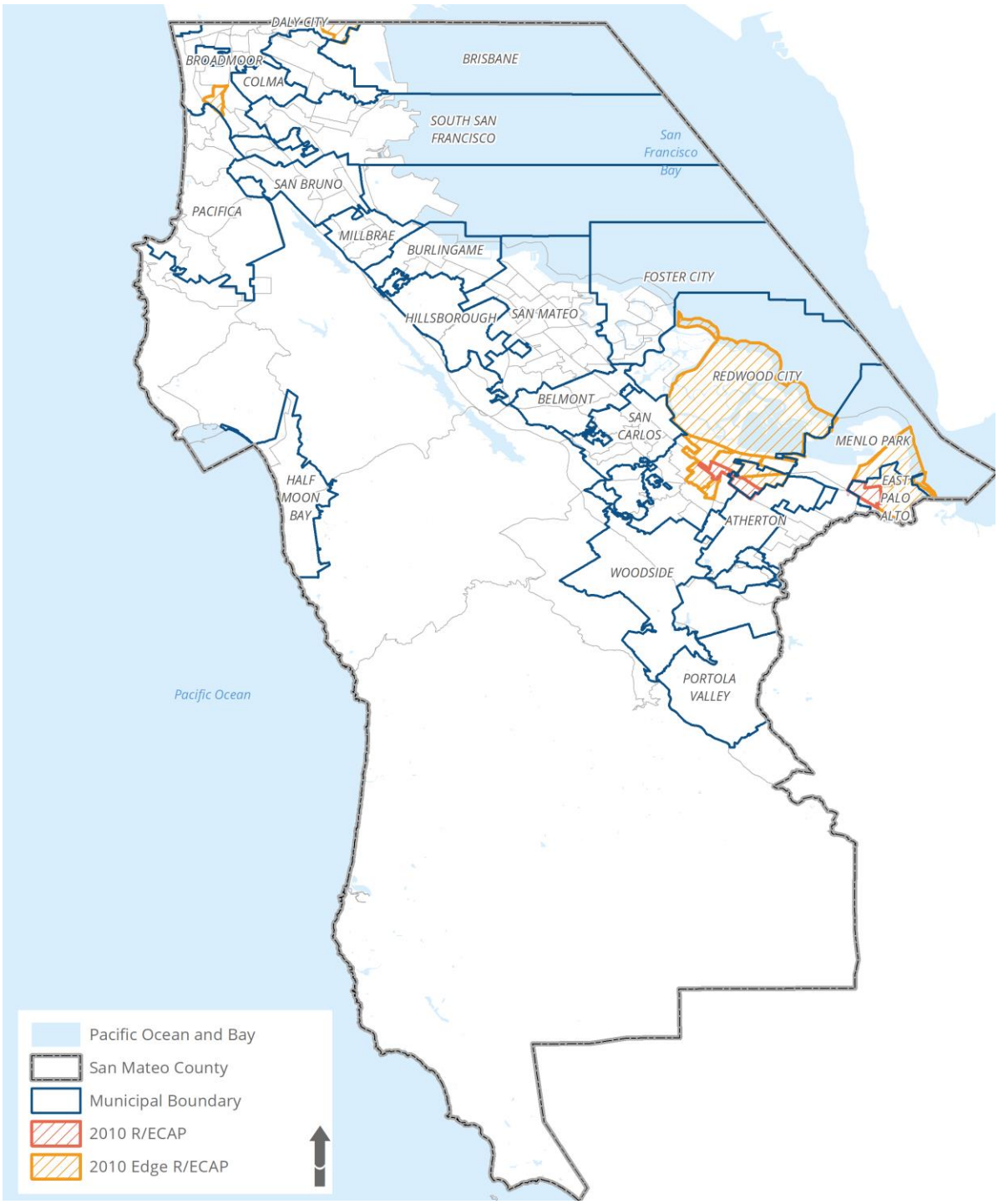
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-28.
Poverty Status by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

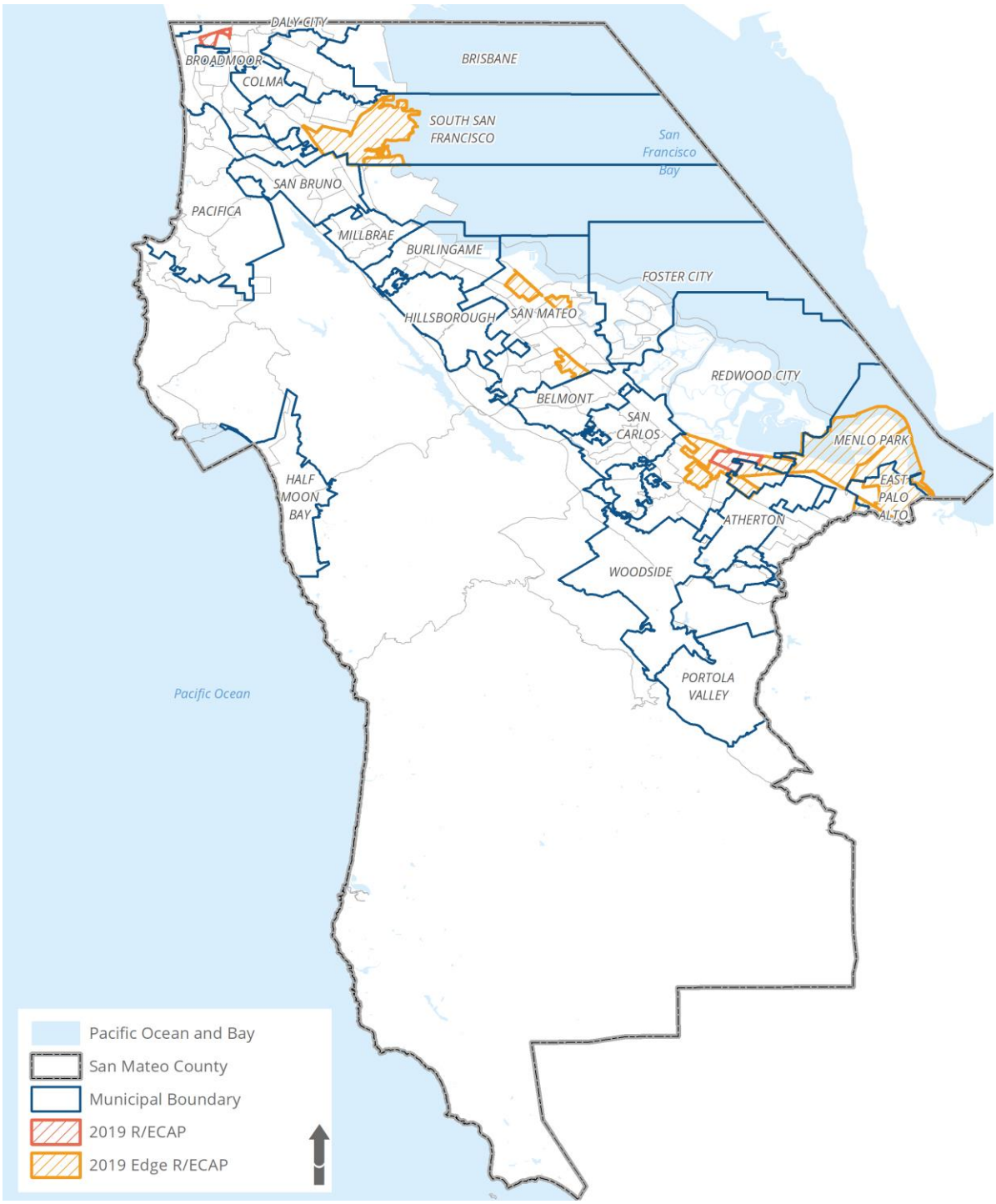
Figure II-29.
R/ECAPs and Edge R/ECAPs, 2010



Note: R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County (19.4% in 2010). Edge R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is two times the average tract poverty rate for the County (13% in 2010).

Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-30.
R/ECAPs and Edge R/ECAPs, 2019



Note: R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County (19.1% in 2010). Edge R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is two times the average tract poverty rate for the County (12.8% in 2019).

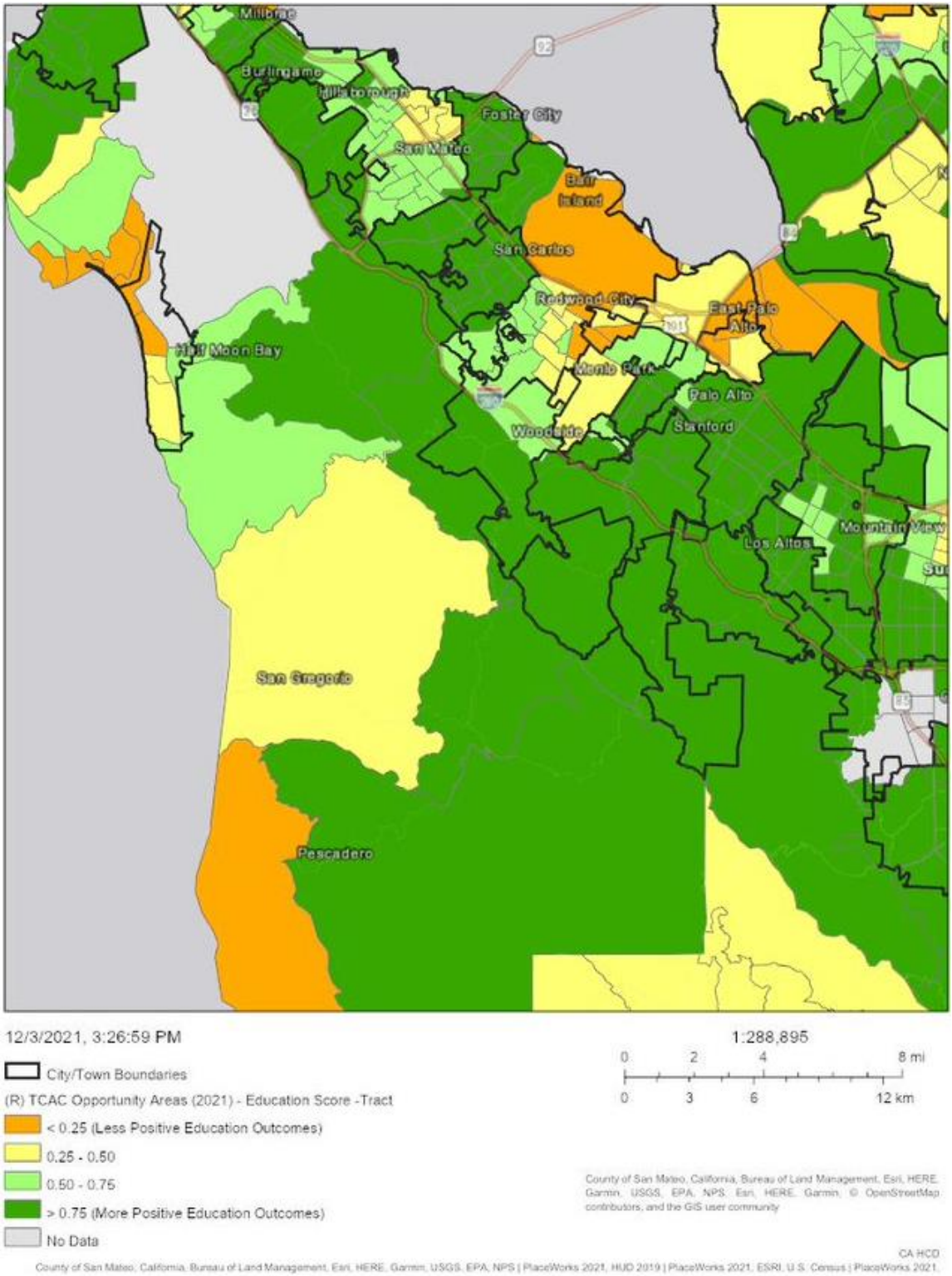
Source: California Department of Housing and Community Development AFFH Data Viewer

SECTION III. Access to Opportunity

Education

Appendix item: Access to education supplement—findings from a countywide analysis of access to education and educational outcomes by protected class.

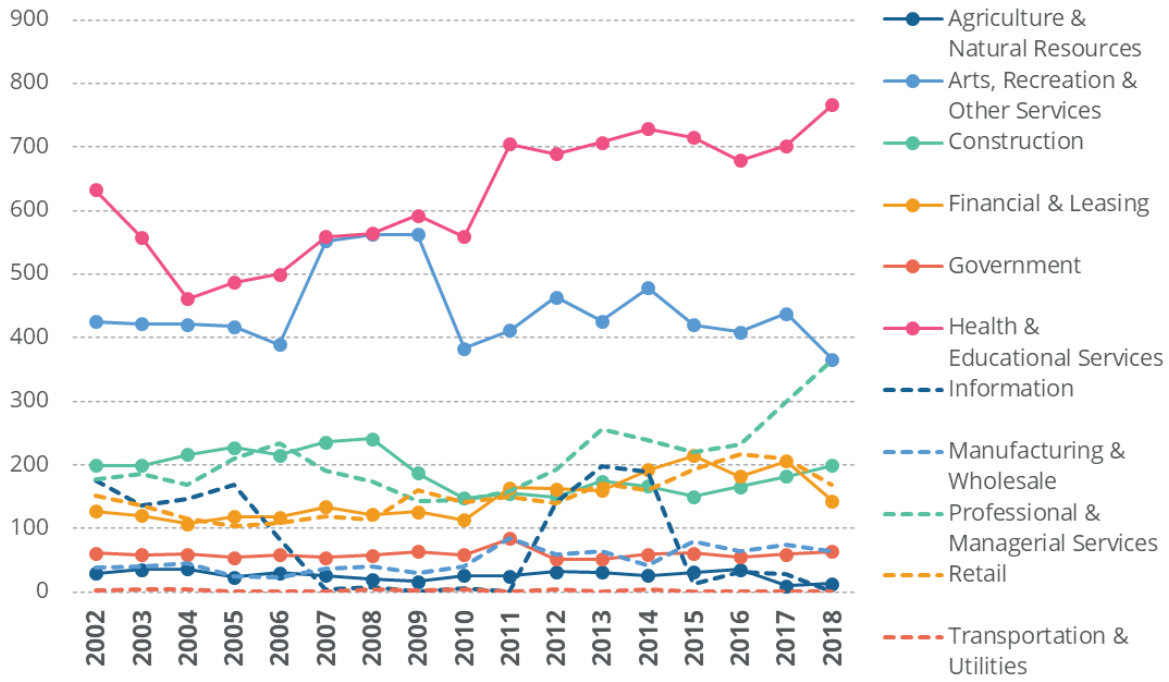
Figure III-1.
TCAC Opportunity Areas Education Score by Census Tract, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer

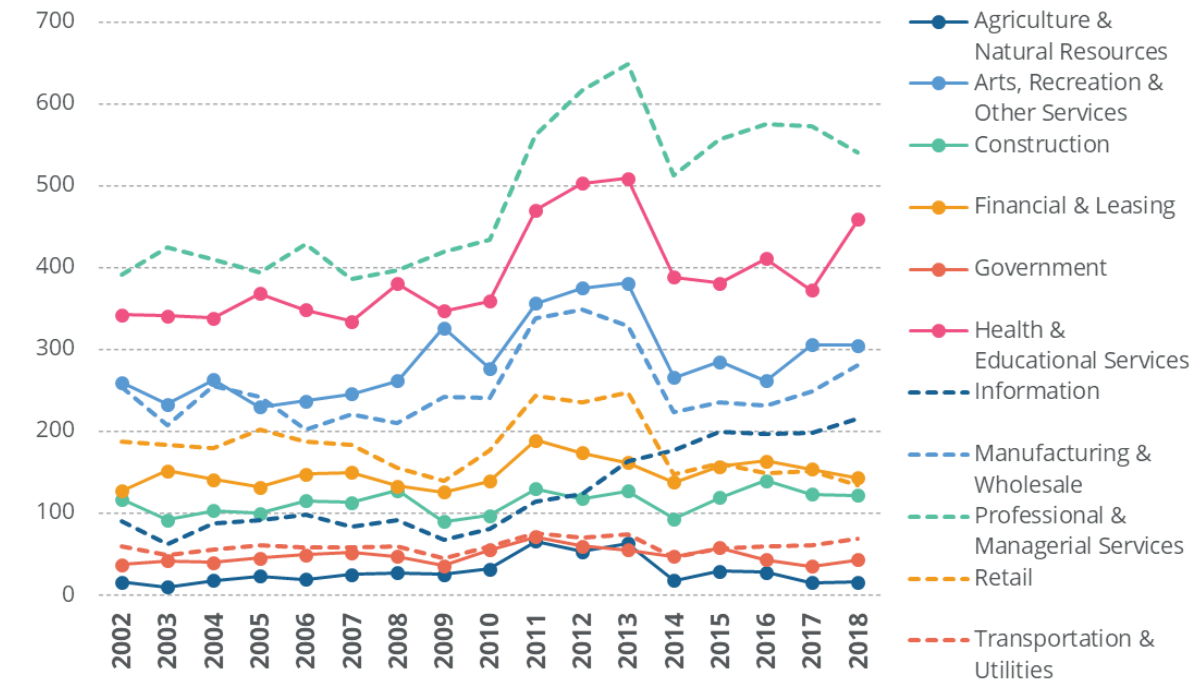
Employment

Figure III-2.
Jobs by Industry, Woodside, 2002-2018



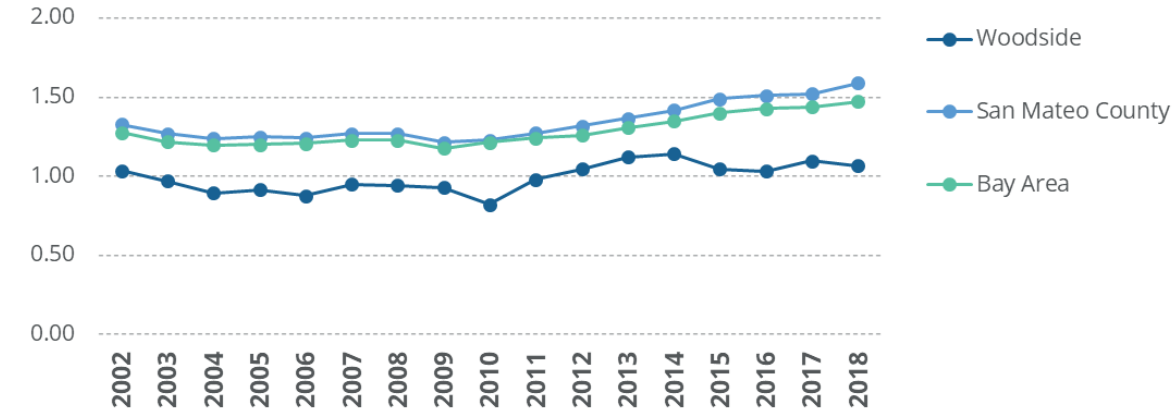
Source: ABAG Housing Needs Data Workbook

Figure III-3.
Job Holders by Industry, Woodside, 2002-2018



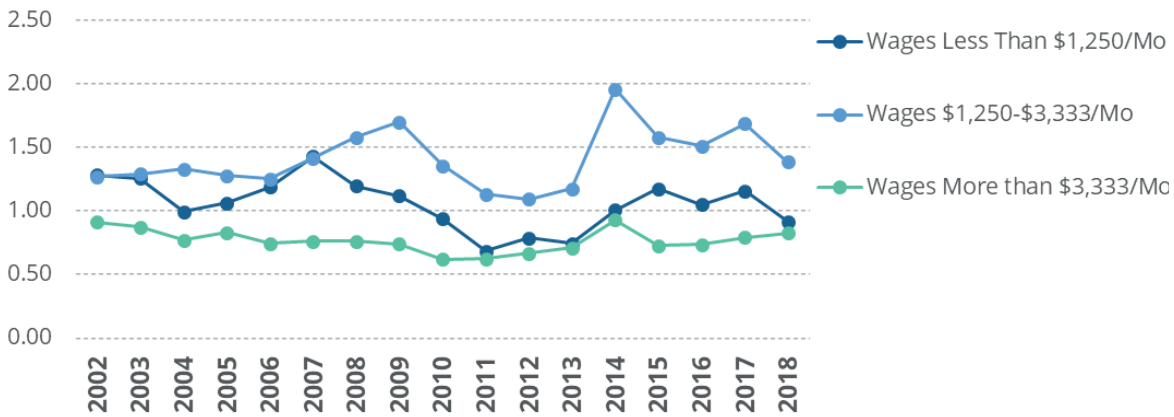
Source: ABAG Housing Needs Data Workbook

Figure III-4.
Jobs to Household Ratio, Woodside, 2002-2018



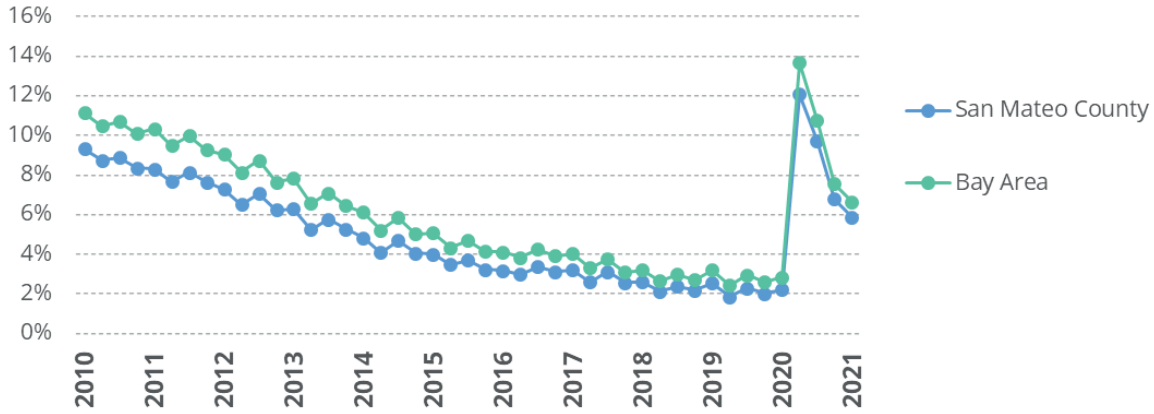
Source: ABAG Housing Needs Data Workbook

Figure III-5.
Jobs to Worker Ratio by Wage, Woodside, 2002-2018



Source: ABAG Housing Needs Data Workbook

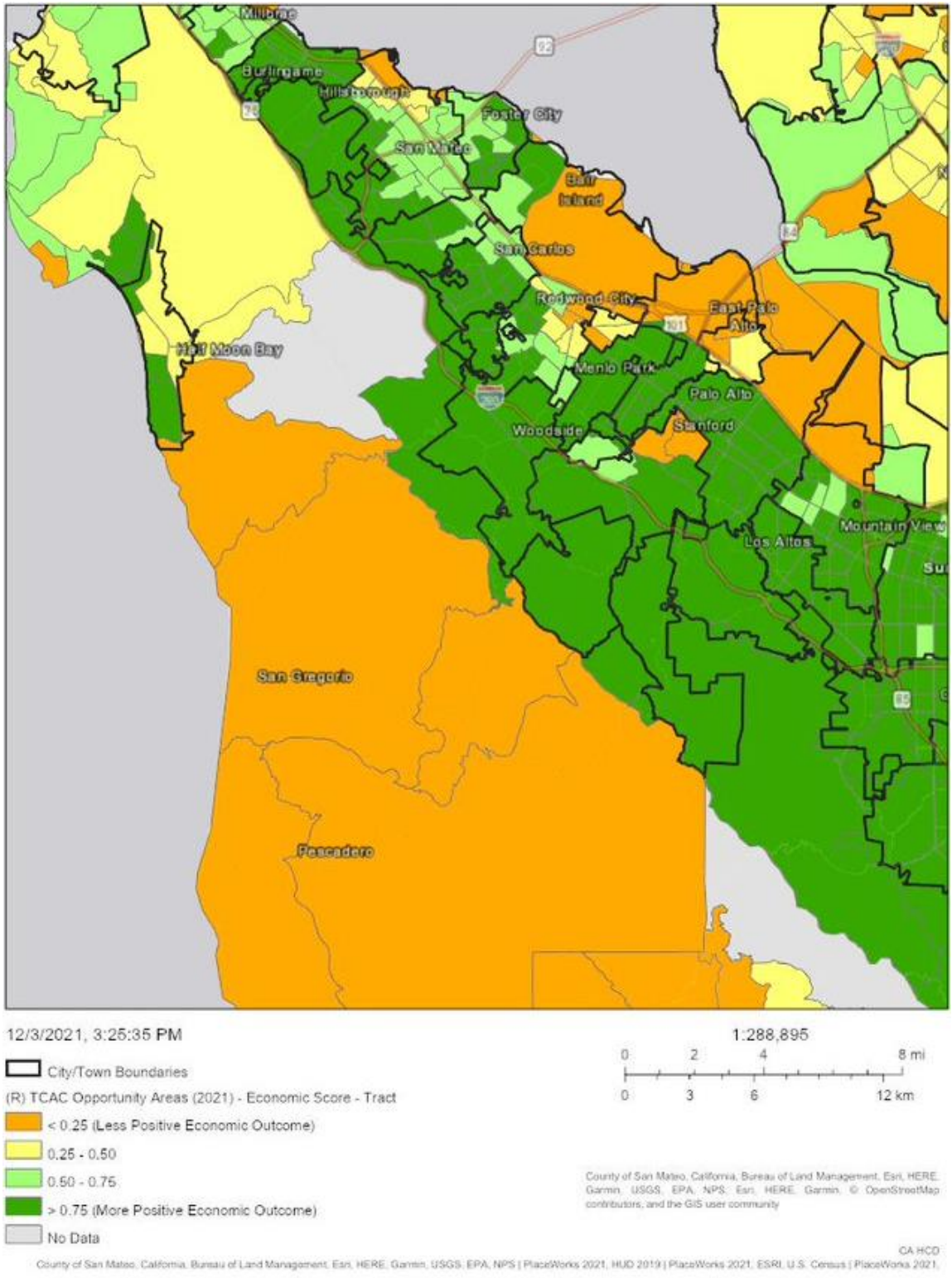
Figure III-6.
Unemployment Rate, 2010-2021



Note: There is no unemployment rate data for Woodside.

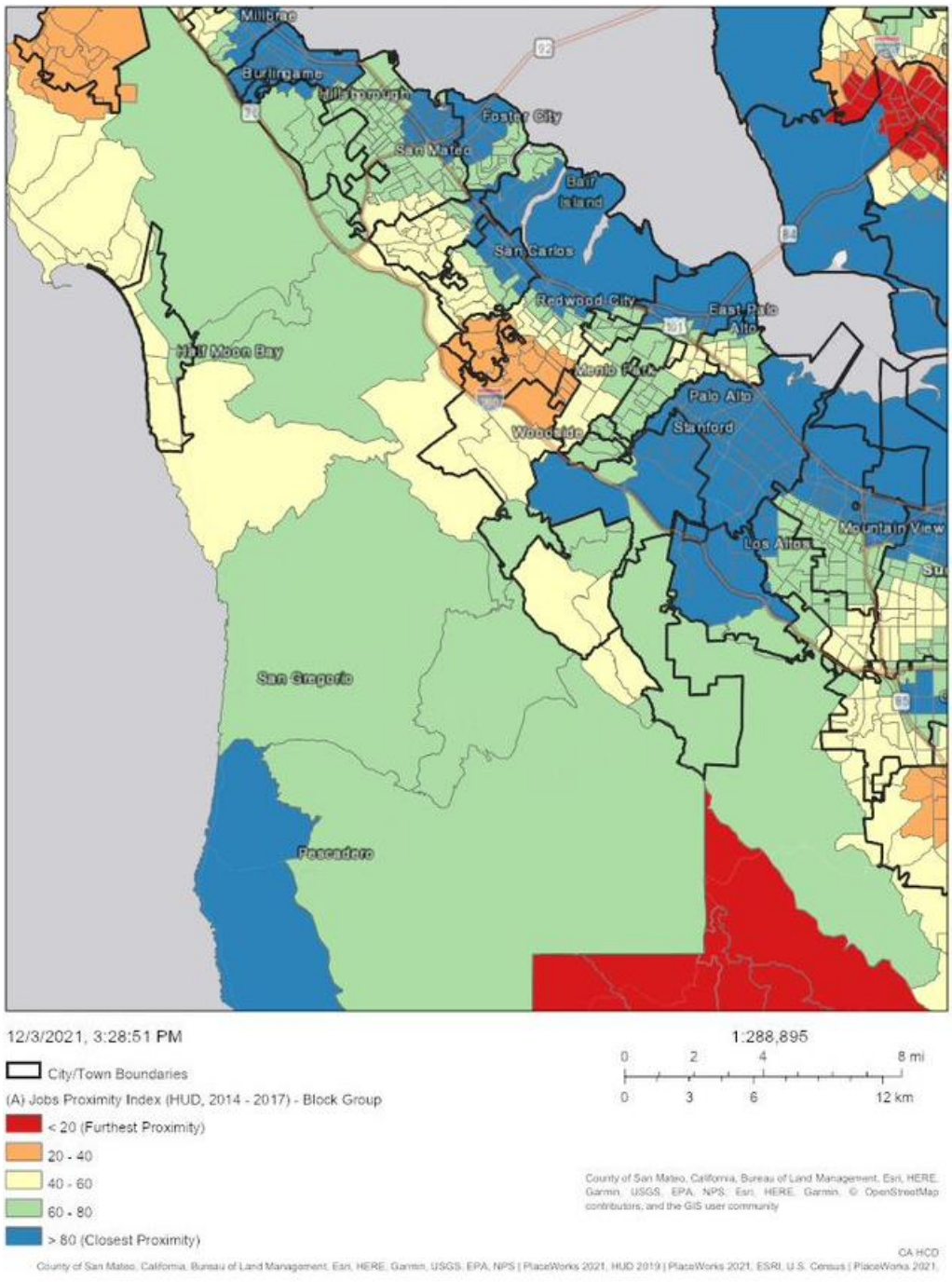
Source: ABAG Housing Needs Data Workbook

Figure III-7.
TCAC Opportunity Areas Economic Score by Census Tract, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-8.
Jobs Proximity Index by Block Group, 2017



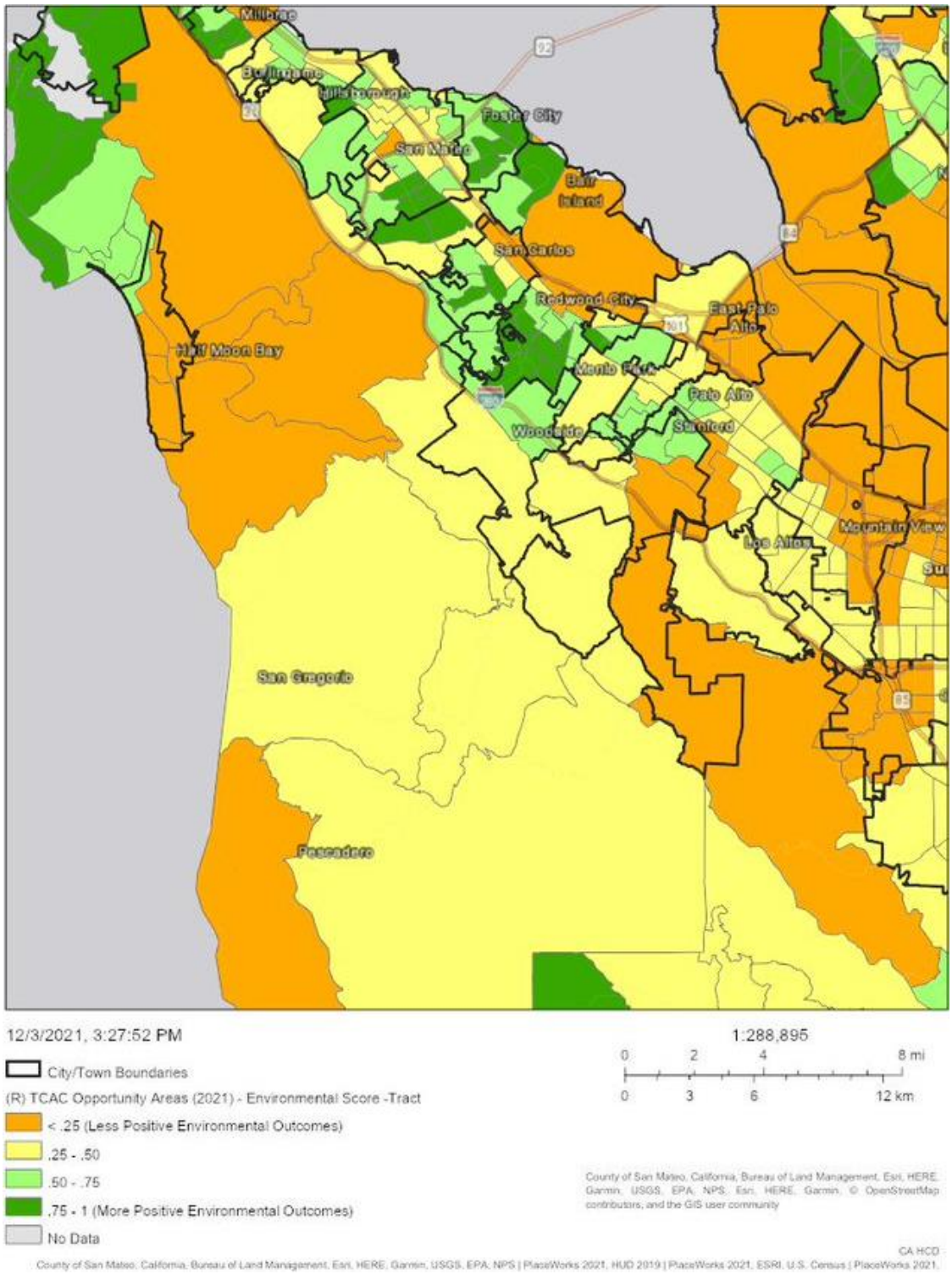
Source: California Department of Housing and Community Development AFFH Data Viewer

Transportation

[TCAC's transportation opportunity score and maps were not available at the time of this report]

