

The background of the slide is a photograph of a construction site. Two workers wearing orange safety vests and hard hats (one yellow, one white) are visible on a wooden framework. They appear to be working on a structure with vertical rebar protruding from it. The sky is clear and blue. A semi-transparent blue banner is overlaid across the middle of the image, containing the text.

HOUSING ELEMENT UPDATE

2023 to 2031 (6th Cycle) Housing Element Revisions
October 10, 2023

BACKGROUND

- Housing Element Update project began in 2021
 - Extensive process of public engagement
 - Developed to meet housing need of 2,946 units through 2031
 - Policies and programs for City's housing-related actions
- Council adopted Housing Element on Jan. 31 and staff submitted for review Feb. 8
- HCD sent letters on April 7 and August 29 in response to revisions made to the Housing Element
- Staff met with HCD on Sept. 12 to discuss potential responses



HCD COMMENTS ON ADOPTED HOUSING ELEMENT



- Adopted Housing Element addresses many statutory requirements
- Majority of comments were in the following topic areas:
 - Analysis and actions to promote affirmatively furthering fair housing (AFFH)
 - Housing sites inventory and realistic capacity
 - Analysis of governmental constraints that affect housing production

CHANGES TO HOUSING ELEMENT

- Staff report Attachment D provides summary of changes made in response to HCD comments
- HCD's 10 comments are proposed to be addressed as follows:
 1. Greater specificity for geographic focus (e.g., Belle Haven) and clearer linkages between Housing Element programs and actions to support AFFH; more numeric metrics (Program H5.J)
 2. Parking requirements reduced in Emergency Shelters for Homeless Overlay (Program H3.G)
 3. Revised electronic sites inventory will be submitted to HCD
 4. Mid-cycle review expanded to address progress on pipeline projects, nonvacant sites, AHO, and governmental constraints (Program H1.H)

CHANGES TO HOUSING ELEMENT

- HCD's 10 comments are proposed to be addressed as follows (continued):
 5. A shortfall of units under existing zoning has been more clearly described by income, acreage, density; zoning programs to address the shortfall are noted (Program H4.K)
 6. Status of federal and school sites updated; City assistance and actions to help produce housing on federally-owned and school sites in the site inventory described (Program H4.U)
 7. Lot coverage in R-3 and R-4 zones identified as a development constraint; building coverage for R-3 and R-4 zones to be increased above 50 percent (Program H4.J)
 8. City's compliance with state density bonus law (SDBL) described; zoning ordinance to be modified to state that it would not interfere with SDBL application (Program H4.D)

CHANGES TO HOUSING ELEMENT

- HCD's 10 comments are proposed to be addressed as follows (continued):
 9. AHO program more thoroughly described; site capacity calculations in Housing Element would be modified
 10. Program H4.M updated to reduce parking requirements for smaller units in multifamily zoning districts

REVISED REALISTIC CAPACITY APPROACH

- Site inventory generally uses 55 du/ac density to calculate unit capacity of the 68 opportunity sites
- Recommended changes:
 - Use 30 du/ac density for sites outside of Specific Plan area to reflect achievable density without any density bonuses
 - Maintain 55 du/ac for Specific Plan sites to reflect achievable densities without any density bonuses
- Would continue to exceed RHNA across all income categories
- Zoning implementation is a separate process, and would not be affected by modifying site capacity calculations
 - All sites within certain zoning districts could achieve densities of up to 100 du/ac or greater based on zoning changes alone and/or with density bonuses

HOUSING ELEMENT NEXT STEPS

- Project team will prepare any final changes based on feedback from Council and/or HCD staff following informal review
- Final document will be posted for 7-day public review period
- 60-day HCD review period anticipated to end Dec. 2023
- If HCD provides conditional certification after review, Housing and Planning Commissions would make recommendations and City Council would consider re-adoption in Jan. 2024

UPCOMING MILESTONES

- Oct. 23, 2023: Planning Commission hearing on recommendations for Housing Element-related zoning changes
- Nov./Early Dec. 2023: Tentative City Council hearing on zoning changes

REMAIN ENGAGED IN THE PROCESS

- Staff will continue to provide updates on the various elements of the Housing Element Update project on the City's webpage
- Final Housing Element draft will be posted on City website for 7-day public review
- menlopark.gov/HousingElement



THANK YOU