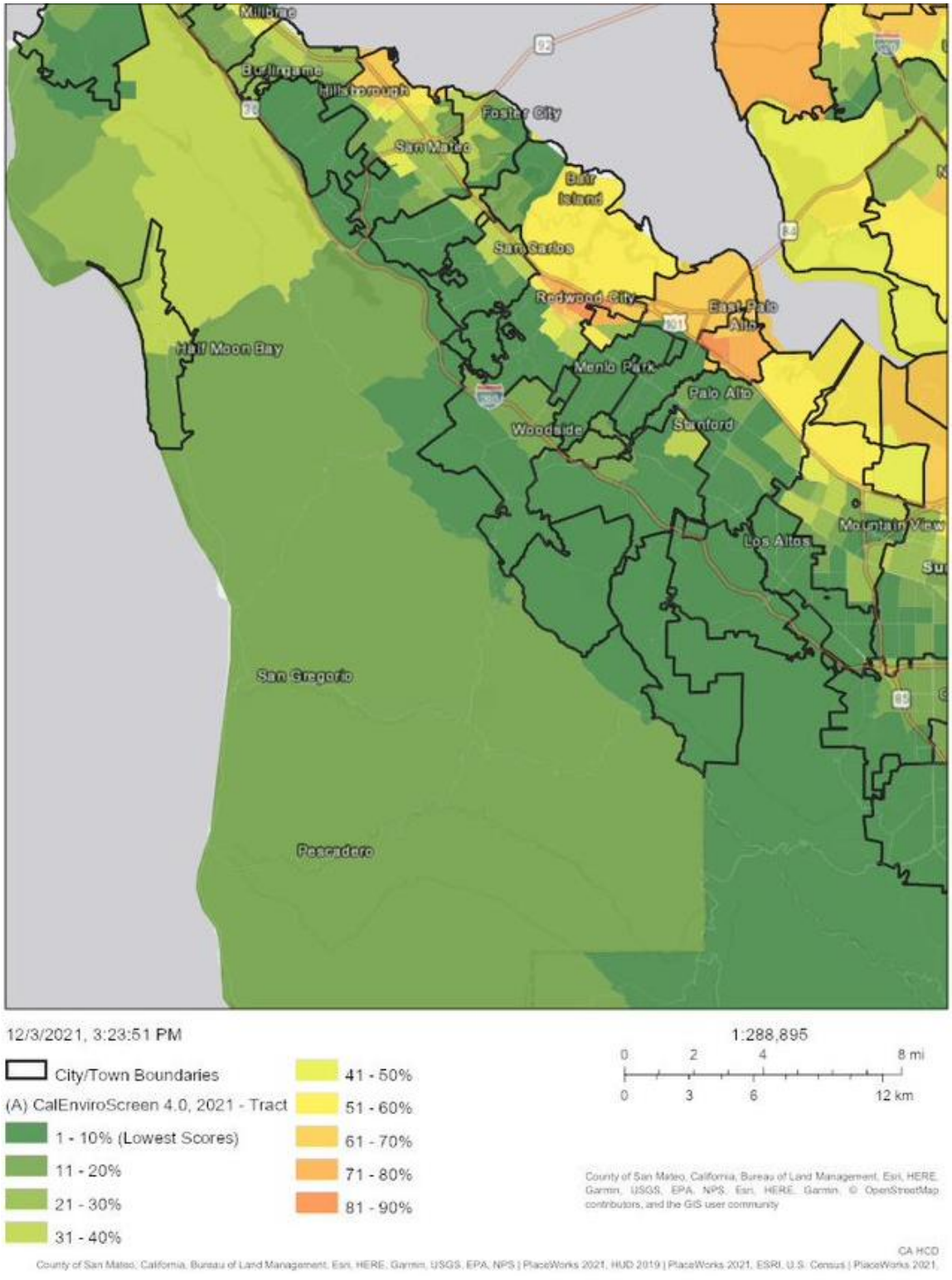
Environment

Figure III-9.
TCAC Opportunity Areas Environmental Score by Census Tract, 2021



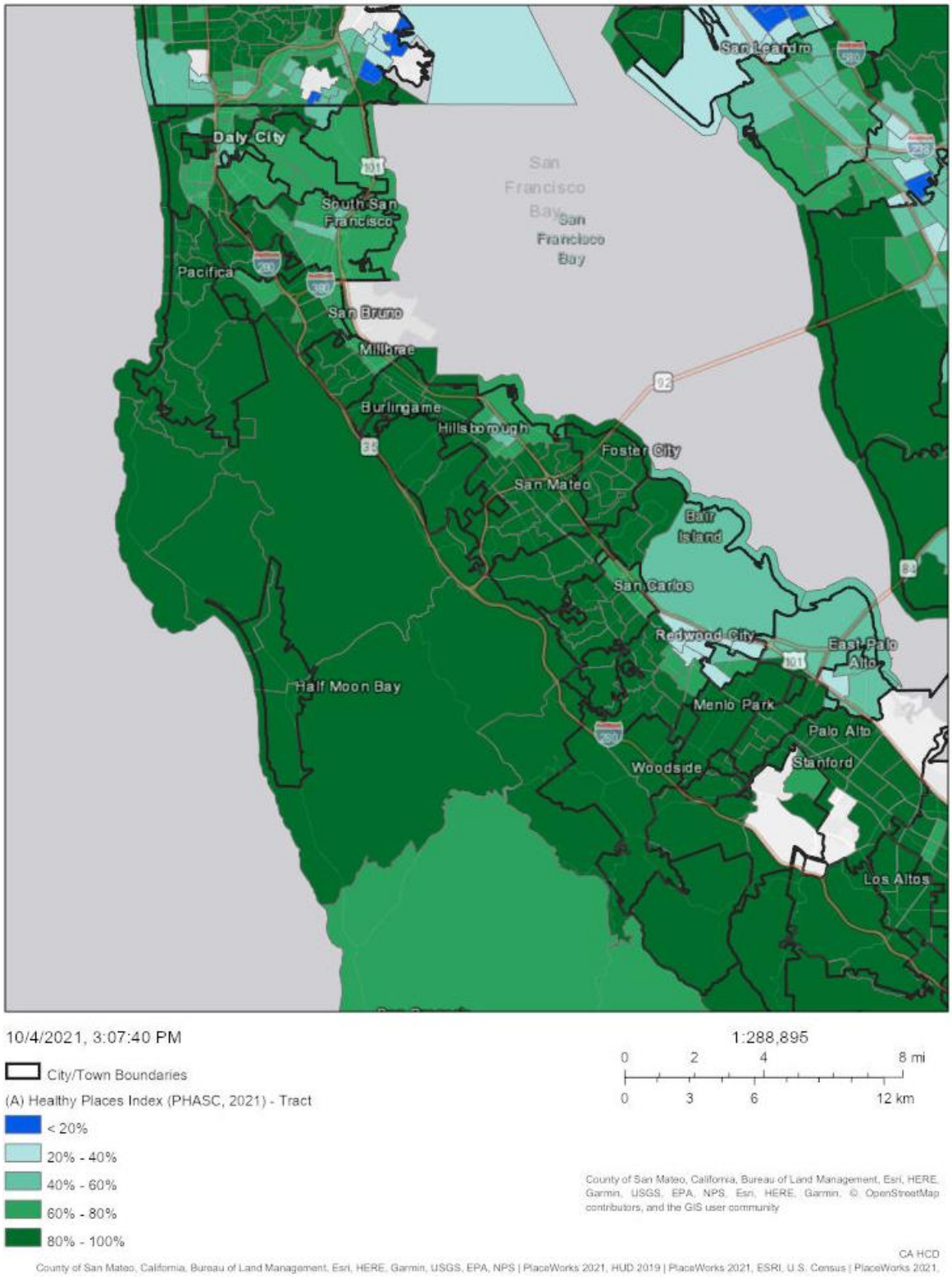
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-10.
CalEnviroScreen by Census Tract, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer

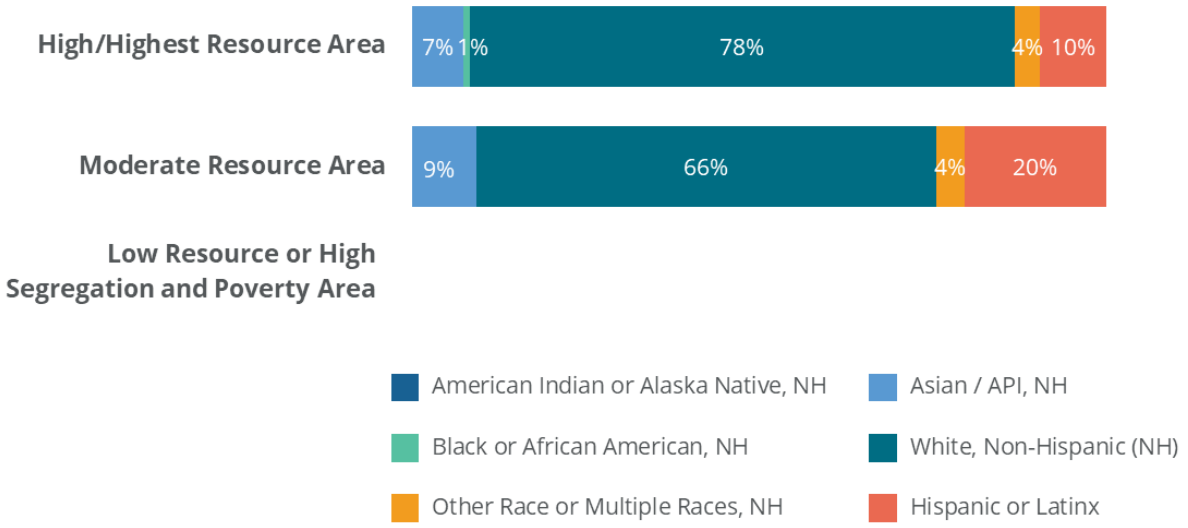
Figure III-11.
Healthy Places Index by Census Tract, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer

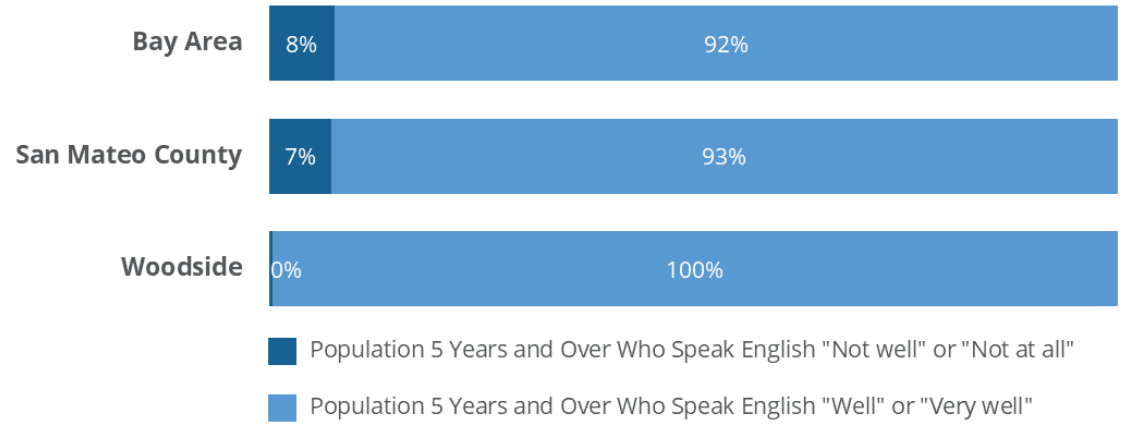
Patterns in disparities in access to opportunity.

Figure III-12.
Population Living in Moderate and High Resource Ares by Race and Ethnicity, Woodside, 2019



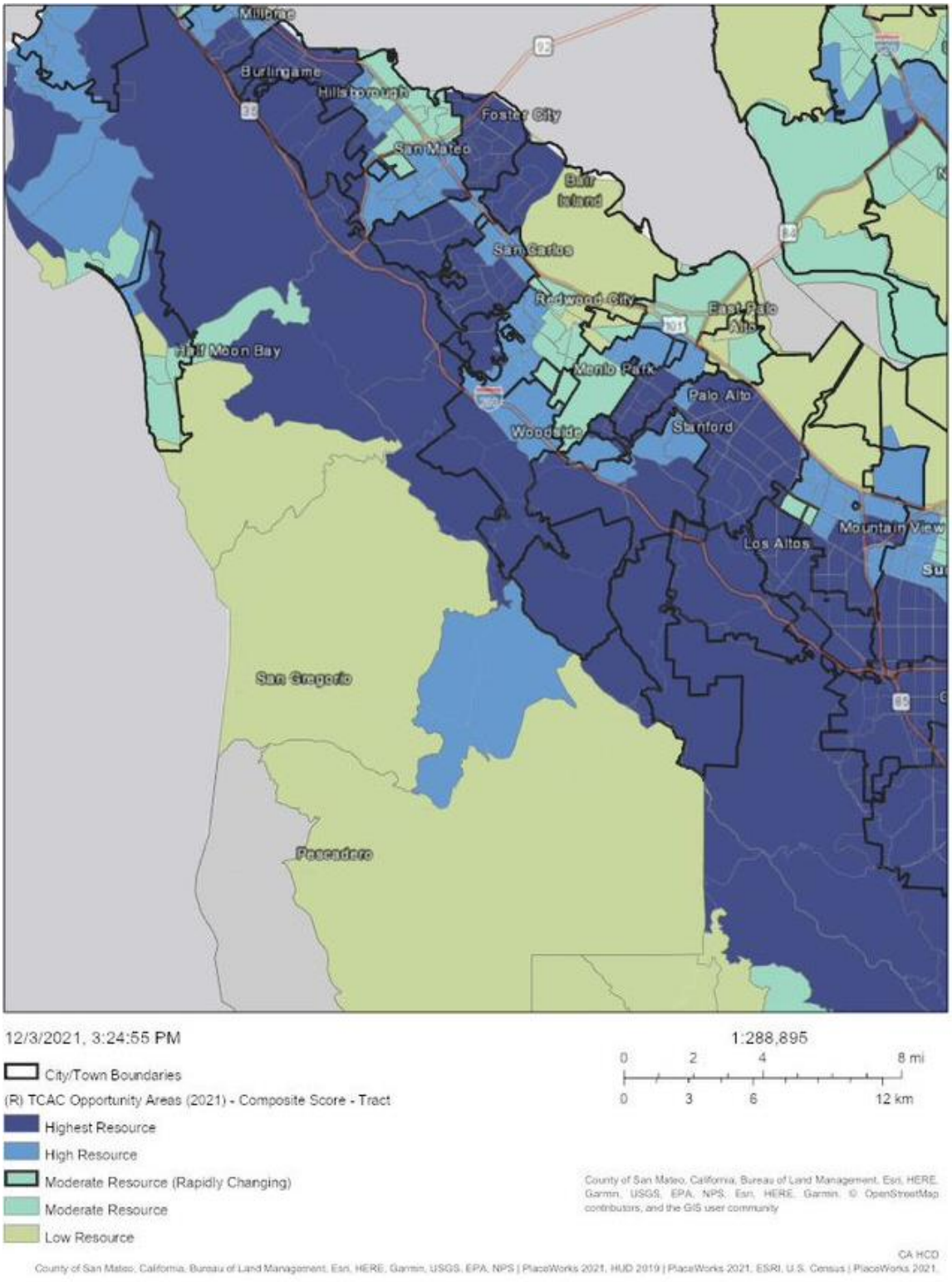
Source: ABAG Housing Needs Data Workbook

Figure III-13.
Population with Limited English Proficiency, Woodside, 2019



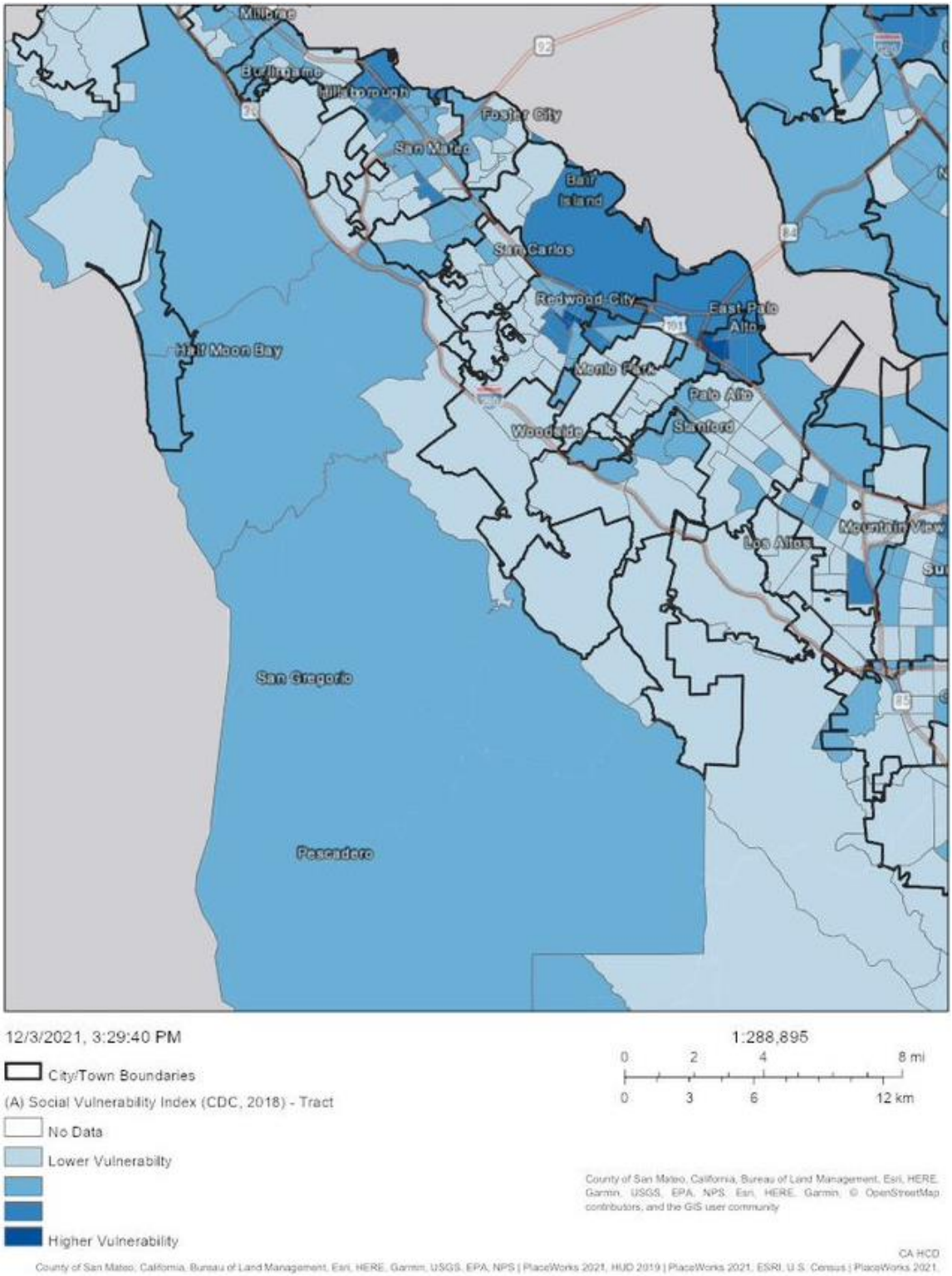
Source: ABAG Housing Needs Data Workbook

Figure III-14.
TCAC Opportunity Areas Composite Score by Census Tract, 2021



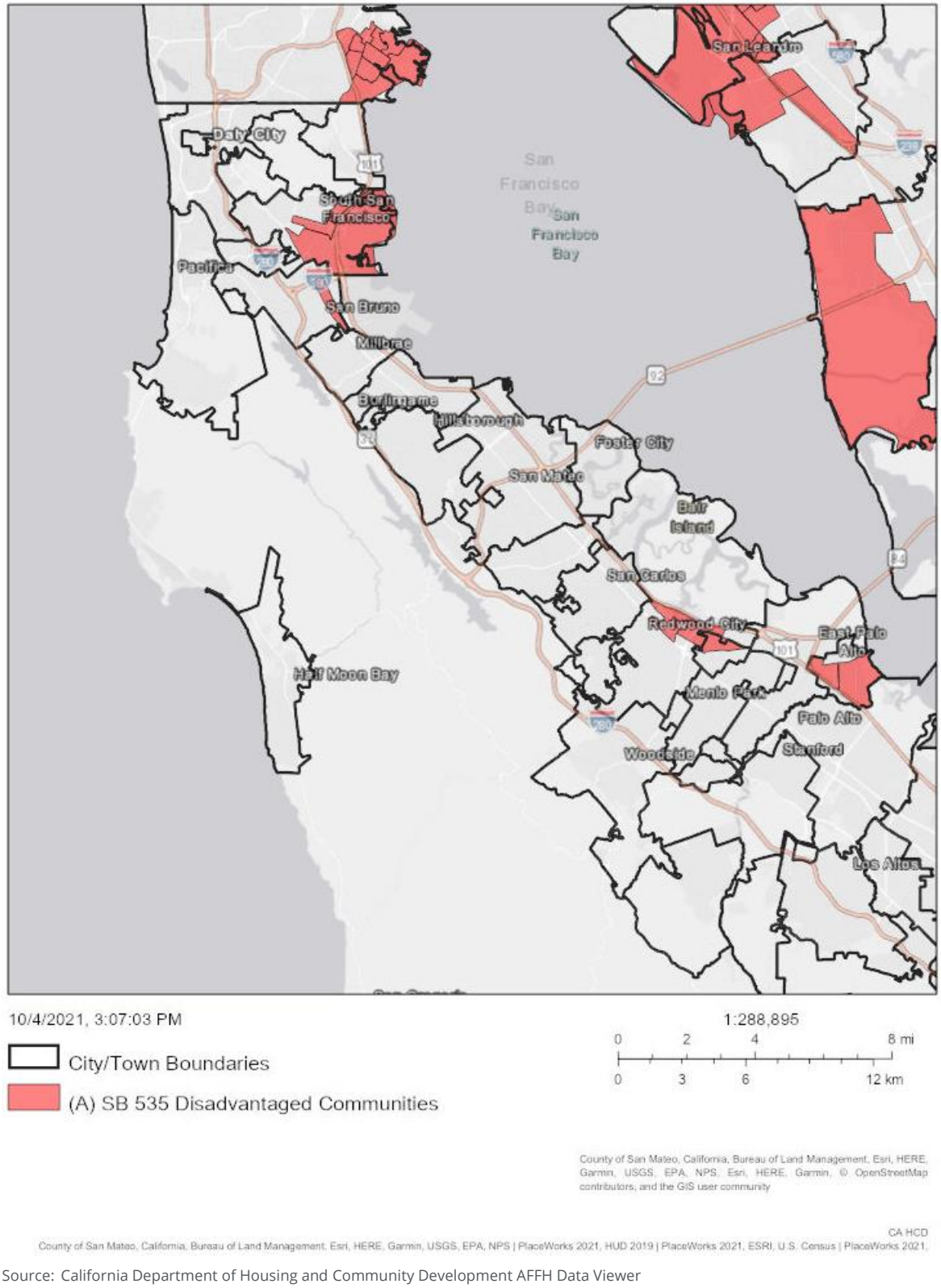
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-15.
Social Vulnerability Index by Census Tract, 2018



Source: California Department of Housing and Community Development AFFH Data Viewer

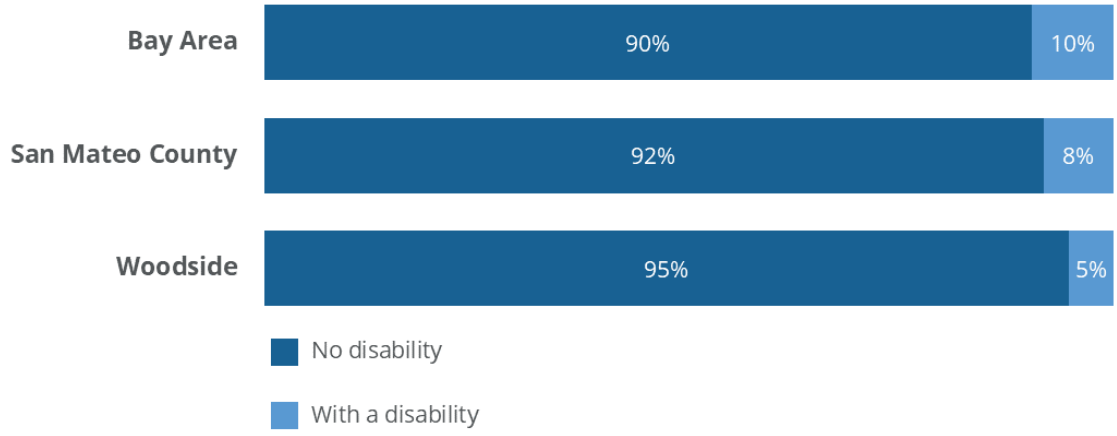
Figure III-16.
SB 535 Disadvantaged Communities



Source: California Department of Housing and Community Development AFFH Data Viewer

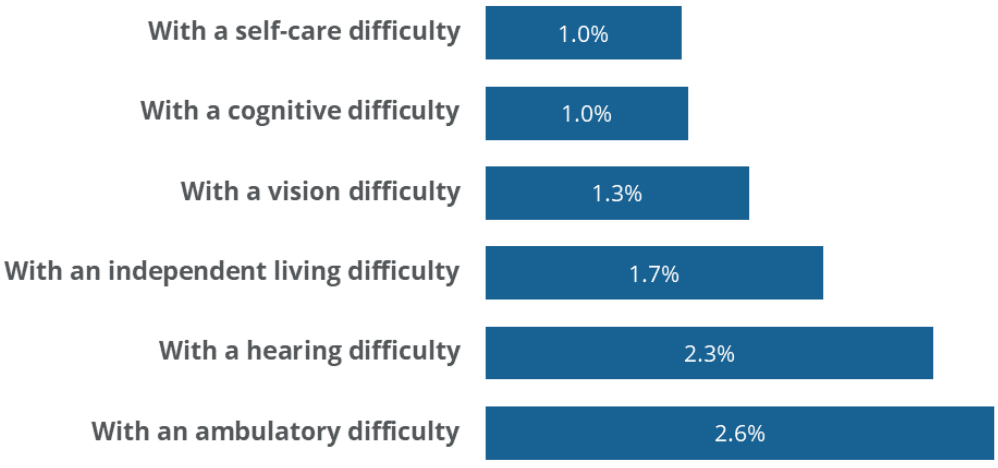
Disparities in access to opportunity for persons with disabilities.

Figure III-17.
Population by Disability Status, Woodside, 2019



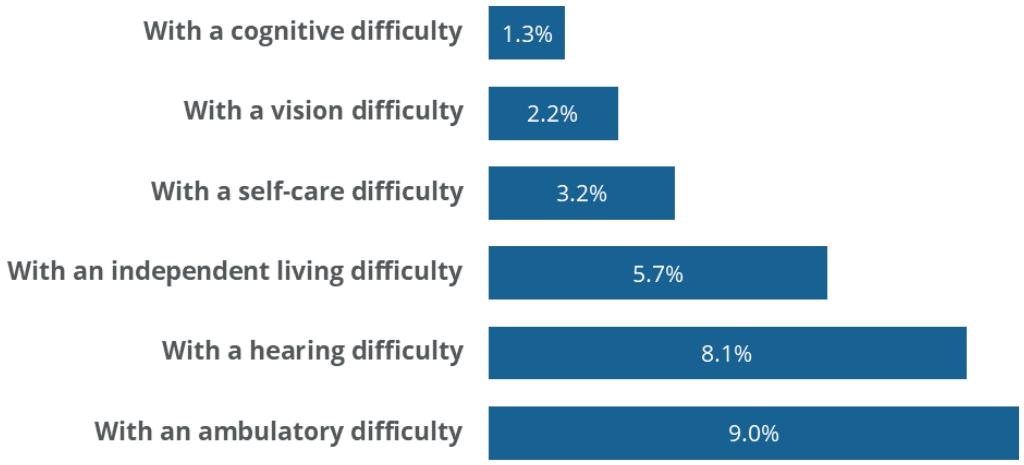
Source: ABAG Housing Needs Data Workbook

Figure III-18.
Disability by Type for the Non-Institutionalized Population 18 Years and Over, Woodside, 2019



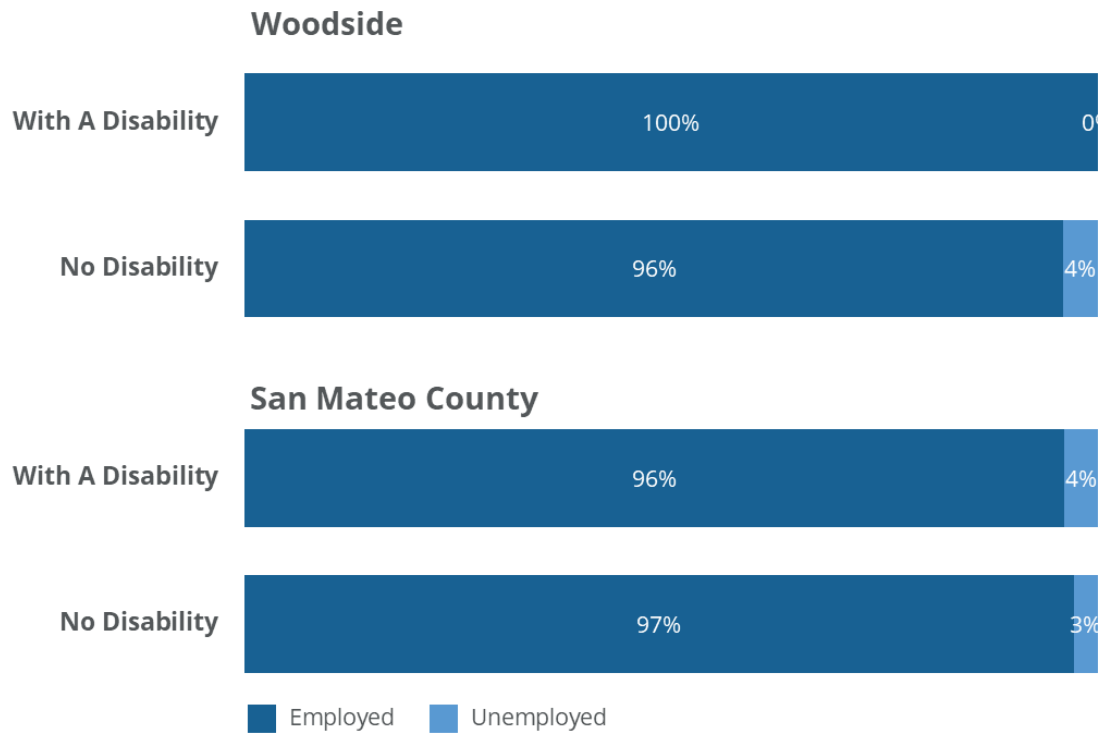
Source: ABAG Housing Needs Data Workbook

Figure III-19.
Disability by Type for Seniors (65 years and over), Woodside, 2019



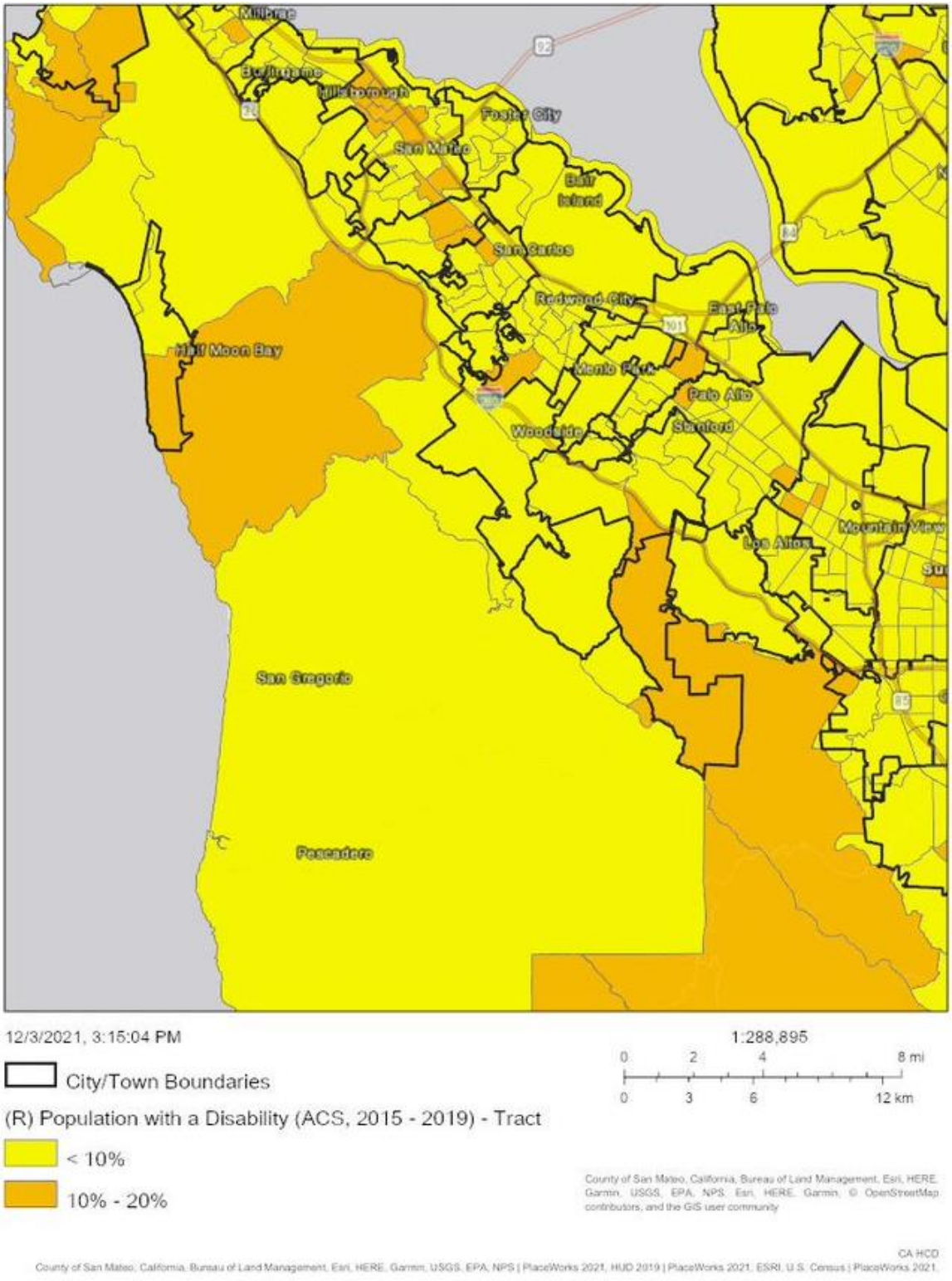
Source: ABAG Housing Needs Data Workbook

Figure III-20.
Employment by Disability Status, Woodside, 2019



Source: ABAG Housing Needs Data Workbook

Figure III-21.
Share of Population with a Disability by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-22
[PLACEHOLDER] San Mateo County Housing Policies and Programs Analysis

[Updated Matrix Available December 2021]

San Mateo County Housing Policies and Programs

Compiled by the Association of Bay Area Governments, February 2016 update; revised July 2016 by San Mateo County staff with updates from 21 Elements

Affordable Housing Policies and Programs	Atherton	Belmont	Brisbane	Burlingame	Colma	Daly City	East Palo Alto	Foster City	Half Moon Bay*	Hillsborough	Menlo Park	Millbrae*	Pacifica	Portola Valley*	Redwood City	San Bruno*	San Carlos	San Mateo	South San Francisco	Woodside	San Mateo County
Reduced Parking Requirements	N	UC	Y	Y	Y	N	Y	Y	N	Y	Y	Y	Y	N	Y	UC	Y	Y	Y	N	N
Streamlined Permitting Process	N	N	Y	N	Y	N	Y	Y	Y	Y	Y	Y	N	N	Y	UC	N	N	Y	N	N
Graduated Density Bonus (parcel assembly)	N	N	Y	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N	Y	N	N	N
Form-based codes	N	N	Y	N	N	N	N	N	N	N	Y	N	N	N	Y	N	Y	Y	N	N	N
Mixed Use Zoning	N	Y	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
Housing Overlay Zone	N	N	N	Y	N	N	UC	N	N	N	Y	N	N	N	UC	N	N	Y	N	N	N
Density Bonus Ordinances	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y
Inclusionary/Below Market Rate Housing Policy	N	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y
Condominium Conversion Ordinance	N	Y	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N	Y	N	Y
Just Cause Evictions	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Rent Stabilization	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Acquisition/Rehabilitation/ Conversion Program	N	Y	Y	N	N	Y	N	Y	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N
Preservation of Mobile Homes (Rent Stabilization ordinances)	N	N	Y	N	N	N	Y	N	N	N	N	N	Y	N	N	N	N	N	N	N	Y
SRO Preservation Ordinances	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N
Homeowner Rehabilitation program	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	Y	Y	N	Y	Y	Y
Other Anti-Displacement Strategies	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	N	N	N	N	N	Y	N	N	Y
Reduced Fees or Waivers	N	N	Y	N	N	Y	UC	Y	N	Y	N	N	N	Y	Y	Y	N	N	Y	N	Y
General Fund Allocation Incl. former RDA "Boomerang" Funds	N	N	Y	N	N	N	Y	N	N	N	Y	N	N	N	N	N	UC	N	N	N	N
In-Lieu Fees (Inclusionary Zoning)	N	N	N	UC	N	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y
Housing Development Impact Fee	N	UC	Y	UC	UC	Y	Y	N	N	N	Y	N	N	Y	Y	UC	Y	Y	N	N	Y
Commercial Development Impact Fee	N	UC	N	UC	N	N	Y	N	N	N	Y	N	N	N	Y	UC	UC	UC	UC	N	Y
Other taxes or fees dedicated to housing	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N
Locally Funded Homebuyer Assistance Programs	N	Y	Y	N	N	N	UC	Y	N	N	Y	N	N	N	Y	N	N	N	N	N	N
Tenant-Based Assistance	N	N	N	N	N	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
Home sharing programs	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N	Y	N	Y	Y
Has Public Housing? (Y/N)	N	N	N	N	N/A	Y	N	N	N/A	N	N	N/A	N	N/A	N	N/A	N	N	N/A	N	Y
Has Group Homes? (Y/N)	Y	N	Y	Y	N/A	Y	Y	Y	N/A	Y	Y	N/A	N	N/A	Y	N/A	Y	Y	N/A	N	Y
Has a Second Unit Ordinance? (Y/N)	Y	N	Y	Y	N/A	Y	Y	Y	N/A	Y	Y	N/A	Y	Y	Y	N/A	Y	Y	N/A	Y	Y
Has Emergency Shelters? (Y/N)	N	N	N	N	N/A	N	Y	Y	N/A	Y	Y	N/A	N	N/A	Y	N/A	N	Y	N/A	N	Y
Has Affordable Housing Complexes? (Y/N)	N	N	Y	N	N/A	Y	Y	N	N/A	N	Y	N/A	Y	N/A	Y	N/A	Y	Y	N/A	N	Y

ABAG tracked thirty housing policy and program types that represent the most prevalent and important strategies for fostering development of both market rate and affordable housing units. ABAG Staff compiled a summary of policies adopted by each jurisdiction based on the jurisdiction's certified 2007-2014 housing element, and sent the summary to local staff for verification. We have indicated instances in which we were not able to verify or obtain information.

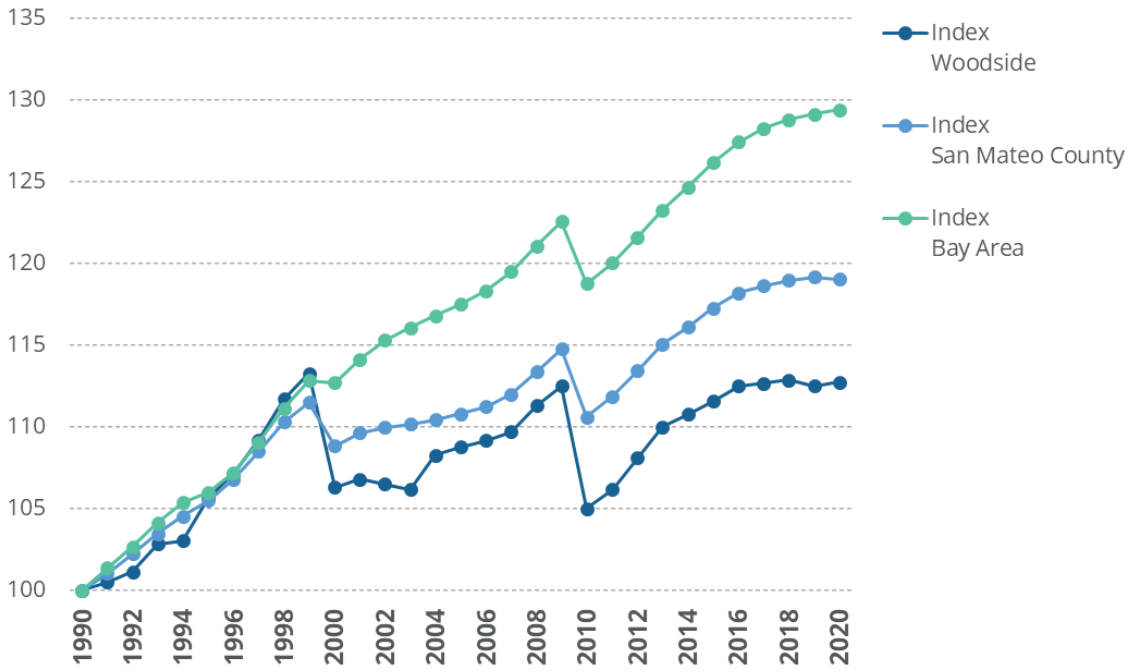
Legend:
Y: The policy or program is currently in effect in the jurisdiction
N: The policy or program is not in effect in the jurisdiction
UC: The policy or program is currently under consideration by the jurisdiction
N/A: Indicates information was unvailable for jurisdiction

Source: ABAG.

SECTION IV. Disproportionate Housing Needs

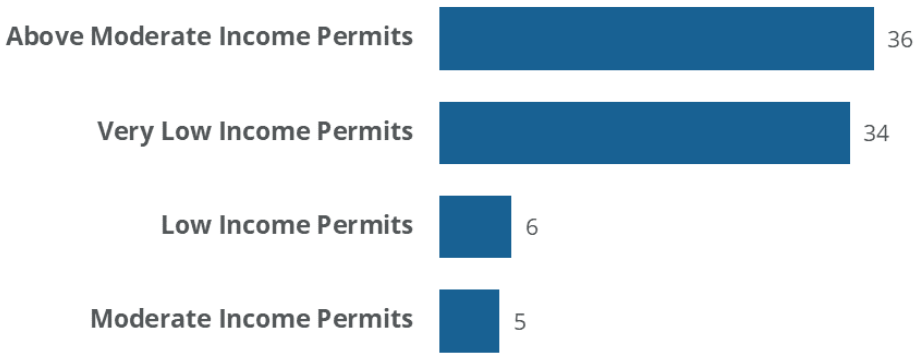
Housing needs.

Figure IV-1.
Population Indexed to 1990



Source: ABAG Housing Needs Data Workbook

Figure IV-2. Housing Permits Issued by Income Group, Woodside, 2015-2019



Source:
ABAG Housing Needs Data Workbook

Figure IV-3.
Housing Units by Year Built, Woodside

Source:
ABAG Housing Needs Data Workbook

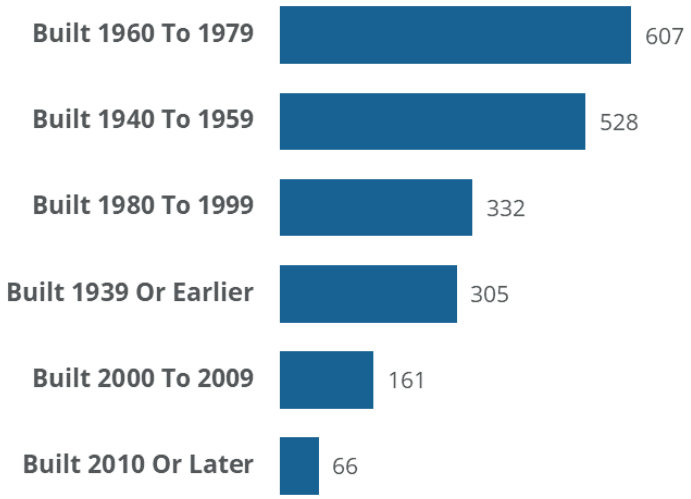
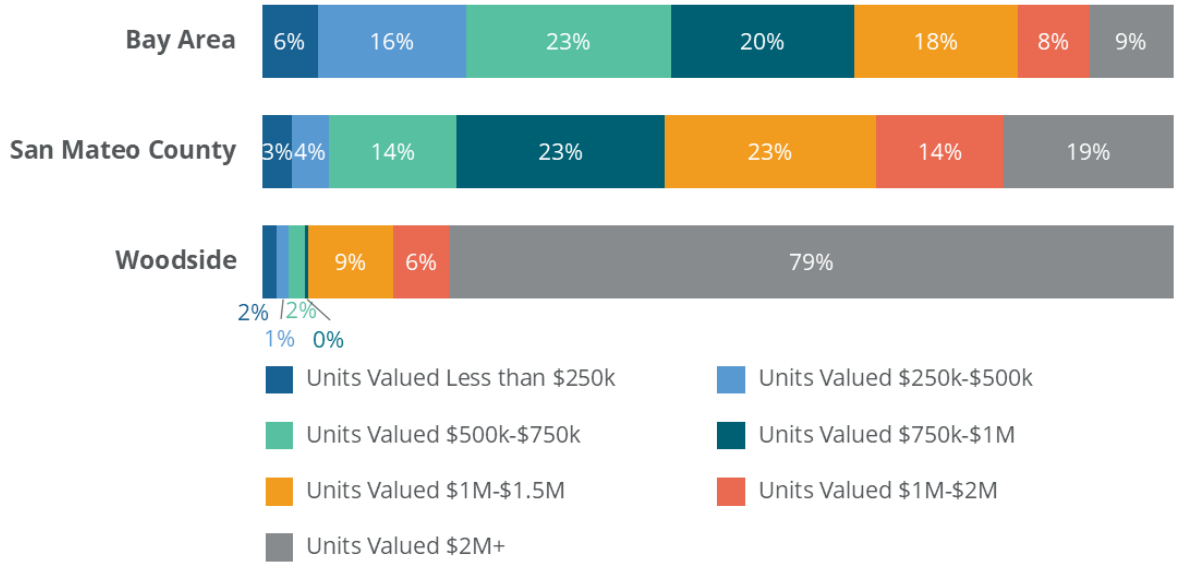
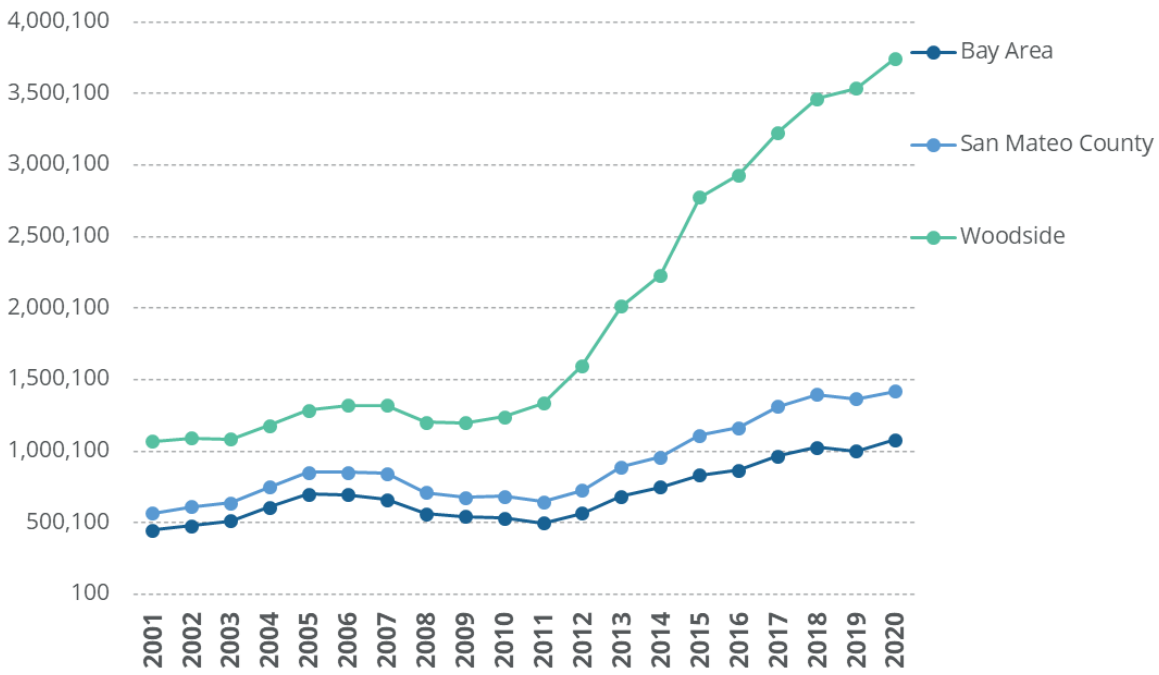


Figure IV-4.
Distribution of Home Value for Owner Occupied Units, 2019



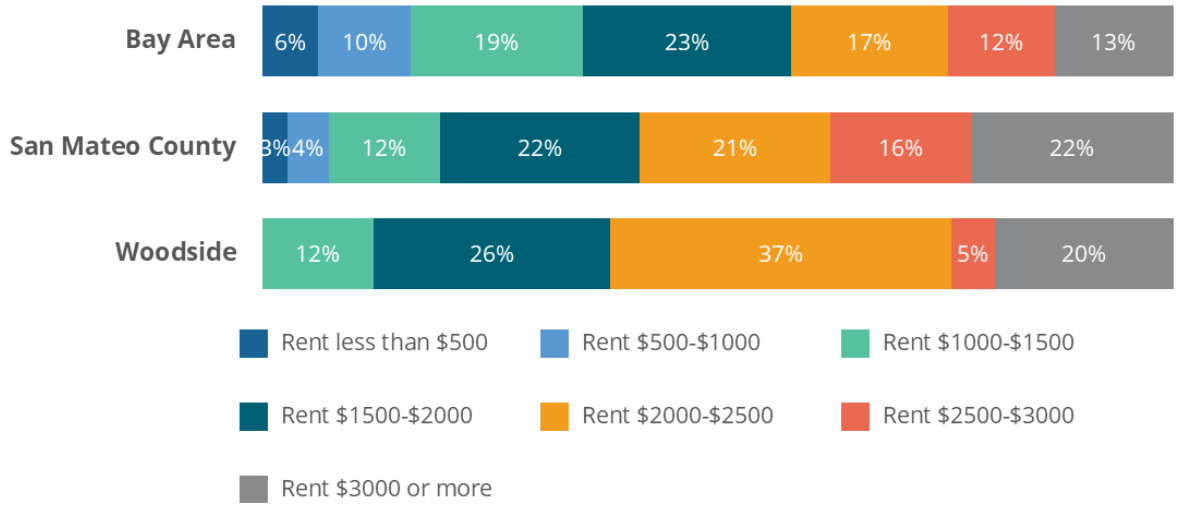
Source: ABAG Housing Needs Data Workbook

Figure IV-5.
Zillow Home Value Index, 2001-2020



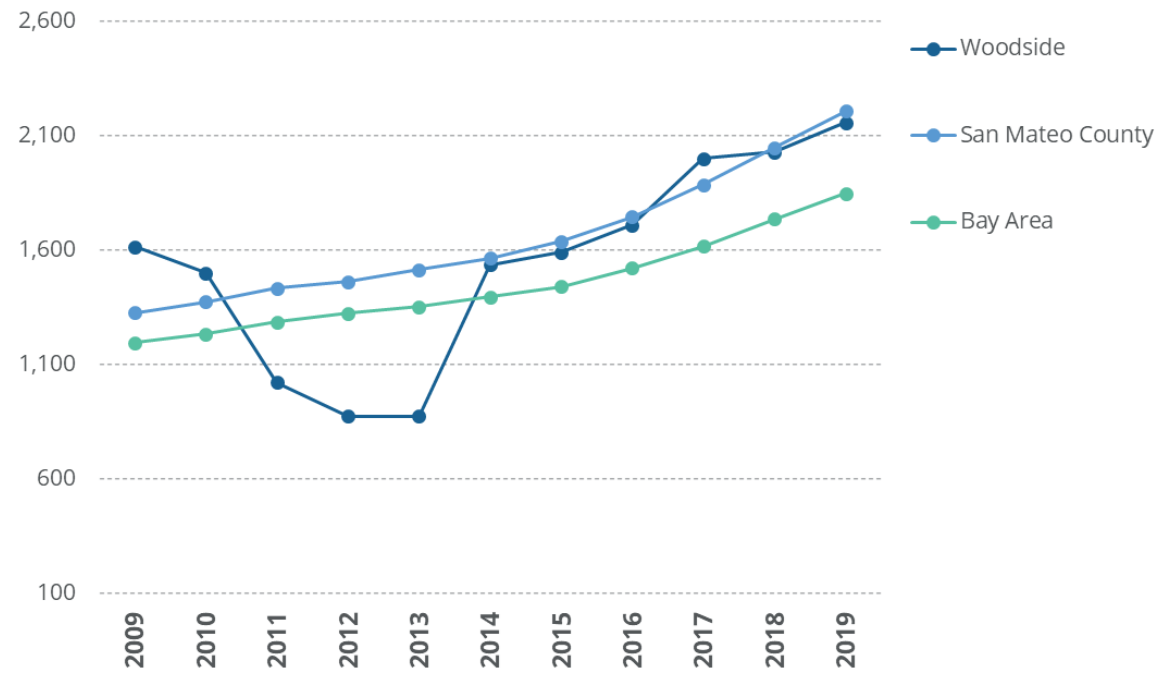
Source: ABAG Housing Needs Data Workbook

Figure IV-6.
Distribution of Contract Rents for Renter Occupied Units, 2019



Source: ABAG Housing Needs Data Workbook

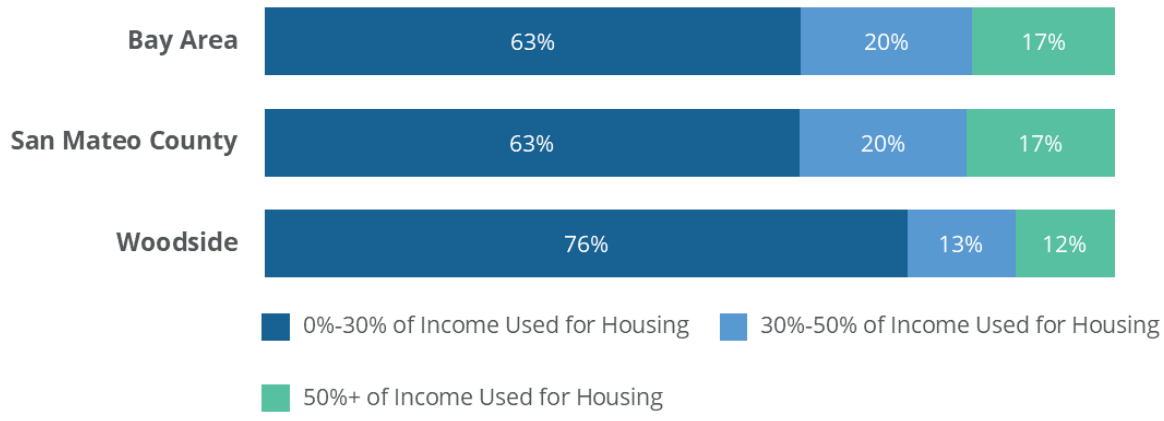
Figure IV-7.
Median Contract Rent, 2009-2019



Source: ABAG Housing Needs Data Workbook

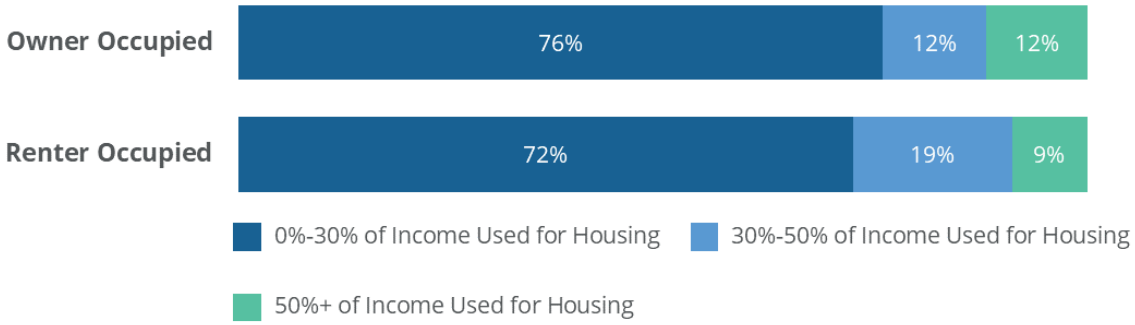
Cost burden and severe cost burden.

Figure IV-8.
Overpayment (Cost Burden) by Jurisdiction, 2019



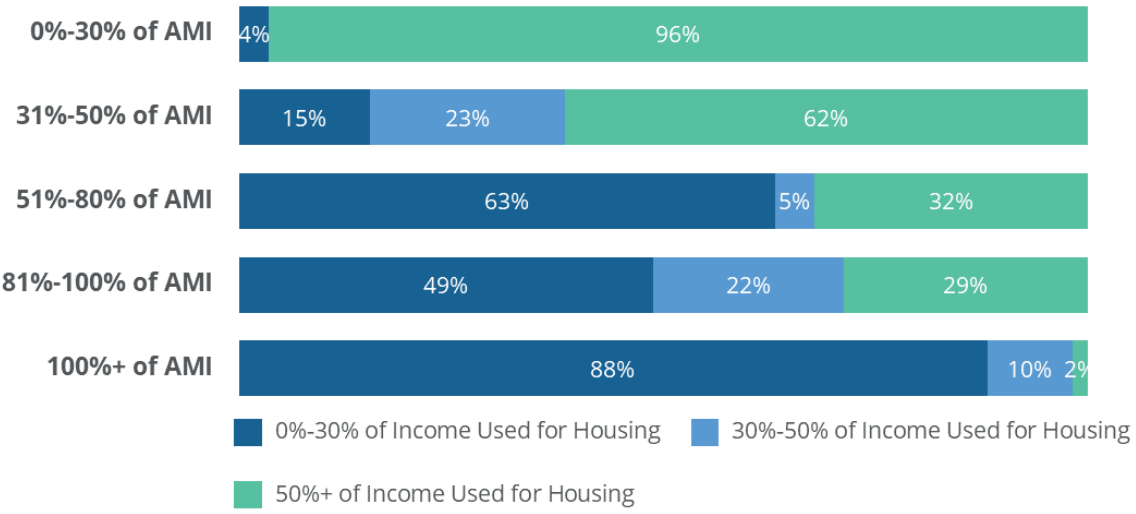
Source: ABAG Housing Needs Data Workbook

Figure IV-9.
Overpayment (Cost Burden) by Tenure, Woodside, 2019



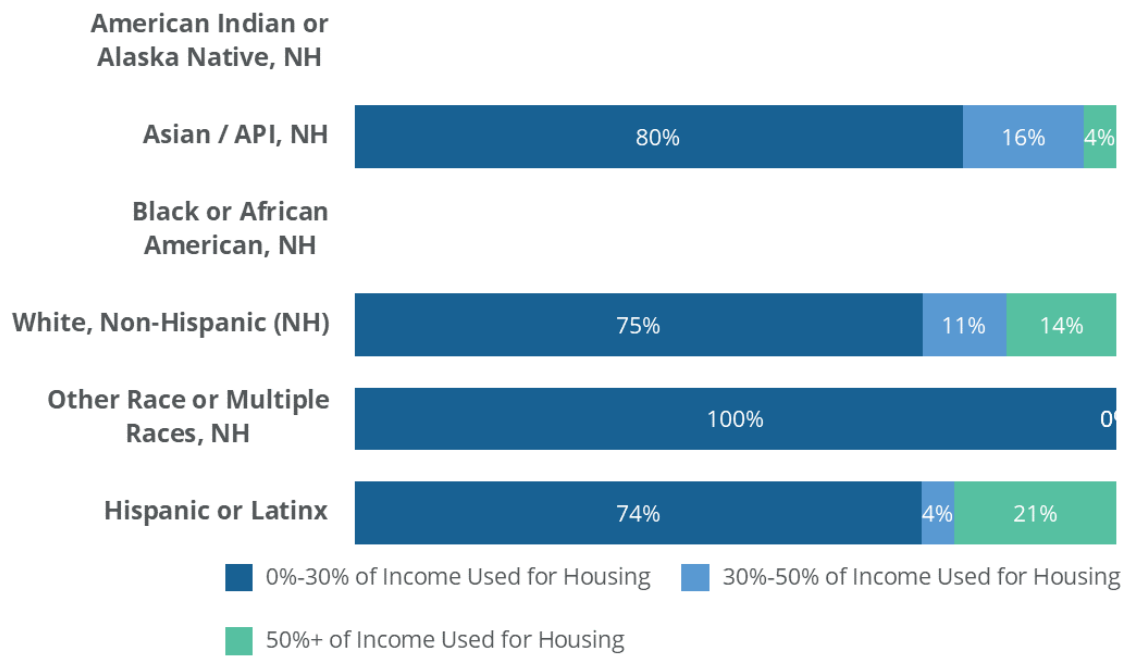
Source: ABAG Housing Needs Data Workbook

Figure IV-10.
Overpayment (Cost Burden) by Area Median Income (AMI), Woodside, 2019



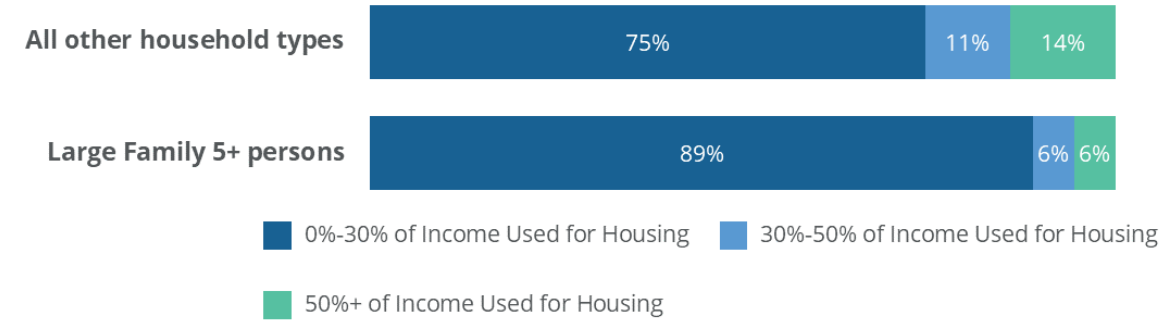
Source: ABAG Housing Needs Data Workbook

Figure IV-11.
Overpayment (Cost Burden) by Race and Ethnicity, Woodside, 2019



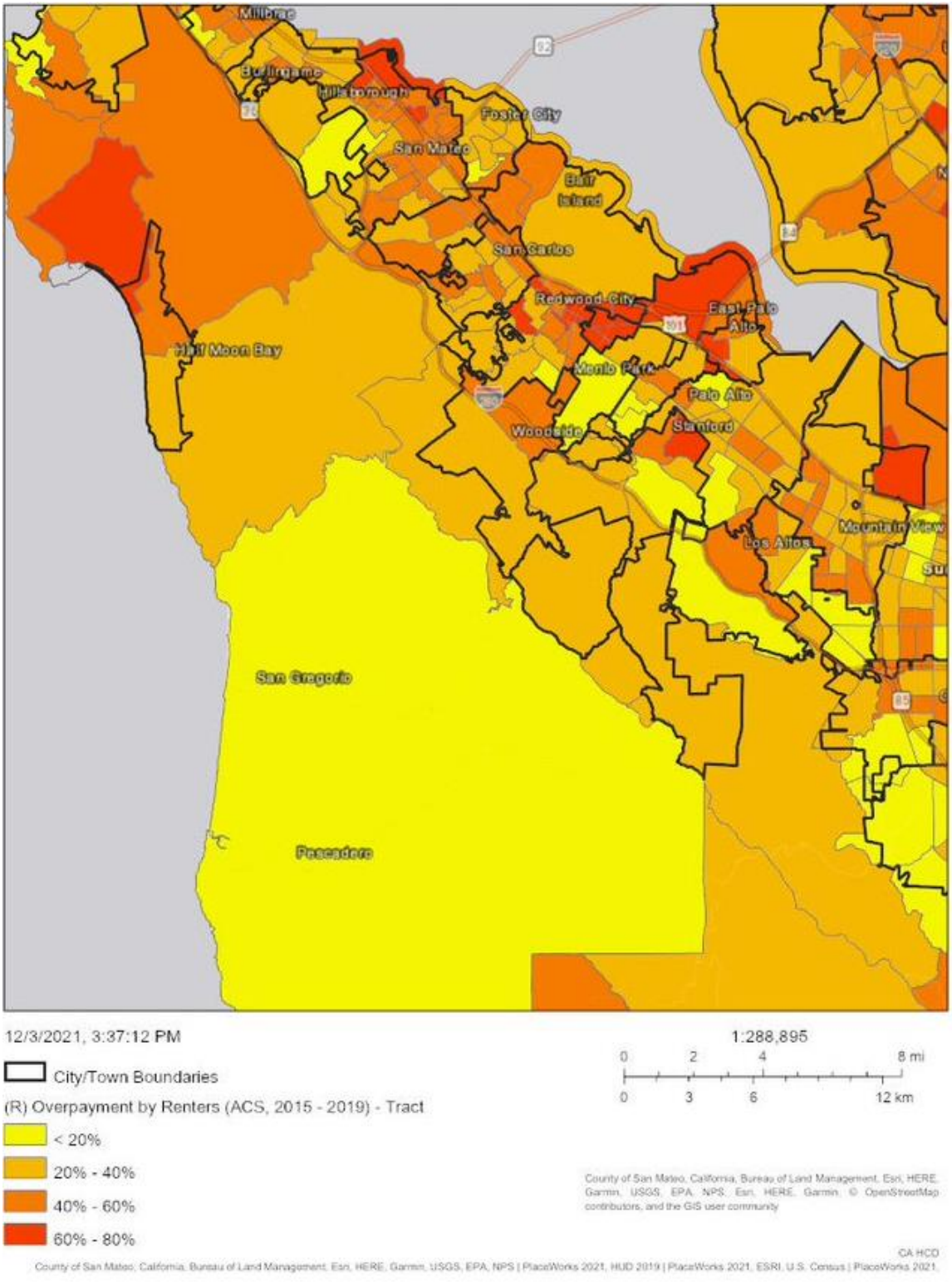
Source: ABAG Housing Needs Data Workbook

Figure IV-12.
Overpayment (Cost Burden) by Family Size, Woodside, 2019



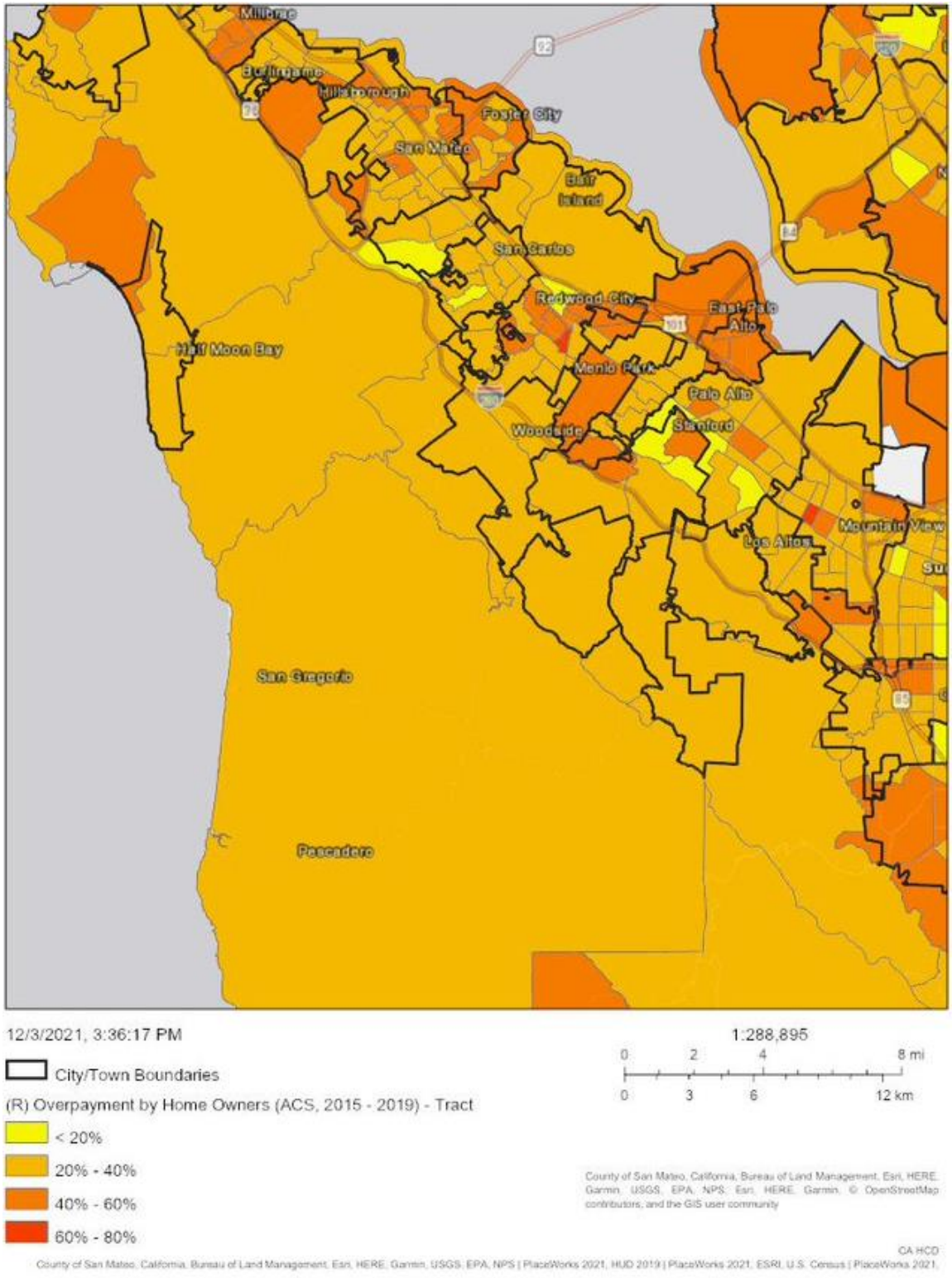
Source: ABAG Housing Needs Data Workbook

Figure IV-13.
Overpayment (Cost Burden) for Renter Households by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

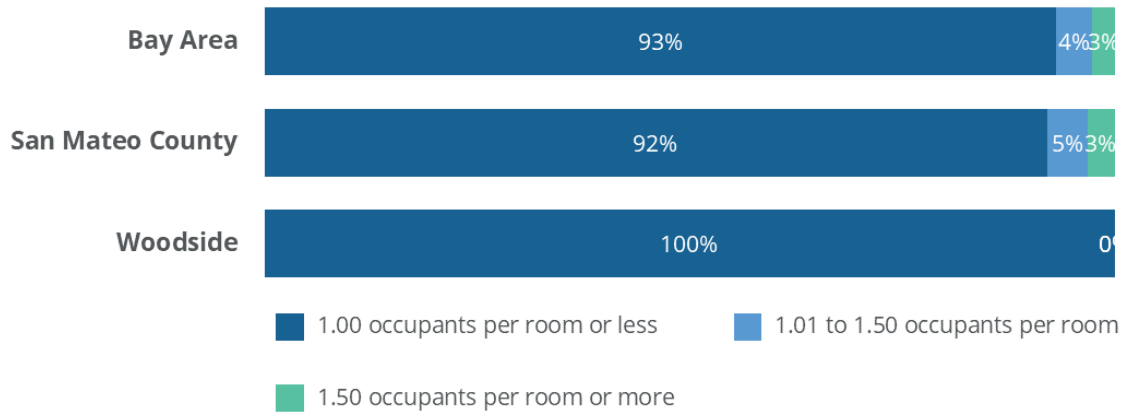
Figure IV-14.
Overpayment (Cost Burden) for Owner Households by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

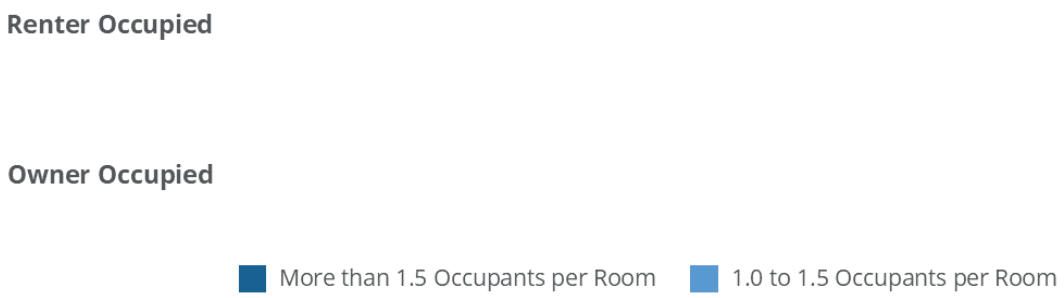
Overcrowding.

Figure IV-15.
Occupants per Room by Jurisdiction, 2019



Source: ABAG Housing Needs Data Workbook

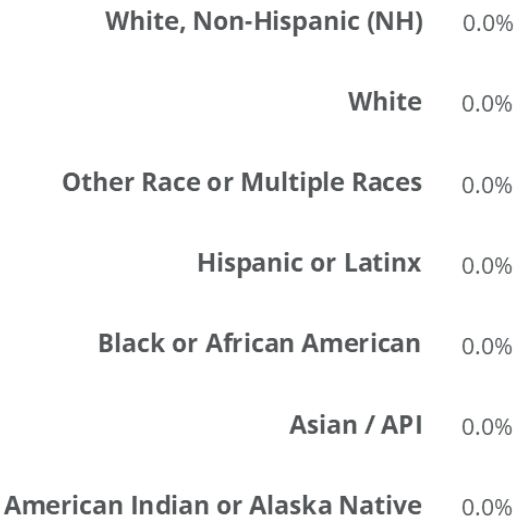
Figure IV-16.
Occupants per Room by Tenure, Woodside, 2019



Note: No overcrowded households in Woodside.

Source: ABAG Housing Needs Data Workbook

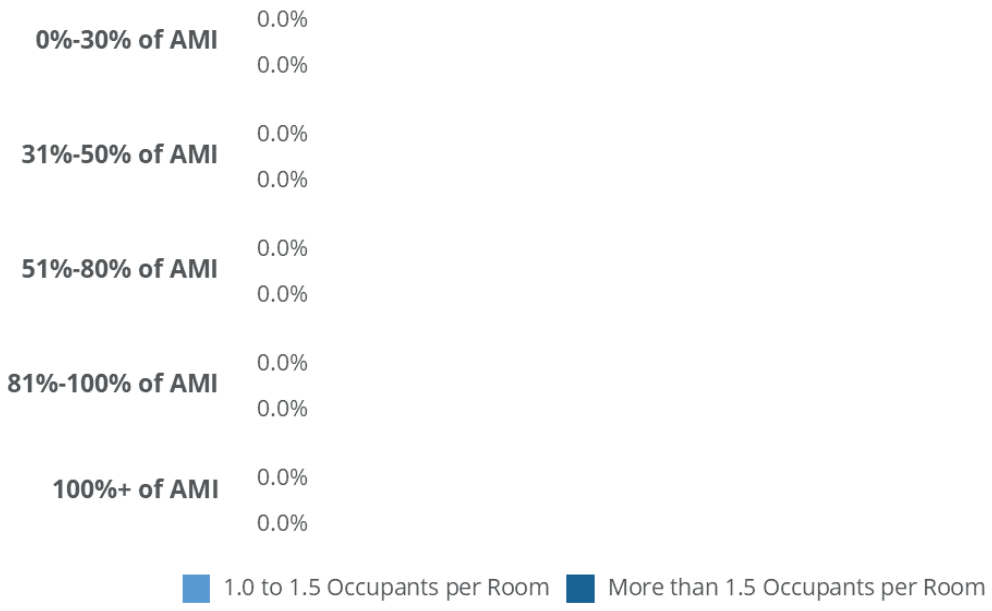
Figure IV-17.
Overcrowding by Race and Ethnicity, Woodside, 2019



Note: Overcrowding is indicated by more than 1 person per room.

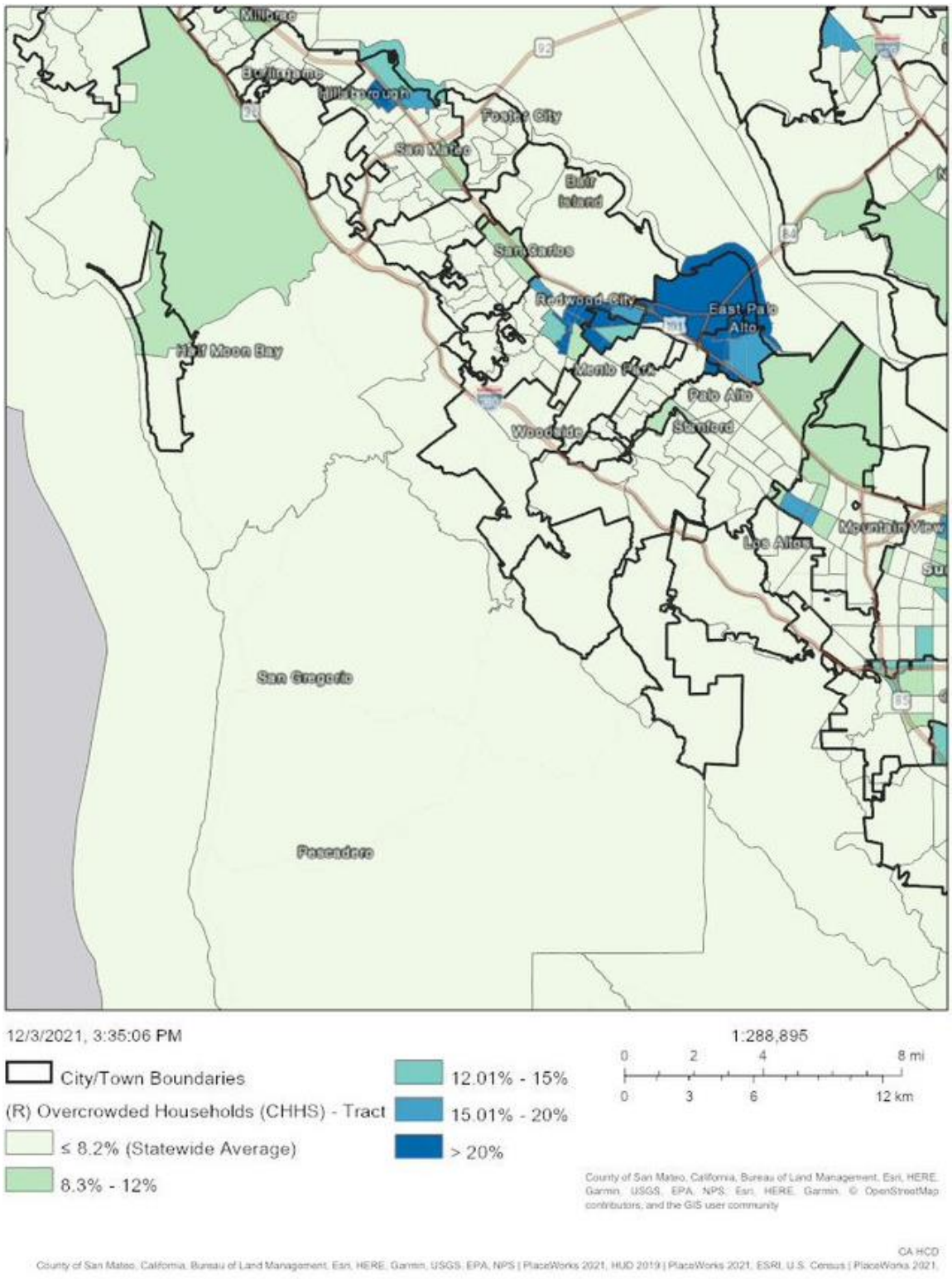
Source: ABAG Housing Needs Data Workbook

Figure IV-18.
Occupants per Room by AMI, Woodside, 2019



Source: ABAG Housing Needs Data Workbook

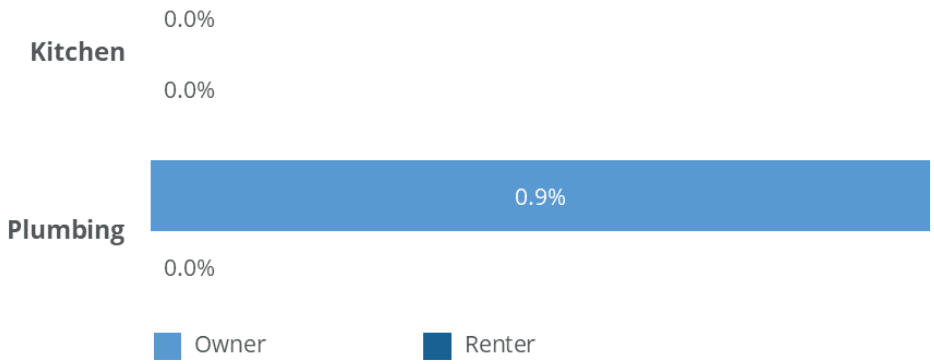
Figure IV-19.
Overcrowded Households by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

Substandard housing.

Figure IV-20.
Percent of Units Lacking Complete Kitchen and Plumbing Facilities, Woodside, 2019



Source: ABAG Housing Needs Data Workbook

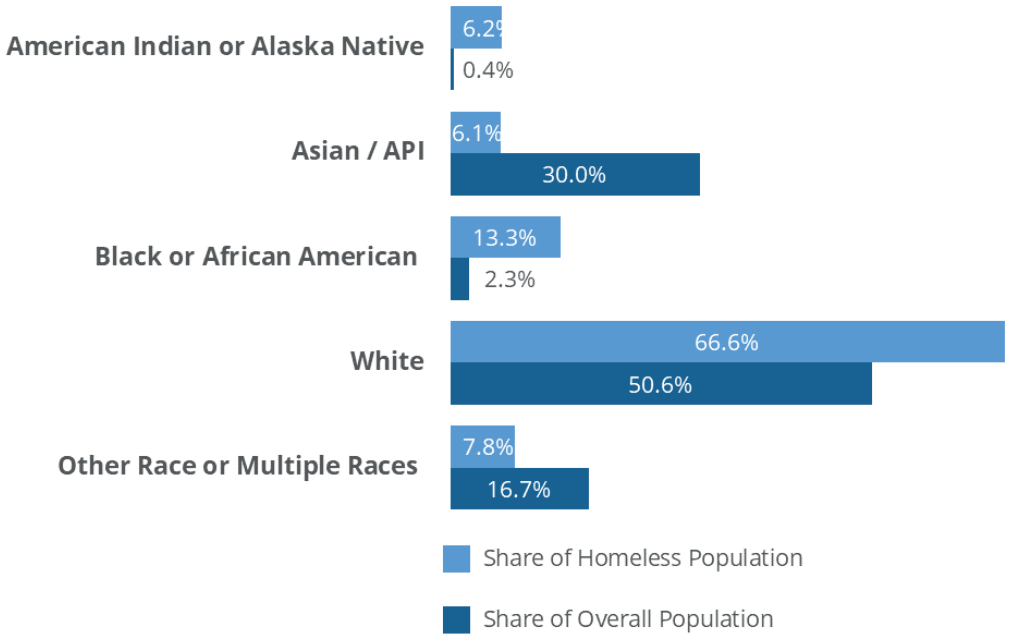
Homelessness.

Figure IV-21. Homelessness by Household Type and Shelter Status, San Mateo County, 2019

Source:
ABAG Housing Needs Data Workbook

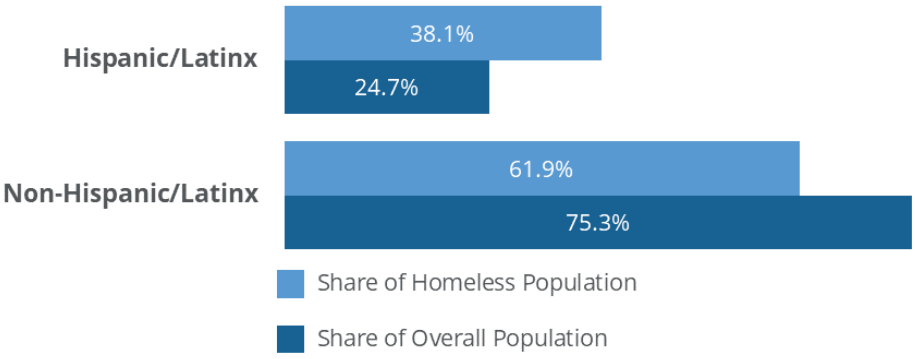
	People in Households Solely Children	People in Households with Adults and Children	People in Households Without Children
Sheltered - Emergency Shelter	0	68	198
Sheltered - Transitional Housing	0	271	74
Unsheltered	1	62	838

Figure IV-22.
Share of General and Homeless Populations by Race, San Mateo County, 2019



Source: ABAG Housing Needs Data Workbook

Figure IV-23.
Share of General and Homeless Populations by Ethnicity, San Mateo County, 2019



Source: ABAG Housing Needs Data Workbook

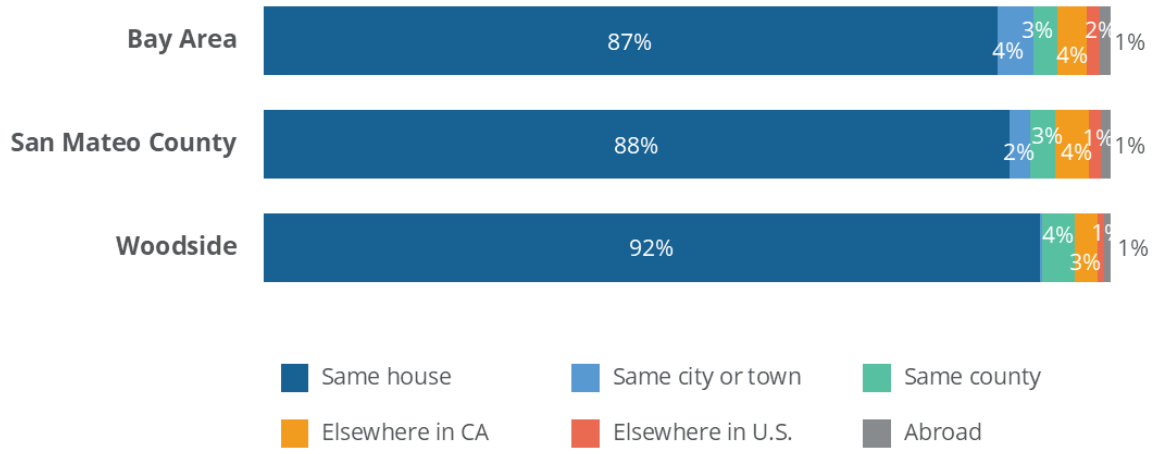
Figure IV-24.
Characteristics of the Population Experiencing Homelessness, San Mateo County, 2019

	Chronic Substance Abuse	HIV/AIDS	Severely Mentally Ill	Veterans	Victims of Domestic Violence
Sheltered - Emergency Shelter	46	0	70	31	10
Sheltered - Transitional Housing	46	3	46	4	14
Unsheltered	20	0	189	34	103

Source: ABAG Housing Needs Data Workbook

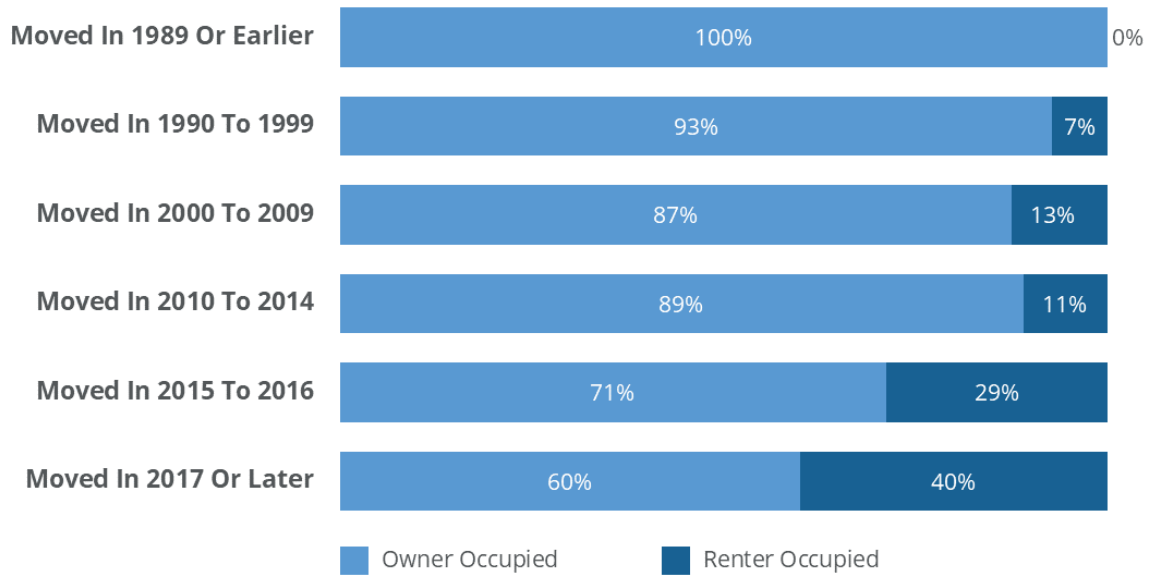
Displacement.

Figure IV-25.
Location of Population One Year Ago, 2019



Source: ABAG Housing Needs Data Workbook

Figure IV-26.
Tenure by Year Moved to Current Residence, Woodside, 2019



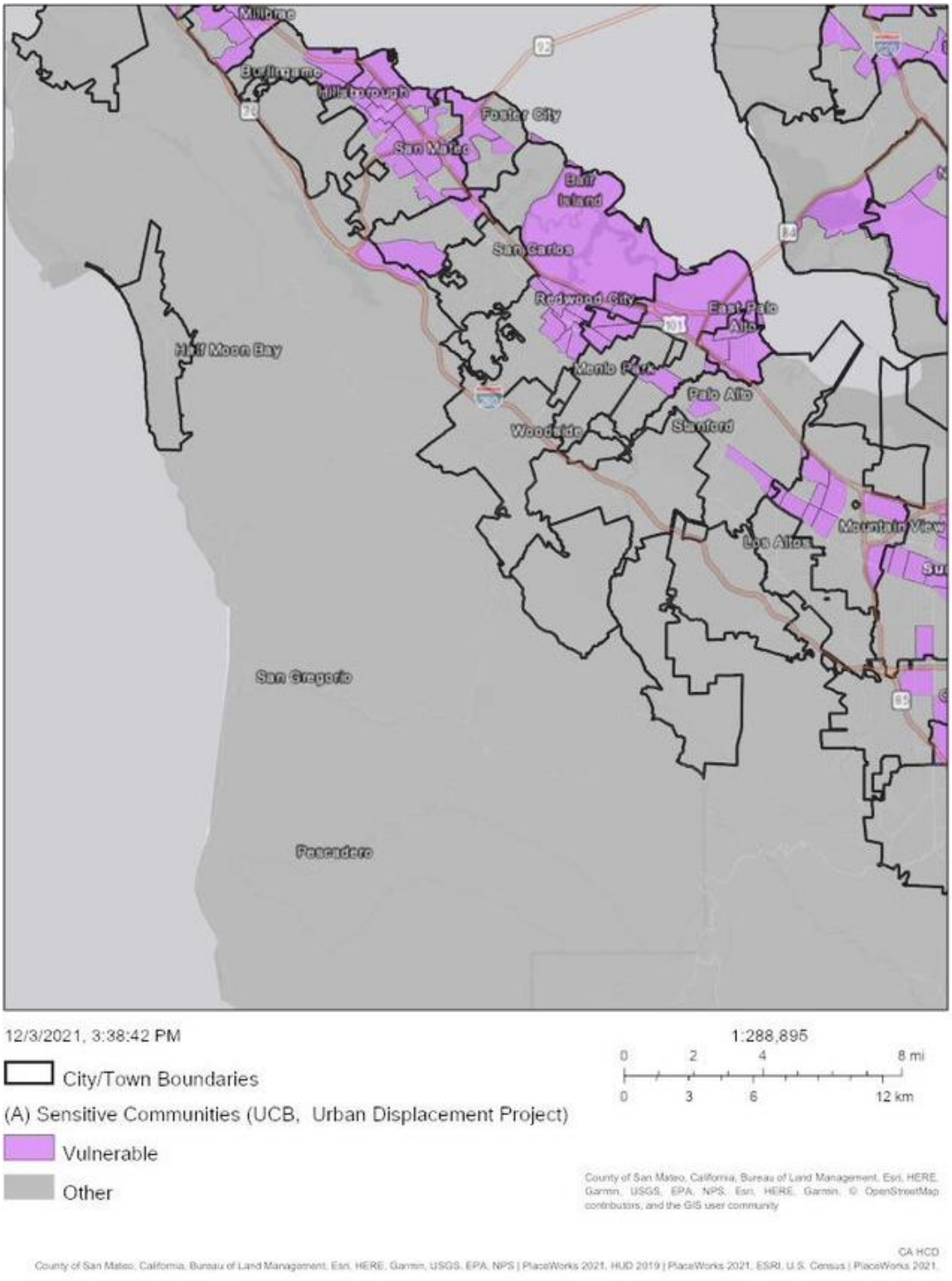
Source: ABAG Housing Needs Data Workbook

Figure IV-27.
Assisted Units at Risk of Conversion, 2019

	Low	Moderate	High	Very High	Total Assisted Units in Database
Woodside	0	0	0	0	0
San Mateo County	4,656	191	359	58	5,264
Bay Area	110,177	3,375	1,854	1,053	116,459

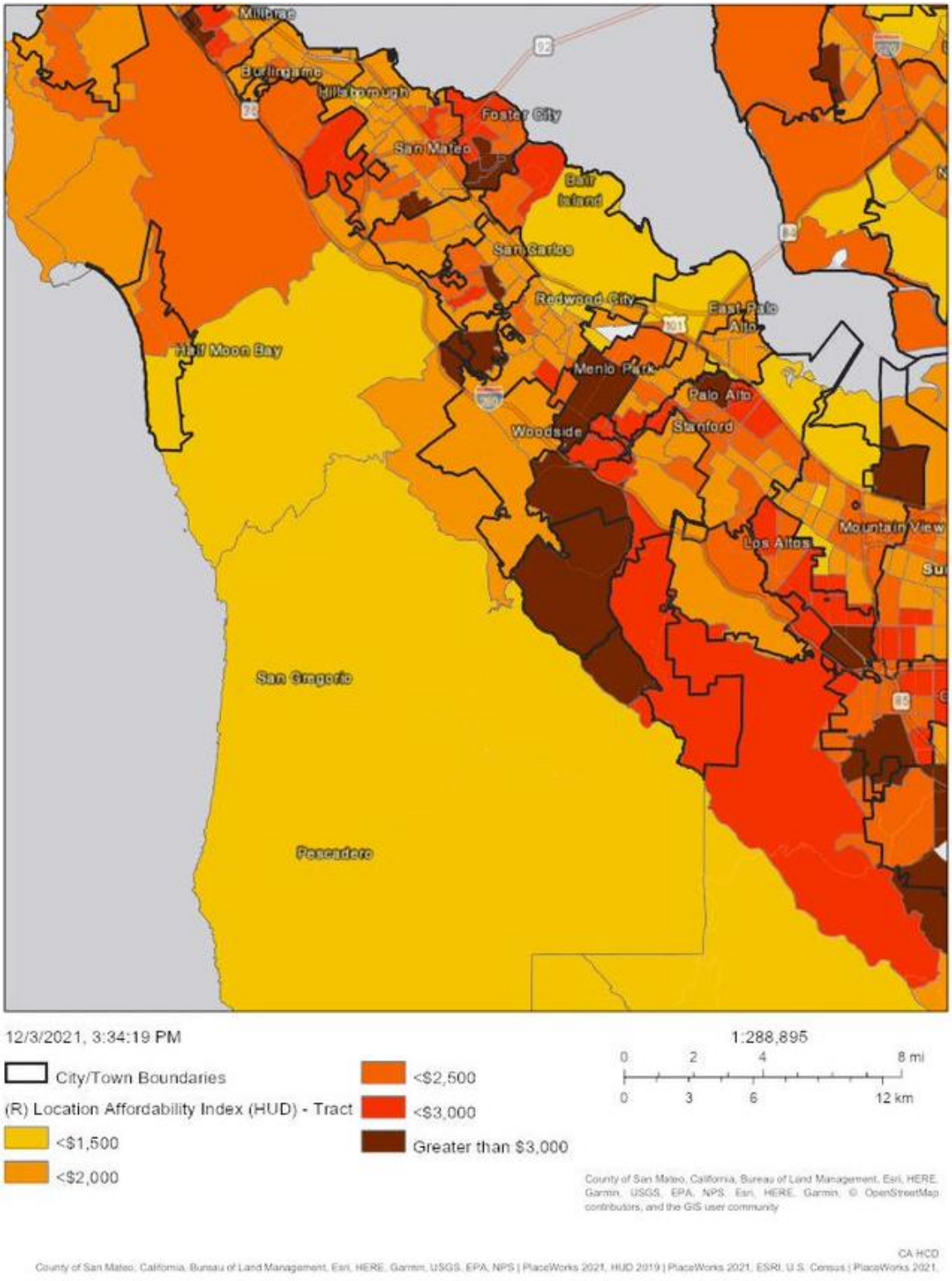
Source: ABAG Housing Needs Data Workbook

Figure IV-28.
Census Tracts Vulnerable to Displacement



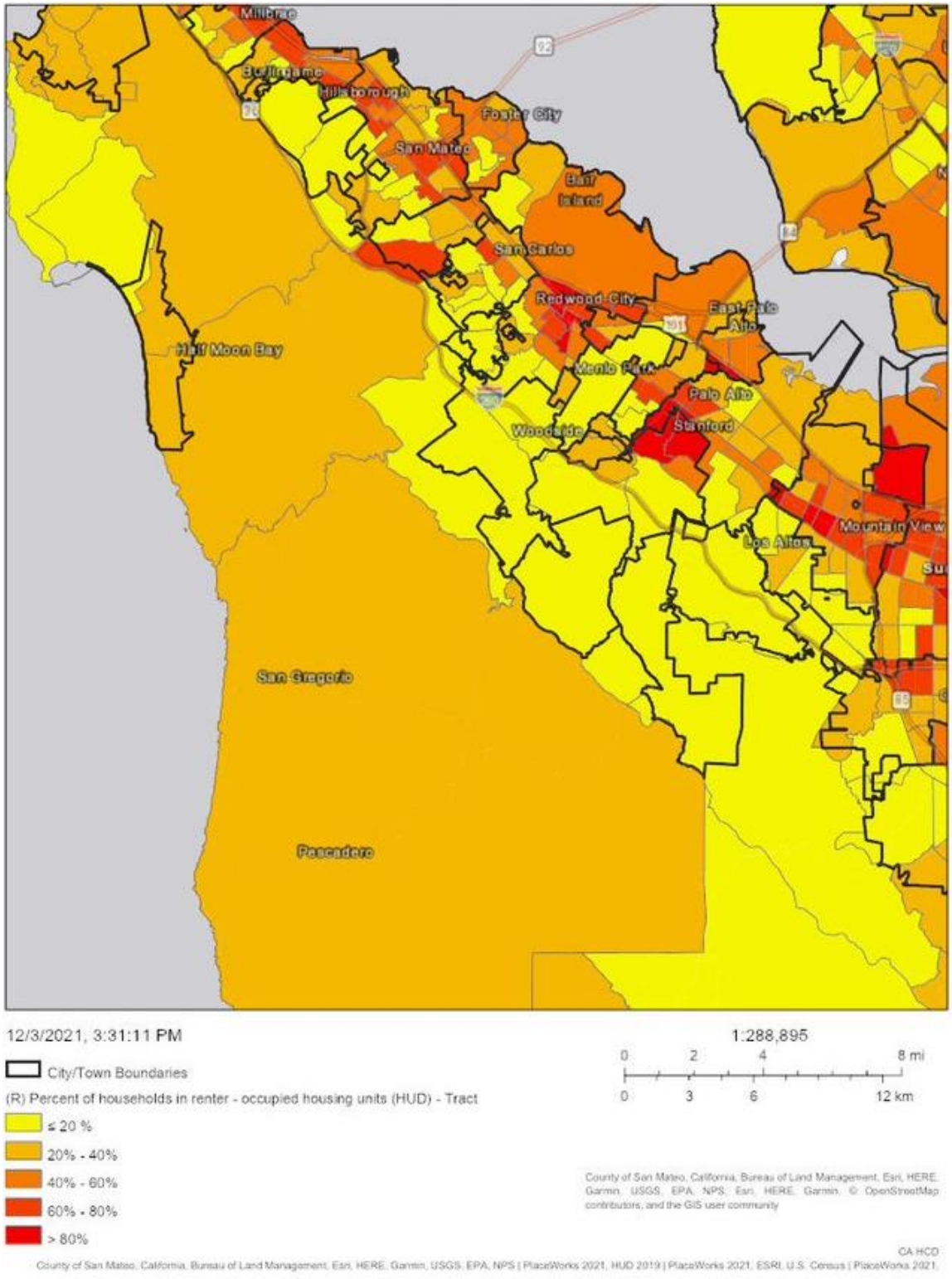
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure IV-29.
Location Affordability Index by Census Tract



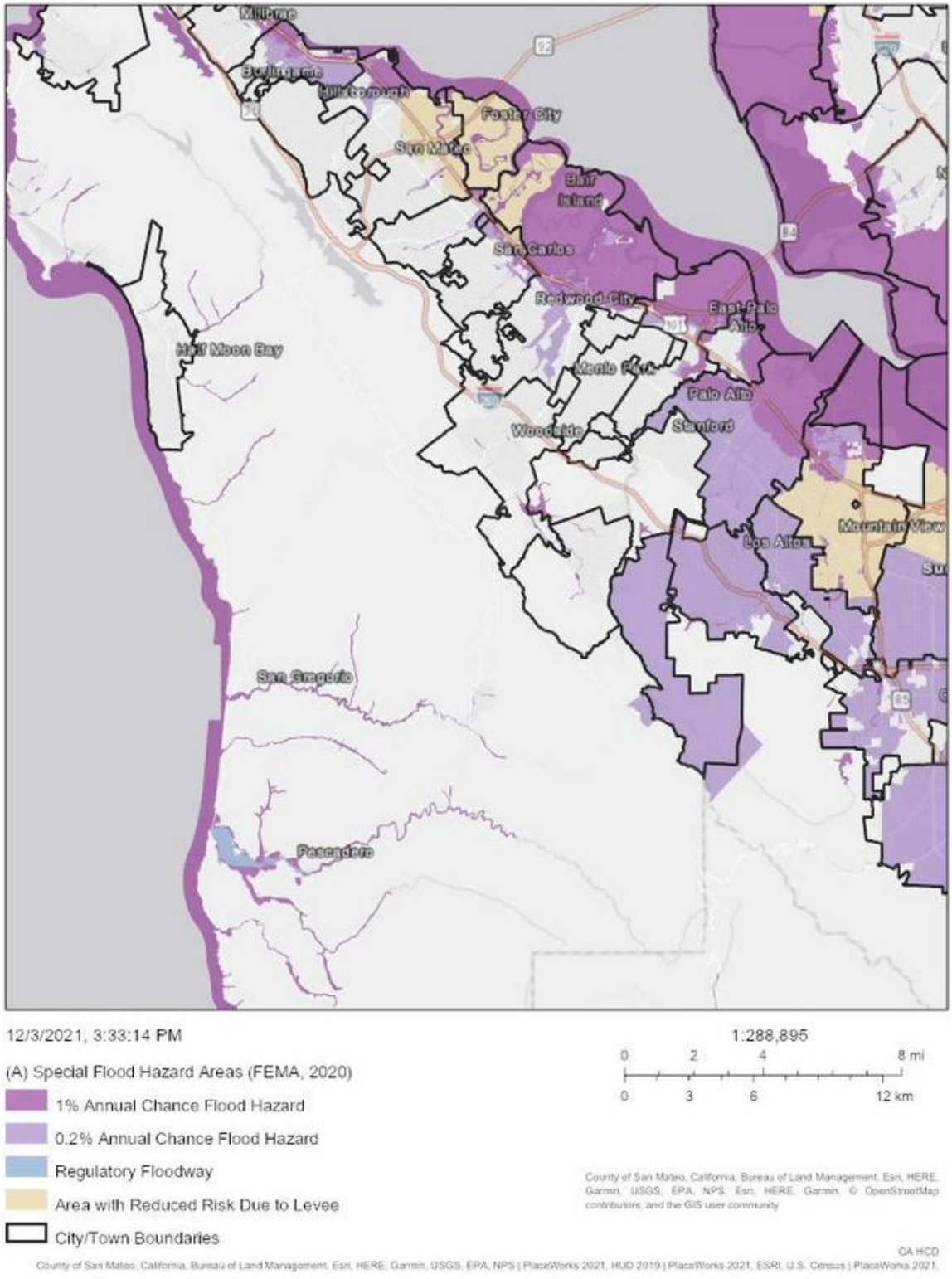
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure IV-30.
Share of Renter Occupied Households by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

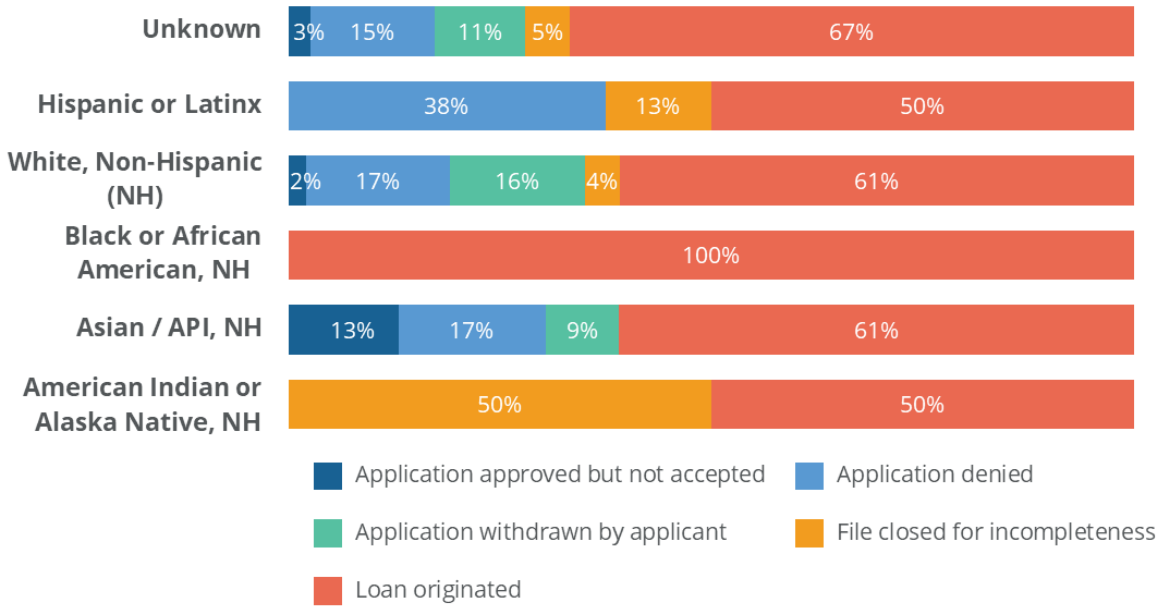
Figure IV-31.
Special Flood Hazard Areas, 2000



Source: California Department of Housing and Community Development AFFH Data Viewer

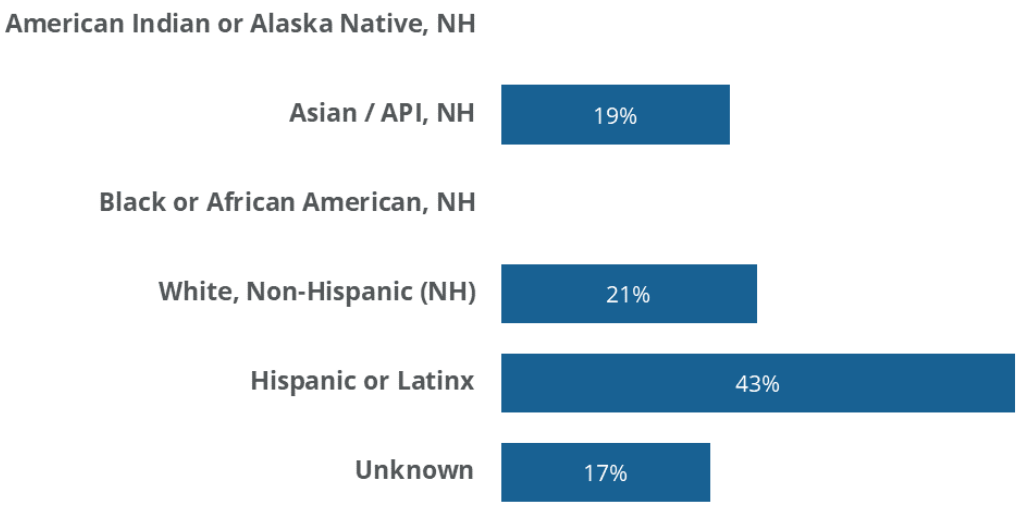
Other considerations.

Figure IV-32.
Mortgage Applications by Race and Ethnicity, Woodside, 2018-2019



Source: ABAG Housing Needs Data Workbook

Figure IV-33.
Mortgage Application Denial Rate by Race and Ethnicity, Woodside, 2018-2019



Source: ABAG Housing Needs Data Workbook

Appendix K.4. Disparate Access to Educational Opportunities

This section examines the extent to which members of protected classes and those in poverty experience disparities in access to opportunity as measured by access to education. This section draws from data provided by the San Mateo Office of Education, the California Department of Education, and U.S. Census American Community Surveys (ACS). This section discusses the following topics:

- Changes in school enrollment during COVID-19 by race and ethnicity, and by groups with extenuating circumstances;[1]
- Achievement gaps by race and ethnicity and for groups with extenuating circumstances as measured by test scores, California State University or University of California admissions standards, and college-going rates;
- Barriers to success measured by chronic absenteeism, dropout rates, and suspension rates.

After describing this section's primary findings, we describe the county's school districts before launching into data measuring achievement gaps and barriers to success.

Primary Findings

Student racial and ethnic diversity is modestly increasing. Student bodies in San Mateo County have become increasingly racially and ethnically diverse.

- Hispanic students make up the largest ethnic group in the county's schools, representing 38% of students in the 2020-2021 academic school year. This a slight increase from the 2010-2011 school year, where Hispanic students made up 37% of the population.
- There has been a large increase in Asian students, with 17% identifying as such in 2020-2021, an increase of 5 percentage points from 2010-2011.
- Students identifying as White (26%) have decreased by 3 percentage points since 2010-2011.

[1] The term "extenuating circumstances" is used in this section to capture students whose socioeconomic situations and/or disability may make standard educational environments challenging.

Free and reduced lunch-qualifying students and English language learners are concentrated in a handful of schools. Overall, 29% of public school students in San Mateo County qualify for reduced or free lunch.

- The rate of reduced lunch qualification was highest in Ravenswood City Elementary School District, where 83% of students qualify for reduced lunch. Also in Ravenswood City Elementary, 30% of students are experiencing homelessness. This is a large outlier in the county, where overall just 2% are experiencing homelessness.
- Countywide, 20% of public school students are English learners. Again, this rate is highest at Ravenswood City Elementary, where 53% of students are English learners. La Honda-Pescadero Unified School District, Jefferson Union High School, and Redwood City Elementary also have high rates of English learners, representing more than a third of students.

Enrollment is dropping. Public school enrollment reduced substantially in some areas during the pandemic. Total enrollment decreased by 3% between 2019-2020 and 2020-2021 in San Mateo County, which was the largest decrease of the decade.

- Portola Valley and La Honda-Pescadero school districts had the largest enrollment decreases during COVID-19, with a 11% and 10% decline in enrollments, respectively.
- Decreased enrollment was especially common among Pacific Islander students. Between 2019-2021, enrollment among Pacific Islander students decreased by 6% (from 1,581 students in 2019-20 to 1,484 students in 2020-21), substantially higher than the 3% countywide average.
- Enrollment among migrant students decreased drastically by 16% over the same period (from 332 students to 279 students).

Learning proficiency is improving yet disparities exist. Across all racial and ethnic groups, the rate at which students met or exceeded English and mathematics testing standards has increased since the 2014-2015 school year. Students with extenuating circumstances (i.e., disability, facing homelessness, learning English) tend to score lower on English and mathematics tests than the overall student body.

- Proficiency gaps are especially pronounced among English learning students in Portola Valley Elementary, Woodside Elementary, Menlo Park City Elementary, and Brisbane Elementary, where students with extenuating circumstances met or exceeded mathematics test standards at a rate at least 50 percentage points below the overall test rate in each district.
- Students with disabilities in San Carlos Elementary and Las Lomitas Elementary school districts scored far below the overall student body: In these districts, students with disabilities met or exceeded mathematics test standards at 54 percentage points below the overall test rate.

Many students meet admissions standards for CSU or UC schools.

- Among the high school districts in San Mateo County, Sequoia Union had the highest rate of graduates who met such admission standards, at 69%. On the other end of the spectrum, Cabrillo Unified and South San Francisco Unified had the lowest rates at 41%.
- Jefferson Union High School District had the most drastic increase in the share of graduates meeting CSU or UC standards: just 21% of students met these standards in 2016-2017 compared to 48% of students in 2019-2020. La Honda-Pescadero Unified School District experienced a 10 percentage point increase in this success rate over the same period.

Most school districts in the county have a college-going rate at 70% or higher—yet there are wide gaps by race and ethnicity.

- In every district, White students have a higher college-going rate than Hispanic students, but the largest gaps are in South San Francisco United, where 91% of White students go to college compared to just 68% of Hispanic students—a 23 percentage point gap.

Students with extenuating circumstances are highly concentrated in a few schools and move schools often due to housing instability.

- Students with extenuating circumstances may need additional resources—e.g., onsite health care, free meals, tutoring—to be successful in school. When these students are concentrated into a few schools, the schools bear an unequal responsibility for providing needed resources. K-12 school funding in California has long been inadequate, and, although policymakers have recently allocated additional resources to schools with high proportions of low income children under a "concentration grant" system, funding gaps remain.
- The highest concentration of high needs students is found in Ravenswood City Elementary, where 30% of all students are experiencing homelessness and 83% qualify for free and reduced lunch.
- Currently, students whose families have been evicted do not have protections allowing them to remain in their current school district. This can result in frequent changes in schools for low income children, raising their vulnerability to falling behind in school.

Absenteeism, dropout rates, and discipline rates are highest for students of color, students with disabilities, and students with other extenuating circumstances. While 10% of students were chronically absent during the 2018-2019 school year, chronic absenteeism rates were higher in districts with a large number of students experiencing economic and housing precarity.

- For instance, Ravenswood Elementary, which has a 30% rate of homelessness among students, had one of the higher rates of chronic absenteeism at 16%.

- Pacific Islander students (26%), Black/African American students (18%), and Hispanic students (15%) had notably higher rates of chronic absenteeism than the overall student population (10%).
- In most districts, chronic absenteeism is higher among students with disabilities. In fact, only Bayshore Elementary's students with disabilities had a lower rate of chronic absenteeism than the overall student body.

Dropout rates vary across the county:

- Dropout rates were highest in Sequoia Union High School District (10%) and South San Francisco Unified (9%).
- In all school districts in the county, dropout rates are higher for boys than for girls.
- Pacific Islander, Black/African American, and Hispanic students in the county often had higher dropout rates than those in other racial and ethnic groups
- Students with disabilities, students experiencing homelessness, foster youth, and students learning English had higher dropout rates than the overall population.

Discipline rates also vary by area and race and ethnicity.

- In many school districts across San Mateo County, Hispanic students are disciplined at disproportionately higher rates compared to their peers.
- In most districts, Black/African American and Pacific Islander students are also overrepresented in terms of suspension rates, but these rates are slight compared to those of Hispanic students.
- Asian and Filipino students were underrepresented in terms of suspension rates. White students were also underrepresented in discipline rates in most districts except for La Honda-Pescadero.

The demographics of faculty and staff are fairly similar to that of students.

- There is a slightly larger share of White and Black/African American staff than students, meaning that Black/African American and White student groups are more likely to interact with same-race staff and faculty than other racial groups.
- Asian students are less likely to interact with a same-race staff of faculty member: 17% of the student body is Asian compared to just 8% of staff and faculty.

Background

This section describes the school districts in San Mateo County, including their geographic boundaries and a brief history of the school districts' formation. This section also includes details on how districts' enrollments and student demographic have changed over time.

San Mateo County School Districts. There are three unified school districts in San Mateo County which include both elementary and high schools. These are **Cabrillo Unified School District, La Honda-Pescadero Unified School District**, and **South San Francisco Unified School District**.

In addition to the unified school districts, there are three high school districts, which include: **Jefferson Union High School District**, **San Mateo Union High School District**, and **Sequoia Union High School District**. The elementary schools covering these high schools' district boundaries areas are described below:

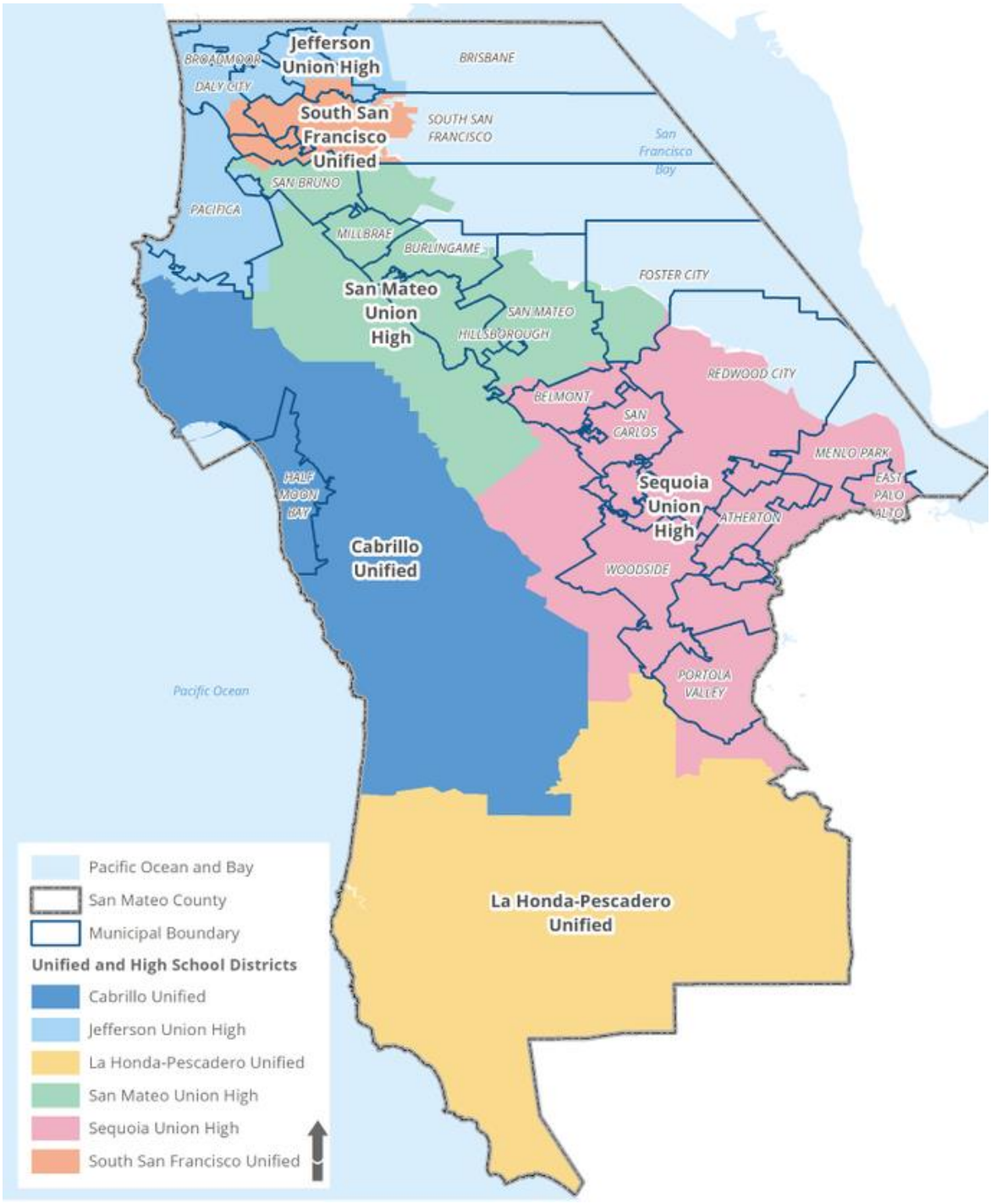
- In the **Jefferson Union High School District** geographic boundary, elementary school districts are the Bayshore Elementary School District, Brisbane School District, Jefferson Elementary School District, and Pacifica School District.

- Within the **San Mateo Union High School District** geographic boundary**,** elementary school districts include San Mateo-Foster City School District, Hillsborough City School District, Burlingame School District, San Bruno Park School District, and Millbrae School District.

- Within the **Sequoia Union High School District** geographic boundary, the elementary schools include Belmont-Redwood Shores School District, San Carlos School District, Redwood City School District, Ravenswood City School District, Menlo Park City School District, Woodside Elementary School District, Las Lomitas Elementary School District, and Portola Valley School District.

Geographic boundaries of school districts. Figure V-1 illustrates the geographic boundaries of the unified school districts as well as the three high school districts. Municipal boundaries are overlayed on the map.

Figure V-1.
Unified School Districts and High School Districts in San Mateo County



Source: San Mateo County Office of Education.

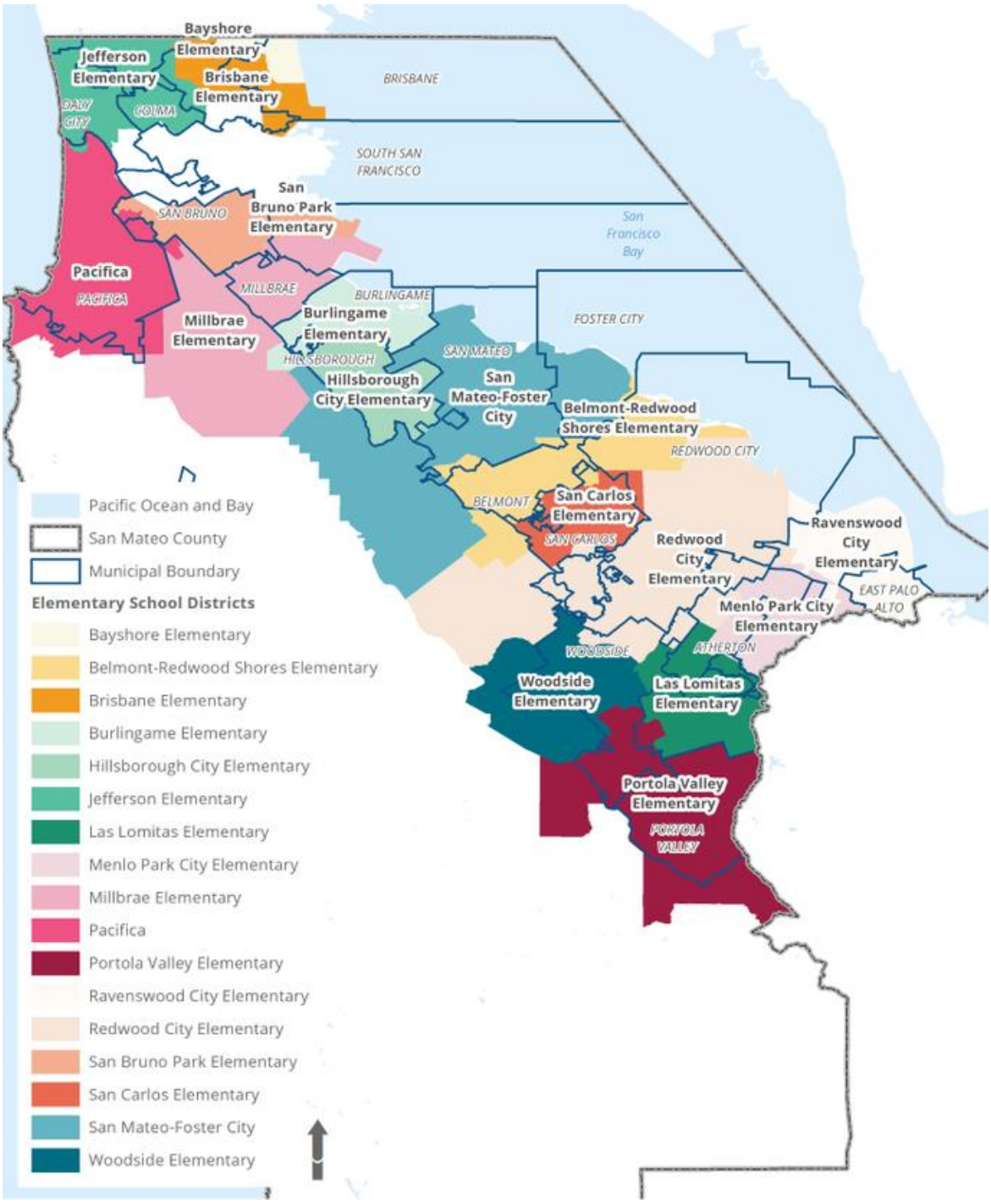
As illustrated in the map, Cabrillo Unified School District covers Half Moon Bay and some unincorporated areas of San Mateo County. South San Francisco Unified covers South San

Francisco and a small portion of Daly City. La Honda-Pescadero Unified School District covers unincorporated areas of San Mateo County.

The other high school districts, Jefferson Union, San Mateo Union, and Sequoia Union, cover the remaining jurisdictions. Jefferson Union covers Brisbane, Colma, Daly City, and Pacifica. San Mateo Union covers Burlingame, Hillsborough, Millbrae, San Bruno, San Mateo City, and Foster City. Sequoia Union covers Atherton, Belmont, Redwood City, East Palo Alto, Menlo Park, San Carlos, Portola Valley, and Woodside.

The county's elementary school districts cover the same areas as the three high school districts. Their geographic boundaries are illustrated in the map below.

Figure V-2.
Elementary School Districts in San Mateo County



Source: San Mateo County Office of Education.

Because the elementary school districts are much smaller, many jurisdictions have several elementary schools. The table blow shows each jurisdiction and their associated elementary school.

Figure V-3.
School Districts in San Mateo County's Jurisdictions

Jurisdiction	Unified or High School District	Elementary School District(s)
Atherton	Sequoia Union	Menlo Park City ; Las Lomitas Elementary; Redwood City
Belmont	Sequoia Union	Belmont-Redwood Shores
Brisbane	Jefferson Union	Brisbane; Bayshore Elementary
Burlingame	San Mateo Union	Burlingame
Colma	Jefferson Union	Jefferson Elementary
Daly City	Jefferson Union; South San Francisco Unified	Jefferson; Bayshore Elementary
East Palo Alto	Sequoia Union	Ravenswood City
Foster City	San Mateo Union	San Mateo-Foster City
Half Moon Bay	Cabrillo Unified	(none, included in Cabrillo Unified)
Hillsborough	San Mateo Union	Hillsborough City
Menlo Park	Sequoia Union	Menlo Park City; Las Lomitas Elementary; Ravenswood City
Millbrae	San Mateo Union	Millbrae
Pacifica	Jefferson Union	Pacifica
Portola Valley	Sequoia Union	Portola Valley
Redwood City	Sequoia Union	Redwood City
San Bruno	San Mateo Union	San Bruno Park
San Carlos	Sequoia Union	San Carlos; Redwood City
San Mateo	San Mateo Union	San Mateo-Foster City
South San Francisco	South San Francisco Unified	(none, included in South San Francisco Unified)
Woodside	Sequoia Union	Woodside Elementary; Portola Valley; Las Lomitas; Redwood City

Source: San Mateo County Office of Education.

A brief history of district formation. San Mateo County's numerous school districts were formed over a century ago, when the county was more rural and scattered: communities needed elementary schools close to home, and only a few students were attending high school. As young people began going to high school, individual districts often found they had too few students and resources to support their own high schools, so

separate high school districts, covering the territories of two or more elementary districts, were established to meet the communities' needs.[2]

Once California's population grew and San Mateo County became more urbanized, "a jigsaw puzzle of overlapping districts evolved haphazardly." Since 1920, the state has been pushing elementary districts to unify with the high school districts that serve their communities, citing improved educational quality and equity of opportunity. However, there has been limited success and local voters in San Mateo County have consistently resisted unification.[3]

Early efforts at unification were more successful in the rural communities along the coast—for example, voters approved the new Cabrillo Unified district for the area around Half Moon Bay and the La Honda-Pescadero Unified district in a 1964 election. Unification was not supported by many suburban communities edging the Bay. The county's school district committee proposed to split each of the three high school districts and feeder schools into two or three smaller unified districts, but the State Board of Education rejected variations of those plans three times. The Board argued that the county committee's proposals would create districts with widely varying property tax bases and could contribute to racial segregation. The State Board instead devised a plan that would create a single unified district within each of the existing high school district boundaries. Voters turned down the state plans in all three districts in June 1966, and rejected a similar proposal again in 1972. In 1973, the Mid-Peninsula Task Force for Integrated Education petitioned the county committees to unify the elementary districts of Menlo Park, Las Lomitas, Portola Valley, Ravenswood and a portion of Sequoia Union High School District across county lines with Palo Alto Unified. Their goal was racial integration, but the county committee did not support the effort.[4]

Efforts against unification have persisted, leaving the county with several elementary school districts which feed into a high school, rather than a unified district. As a result, some elementary school districts have faced waning budgets and administrative hurtles. For instance, Brisbane and Bayshore elementary school districts, at the northern end of the county, serve a little more than 1,000 students and long have struggled with tight budgets. To rectify their budgetary concerns, the districts now share both a superintendent and a chief business officer. They also participate in a special education collaborative with the Jefferson elementary and high school districts.

According to the county's superintendent of schools Anne Campbell, other districts may find themselves pooling their resources in the future: local identification may be strong,

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[2] Watson, Aleta. "How Did We End Up With 54 School Districts in San Mateo and Santa Clara Counties?" Silicon Valley Community Foundation, 2012. https://www.siliconvalleycf.org/sites/default/files/report-edu.pdf

[3] Ibid.

[4] Ibid.

she says, but financial reality is hard to ignore: "As we move forward in time, I think it's going to be interesting to see what school districts are going to do, especially as budgets get more bleak."[5]

Enrollment changes. Total public school enrollment in the county has decreased slightly, by just 1%, from the 2010-2011 academic year to 2020-2021. Figure V-4 illustrates enrollment changes by district.

Bayshore Elementary, Ravenswood City, and Portola Valley school districts experienced the largest enrollment decreases (by at least 30%) between 2010-11 and 2020-21. School districts with the largest increases in enrollments were Burlingame (22%) and Belmont-Redwood Shores (30%).

[5] Ibid.

Figure V-4.
Enrollment changes by district, 2010-11 to 2020-2021

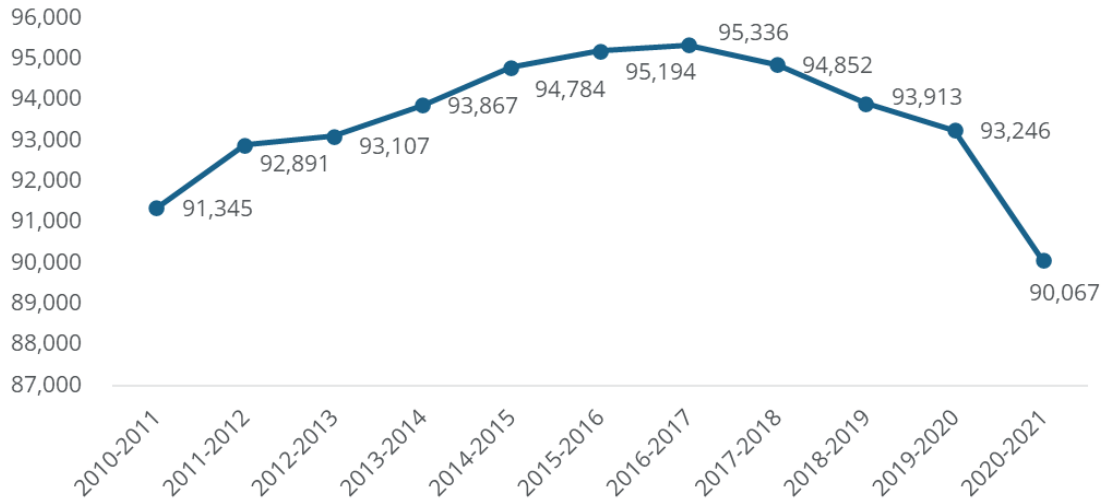
School District	2010-2011 Enrollment	2020-2021 Enrollment	Percent Change
Unified School Districts			
Cabrillo Unified	3,352	2,934	-12%
La Honda-Pescadero	341	275	-19%
South San Francisco	9,312	8,182	-12%
High & Elementary School Districts			
Jefferson Union High School	4,960	4,705	-5%
Bayshore Elementary	543	361	-34%
Brisbane Elementary	545	474	-13%
Jefferson Elementary	6,998	6,653	-5%
Pacifica	3,164	3,006	-5%
San Mateo Union High School	8,406	9,760	16%
Burlingame Elementary	2,771	3,387	22%
Hillsborough City Elementary	1,512	1,268	-16%
Millbrae Elementary	2,222	2,238	1%
San Bruno Park Elementary	2,599	2,275	-12%
San Mateo-Foster City	10,904	10,969	1%
Sequoia Union High School	8,765	10,327	18%
Belmont-Redwood Shores	3,206	4,152	30%
Las Lomitas Elementary	1,336	1,116	-16%
Menlo Park City Elementary	2,629	2,781	6%
Portola Valley Elementary	711	491	-31%
Ravenswood City Elementary	4,285	2,993	-30%
Redwood City Elementary	9,119	8,086	-11%
San Carlos Elementary	3,212	3,265	2%
Woodside Elementary	453	369	-19%
Total Enrollment	91,345	90,067	-1%

Source: California Department of Education and Root Policy Research

However, it is important to note that many of these enrollment decreases were driven by the pandemic. In fact, total enrollment in these public schools decreased by 3% between

2019-2020 and 2020-2021 in San Mateo County: the largest decrease of the decade. As shown in Figure V-5, enrollments actually increased steadily from 2010-2011 to 2017-2018, then began decreasing afterwards.

Figure V-5.
Public School Enrollment Changes, 2010-2011 to 2020-2021



Note: These data exclude enrollments in SBE Everest Public High School District, which in 2015 combined with the Sequoia Union High School District.

Source: California Department of Education and Root Policy Research

Portola Valley and La Honda-Pescadero school districts had the largest enrollment decreases during COVID-19, with a 11% and 10% decline in enrollments, respectively. The only school district with increasing enrollments between the 2019-2020 to 2020-2021 school years was Sequoia Union High School District, with a modest 1% increase in enrollments.

Figure V-6.
Enrollment changes by district during COVID-19, 2019-20 to 2020-21

School District	2019-2020 Enrollment	2020-2021 Enrollment	Percent Change
Unified School Districts			
Cabrillo Unified	3,136	2,934	-6%
La Honda-Pescadero	306	275	-10%
South San Francisco	8,438	8,182	-3%
High & Elementary School Districts			
Jefferson Union High School	4,811	4,705	-2%
Bayshore Elementary	381	361	-5%
Brisbane Elementary	476	474	0%
Jefferson Elementary	6,687	6,653	-1%
Pacifica	3,110	3,006	-3%
San Mateo Union High School	9,885	9,760	-1%
Burlingame Elementary	3,534	3,387	-4%
Hillsborough City Elementary	1,290	1,268	-2%
Millbrae Elementary	2,349	2,238	-5%
San Bruno Park Elementary	2,454	2,275	-7%
San Mateo-Foster City	11,576	10,969	-5%
Sequoia Union High School	10,238	10,327	1%
Belmont-Redwood Shores	4,314	4,152	-4%
Las Lomitas Elementary	1,208	1,116	-8%
Menlo Park City Elementary	2,922	2,781	-5%
Portola Valley Elementary	551	491	-11%
Ravenswood City Elementary	3,269	2,993	-8%
Redwood City Elementary	8,530	8,086	-5%
San Carlos Elementary	3,405	3,265	-4%
Woodside Elementary	376	369	-2%
Total Enrollment	93,246	90,067	-3%

Source: California Department of Education and Root Policy Research.

Declining enrollments in public schools have been common across the state and country during the COVID-19 pandemic, and enrollment declines in San Mateo County are on par

with those across the state. According to a study conducted by the Public Policy Institute of California, public K–12 enrollment declined by 3% in California from the 2019-2020 school year to the 2020-2021 school year. [6]

As funding is tied directly to the number of enrolled pupils, schools in San Mateo County could suffer fiscal consequences with continued declines. By law, districts are "held harmless" for declines for one year—that is, school budgets for 2020–2021 were unaffected, but continued enrollment declines could mean cuts in future years.[7] Reductions in enrollments, and consequently funding, could also worsen economic inequality in the long-term by reducing students' resources and access to opportunities.

Demographics: race & ethnicity. Over the last decade, San Mateo County's school districts have diversified in terms of students' race and ethnicity. Hispanic students make up the largest ethnic group in the county's schools: 38% of students identified as Hispanic in the 2020-2021 academic school year. This is just a one percentage point increase from 2010-2011. Many other students are White (26%), though this has decreased by 3 percentage points since 2010-2011, The largest increase was in Asian students, with 17% identifying as such in 2020-2021, an increase of 5 percentage points from 2010-2011. Other students identify as Filipino (8%), or bi- or multi-racial (8%). A small and decreasing percentage of students identify as Black/African American (1%) and Pacific Islander (2%).

[6] Lafortune, Julien & Prunty, Emmanuel. "Digging into Enrollment Drops at California Public Schools." Public Policy Institute of California. May 14, 2021. https://www.ppic.org/blog/digging-into-enrollment-drops-at-california-public-schools/

[7] Ibid.

Figure V-7.
Changes in Race and Ethnicity, 2010-2011 to 2020-2021

Note: These data exclude enrollments in SBE Everest Public High School District, which in 2015 combined with the Sequoia Union High School District.

Source: California Department of Education and Root Policy Research

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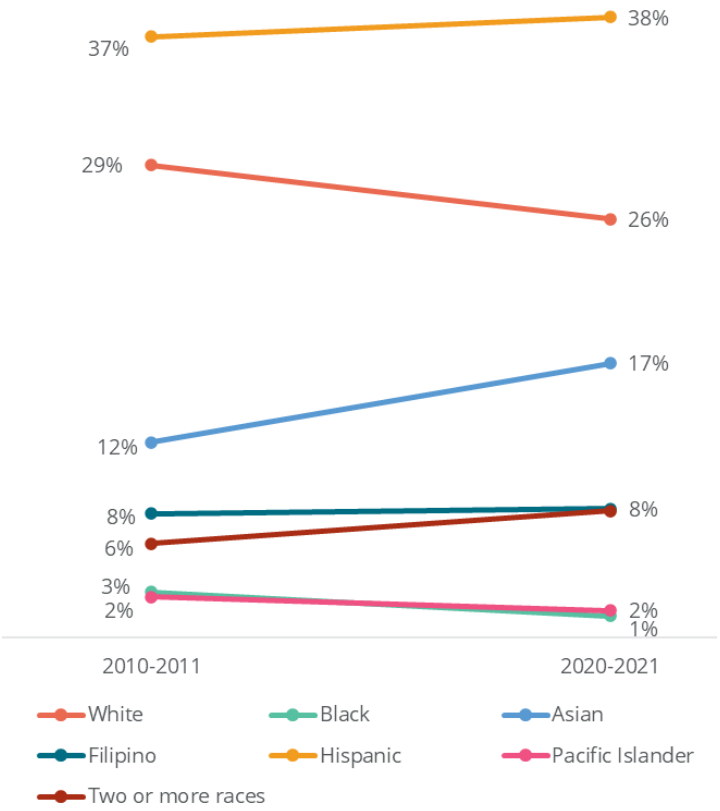


Figure V-8 shows the racial and ethnic distribution of students enrolled in public schools by jurisdiction in 2020-2021.

- Portola Valley Elementary School District (66%) and Woodside Elementary School District (64%) had the highest share of White students, making them among the least racially and ethnically diverse districts in the county.
- Ravenswood City Elementary School District and Redwood City Elementary School District had the highest share of Hispanic students, at 84% and 70%, respectively.
- Ravenswood City also had the highest proportion of Pacific Islander students (7%) and Black/African American students (5%) compared to other districts.
- Millbrae Elementary (46%), Hillsborough Elementary (32%), and Belmont-Redwood Shores Elementary (32%) had the highest share of Asian students.
- Jefferson Elementary School District and Jefferson Union High School District had the highest portion of Filipino students, at 25% and 29% respectively.

Figure V-8.
Student body by Race and Ethnicity, 2020-2021

School District	Asian	Black	Filipino	Hispanic	Pacific Islander	White	Two or more races
Unified School Districts							
Cabrillo Unified	1%	0%	1%	52%	0%	40%	5%
La Honda-Pescadero	0%	0%	1%	63%	0%	35%	1%
South San Francisco	14%	1%	23%	48%	2%	6%	6%
High & Elementary School Districts							
Jefferson Union High School	15%	1%	29%	31%	1%	14%	7%
Bayshore Elementary	19%	3%	21%	41%	4%	3%	8%
Brisbane Elementary	20%	1%	12%	28%	0%	24%	11%
Jefferson Elementary	19%	2%	25%	36%	1%	11%	5%
Pacifica	8%	1%	9%	26%	0%	39%	16%
San Mateo Union High School	23%	1%	5%	32%	2%	28%	10%
Burlingame Elementary	27%	0%	3%	16%	0%	41%	9%
Hillsborough Elementary	32%	0%	2%	5%	0%	48%	12%
Millbrae Elementary	46%	1%	6%	20%	2%	16%	8%
San Bruno Park Elementary	16%	1%	10%	41%	5%	15%	1%
San Mateo-Foster City	26%	1%	3%	37%	2%	21%	9%
Sequoia Union High School	9%	2%	1%	45%	2%	35%	5%
Belmont-Redwood Shores	32%	1%	3%	12%	1%	34%	14%
Las Lomitas Elementary	18%	1%	1%	13%	0%	53%	14%
Menlo Park City Elementary	13%	1%	1%	17%	1%	55%	11%
Portola Valley Elementary	6%	0%	0%	14%	0%	66%	13%
Ravenswood City Elementary	0%	5%	0%	84%	7%	1%	2%
Redwood City Elementary	4%	1%	1%	70%	1%	19%	4%
San Carlos Elementary	18%	1%	1%	14%	0%	49%	13%
Woodside Elementary	4%	2%	0%	16%	1%	64%	11%
Total	17%	1%	8%	38%	2%	26%	8%

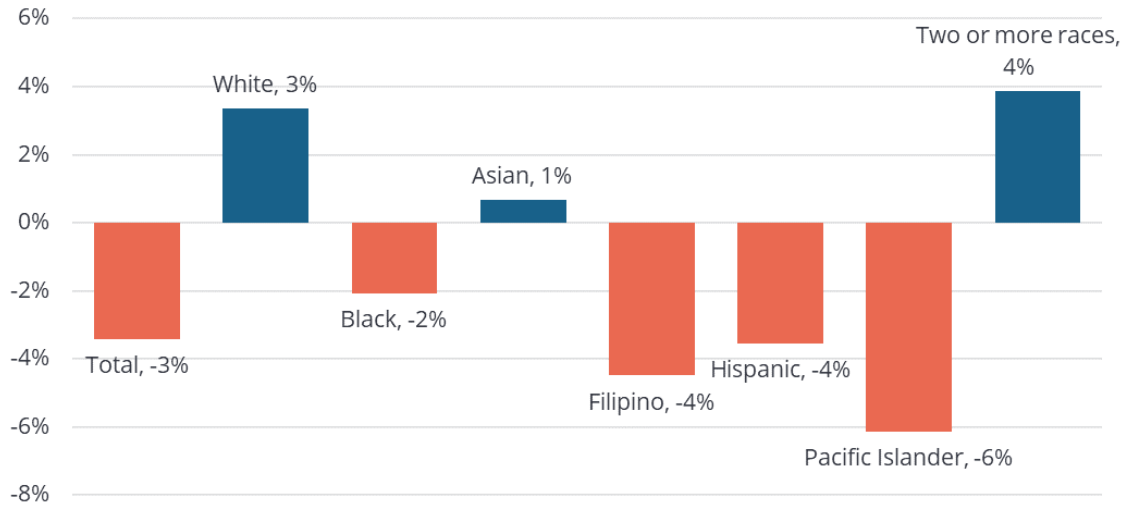
Note: In almost all school districts, less than 1% of students were Native American, so they are not included in this table.

Source: California Department of Education and Root Policy Research

Enrollment changes due to COVID-19 varied by race and ethnicity. For instance, between 2019-2021, enrollment among Pacific Islander students decreased by 6% (from 1,581 students in 2019-20 to 1,484 students in 2020-21). This is substantially higher than the 3% countywide average. Enrollments among Filipino and Hispanic students decreased by 4% while enrollment among Black/African American students decreased by 2%. On the other

end of the spectrum, there was a 3% increase in enrollment among White students (from 22,308 students to 23,055 students) between 2019-20 and 2020-21. Similarly, there was a 1% increase in enrollment among Asian students and a 4% increase among students of two or more races.

Figure V-9.
Enrollment Changes by Race and Ethnicity, San Mateo County, 2019-20 to 2020-21



Source: California Department of Education and Root Policy Research

While many of their families may have simply moved out of San Mateo County during the pandemic, it is possible that Black/African American, Filipino, Hispanic, and Pacific Islander students are otherwise slipping through the cracks of the education system during this period.

Demographics: students with extenuating circumstances. Several students in the county's public schools are facing additional hurtles to educational ease. Many are English learners, qualify for reduced lunch, are foster children, are experiencing homelessness, have a disability, or are migrants. Students in these groups often have hindrances to excelling in school because of detrimental circumstances beyond their control. These include financial and social hardships as well as problems within students' families.

Qualification for free and reduced lunch is often used as a proxy for extenuating circumstances. Qualifications are determined based on household size and income. For instance, in the 2020-2021 academic year, students from a household of three making less

than $40,182 annually qualified for reduced price meals, and those making less than $28,236 in a household of three qualified for free meals.[8]

Free and reduced lunch disparities. Overall, 29% of public school students in San Mateo County qualify for reduced or free lunch. This rate was substantially lower in districts like Hillsborough Elementary, San Carlos Elementary, Portola Valley Elementary, Las Lomitas Elementary, Belmont-Redwood Shores, and Menlo Park City Elementary, where each had less than 10% of students qualify for free or reduced lunch.

The rate of reduced lunch qualification was far higher in Ravenswood City Elementary School District, where 83% of students qualify for reduced lunch.

Disparities in homelessness. In Ravenswood City Elementary, 30% of students are experiencing homelessness. This is an outlier in the county, where overall just 2% are experiencing homelessness. The school district has received media attention due to its astronomically high rate of students experiencing homelessness. Some have noted that rates of homelessness have increased due to escalating costs of living in an area surrounded by affluence.[9] Others have highlighted that ”Having a roof over your head, having a safe place to sleep and study, is fundamental to absolutely everything," and have noted that students who experience homelessness have higher dropout rates and are more likely to experience homelessness as adults.[10]

School moves related to evictions. Currently, students whose families have been evicted do not have protections allowing them to remain in their current school district. This means that precarious housing also means precarious schooling for many of the county’s students. Frequent moves by students are closely related to lower educational proficiency.

In the City of San Francisco, a 2010 ordinance protects some students from being evicted during the school year; however, it only relates to owner/relative move-in evictions.[11] Children in families who are evicted for other reasons may need to move schools or districts when their housing is lost.

English language learners. Countywide, 20% of public school students are English learners. Again, this rate is highest at Ravenswood City Elementary, where 53% of students are English learners. La Honda-Pescadero Unified School District, Jefferson Union High

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[8] “Income Eligibility Scales for School Year 2020-2021.” California Department of Education.

[9] Bartley, Kaitlyn. “Homelessness: The shadow that hangs over students in this Bay Area school district.” The Mercury News. December 2018.

[10] Jones, Carolyn. “California schools see big jump in homeless students.” Palo Alto Online. October 2020.

[11] https://sfrb.org/new-amendment-prohibiting-owner-move-evictions-minor-children-during-school-year

School, and Redwood City Elementary also have high rates of English learners, representing more than a third of students.

Less than one percent of students in San Mateo County public school districts are foster youth or migrants. Cabrillo Unified School District had the highest rate of migrant students at 3%. La Honda-Pescadero had the highest rate of foster children at 2%.

School districts without large low income populations also tend to serve very few English language learners. For instance, in Hillsborough Elementary where 0% of students qualify for reduced lunch, only 1% of students are English language learners.

Figure V-10.
Students with Extenuating Circumstances, 2020-2021

School District	English Learners	Reduced Lunch	Foster Children	Homeless	Migrant
Unified School Districts					
Cabrillo Unified	20%	37%	0%	2%	3%
La Honda-Pescadero	38%	38%	2%	1%	1%
South San Francisco	21%	34%	0%	1%	1%
High & Elementary School Districts					
Jefferson Union High School	36%	44%	0%	0%	0%
Bayshore Elementary	30%	57%	0%	0%	0%
Brisbane Elementary	16%	19%	0%	0%	0%
Jefferson Elementary	14%	27%	0%	1%	0%
Pacifica	9%	18%	0%	1%	0%
San Mateo Union High School	10%	21%	0%	0%	0%
Burlingame Elementary	13%	11%	0%	0%	0%
Hillsborough Elementary	1%	0%	0%	0%	0%
Millbrae Elementary	19%	25%	0%	0%	0%
San Bruno Park Elementary	29%	18%	0%	0%	0%
San Mateo-Foster City	26%	28%	0%	2%	0%
Sequoia Union High School	15%	30%	0%	0%	0%
Belmont-Redwood Shores	10%	7%	0%	0%	0%
Las Lomitas Elementary	7%	6%	0%	0%	0%
Menlo Park City Elementary	6%	7%	0%	0%	0%
Portola Valley Elementary	4%	5%	0%	0%	0%
Ravenswood City Elementary	53%	83%	0%	30%	0%
Redwood City Elementary	38%	56%	0%	2%	1%
San Carlos Elementary	5%	6%	0%	0%	0%
Woodside Elementary	8%	10%	0%	0%	0%
Total	20%	29%	<1%	2%	<1%

Source: California Department of Education and Root Policy Research

The overall share of students in these groups has not changed drastically over time. As shown in Figure V-11, there have been slight decreases in the share of students who are English learners and the share of students who qualify for reduced lunch from 2016-2017

to 2020-2021. Around 2% of students in the county are homeless and this has not changed between 2016-2017 and 2020-2021. Foster youth and migrant students are not shown in the figure, as both have hovered at less than 1% from year to year.

Figure V-11.
Changes in rates of English Leaners, Reduced Lunch, and Homelessness, 2016-2017 to 2020-2021

Note: These data exclude enrollments in SBE Everest Public High School District, which in 2015 combined with the Sequoia Union High School District.

Source: California Department of Education and Root Policy Research

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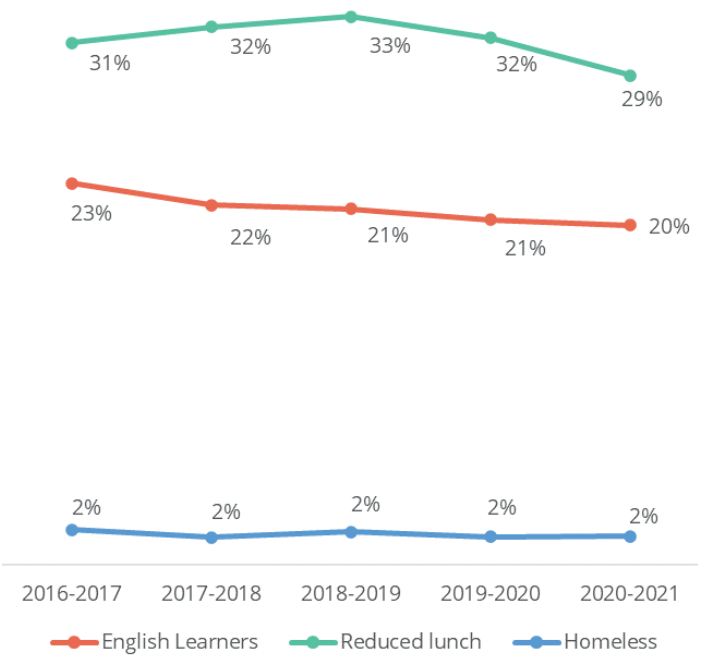
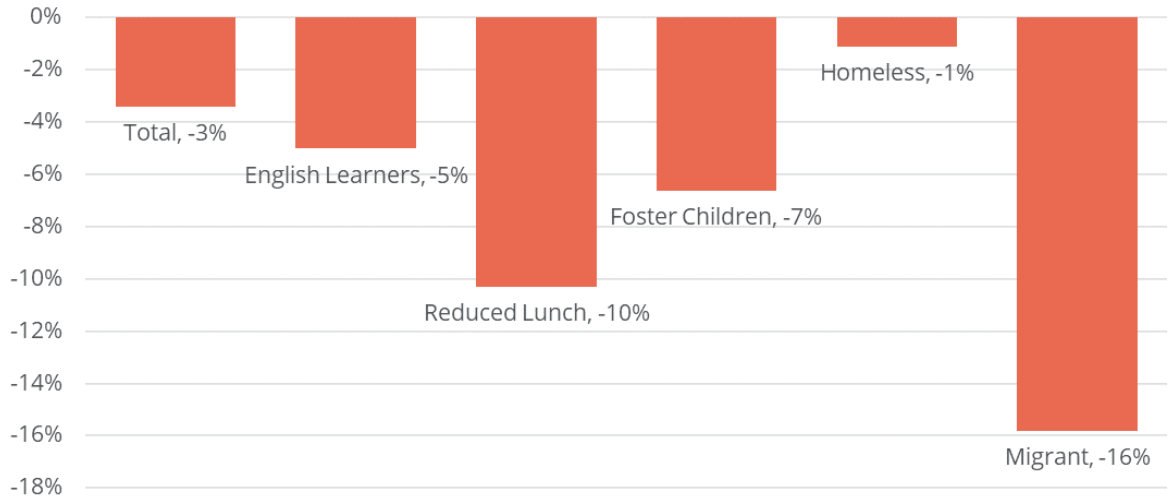


During COVID-19, enrollments decreased by 3% between 2019-2020 and 2020-2021 school years, as families withdrew or did not reenroll their children from public schools. Enrollment among migrant students decreased much more drastically, by 16% (from 332 students to 279 students). Similarly, enrollment among students who qualify for reduced lunch declined at a higher rate (10%) than the overall student population. Foster children and English learners also experienced enrollment decreases at a rate higher than the total population, with 7% and 10% decreases in enrollment, respectively.

Figure V-12.
Enrollment Changes by Extenuating Circumstance, San Mateo County, 2019-2020 to 2020-2021



Source: California Department of Education and Root Policy Research

Achievement Gaps

This section details achievement gaps within school districts. Gaps are measured by test scores, meeting California State University or University of California admissions standards, and college-going rates.

Test scores. Figure V-13 indicates the percent of students who met or exceeded English and mathematics testing standards set by the California State Assessment of Student Performance and Progress. Overall, 62% of students in the county met or exceeded English testing standards and 52% met or exceeded mathematics testing standards.

Of all the districts with high schools, San Mateo Union High School District had the highest student pass rates: 70% of their students met or exceeded standards in English testing and 50% met or exceeded standards in mathematics testing.

Among elementary school districts, Portola Valley Elementary School District and Woodside Elementary School District had the highest rates of success in English, with 87% and 88% of students meeting or exceeding English testing standards, respectively. Woodside Elementary School District and Hillsborough Elementary School District had the highest rates of success in mathematics, with 84% and 85% meeting math testing standards, respectively.

In every school district, girls scored higher on English tests than boys. Overall, girls met or exceeded English testing at a rate of 67% while boys met or exceeded English testing at a rate of 57%. The largest gender gap was in Brisbane Elementary School District, where 72%

of girls met or exceeded English testing standards and just 56% of boys did: a gap of 16 percentage points.

Gender gaps in mathematics were less pronounced, but largest gender gaps were in Cabrillo Unified School District and in La Honda Pescadero Unified School District. In Cabrillo Unified, girls passed mathematics at a rate 7% higher than boys, while in La Honda-Pescadero, boys passed at a rate 6% higher than girls.

Figure V-14.
Students who Met or Exceeded Testing Standards, by Gender and District, 2018-2019

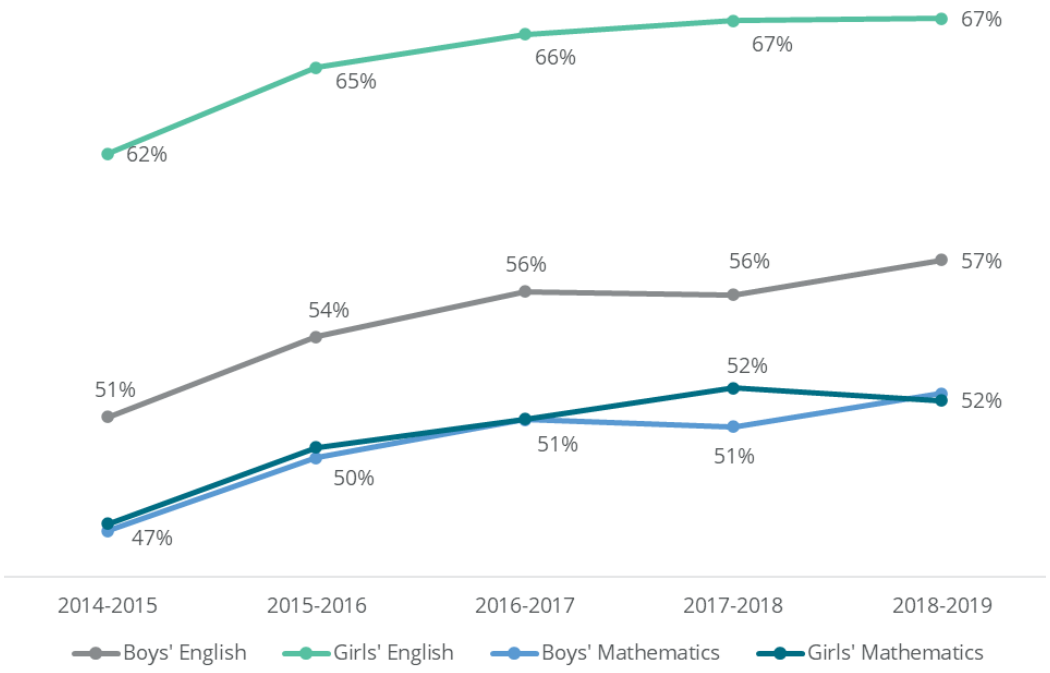
	English Language Arts/Literacy			Mathematics		
District	Total	Boys	Girls	Total	Boys	Girls
Unified School Districts						
Cabrillo Unified	48%	41%	55%	34%	31%	38%
La Honda-Pescadero	43%	36%	49%	31%	34%	28%
South San Francisco	52%	45%	60%	44%	42%	45%
High & Elementary School Districts						
Jefferson Union High School	57%	52%	63%	37%	38%	35%
Bayshore Elementary	27%	24%	31%	27%	27%	28%
Brisbane Elementary	64%	56%	72%	54%	56%	53%
Jefferson Elementary	48%	43%	54%	37%	39%	35%
Pacifica	60%	55%	65%	57%	57%	57%
San Mateo Union High School	70%	66%	76%	50%	50%	50%
Burlingame Elementary	80%	75%	84%	78%	78%	78%
Hillsborough Elementary	85%	81%	89%	85%	86%	84%
Millbrae Elementary	63%	57%	70%	58%	58%	58%
San Bruno Park Elementary	50%	47%	53%	41%	43%	38%
San Mateo-Foster City	62%	58%	67%	56%	56%	56%
Sequoia Union High School	68%	64%	72%	50%	50%	50%
Belmont-Redwood Shores	82%	78%	86%	79%	78%	80%
Las Lomitas Elementary	86%	84%	88%	82%	84%	80%
Menlo Park City Elementary	84%	81%	87%	83%	82%	83%
Portola Valley Elementary	87%	83%	91%	83%	84%	82%
Ravenswood City Elementary	22%	20%	23%	15%	16%	13%
Redwood City Elementary	54%	49%	59%	46%	46%	46%
San Carlos Elementary	80%	77%	83%	75%	76%	74%
Woodside Elementary	88%	85%	91%	84%	85%	83%
Total	62%	57%	67%	52%	52%	52%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

The gender gap in test scores has started to close in recent years, as indicated in Figure V-15. In 2014-2015 there was a 11 percentage point gap in girls' and boys' English testing pass

rates, and by 2018-2019 this was just a 10 percentage point gap. The figure also indicates that there have been steady gains in the share of students meeting or exceeding testing standards in the county.

Figure V-15.
Students who Met or Exceeded Testing Standards, by Gender, 2014-2015 to 2018-2019



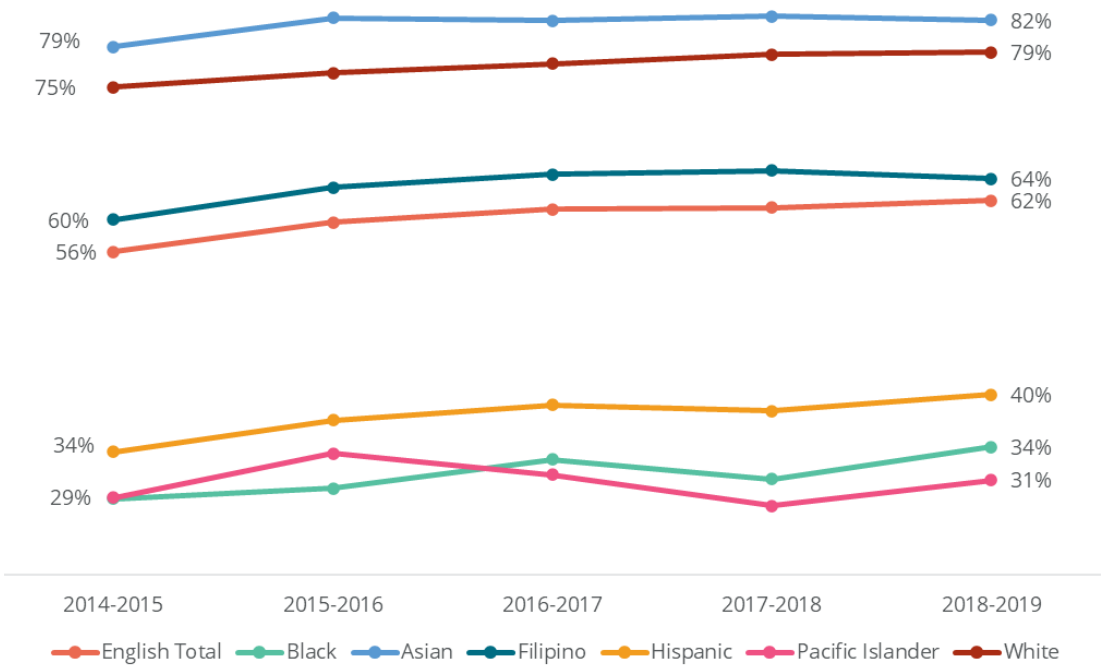
Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Very large gaps in test scores by race and ethnicity exist among students in some areas. Figure V-16 illustrates the rate at which students of various racial and ethnic groups met or exceeded English testing standards.

For the past five years in San Mateo County, Asian, White, and Filipino students have met or exceeded English testing standards at rates higher than the overall student population. Hispanic, Black/African American, and Pacific Islander students, on the other hand, have been underserved in this realm and have consistently scored lower than the overall student body.

However, across all groups, the rate at which students met or exceed English testing standards has increased since the 2014-2015 school year. Hispanic students have made the largest percentage point gain: 34% met standards in 2014-2015 and 40% met standards in 2019-19, an increase of six percentage points.

Figure V-16.
Students who Met or Exceeded English Testing Standards, by Race and Ethnicity, 2014-2015 to 2018-2019

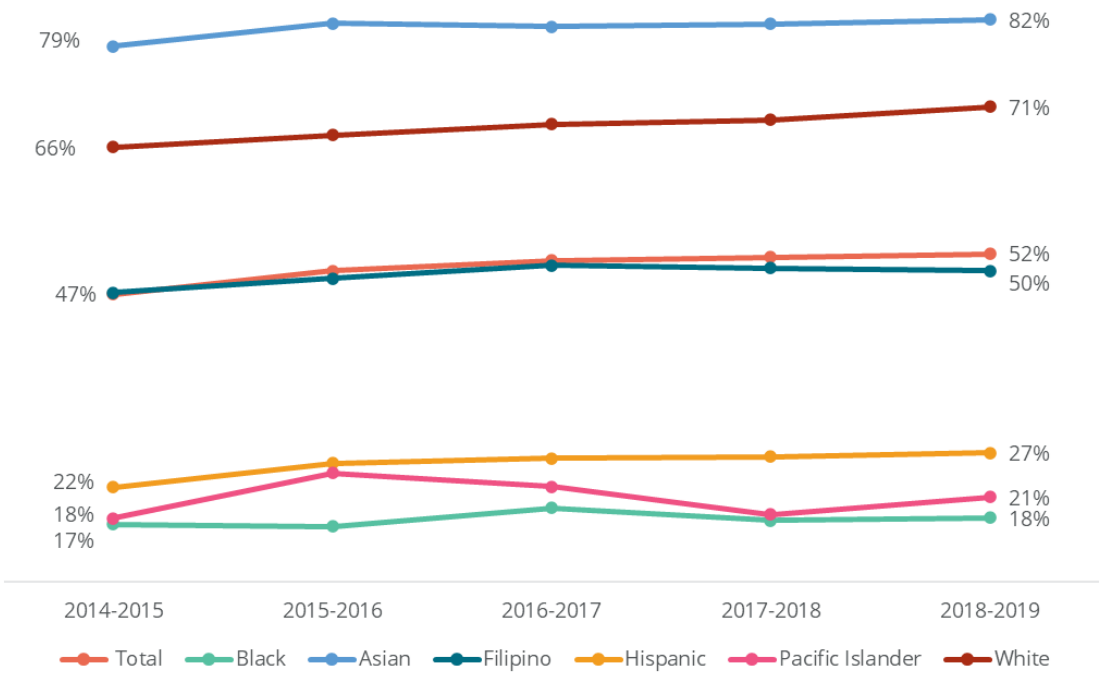


Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

A similar narrative holds in Math testing standards, where scores have improved among each racial and ethnic group from 2014-2015 to 2018-2019. Again, White and Asian students meet or exceed math testing standards at rates higher than the overall population while Hispanic, Pacific Islander, and Black/African American students scored lower.

White and Hispanic students have seen the biggest increases in rates of mathematics success: both have experienced a five percentage point increase in the percent of students who met or exceeded math testing standards.

Figure V-17.
Students who Met or Exceeded mathematics testing standards, by Race and Ethnicity, 2014-2015 to 2018-2019



Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Figure V-18 illustrates the rates at which students of various racial and ethnic groups met or exceeded mathematics testing standards by district.

There were several districts in which the gaps between the overall test pass rates and a specific racial groups' pass rates were especially wide. For instance, in San Carlos Elementary School District, 75% of the total student body met or exceeded math testing standards, but only 11% of Black/African American students met or exceeded math testing standards— a gap of 64 percentage points.

Other school districts with wide gaps between Black/African American and overall math testing success were Las Lomitas Elementary (46 percentage point gap), Menlo Park City Elementary (43 percentage point gap), and Belmont-Redwood Shores (42 percentage point gap).

Some school districts also had similar gaps in Pacific Islander students' math passing rates and overall passing rates. For instance, in Menlo Park City Elementary School District, 83% of the student body met or exceeded mathematics testing standards but just 35% of Pacific Islander students passed or exceeded mathematics testing standards—a gap of 48

percentage points. Millbrae Elementary School District also had a 47 percentage point gap between Pacific Islander students' and total students' math test rates.

Figure V-18.
Students who Met or Exceeded Mathematics Testing Standards, by Race/Ethnicity and District, 2018-2019

School District	Overall	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts							
Cabrillo Unified	34%	65%	(no data)	38%	16%	(no data)	54%
La Honda-Pescadero	31%	(no data)	(no data)	(no data)	20%	(no data)	46%
South San Francisco	44%	75%	19%	60%	29%	33%	46%
High & Elementary School Districts							
Jefferson Union High School	37%	75%	(no data)	36%	17%	(no data)	42%
Bayshore Elementary	27%	44%	(no data)	38%	17%	14%	(no data)
Brisbane Elementary	54%	67%	(no data)	65%	38%	(no data)	60%
Jefferson Elementary	37%	61%	15%	42%	23%	20%	30%
Pacifica	57%	74%	38%	48%	38%	(no data)	66%
San Mateo Union High School	50%	84%	(no data)	46%	22%	20%	63%
Burlingame Elementary	78%	92%	53%	66%	50%	(no data)	81%
Hillsborough Elementary	85%	92%	(no data)	(no data)	76%	(no data)	82%
Millbrae Elementary	58%	75%	31%	63%	27%	11%	51%
San Bruno Park Elementary	41%	69%	23%	64%	25%	27%	50%
San Mateo-Foster City	56%	87%	30%	61%	23%	27%	69%
Sequoia Union High School	50%	81%	18%	53%	22%	11%	76%
Belmont-Redwood Shores	79%	92%	37%	77%	52%	43%	79%
Las Lomitas Elementary	82%	93%	36%	(no data)	44%	(no data)	87%
Menlo Park City Elementary	83%	94%	40%	(no data)	55%	35%	88%
Portola Valley Elementary	83%	89%	(no data)	(no data)	56%	(no data)	89%
Ravenswood City Elementary	15%	(no data)	9%	(no data)	15%	11%	(no data)
Redwood City Elementary	46%	92%	22%	76%	34%	44%	75%
San Carlos Elementary	75%	91%	11%	85%	51%	(no data)	78%
Woodside Elementary	84%	92%	(no data)	(no data)	52%	(no data)	89%
Total	52%	82%	18%	50%	27%	21%	71%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Although racial gaps in English testing were less pronounced, San Carlos Elementary School District also had a wide gap between the total student body and Black/African American

students. Namely, 80% of the student body met or exceeded English testing standards, but only 19% of Black/African American students met or exceeded testing standards—a 61 percentage point gap. Las Lomitas Elementary had a 41 percentage point gap between overall English testing success and Black/African American English testing success.

Other districts had large gaps between the total student body's English test scores and Pacific Islander students' test scores. Namely, in Menlo Park City Elementary School District 84% of students met or exceeded English testing standards, but only 40% of Pacific Islander students—a 44 percentage point gap.

Figure V-19.
Students who Met or Exceeded English Testing Standards, by Race/Ethnicity and District, 2018-2019

School District	Overall	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts							
Cabrillo Unified	48%	78%	(no data)	54%	28%	(no data)	71%
La Honda-Pescadero	43%	(no data)	(no data)	(no data)	27%	(no data)	61%
South San Francisco	52%	76%	36%	66%	38%	44%	56%
High & Elementary School Districts							
Jefferson Union High School	57%	81%	(no data)	60%	43%	(no data)	59%
Bayshore Elementary	27%	49%	(no data)	33%	20%	14%	(no data)
Brisbane Elementary	64%	63%	(no data)	75%	51%	(no data)	79%
Jefferson Elementary	48%	62%	28%	59%	34%	33%	43%
Pacifica	60%	65%	32%	52%	45%	(no data)	68%
San Mateo Union High School	70%	88%	55%	79%	50%	34%	81%
Burlingame Elementary	80%	88%	61%	73%	55%	(no data)	83%
Hillsborough Elementary	85%	89%	(no data)	(no data)	77%	(no data)	83%
Millbrae Elementary	63%	74%	46%	68%	42%	23%	61%
San Bruno Park Elementary	50%	72%	39%	76%	36%	31%	56%
San Mateo-Foster City	62%	85%	41%	68%	34%	37%	77%
Sequoia Union High School	68%	87%	44%	92%	47%	31%	88%
Belmont-Redwood Shores	82%	91%	44%	81%	64%	61%	83%
Las Lomitas Elementary	86%	91%	45%	(no data)	65%	(no data)	89%
Menlo Park City Elementary	84%	92%	60%	(no data)	62%	40%	88%
Portola Valley Elementary	87%	92%	(no data)	(no data)	58%	(no data)	93%
Ravenswood City Elementary	22%	(no data)	24%	(no data)	21%	18%	(no data)
Redwood City Elementary	54%	91%	35%	73%	43%	47%	83%
San Carlos Elementary	80%	90%	19%	76%	60%	(no data)	83%
Woodside Elementary	88%	92%	(no data)	(no data)	58%	(no data)	92%
Total	62%	82%	34%	64%	40%	31%	79%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Students with extenuating circumstances across all districts met or exceeded testing standards at lower rates. However, some districts had especially wide disparities between overall test scores and test scores of students with extenuating circumstances.

For example, English learning students in Portola Valley Elementary, Woodside Elementary, Menlo Park City Elementary, and Brisbane Elementary each met or exceeded mathematics test standards at a rate at least 50 percentage points below the overall test rate in each district. English learning students in Las Lomitas Elementary (54%) had the highest mathematics pass rates, followed by those in Belmont-Redwood Shores (42%) and Burlingame Elementary (40%).

Students with disabilities scored especially high on mathematics tests in Hillsborough Elementary, where 48% met or exceeded standards. Others in Belmont-Redwood Shores (43%) and Woodside Elementary (41%) had high pass rates as well. Students with disabilities in San Carlos Elementary and Las Lomitas Elementary school districts scored far below the overall student body: in these districts, students with disabilities met or exceeded mathematics test standards at 54 percentage points below the overall test rate.

In Jefferson Elementary and Ravenswood Elementary students experiencing homelessness passed math tests at a rate similar to their housed peers. In other districts, however, students experiencing homelessness often scored substantially lower. School districts with the widest math testing gaps between the overall student body and students experiencing homelessness were San Mateo-Foster City and Millbrae Elementary, with a 41 percentage point gap and 42 percentage point gap, respectively.

Figure V-20.
Students who Met or Exceeded Math Testing Standards, by Special Case and District, 2018-2019

School District	Overall	English Learners	Experiencing homelessness	Migrant	With Disabilities
Unified School Districts					
Cabrillo Unified	34%	4%	5%	4%	9%
La Honda-Pescadero	31%	4%	(no data)	(no data)	2%
South San Francisco	44%	20%	25%	4%	18%
High & Elementary School Districts					
Jefferson Union High School	37%	5%	(no data)	(no data)	6%
Bayshore Elementary	27%	11%	(no data)	(no data)	9%
Brisbane Elementary	54%	4%	(no data)	(no data)	12%
Jefferson Elementary	37%	15%	36%	(no data)	11%
Pacifica	57%	22%	(no data)	(no data)	17%
San Mateo Union High School	50%	10%	(no data)	(no data)	13%
Burlingame Elementary	78%	40%	(no data)	(no data)	29%
Hillsborough Elementary	85%	(no data)	(no data)	(no data)	48%
Millbrae Elementary	58%	26%	16%	(no data)	25%
San Bruno Park Elementary	41%	12%	(no data)	(no data)	9%
San Mateo-Foster City	56%	11%	15%	(no data)	14%
Sequoia Union High School	50%	3%	33%	(no data)	9%
Belmont-Redwood Shores	79%	42%	(no data)	(no data)	43%
Las Lomitas Elementary	82%	54%	(no data)	(no data)	28%
Menlo Park City Elementary	83%	31%	(no data)	(no data)	38%
Portola Valley Elementary	83%	14%	(no data)	(no data)	39%
Ravenswood City Elementary	15%	5%	11%	(no data)	2%
Redwood City Elementary	46%	14%	(no data)	29%	14%
San Carlos Elementary	75%	24%	(no data)	(no data)	21%
Woodside Elementary	84%	27%	(no data)	(no data)	41%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Students with extenuating circumstances also consistently scored lower in English testing than the overall student body.

For instance, English learning students in San Mateo Union High School District, Hillsborough Elementary School District, Sequoia Union High School District, Menlo Park City Elementary School District, and Portola Valley Elementary School District met or exceeded English test standards at a rate at least 60 percentage points below the overall test rate in each district. Hillsborough Elementary had the largest gap at 85 percentage points. Las Lomitas Elementary had the highest success rate among English learners, where 50% met or exceeded English testing standards.

However, students with disabilities in Las Lomitas Elementary and San Carlos Elementary school districts met or exceeded English test standards at rate 55 and 51 percentage points below the overall test rate, respectively. These were the largest gaps in the county. Students with disabilities at Woodside Elementary did the best on English testing, where 56% passed or exceeded standards.

Among students experiencing homelessness, those at Sequoia Union High School were most likely to meet English testing standards, with 42% meeting or exceeding standards. The school district with the widest gap between overall English test scores and scores among students experiencing homelessness was Cabrillo Unified with a 34 percentage point gap.

Just three districts reported English testing scores among migrant students. Redwood City Elementary had the highest pass rate at 34% and Cabrillo Unified had the lowest at 16%.

Figure V-21.
Students who Met or Exceeded English Testing Standards, by Special Case and District, 2018-2019

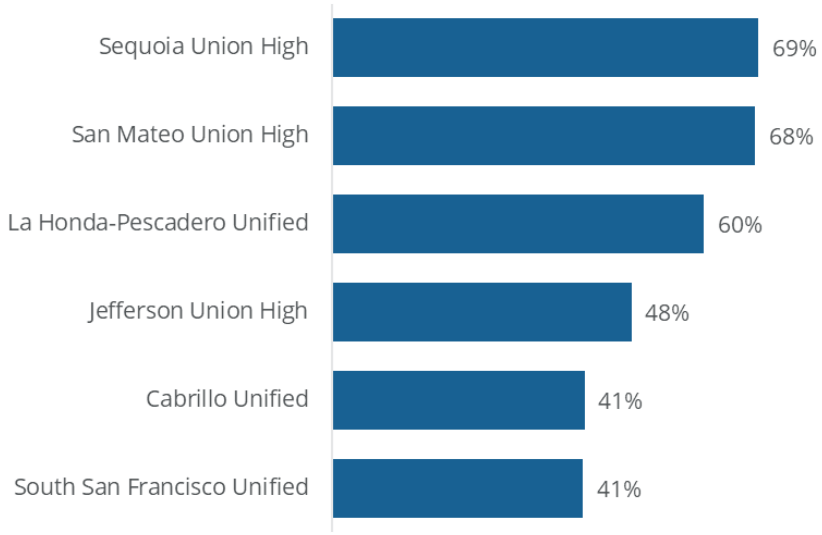
School District	Overall	English Learners	Experiencing homelessness	Migrant	With Disabilities
Unified School Districts					
Cabrillo Unified	48%	9%	14%	16%	12%
La Honda-Pescadero	43%	9%	(no data)	(no data)	9%
South San Francisco	52%	21%	35%	20%	18%
High & Elementary School Districts					
Jefferson Union High School	57%	3%	(no data)	(no data)	19%
Bayshore Elementary	27%	3%	(no data)	(no data)	4%
Brisbane Elementary	64%	21%	(no data)	(no data)	16%
Jefferson Elementary	48%	16%	30%	(no data)	15%
Pacifica	60%	12%	(no data)	(no data)	15%
San Mateo Union High School	70%	11%	(no data)	(no data)	27%
Burlingame Elementary	80%	33%	(no data)	(no data)	33%
Hillsborough Elementary	85%	(no data)	(no data)	(no data)	47%
Millbrae Elementary	63%	19%	34%	(no data)	23%
San Bruno Park Elementary	50%	14%	(no data)	(no data)	12%
San Mateo-Foster City	62%	9%	33%	(no data)	15%
Sequoia Union High School	68%	8%	42%	(no data)	27%
Belmont-Redwood Shores	82%	31%	(no data)	(no data)	45%
Las Lomitas Elementary	86%	51%	(no data)	(no data)	31%
Menlo Park City Elementary	84%	21%	(no data)	(no data)	42%
Portola Valley Elementary	87%	17%	(no data)	(no data)	37%
Ravenswood City Elementary	22%	6%	16%	(no data)	5%
Redwood City Elementary	54%	13%	(no data)	34%	16%
San Carlos Elementary	80%	29%	(no data)	(no data)	28%
Woodside Elementary	88%	18%	(no data)	(no data)	56%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Students who met university requirements. Many high schoolers in the county met admission standards for a University of California (UC) or California State University (CSU) school. Figure V-22 illustrates the percentage of cohort graduates who met admission requirements for a CSU or UC school according to California Department of Education data.

Of the high school districts in San Mateo County, Sequoia Union had the highest rate of graduates who met such admission standards, at 69%. On the other end of the spectrum, Cabrillo Unified and South San Francisco Unified had the lowest rates at 41%.

Figure V-22. Students Meeting California University Admission Standards, 2019-2020



Source:
California Department of Education and Root Policy Research.

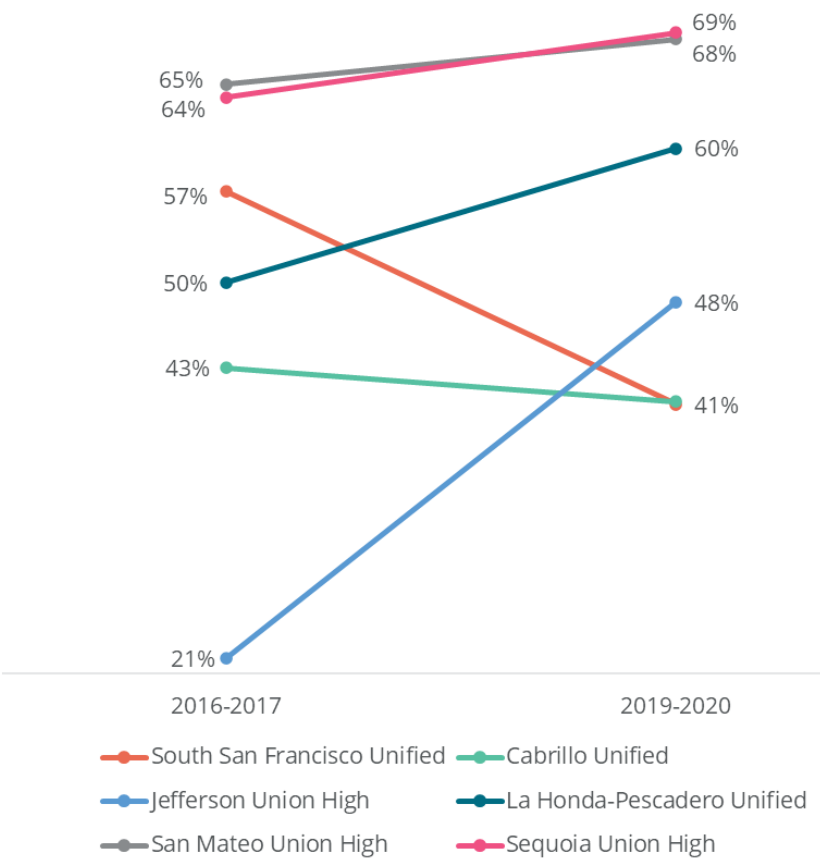
Cabrillo Unified and South San Francisco Unified have experienced a decrease in the share of graduates meeting CSU or UC admission standards in recent years. For instance, in 2016-2017, 57% of South San Francisco Unified graduates met these standards, but this decreased by 16 percentage points by 2019-2020. Cabrillo Unified experienced a less drastic decrease over the same period, but the rate still shrunk by two percentage points.

Jefferson Union High School District had the most drastic increase in the share of graduates meeting CSU or UC standards: just 21% of students met these standards in 2016-2017 compared to 48% of students in 2019-2020. La Honda-Pescadero Unified School District experienced a 10 percentage point increase in this success rate over the same period.

Sequoia Union and San Mateo Union experienced more modest increases, but remain the districts with the highest rates of students meeting CSU and UC standards.

Figure V-23. Students Meeting University Admission Standards, 2016-2017 and 2019-2020

Source:
California Department of Education and Root Policy Research.



Rates at which students met CSU or UC admissions standards varied substantially by race and ethnicity in 2019-2020. In all high school districts in San Mateo County, White and Asian students meet CSU and UC admissions standards at higher rates than the overall student population.

The largest gap is in South San Francisco Unified, where just 41% of students meet CSU or UC admissions standards, but 73% of Asian students meet those standards—a 32 percentage point gap.

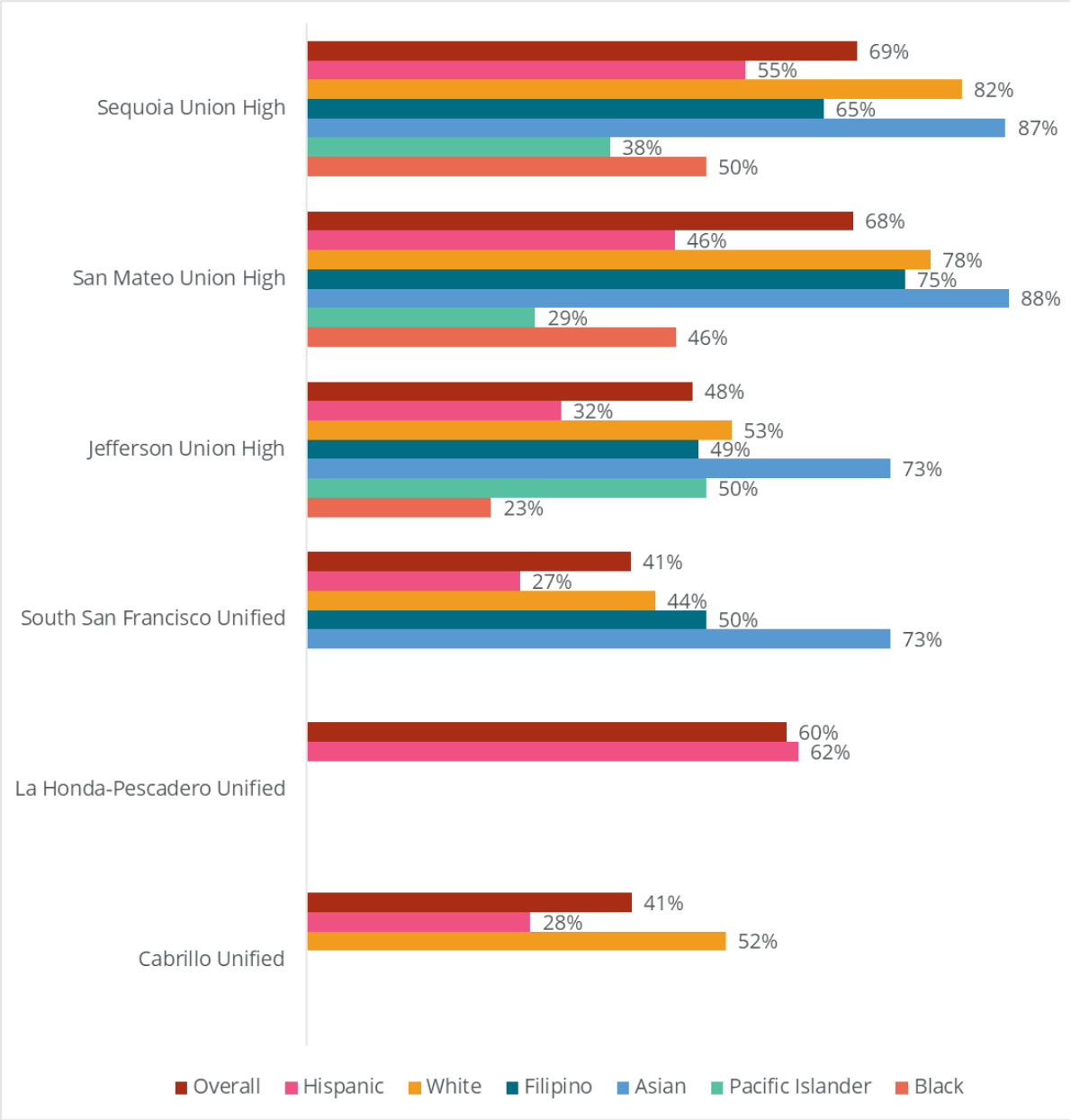
On the other end of the spectrum, Black/African American students typically met CSU or UC admissions standards at lower-than-average rates. The largest gap was in San Mateo Union, where just 29% of Black/African American students met CSU or UC standards compared to 68% of students in the district overall.

Filipino students typically met admissions standards at rates similar to the overall student body. For instance, in Jefferson Union, San Mateo Union, and South San Francisco Unified, Filipino students are slightly more likely to have meet CSU and UC standards than the overall student population. In Sequoia Union, they are slightly less likely to have met admission standards than the overall student population.

In La Honda-Pescadero, Hispanic students are slightly more likely to have met CSU or UC standards than the overall student body. However, in all other school districts, Hispanic students are less likely to have met CSU and UC standards than the overall student body. The largest disparity is in San Mateo Union, where just 46% of Hispanic students meet the university admissions standards compared to 68% of students overall.

Finally, Pacific Islander students in Jefferson Union were slightly more likely to have met California university admissions standards compared to the overall student body, but in Sequoia Union and San Mateo Union they were substantially less likely.

Figure V-24.
Students Meeting University Admission Standards, by Race and Ethnicity, 2019-2020



Source: California Department of Education and Root Policy Research

As expected, students with extenuating circumstances were less likely to meet CSU or UC admissions standards than students in the county overall. In all school districts where data are available, students with disabilities, students experiencing homelessness, English learners, foster youth, and migrant students met CSU or UC admission standards at lower rates than the overall student population.

English learners in Sequoia Union and San Mateo Regional met CSU or UC admission standards at higher rates than their peers in other school districts. However, compared to the overall student body within their own school districts, they had a larger gap than other districts. Namely, in Sequoia Union, 69% of students met admissions standards compared to just 32% of students learning English— a 37 percentage point gap.

Similarly, students with disabilities in Sequoia Union had the highest rate of meeting admissions standards (31%) compared to peers with disabilities in other districts, but also had the largest gap (38 percentage points) compared to the district's overall student body.

Migrant students met admission standards at the lowest rate in South San Francisco Unified (27%) and at the highest rate in Sequoia Union (45%). However, in Cabrillo Unified, their rates were only eight percentage points lower than that of the overall student body, the smallest gap in the county.

Approximately 36% of students experiencing homelessness in Sequoia Union met CSU or UC admission standards, which was higher than rates in San Mateo Union (21%) and Jefferson Union (21%).

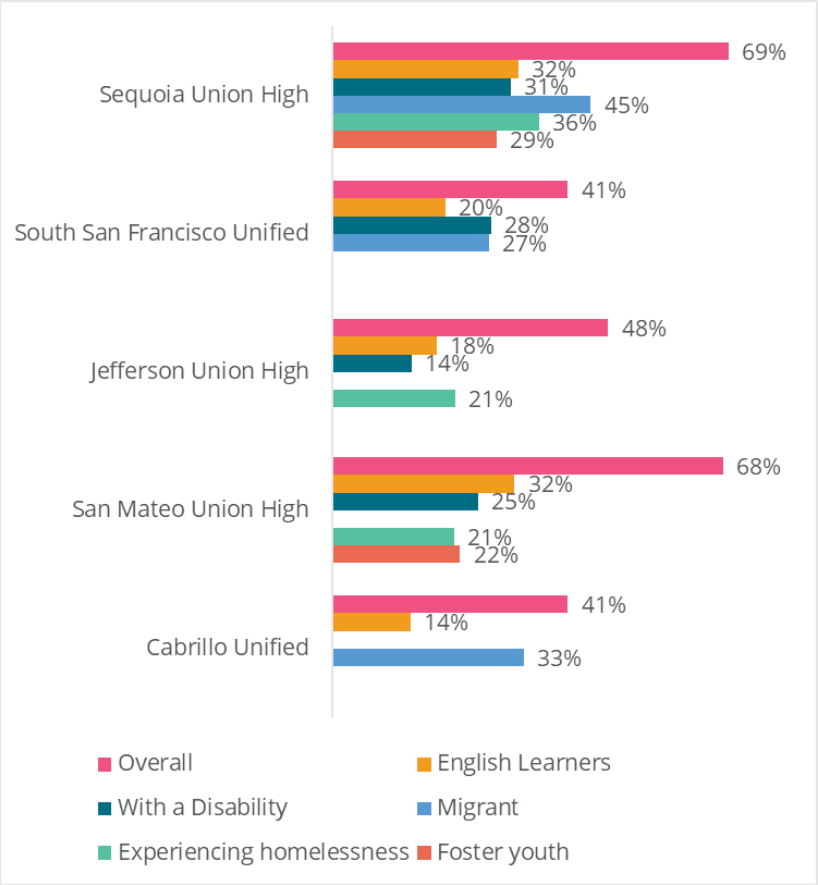
Just San Mateo Union and Sequoia Union had enough foster youth to report their rate of meeting CSU or UC admission standards. In Sequoia Union, 29% met admissions standards and 22% in San Mateo Union met admissions standards.

Figure V-25. Students Meeting University Admission Standards, 2019-2020

Source:

California Department of Education and Root Policy Research.

Notes; La-Honda Pescadero Unified is excluded from these data as they do not report admission standards data for these special groups, likely due to small sample size.

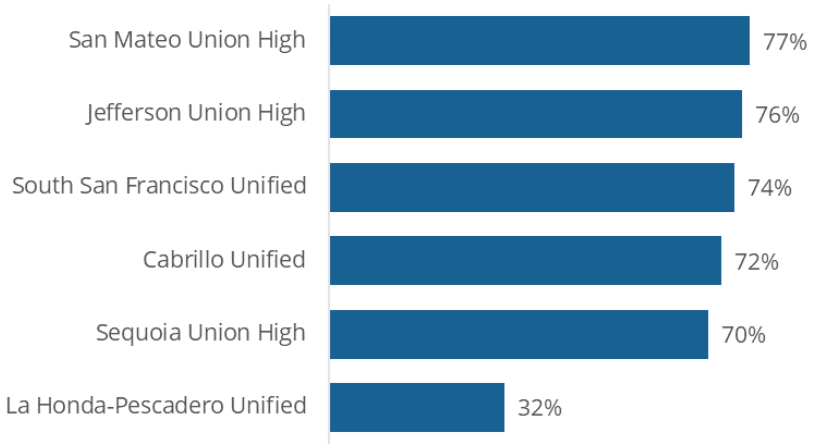


College-going rates. The college-going rate is defined as the percentage of public high school students who completed high school in a given year and subsequently enrolled in any public or private postsecondary institution (in-state or out-of-state) in the United States within 12 or 16 months of completing high school.

Most school districts in the county have a college-going rate at 70% or higher. San Mateo Union had the highest college-going rate at 77%. La Honda-Pescadero School District is the notable exception, with just 32% of graduates attending college within 12 or 16 months.

Figure V-26. College-Going Rates, 2017-2018

Source:
California Department of Education and Root Policy Research.

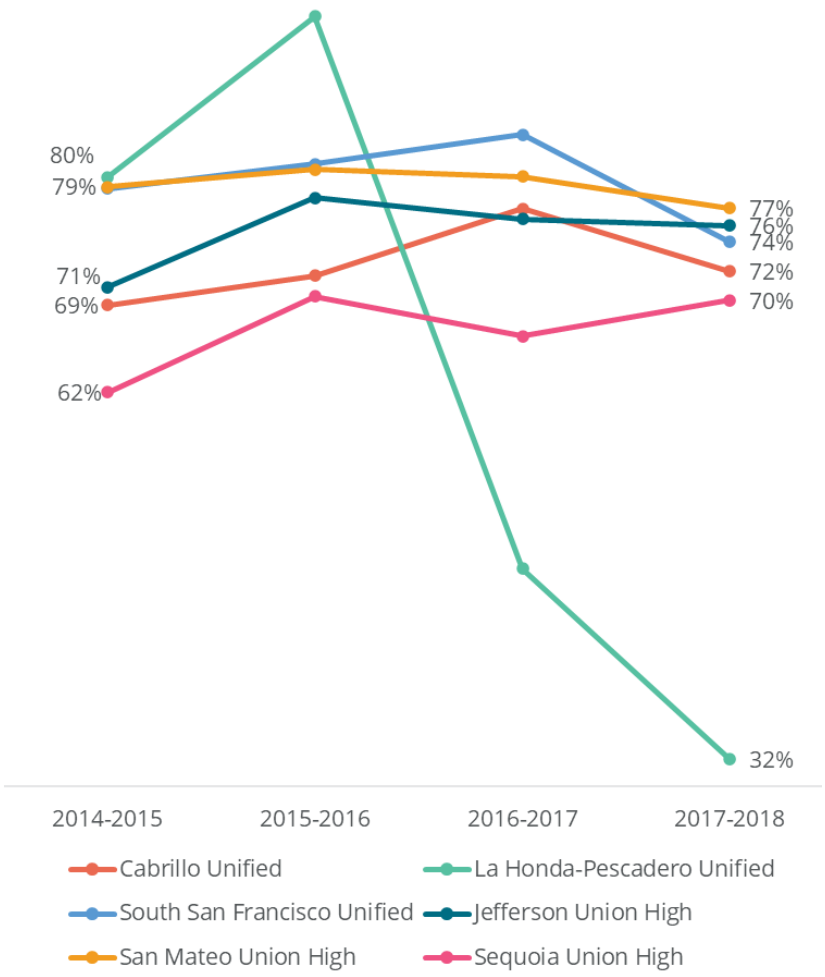


As shown in Figure V-27, La Honda-Pescadero School District previously had the highest college-going rate of all the county's high school districts, with an 80% college-going rate in 2014-2015 and a 93% college-going rate in 2015-2016. The district experienced a rapid decline in college-going rates, starting in 2016-2017. However, La Honda-Pescadero has especially small sample sizes. For instance, the district had just 26 twelfth-graders in the 2017-2018 school year, meaning that just a couple students going to college (or not) drastically alters the college-going rate in La Honda-Pescadero. All other high school districts in the county have maintained relatively consistent college-going rates.

Figure V-27. College-Going Rates, 2014-2015 to 2017-2018

Source:

California Department of Education and Root Policy Research.



Within each of the high school districts, college-going rates vary by race and ethnicity.

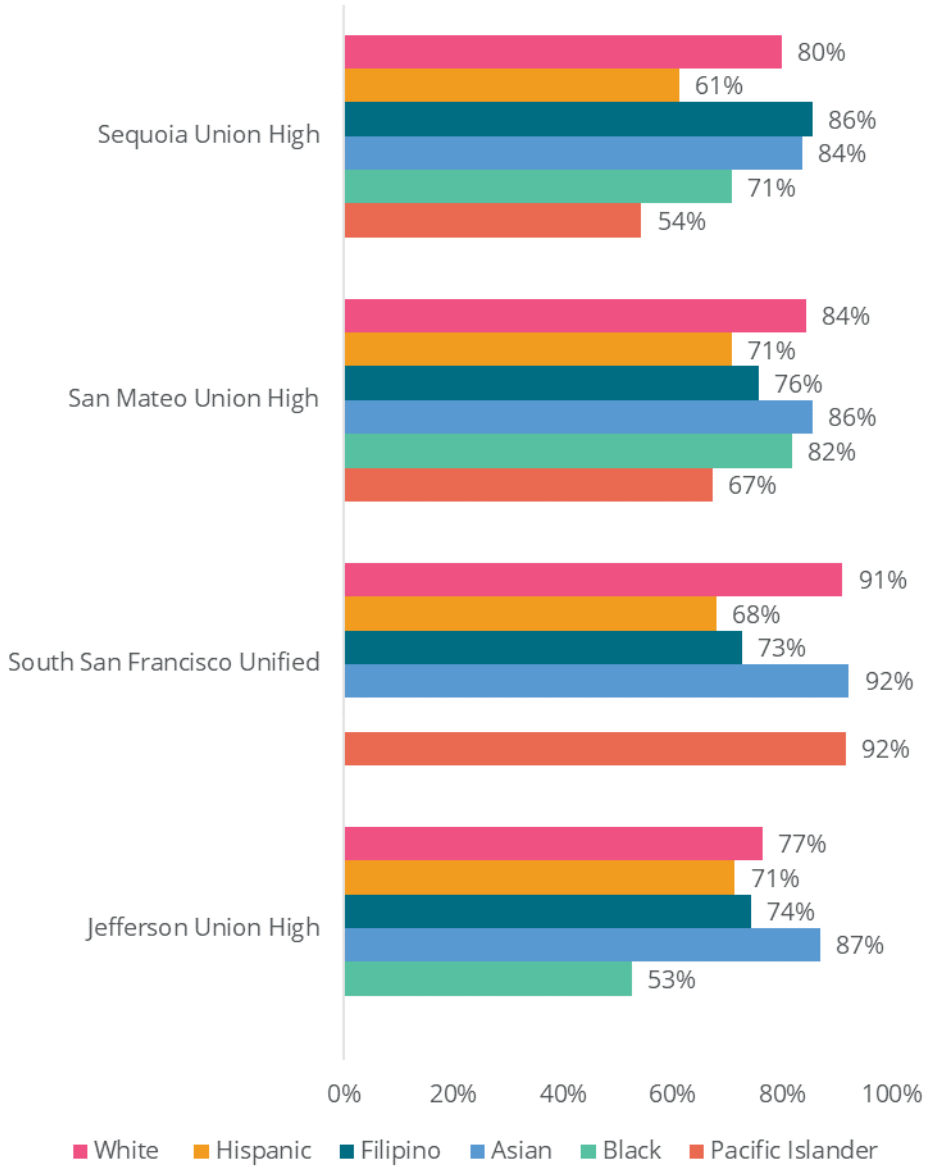
- In every district, White students have a higher college-going rate than Hispanic students, but the largest gaps are in South San Francisco United, where 91% of White students go to college compared to just 68% of Hispanic students, a 23 percentage point gap. Jefferson Union has the smallest gap between the two groups: 77% of White students go to college compared to 71% of Hispanic students.

- Among Black/African American students, those at San Mateo Union have the highest college-going rate at 82%. Those at Jefferson Union have the lowest at just 53%, which is 24 percentage points lower than that of White students and 34 percentage points lower than that of Asian students.

- Overall, Asian students have among the highest college-going-rates in the county. The rate is especially high in South San Francisco Unified, where 92% go to college. The rate is lowest in Sequoia Union High School District, where 84% go to college.

- Filipino students also have generally high rates of college-going. The highest college-going rate among Filipino students is in Sequoia Union (86%) and the lowest is in South San Francisco Unified (73%).
- College-going rates for Pacific Islander students vary substantially by district. For instance, in Sequoia Union 54% go to college, but in South San Francisco Unified 92% go to college.

Figure V-28.
College-going Rates by Race and Ethnicity, 2017-18



Note: Cabrillo Unified and La Honda- Pescadero Unified are not included here because they do not report the data, likely due to small sample sizes.

Source: California Department of Education and Root Policy Research

College-going rates are lower for students with disabilities and those learning English compared to the overall student population across the county.

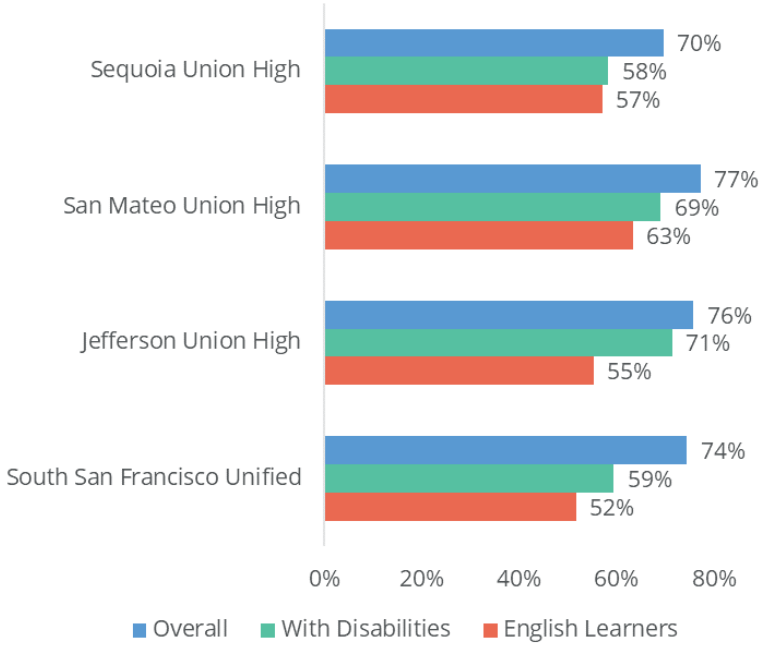
- For instance, the largest gap between overall college-going rates and English learners' college-going rates is in South San Francisco Unified, where just 52% of English learning students go to college as opposed to 74% of the overall student population—a 22 percentage point gap. Among English learners, San Mateo Union High School District had the highest college-going rate, where 63% of English learners go to college.

- Among students with disabilities, South San Francisco Unified also had the largest gap, where 59% of students with disabilities went to college compared to 74% of the overall student population — a 15 percentage point gap. Jefferson Union, on the other hand, had a relatively high college-going rate among students with disabilities that was not very different from the district's overall college-going rate: 71% went to college which is just five percentage points lower than the district's overall student population.

Figure V-29. College-going Rates for English Learners and Students with Disabilities, 2017-2018

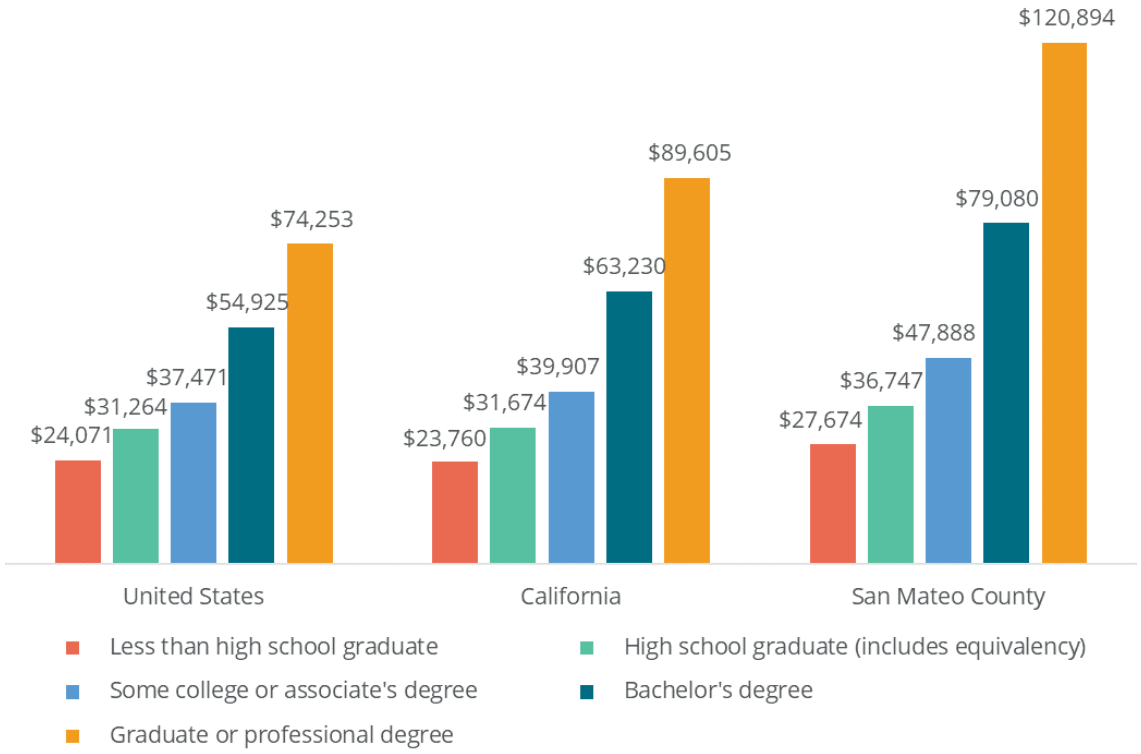
Note:
Cabrillo Unified and La Honda-Pescadero Unified are not included here because they do not report the data, likely due to small sample sizes.

Source:
California Department of Education and Root Policy Research.



Gaps in college enrollment by race, ethnicity, disability status, or English learning have stark financial consequences for students in the long-term. Figure V-30 illustrates median annual earnings by educational attainment. College degrees are especially important in San Mateo County: those with a bachelor's degree in the county earn 115% more than those with a high school diploma. This gap is wider in San Mateo County than in other parts of California and nationwide. The differences between high-school graduate earnings and bachelor's degree earnings are around 100% in California and 76% in the US overall.

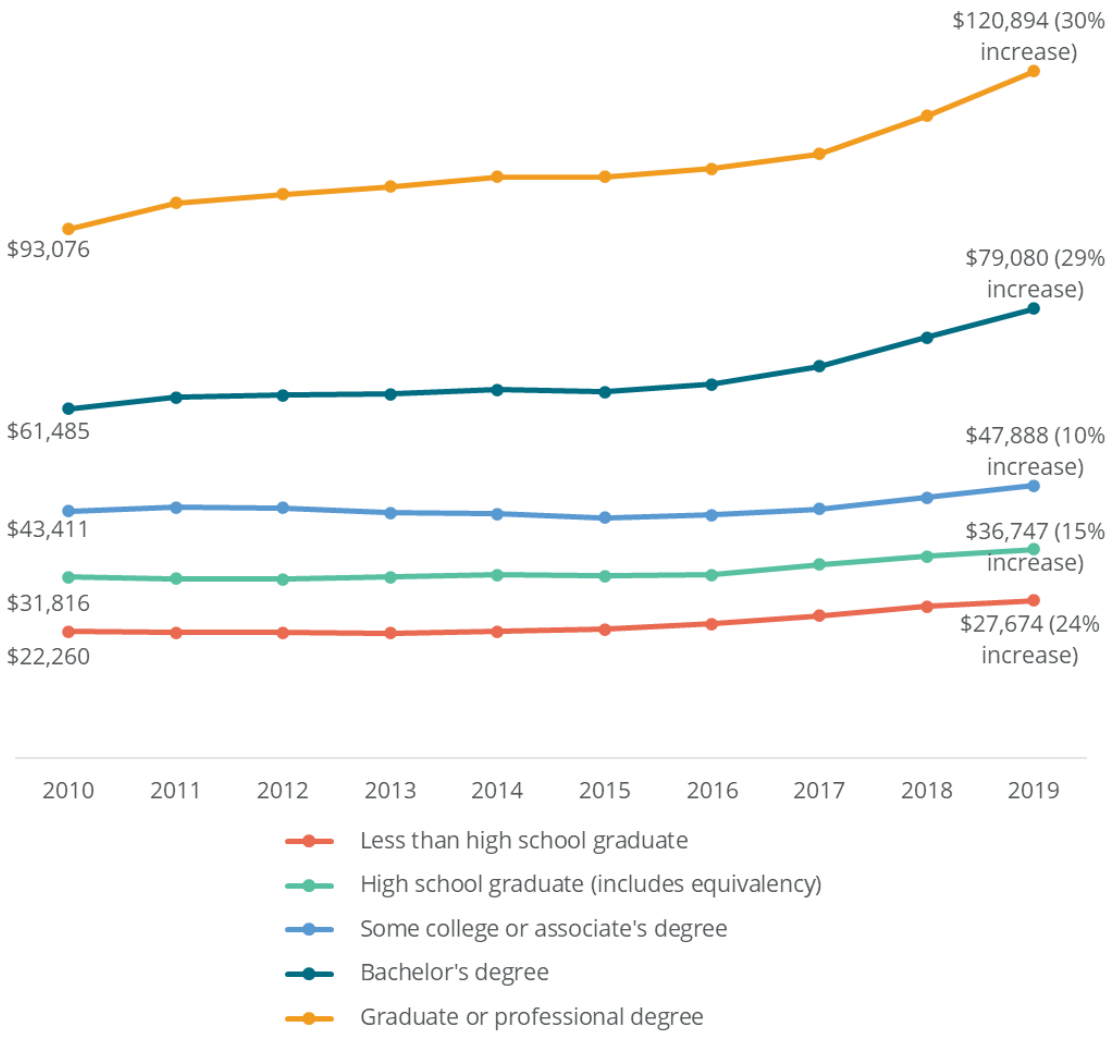
Figure V-30.
Median Annual Earnings by Educational Attainment, 2019



Source: 5-year 2019 American Community Surveys Data.

Unfortunately, the gap between high school graduates' and college graduates' earnings have been increasing in San Mateo County. As illustrated in Figure V-31, median earnings for high school graduates increased by just 15% over the last decade (from $31,816 to $36,747) while earnings for college graduates increased by 29% over the same period (from $61,485 to $79,080).

Figure V-31.
Median Annual Earnings by Educational Attainment in San Mateo County, 2010 to 2019



Source: 5-year American Community Surveys Data.

Because income disparities between college graduates and high school graduates have been increasing, it is increasingly important that school districts in San Mateo County address differences in college-going rates stratified by race, ethnicity, and extenuating circumstances.

Barriers to Success

Many students are unable to achieve academic success because of barriers in home and school. This section explores the available indicators of barriers to success, including chronic absenteeism and dropout rates. It also describes inequities in discipline rates by

race and ethnicity, which has been linked both to discrimination by education professionals as well as a major barrier to students' future success.

Chronic absenteeism. Academic studies have found that if a student is chronically absent, it reduces their math and reading achievement outcomes, educational engagement, and social engagement.[12] Chronic absenteeism also has spillover effects and negatively impacts students who themselves are not chronically absent. For instance, one study found that students suffer academically from having chronically absent classmates—as exhibited across both reading and math testing outcomes.[13]

Students are considered chronically absent if they were absent for 10% or more of the days during a school year. Note, however, students are exempt from chronic absenteeism calculations if they receive instruction through a home or hospital instructional setting, are attending community college full-time, or were not expected to attend more than 31 days.

In the county overall, 10% of students were chronically absent during the 2018-2019 school year.[14] This is a slight increase from the 2016-2017 school year, where just 9% of students overall were chronically absent.

Chronic absenteeism rates were higher in districts with a large number of students experiencing economic and housing precarity. For instance, Ravenswood Elementary, which has a 30% rate of homelessness among students, had one of the higher rates of chronic absenteeism at 16%. La Honda-Pescadero and Sequoia Union high school districts also had high rates of chronically absent students at 16% and 17%, respectively.

When disaggregating by race and ethnicity, just 3% of Asian students were chronically absent, and 7% of White and Filipino students were chronically absent. On the other end of the spectrum, Pacific Islander students (26%), Black/African American students (18%), and Hispanic students (15%) had notably higher rates of chronic absenteeism than the overall student population (10%). Chronic absenteeism among Pacific Islander students has increased in recent years, as illustrated in Figure V-32.

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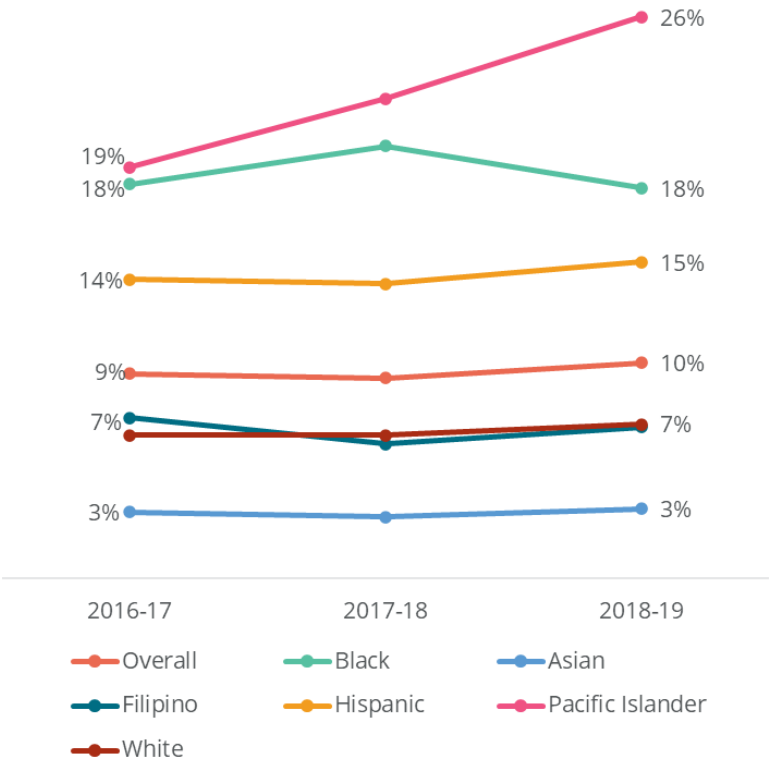
[12] Gottfried, Michael A. "Chronic absenteeism and its effects on students' academic and socioemotional outcomes." Journal of Education for Students Placed at Risk (JESPAR) 19.2 (2014): 53-75.

[13] Gottfried, Michael A. "Chronic absenteeism in the classroom context: Effects on achievement." Urban Education 54.1 (2019): 3-34.

[14] Because of the physical school closures during the COVID-19 pandemic, the California Department of Education determined that 2019–2020 absenteeism data are not valid, therefore, we present data from the 2018-2019 school year.

Figure V-32. Chronic Absenteeism by Race/Ethnicity, 2016-2017 to 2018-2019

Source: California Department of Education and Root Policy Research



Chronic absenteeism among Pacific Islander students was especially pronounced in San Mateo-Foster City school district where there was a 26 percentage point gap between chronic absenteeism rates for Pacific Islander students (32%) and the overall student body (6%). Other districts had similarly large gaps, including San Bruno Park Elementary (20 percentage points) and South San Francisco Unified (18 percentage points).

Some districts had larger gaps in absenteeism rates between Black/African American students and the overall population. For instance, in San Carlos Elementary, 4% of the overall student body is chronically absent compared to 27% of Black/African American students— a 23 percentage point gap. Jefferson Elementary school district had a 17 percentage point gap between their overall chronic absenteeism rate (12%) and their chronic absenteeism rate among Black/African American students (28%).

Among White students, Bayshore Elementary School District was a major outlier, where 46% of White students were chronically absent compared to just 12% of the total student population. However, it is important to note that this represents a very small sample of White students: just 3% of students at Bayshore Elementary are White, one of lowest in the county.

Figure V-33.
Chronic Absenteeism by District and Race/Ethnicity, 2018-2019

School District	Total	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts							
Cabrillo Unified	10%	5%	(no data)	5%	11%	(no data)	10%
La Honda-Pescadero	16%	(no data)	(no data)	(no data)	14%	(no data)	18%
South San Francisco	13%	4%	16%	7%	17%	31%	12%
High & Elementary School Districts							
Jefferson Union High School	15%	8%	22%	11%	22%	18%	15%
Bayshore Elementary	12%	5%	12%	0%	18%	19%	46%
Brisbane Elementary	12%	3%	(no data)	12%	17%	(no data)	17%
Jefferson Elementary	12%	5%	28%	6%	13%	25%	23%
Pacifica	7%	4%	12%	6%	9%	21%	7%
San Mateo Union High School	10%	3%	18%	4%	17%	21%	9%
Burlingame Elementary	5%	2%	15%	5%	10%	20%	5%
Hillsborough Elementary	4%	1%	(no data)	4%	4%	(no data)	6%
Millbrae Elementary	10%	3%	6%	17%	16%	26%	14%
San Bruno Park Elementary	12%	5%	10%	4%	14%	32%	9%
San Mateo-Foster City	6%	2%	9%	2%	10%	32%	4%
Sequoia Union High School	17%	6%	23%	8%	23%	33%	10%
Belmont-Redwood Shores	5%	3%	8%	5%	12%	17%	5%
Las Lomitas Elementary	4%	2%	0%	(no data)	7%	(no data)	3%
Menlo Park City Elementary	3%	1%	8%	7%	5%	14%	3%
Portola Valley Elementary	4%	0%	(no data)	(no data)	6%	(no data)	3%
Ravenswood City Elementary	16%	0%	20%	(no data)	15%	24%	21%
Redwood City Elementary	10%	2%	19%	3%	12%	18%	4%
San Carlos Elementary	4%	2%	27%	8%	7%	(no data)	3%
Woodside Elementary	8%	0%	0%	(no data)	12%	(no data)	7%
Total	10%	3%	18%	7%	15%	26%	7%

Source: California Department of Education and Root Policy Research

In most districts, chronic absenteeism is higher among students with disabilities. In fact, only Bayshore Elementary's students with disabilities had a lower rate of chronic absenteeism than the overall student body. In all other districts, students with disabilities were more likely to be chronically absent than the overall student population. This was particularly true in Sequoia Union High School District, Jefferson Union High School District, and San Mateo Union High School District, which had gaps between the overall

absenteeism rate and the absenteeism rate among students with disabilities of 13, 12, and 11 percentage points, respectively.

Rates of chronic absenteeism were also higher among English learners than the general population in most districts (with the exception of Ravenswood City Elementary and Jefferson Elementary). Woodside Elementary and Sequoia Union High School districts both had 14 percentage point gaps between absenteeism rates of English learners and the overall student body.

In every school district where the data are available, foster youth had higher rates of chronic absenteeism than the overall population. This was especially true in Sequoia Union High School District, where 63% of foster youth were chronically absent compared to just 17% of the overall student body.

Similarly, in almost all districts with available data, students experiencing homelessness had higher rates of chronic absenteeism than the overall student body. The chronic absenteeism rate among students experiencing homelessness was highest in Burlingame Elementary at 64%.

Migrant students were chronically absent at rates similar to or lower than the total student body in all districts with reported data.

Figure V-34.
Chronic Absenteeism by District and Extenuating Circumstance, 2018-2019

School District	Total	English Learners	Experiencing homelessness	Migrant	Foster Youth	With Disabilities
Unified School Districts						
Cabrillo Unified	10%	12%	23%	9%	(no data)	18%
La Honda-Pescadero	16%	16%	(no data)	(no data)	(no data)	22%
South San Francisco	13%	14%	47%	13%	49%	18%
High & Elementary School Districts						
Jefferson Union High School	15%	27%	33%	(no data)	36%	28%
Bayshore Elementary	12%	19%	(no data)	(no data)	(no data)	11%
Brisbane Elementary	12%	18%	(no data)	(no data)	(no data)	18%
Jefferson Elementary	12%	10%	21%	(no data)	24%	16%
Pacifica	7%	11%	(no data)	(no data)	(no data)	14%
San Mateo Union High School	10%	21%	50%	(no data)	53%	21%
Burlingame Elementary	5%	8%	64%	(no data)	(no data)	12%
Hillsborough Elementary	4%	6%	(no data)	(no data)	(no data)	8%
Millbrae Elementary	10%	12%	5%	(no data)	(no data)	12%
San Bruno Park Elementary	12%	12%	(no data)	(no data)	18%	20%
San Mateo-Foster City	6%	8%	15%	(no data)	17%	13%
Sequoia Union High School	17%	31%	52%	16%	63%	29%
Belmont-Redwood Shores	5%	11%	(no data)	(no data)	(no data)	10%
Las Lomitas Elementary	4%	6%	(no data)	(no data)	(no data)	5%
Menlo Park City Elementary	3%	5%	(no data)	(no data)	(no data)	9%
Portola Valley Elementary	4%	3%	(no data)	(no data)	(no data)	9%
Ravenswood City Elementary	16%	16%	19%	17%	23%	21%
Redwood City Elementary	10%	12%	30%	6%	32%	16%
San Carlos Elementary	4%	8%	23%	(no data)	(no data)	11%
Woodside Elementary	8%	22%	(no data)	(no data)	(no data)	10%

Source: California Department of Education and Root Policy Research

Dropout rates. As previously indicated, workers without a high school degree have the lowest annual earnings compared to others at higher levels of educational attainment. In addition to the economic and housing precarity associated with low earnings, low earnings also often lead to increased incentives to participate in criminal activity. In fact, one study

suggest that high school dropouts are 3.5 times more likely than high school graduates to be imprisoned at some point during their lifetime.[15] Another study found that raising the high school completion rate by one percent for all men ages 20 through 60 would save the US $1.4 billion annually in crime related costs.[16] Dropping out of high school also has adverse health costs: for instance, research has shown that high school dropouts are more likely to smoke and have a marijuana disorder in adulthood.[17] For these reasons, reducing high school dropout rates in San Mateo County is pivotal to the health and economic prosperity of the community.

In this report, dropout rates shown for high school districts with available data and are defined as the percentage of cohort students who did not graduate with a regular high school diploma, did not complete high school, and are not still enrolled as a "fifth year senior".

In the 2019-2020 academic year, dropout rates were highest in Sequoia Union High School District, where 10% of students dropped out. This is similar to South San Francisco Unified, where 9% of students dropped out. In both these districts, and in Cabrillo Unified, dropout rates have increased since 2016-2017.

Dropout rates have decreased by one percentage point over the same period in San Mateo Union High School District, from 5% to 4%. Jefferson Union had the lowest dropout rate in the county at just 3%, which after slightly higher rates in 2017-18 and 2018-19, is the same as its 2016-2017 rate.

[15] Monrad, Maggie. "High School Dropout: A Quick Stats Fact Sheet." National High School Center (2007).

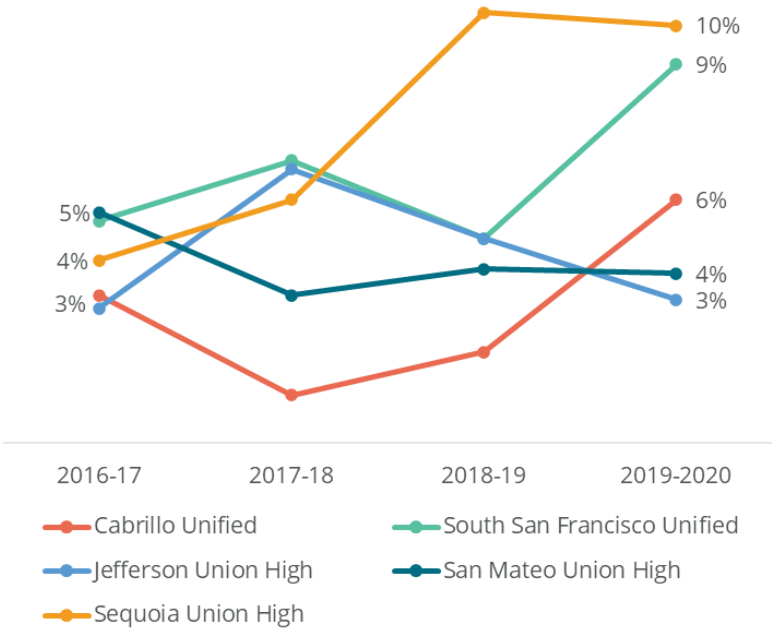
[16] U.S. Department of Justice, Bureau of Justice Statistics. (2002). Correctional populations in the United States, 1998 (NCJ-192929). Washington: U.S. Government Printing Office.

[17] Gonzalez, Jennifer M. Reingle, et al. "The long-term effects of school dropout and GED attainment on substance use disorders." Drug and alcohol dependence 158 (2016): 60-66.

Figure V-35. Dropout Rates by District, 2016-2017 to 2019-2020

Note: La Honda-Pescadero Unified School District is excluded from these data.

Source: California Department of Education and Root Policy Research

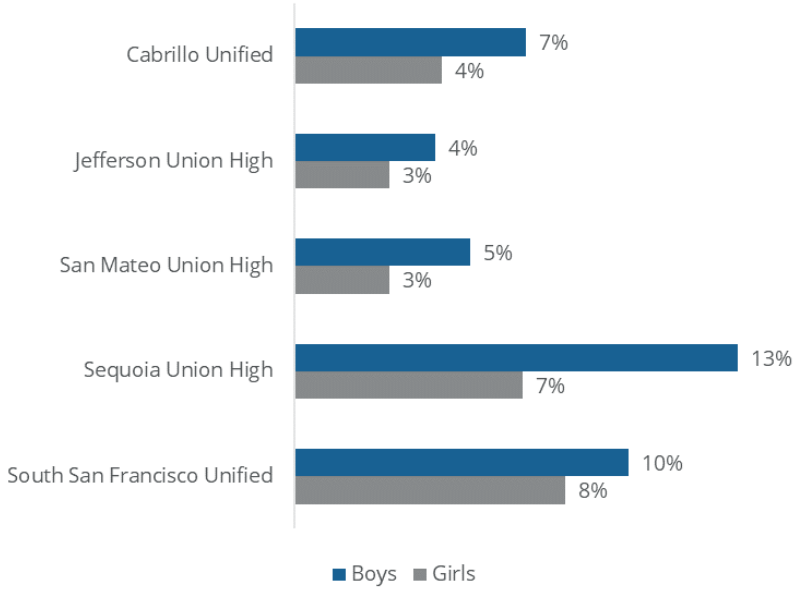


In all school districts in the county, dropout rates are higher for boys than for girls. Jefferson Union had the smallest gender gap, where 3% of girls dropped out and 4% of boys dropped out. Sequoia Union had the widest gender gap, where 13% of boys dropped out compared to just 7% of girls.

Figure V-36. Dropout Rates by Gender, 2019-2020

Note: La Honda-Pescadero Unified School District is excluded from these data.

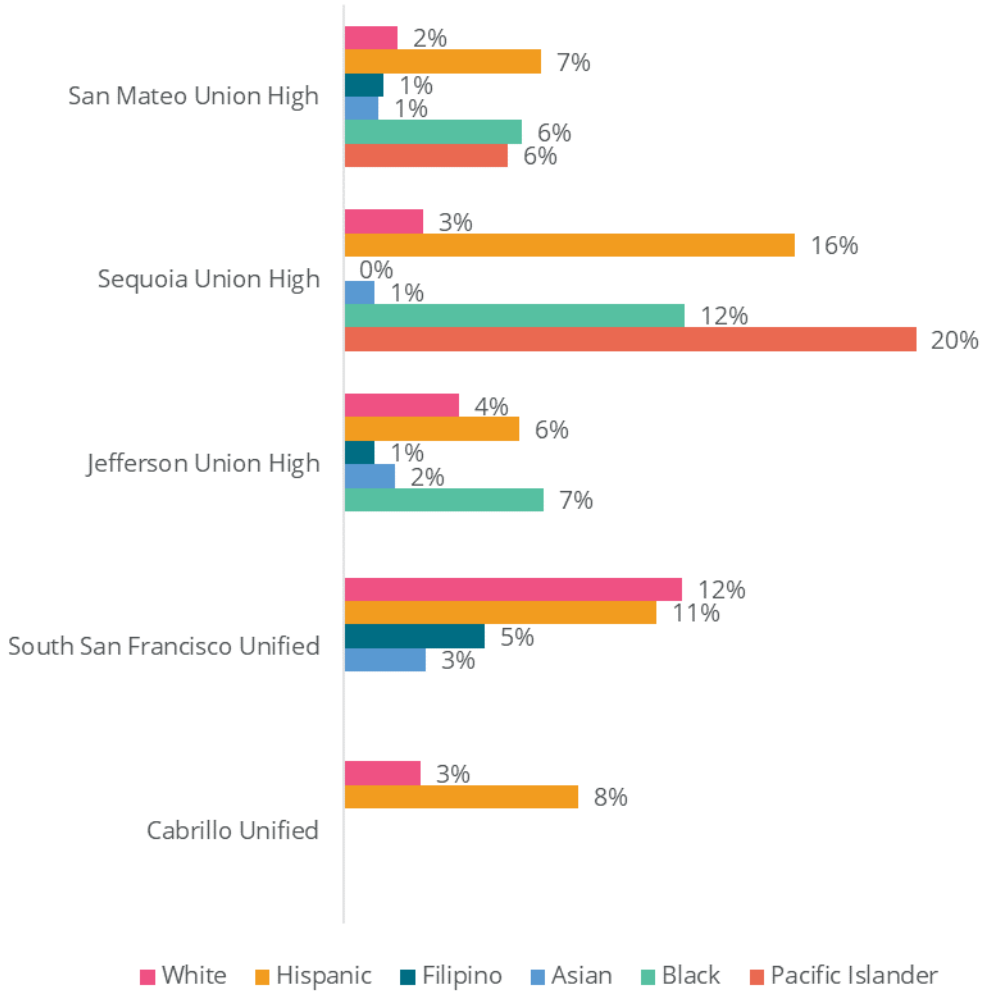
Source: California Department of Education and Root Policy Research



Pacific Islander, Black/African American, and Hispanic students in the county often had higher dropout rates than those in other racial and ethnic groups.

- In Sequoia Union High School District, dropout rates were highest among Pacific Islander students, where 20% dropped out in the 2019-2020 academic year. Dropout rates were also especially high among Hispanic and Black/African American students in Sequoia Union, at 16% and 12% respectively.
- In districts with lower dropout rates, for instance, Jefferson Union, the highest dropout rates still found among Black/African American (7%) and Hispanic students (6%).
- Notably, however, in South San Francisco Unified, White students were more likely to drop out than any other racial or ethnic group. In fact, 12% of White students dropped out compared to 11% of Hispanic students, 5% of Filipino students, and 3% of Asian students. Data for Black/African American and Pacific Islander students were not available for South San Francisco Unified due to small sample sizes.

Figure V-37.
Dropout Rates by Race, 2019-2020

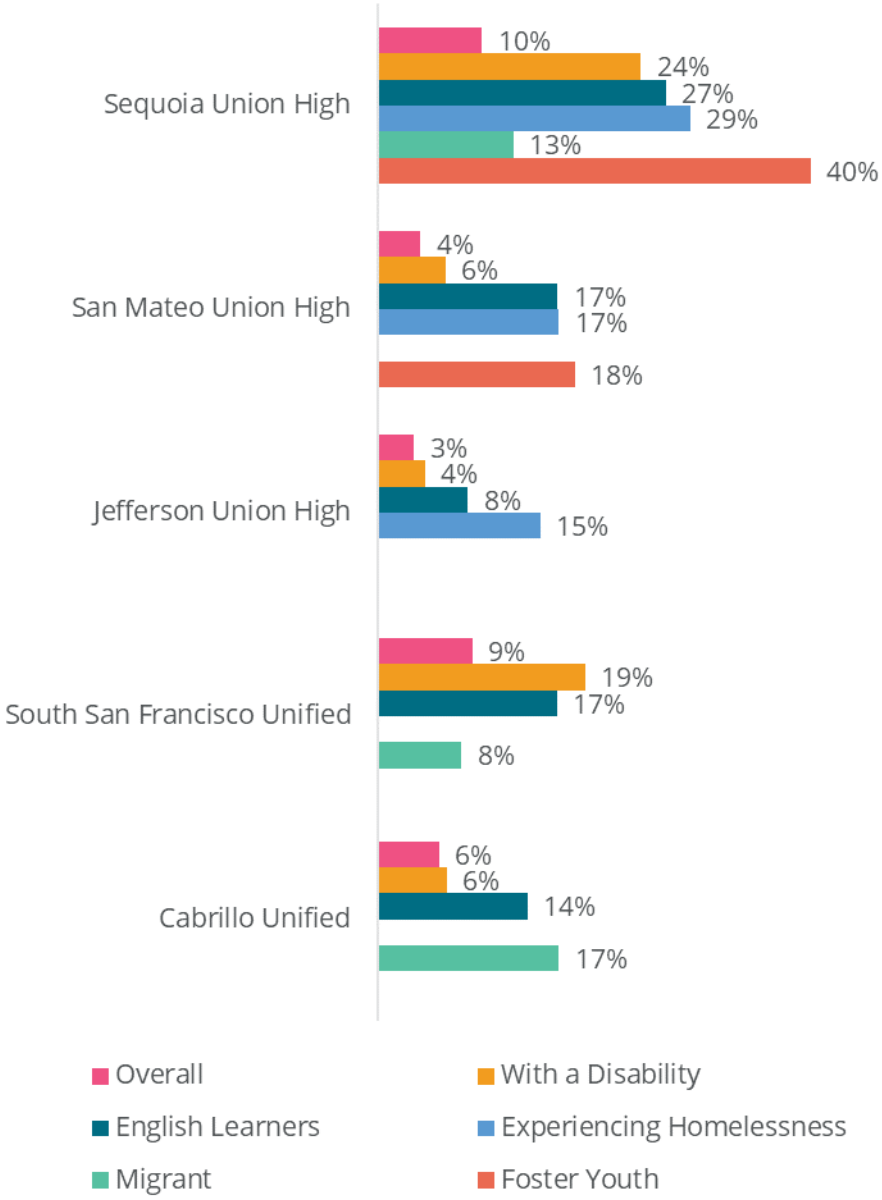


Source: California Department of Education and Root Policy Research

In all school districts in the county, students with disabilities, students experiencing homelessness, foster youth, and students learning English had higher dropout rates than the overall population.

- Among students with disabilities, the highest dropout rate was in Sequoia Union, where 24% dropped out. The gap between overall dropout rates and dropout rates among students with disabilities was wide in Sequoia Union at 14 percentage points.
- Cabrillo Unified, on the other hand, had less than a one percentage point gap between the dropout rate of overall students (6%) and students with disabilities (6%).
- Among students learning English, Sequoia Union had the highest dropout rate at 27%, while Jefferson Union had the lowest dropout rate at 8%.
- Sequoia Union also had the highest rate of dropout among students experiencing homelessness at 29% while Jefferson Union, again, had the lowest at 15%.
- Foster Youth in Sequoia Union had an exceptionally high dropout rate a t 40%. San Mateo Union is the only other district in the county which reported these data in 2019-2020, and found only 18% of foster youth dropped out.
- Migrant students at South San Francisco Unified actually dropped out at a rate slightly lower than the general student body: just 8% of migrant students dropped out compared to 9% of the overall student body. However, those in Cabrillo Unified were 11 percentage points more likely than the total student body to dropout.

Figure V-38.
Dropout Rates by Extenuating Circumstance, 2019-2020



Source: California Department of Education and Root Policy Research

Disproportionate discipline rates. Strict discipline policies may stigmatize suspended students and expose them to the criminal justice system at a young age, setting them up for limited economic and social success down the line. Research has found that suspensions not only negatively affect the suspended students, but also their peers.

Students in schools with higher suspension rates are more likely to drop out or school and less likely to attend a four-year college.[18]

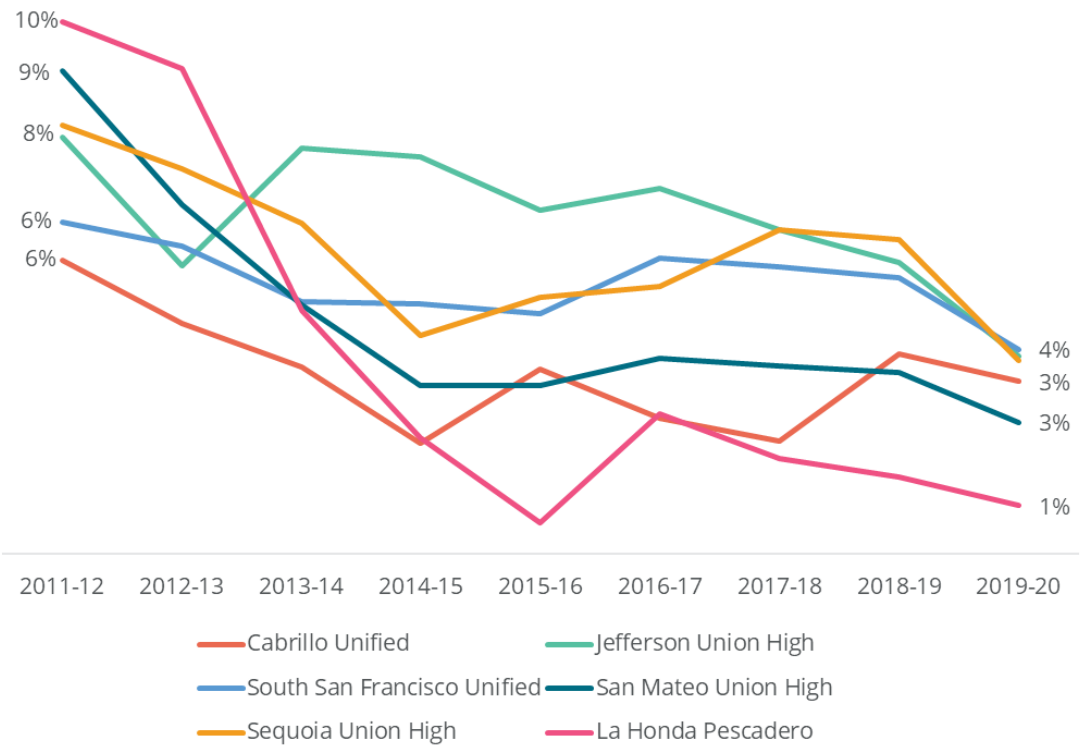
Other academic studies have found that students from African American and Latino families are more likely than their White peers to receive expulsion or out of school suspension as consequences for the same or similar problem behavior.[19] This means that Black/African American and Hispanic students suffer more of the economic and social consequences than their White peers for the same behaviors.

Luckily, in every high school district in San Mateo County, suspension rates have decreased since 2011-2012. La Honda-Pescadero School District experienced the largest decrease: it was the district with the highest suspension rate in 2011-2012 at 10%, but now has the lowest suspension rate at just 1% in 2019-2020. San Mateo Union also experienced a rapid decrease in suspension rates over the same period, with a rate of 9% in 2011-2012 to a rate of 3% in 2019-2020.

[18] Bacher-Hicks, Andrew, Stephen B. Billings, and David J. Deming. The school to prison pipeline: Long-run impacts of school suspensions on adult crime. No. w26257. National Bureau of Economic Research, 2019.

[19] Skiba, Russell J., et al. "Race is not neutral: A national investigation of African American and Latino disproportionality in school discipline." School Psychology Review 40.1 (2011): 85-107.

Figure V-39.
Suspension Rates, 2011-2012 to 2019-2020



Source: California Department of Education and Root Policy Research

In many school districts across San Mateo County, Hispanic students are disciplined at disproportionately higher rates compared to their peers. Figure V-40 compares each racial/ethnic group's share of suspensions to their share of the overall student population.

- In all districts except for La Honda-Pescadero, Hispanic students make up a larger share of suspensions than their overall share of the student body. For instance, in San Mateo Union, 34% of students are Hispanic, but 66% of suspended students are Hispanic, making a 32 percentage point overrepresentation gap.

- In most districts, Black and Pacific Islander students are also overrepresented in terms of suspension rates, but these rates are slight compared to those of Hispanic students. For instance, in Sequoia Union, just 2% of the student body identified as Pacific Islander but 8% of suspended students were Pacific Islander.

- Asian and Filipino students were *underrepresented* in terms of suspension rates. For example, in Jefferson Union High School District, 31% of students identified as Filipino but just 10% of suspended students were Filipino, a 21 percentage point gap. In San

Mateo Union High School, 22% of students identified as Asian but just 5% of suspended students were Asian, a 17 percentage point gap.

- White students were also underrepresented in discipline rates in most districts except for La Honda-Pescadero, where they were overrepresented by 30 percentage points. They were substantially underrepresented in Cabrillo Unified (with a gap of 21 percentage points) and Sequoia Union (18 percentage points).

Figure V-40.
Suspension Rates by Race and Ethnicity, 2019-2020

School District	Cabrillo Unified	Jefferson Union High	La Honda-Pescadero	San Mateo Union High	Sequoia Union High	South San Francisco Unified
Asian Students						
Share of Student Body	1%	14%		22%	9%	13%
Share of Suspensions	1%	7%		5%	1%	3%
Gap	0%	-7%		-17%	-8%	-10%
Black Students						
Share of Student Body		1%		1%	3%	1%
Share of Suspensions		5%		1%	6%	2%
Gap		4%		0%	3%	1%
Filipino Students						
Share of Student Body	1%	31%		6%	2%	23%
Share of Suspensions	0%	10%		2%	0%	9%
Gap	-1%	-21%		-4%	-2%	-14%
Hispanic Students						
Share of Student Body	52%	32%	61%	34%	41%	48%
Share of Suspensions	79%	46%	33%	66%	62%	69%
Gap	27%	14%	-28%	32%	21%	21%
Pacific Islander Students						
Share of Student Body		1%		2%	2%	2%
Share of Suspensions		4%		4%	8%	3%
Gap		3%		2%	6%	1%
White Students						
Share of Student Body	40%	14%	37%	26%	38%	7%
Share of Suspensions	19%	16%	67%	14%	20%	7%
Gap	-21%	2%	30%	-12%	-18%	0%

Notes: the percentage of suspensions and shares of racial groups do not sum to 100% because we exclude students with no reported race, with more than one reported race, where districts did not report racial/ethnic data due to small sample sizes. Gaps of 15 percentage points or more are highlighted.

Source: California Department of Education and Root Policy Research

Staff demographics. Diversity of school staff has been shown to improve outcomes for students of color. For instance, one recent study found that students are less likely to be removed from school as punishment when they and their teachers are the same race. This effect is driven almost entirely by black students, especially black boys, who are markedly less likely to be subjected to exclusionary discipline when taught by black teachers. There is little evidence of any benefit for white students of being matched with white teachers.[20] Other research in California has found that, when students have a teacher of their race, they are more likely to attend class, therefore reducing chronic absenteeism.[21] Even more studies have found that having a teacher of a student's own race substantially improves their math and reading achievement.[22]

In San Mateo County, the demographics of faculty and staff are fairly similar to that of its students. Figure V-41 illustrates the share of the county's faculty and staff who are Asian, Black/African American, Hispanic, Filipino, Pacific Islander, and White, and compares those shares to the racial/ethnic breakdown of the county's student body.

There is a slightly larger share of White and Black/African American staff than students, meaning that Black/African American and White student groups are more likely to interact with same-race staff and faculty than other racial groups. Asian students are less likely to interact with a same-race staff of faculty member: 17% of the student body is Asian compared to just 8% of staff and faculty.

[20] Lindsay, Constance A., and Cassandra MD Hart. "Teacher race and school discipline: Are students suspended less often when they have a teacher of the same race?." Education Next 17.1 (2017): 72-79.

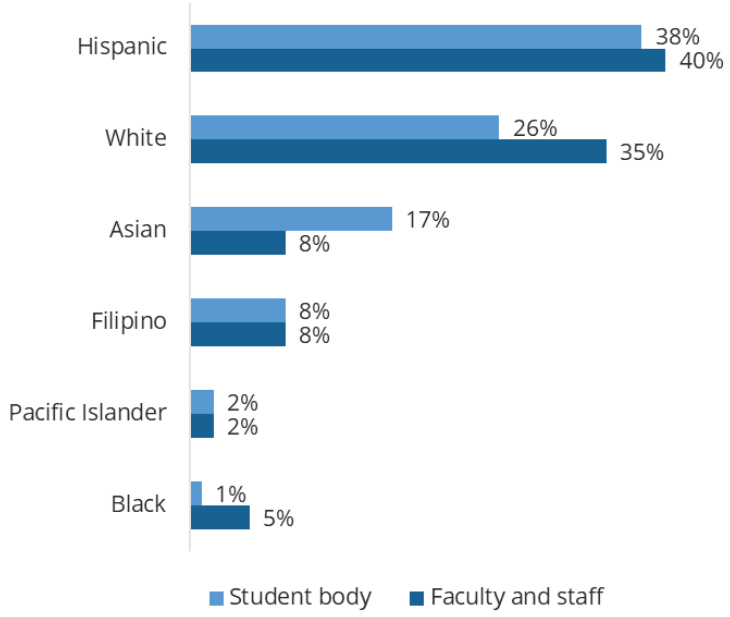
[21] Gottfried, Michael, J. Jacob Kirksey, and Tina L. Fletcher. "Do High School Students With a Same-Race Teacher Attend Class More Often?." Educational Evaluation and Policy Analysis (2021): 01623737211032241.

[22] Dee, T. S. (2004). Teachers, race, and student achievement in a randomized experiment. Review of economics and statistics, 86(1), 195-210.

Figure V-41. Staff and Student Demographics, 2020-2021

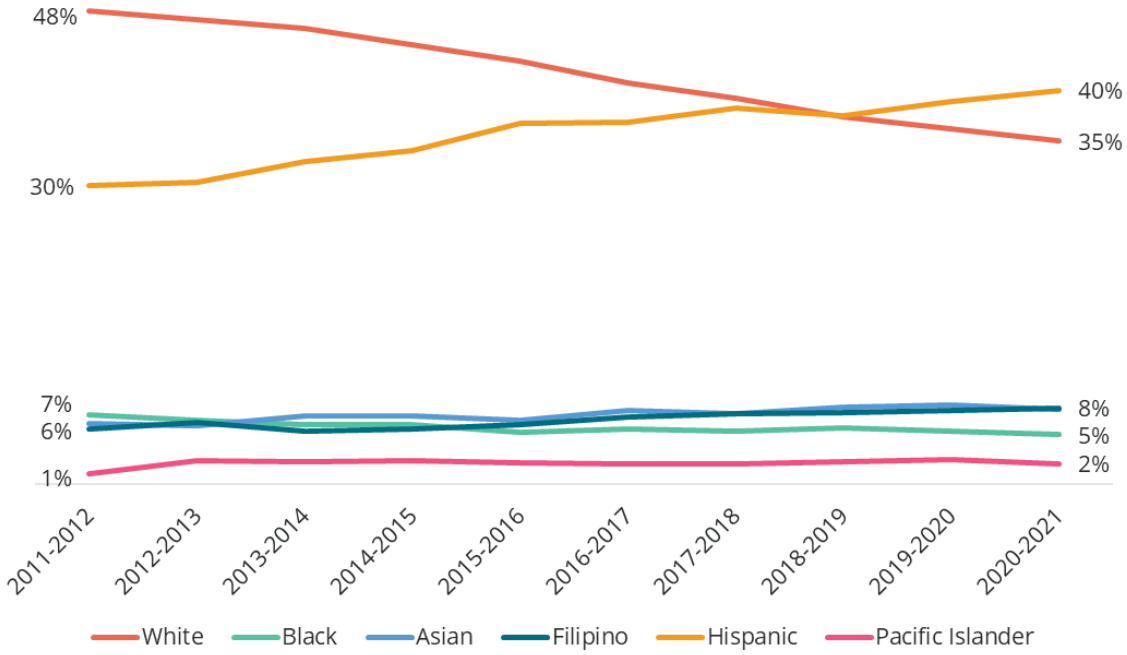
Notes: Percentages do not always sum to 100% because we do not show shares of staff with no reported race, with more than one reported race, or Native American staff.

Source: California Department of Education and Root Policy Research



Since 2011-2012, the county's school districts have diversified in that there has been a 13 percentage point decrease in the share of White faculty and staff and a 10 percentage point increase in Hispanic faculty and staff. However, there has been a slight decrease (by two percentage points) in the share of faculty and staff who identify as Black/African American. There has been a two percentage point increase in the share of Asian and Filipino faculty and staff, and a one percent increase in the share of Pacific Islander faculty and staff.

Figure V-42.
Faculty and Staff Demographics, 2011-2012 to 2020-2021



Notes: Percentages do not always sum to 100% because we do not show shares of staff with no reported race, with more than one reported race, or Native American staff.

Source: California Department of Education and Root Policy Research

Figure V-43 illustrates faculty and staff racial and ethnic diversity for the 2020-2021 school year by district.

- Portola Valley has the least diverse faculty and staff in the county, with 59% identifying as White.
- Ravenswood Elementary has the most diverse faculty and staff: the district has the highest share of Pacific Islander (5%), Black/African American (12%) and Hispanic (72%) faculty and staff.
- South San Francisco Unified School District has the highest share of Asian faculty and staff at 14%.
- Brisbane Elementary and Jefferson Elementary have the highest shares of Filipino faculty and staff at 28%.

Figure V-43.
Faculty and Staff Race/Ethnicity, by District, 2020-2021

School District	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts						
Cabrillo Unified	0%	1%	1%	46%	0%	51%
La Honda-Pescadero	0%	5%	5%	39%	0%	51%
South San Francisco	14%	3%	16%	34%	2%	28%
High & Elementary School Districts						
Jefferson Union High School	3%	3%	13%	26%	1%	43%
Bayshore Elementary	13%	4%	17%	61%	0%	4%
Brisbane Elementary	7%	0%	28%	20%	4%	42%
Jefferson Elementary	13%	3%	28%	25%	0%	29%
Pacifica	7%	2%	8%	23%	2%	54%
San Mateo Union High School	11%	5%	6%	34%	3%	40%
Burlingame Elementary	8%	5%	11%	27%	3%	45%
Hillsborough Elementary	2%	1%	7%	20%	1%	55%
Millbrae Elementary	13%	3%	9%	25%	0%	48%
San Bruno Park Elementary	4%	2%	13%	26%	4%	48%
San Mateo-Foster City	13%	2%	7%	33%	3%	37%
Sequoia Union High School	2%	12%	2%	54%	4%	26%
Belmont-Redwood Shores	13%	2%	3%	39%	0%	42%
Las Lomitas Elementary	7%	7%	0%	42%	0%	42%
Menlo Park City Elementary	3%	1%	3%	28%	1%	40%
Portola Valley Elementary	4%	4%	0%	33%	0%	59%
Ravenswood City Elementary	2%	12%	1%	72%	5%	3%
Redwood City Elementary	4%	5%	2%	65%	1%	21%
San Carlos Elementary	8%	6%	3%	37%	1%	42%
Woodside Elementary	12%	8%	0%	30%	0%	49%
Total	8%	5%	8%	40%	2%	35%

Notes: Percentages do not always sum to 100% because we do not show shares of staff with no reported race, with more than one reported race, or Native American staff.

Source: California Department of Education and Root Policy Research

Figure V-44 illustrates the gap between faculty/staff representation and the student body. For instance, at San Bruno Park Elementary, 15% of the students are White while 48% of the faculty/staff are White, leaving a 33 percentage point gap.

If schools are striving for a distribution of faculty/staff that reflects the racial and ethnic distribution of their student body, the closer to a 0 percentage point gap, the better. Schools like San Bruno Park Elementary fall short of meeting this goal, in that there is a large overrepresentation of White faculty/staff compared to the student body. Many other districts have a large overrepresentation of White faculty/staff, including Millbrae Elementary (32 percentage point gap), Jefferson Union High School District (29 percentage point gap), and South San Francisco Unified School District (22 percentage points). There are just a few school districts where the share of White students is higher than the share of White faculty, particularly Woodside Elementary and Menlo Park City Elementary, both with a 15 percentage point gap.

Across most school districts, the share of Asian students is larger than the share of Asian faculty/staff. This suggests that Asian students are less likely than their peers to interact with a same-race teacher or staff member. The largest disparity is in Millbrae Elementary, where just 13% of the faculty identify as Asian compared to 46% of the student body, a 33 percentage point gap.

In many school districts, there is a dearth of Hispanic faculty and staff. For instance, in La Honda-Pescadero, 63% of students are Hispanic compared to 39% of faculty, a 24 percentage point gap. In other districts, however, there is a larger share of Hispanic faculty/staff than students. In Las Lomitas Elementary, for instance, 13% of students are Hispanic and 42% of faculty/staff are Hispanic. Recall that Las Lomitas Elementary commonly has high-performing English language learnings students. This may be partly due to the district's large portion of Hispanic faculty/staff.

Though district wide there are approximately the same portions of Filipino students as there are faculty/staff, Jefferson Union High School stands out as a district where Filipino students are less likely to interact with a same-race teacher or staff member. In Jefferson Union, 29% of students are Filipino compared to just 13% of faculty/staff.

In all districts, there only very small gaps in the share of students that identify as Pacific Islander and the share of faculty/staff that identify as Pacific Islander. All in all, they are represented in approximately equal proportions.

Figure V-44.
Difference Between Staff and Student Populations, by District, 2020-2021

School District	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts						
Cabrillo Unified	-1%	1%	0%	-6%	0%	11%
La Honda-Pescadero	0%	5%	4%	-24%	0%	16%
South San Francisco	0%	2%	-7%	-14%	0%	22%
High & Elementary School Districts						
Jefferson Union High School	-12%	2%	-16%	-5%	0%	29%
Bayshore Elementary	-6%	1%	-4%	20%	-4%	1%
Brisbane Elementary	-13%	-1%	16%	-8%	4%	18%
Jefferson Elementary	-6%	1%	3%	-11%	-1%	18%
Pacifica	-1%	1%	-1%	-3%	2%	15%
San Mateo Union High School	-12%	4%	1%	2%	1%	12%
Burlingame Elementary	-19%	5%	8%	11%	3%	4%
Hillsborough Elementary	-30%	1%	5%	15%	1%	7%
Millbrae Elementary	-33%	2%	3%	5%	-2%	32%
San Bruno Park Elementary	-12%	1%	3%	-15%	-1%	33%
San Mateo-Foster City	-13%	1%	4%	-4%	1%	16%
Sequoia Union High School	-7%	10%	1%	9%	2%	-9%
Belmont-Redwood Shores	-19%	1%	0%	27%	-1%	8%
Las Lomitas Elementary	-11%	6%	-1%	29%	0%	-11%
Menlo Park City Elementary	-10%	0%	2%	11%	0%	-15%
Portola Valley Elementary	-2%	4%	0%	19%	0%	-7%
Ravenswood City Elementary	2%	7%	1%	-12%	-2%	2%
Redwood City Elementary	0%	4%	1%	-5%	0%	2%
San Carlos Elementary	-10%	5%	2%	23%	1%	-7%
Woodside Elementary	8%	6%	0%	14%	-1%	-15%
Total	-9%	4%	0%	2%	0%	9%

Notes: The figure shows percentage point gaps in student representation versus faculty/staff representation (calculated as the share of faculty/staff minus the share of students).

Source: California Department of Education and Root Policy Research

Appendix K.5 - State Fair Housing Laws and Regulations

This appendix summarizes key state laws and regulations related to mitigating housing discrimination and expanding housing choice.

California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2) is the state fair housing law that prohibits those engaged in the housing business—landlords, real estate agents, home sellers, builders, mortgage lenders, and others—from discriminating against tenants or homeowners.

California law protects individuals from illegal discrimination by housing providers based on:

- Race, color
- Ancestry, national origin
- Citizenship, immigration status
- Primary language
- Age
- Religion
- Disability, mental or physical
- Sex, gender
- Gender identity, gender expression
- Marital status
- Familial status
- Source of income
- Military or veteran status

Government Code section 65008. Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy.

- For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable

development as compared to market-rate developments, or multifamily housing as compared to single family homes.

- Government Code section 65008, subdivision (e), authorizes preferential treatment of affordable housing

Government Code section 8899.50 requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.

Government Code section 11135 et seq. requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.

Density Bonus Law (Gov. Code, section 65915) requires California jurisdictions to adopt ordinances that specify how density bonuses will be offered to incentivize affordable housing. The state law contains the minimum specifications for density bonuses.

Housing Accountability Act (Gov. Code, section 65589.5) prohibits local agencies from disapproving housing developments, including farmworker housing and emergency shelters, or requiring conditions that make such housing infeasible except under certain conditions specified in the law.

No-Net-Loss Law (Gov. Code, section 65863) is meant to ensure that development opportunities remain available throughout a jurisdiction's regional housing need allocation (RHNA) period, especially for low- and moderate-income households. It prohibits jurisdictions from lowering residential densities without substantial evidence.

Least Cost Zoning Law (Gov. Code, section 65913.1) requires jurisdictions to designate and zone sufficient vacant land for residential use with sufficient standards in relation to growth projections.

Excessive subdivision standards (Gov. Code, section 65913.2) prohibits jurisdictions from imposing design criteria that make residential development infeasible.

Limits on growth controls (Gov. Code, section 65302.8) describes how flood plains are used in comprehensive planning and zoning.

Housing Element Law (Gov. Code, section 65583, esp. subds. (c) (5), (c) (10) governs state-required housing elements.

APPENDIX L. Inventory of Shelters and Services for the Homeless in San Mateo County

APPENDIX L. Inventory of Shelters and Services for the Homeless in San Mateo County

Department of Housing – Main Office
264 Harbor Boulevard
Belmont, CA 94002

Housing Authority of the County of San Mateo (HACSM): (650) 802-3300

Housing and Community Development (HCD): 650-802-5050; housing@smchousing.org

The Center on Homelessness coordinates homeless services throughout San Mateo County.
Contact Us | County of San Mateo, CA (smcgov.org)

San Mateo County Core Service Agencies:			
Daly City Community	350 - 90th St., Daly City	(650) 991-8007	Daly City, Colma, Broadmoor
Samaritan House South	1852 Bay Road, East Palo Alto	(650) 294-4312	East Palo Alto, Menlo Park
Coastside Hope	99 Ave. Alhambra, El Granada	(650) 726-9071	Half Moon Bay, Montara, Moss Beach, El Granada
Pacifica Resource Center	1809 Palmetto Avenue, Pacifica	(650) 738-7470	Pacifica
Samaritan House	4031 Pacific Blvd., San Mateo	(650) 347-3648	San Mateo, Belmont, Burlingame, Foster City, Hillsborough, Millbrae, San Carlos
Puente de la Costa Sur	620 North Street, Pescadero	(650) 879-1691	Pescadero, La Honda, Loma Mar, San Gregorio
Fair Oaks Community Center	2600 Middlefield Rd., Redwood City	(650) 780-7500	Redwood City, North Fair Oaks, Portola Valley, Woodside, Atherton
YMCA Resource Center	1486 Huntington Ave, South San Francisco	(650) 276-4101	South San Francisco, Brisbane, San Bruno

Other Resources Available:

- Second Harvest Food Bank – For information about grocery and meal programs throughout the County, contact the Food Connection Hotline at 800-984-3663 or visit: https://www.shfb.org/
- Public Assistance Programs – For connections to Medi-Cal, CalFresh, CalWORKs, and General Assistance, visit: www.mybenefitscalwin.org or email: hsa_ess_questions@smcgov.org or call 800-223-8383.
- General Information – For information and referral for health and human services or for non-medical questions about COVID-19, contact 211 at: 2-1-1 (or 800-273-6222) or text your zip code to: 898211.

Community Services Agencies

Clara-Mateo Alliance
795 Willow Road, Building 323-D
Menlo Park, CA 94025
Phone: (650) 853-7065

The Clara-Mateo Alliance Shelter provides shelter and supportive services to the homeless and those in need of help to obtain stable housing and become self-sufficient. CMA serves both Santa Clara and San Mateo counties as well as homeless from the surrounding Bay Area.

St. Vincent de Paul
50 North B Street
San Mateo CA 94401
Phone: (650) 343-4403
https://svdpsm.org

The Society of St. Vincent de Paul of San Mateo County provides person-to-person services of time, talent, and resources to help neighbors in need. They provide safety-net services for families and individuals in the community. SVDP works to feed, clothe, house, and heal people in need.

Second Harvest Food Bank of Silicon Valley
1051 Bing Street
San Carlos, CA 94070
Phone: (650) 610-0808
https://www.shfb.org

Second Harvest Food Bank of Silicon Valley is a private non-profit organization that collects and distributes millions of pounds of food each year to low-income children, adults, and seniors. They distribute food at local not-for-profit agencies serving low-income families and individuals, including the Core Service Providers; provide food and nutritional services to member agencies;

supplement the diets of low-income elderly by direct distribution of a weekly grocery bag; and coordinate a holiday food drive with County employees. Through a variety of programs and services, the Food Bank provides food to people in need where they live, learn, and work, and connect people with resources such as CalFresh.

Service League of San Mateo County
727 Middlefield Road
Redwood City, CA 94063
Phone: (650) 364-4664
https://serviceleague.org

The Service League of San Mateo County is a non-profit agency that develops, coordinates, and delivers in-custody program, services and other activities within all San Mateo County jails and delivers after-release programs and services at four program sites in the community. Agency programs provide humanitarian, educational, spiritual, and personal growth services for jail inmates, ex-offenders released from jail or prison, and the families of either.

LifeMoves – First Step for Families
325 Villa Terrace
San Mateo, CA
Phone: (650) 340-8814
https://www.lifemoves.org

LifeMoves (formerly Shelter Network) provides emergency shelter, transitional and long-term transitional housing under seven programs: Family Crossroads (transitional housing for families) in Daly City; First Step for Families (emergency shelter and transitional housing for families) in San Mateo; East Palo Alto House (transitional housing for families in Redwood City; Maple Street Shelter (emergency shelter and transitional housing for men and women) in Redwood City; Haven Family House (transitional housing for families) in Menlo Park; and Bridges (long-term transitional housing) at locations throughout the County.

Emergency Assistance Agencies

Fair Oaks Community Center
2600 Middlefield Road
Redwood City, CA 94063
Phone: (650) 780-7500
https://www.smc-connect.org/locations/fair-oaks-community-center

The Fair Oaks Community Center is a multi-service facility offering a variety of services to the broader Redwood City Community. Services are offered by a combination of City staff and

representatives from public and private non-profit agencies. Services are available in Spanish and English.

The following types of services are available:

- Child Care and Pre-School
- Crisis Intervention
- Education
- Emergency Food
- Shelter Referrals
- Housing Assistance
- Holiday Food and Toy/Book Programs
- ESL classes/Immigration and Citizenship
- Information and Referral
- Legal Services including Housing & Employment
- Older Adult Services including lunch program and computer classes
- Translation and Forms Assistance