

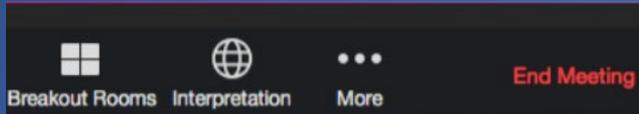
**WELCOME TO THE  
COMMUNITY  
WORKSHOP WITH  
THE CITY OF MENLO  
PARK AND M-GROUP!**  
THIS IS A BILINGUAL  
PRESENTATION

**¡BIENVENIDOS AL  
TALLER COMUNITARIO  
CON LA  
CIUDAD DE MENLO  
PARK Y M-GROUP!**  
ESTA ES UNA  
PRESENTACIÓN BILINGÜE



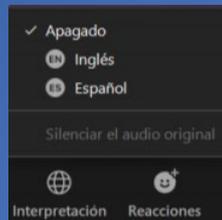
## STEP 1

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## STEP 2

Choose your preferred language.



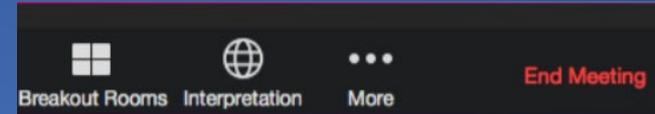
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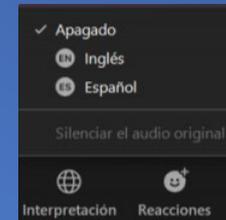
## PASO 1

Para activar la traducción debes buscar el símbolo del mundo en la parte inferior derecha de tu barra de control (INTERPRETACIÓN) y dale clic.



## PASO 2

Escoge tu idioma de preferencia



Si has ingresado desde el celular debes:

Busca el símbolo de tres puntos en la parte inferior de tu dispositivo y luego busca el símbolo del mundo y dale click.



- **Housing Element Overview**
- **Regional Housing Needs Allocation (RHNA) Overview**
- **Fair Housing Overview**
- **Potential Land Use Strategies**
- **Next Steps**

# HOUSING ELEMENT



State-mandated plan to meet housing needs including policies and programs.



Allocates affordable and market-rate housing needs to be met on 8-year cycle.



Designed to fit local needs as well as regional context.

## THE HOUSING ELEMENT MATTERS

- ✓ Every city in the region needs more housing, of all types and sizes.
- ✓ Once-in-a-decade opportunity to shape the future of housing in Menlo Park.

## Question 1 of 11

*Do you live  
and/or work in  
Menlo Park?*

- a) Live
- b) Work
- c) Live and Work
- d) None of the above

## Question 2 of 11

*Do you rent or own your home?*

- a) Rent
- b) Own
- c) Neither/Other

# 5<sup>TH</sup> CYCLE (2015-2023) REGIONAL HOUSING NEED ALLOCATION (RHNA) PROGRESS

	Allocation (housing units)	Total through 2020 (housing units)	Percent Complete
Very Low	233	148	64%
Low	129	80	62%
Moderate	143	11	8%
Above Moderate	150	1,177	785%
<b>Total</b>	<b>655</b>	<b>1,416</b>	

# HOUSING INCOME LIMITS

Income Level	% of Area Median Income	1 Person HH	2 Person HH	3 Person HH	4 Person HH
ELI	0 – 30%	\$38,400	\$43,850	\$49,350	\$54,800
Very Low	30 – 50%	\$63,950	\$73,100	\$82,250	\$91,350
Low	50 – 80%	\$102,450	\$117,100	\$131,750	\$146,350
Moderate	80 – 120%	\$125,650	\$143,600	\$161,550	\$179,500
Above Moderate	Over 120%				

**Area Median Income: \$149,600 (4-person Household)**

# HOUSING INCOME CATEGORIES

Income Category	Examples
Extremely Low Income	<b>Senior Living Alone on Fixed Income and Large families</b>
Very Low Income	<b>Secretary, Single Mom with 1 Child</b>
Low Income	<b>Elementary School Teacher + Post-Doc with 1 Child</b>
Moderate Income	<b>Tech Worker, Stay-at-Home Spouse with 2 Children</b>

# 6<sup>TH</sup> CYCLE RHNA

## 2023-2031

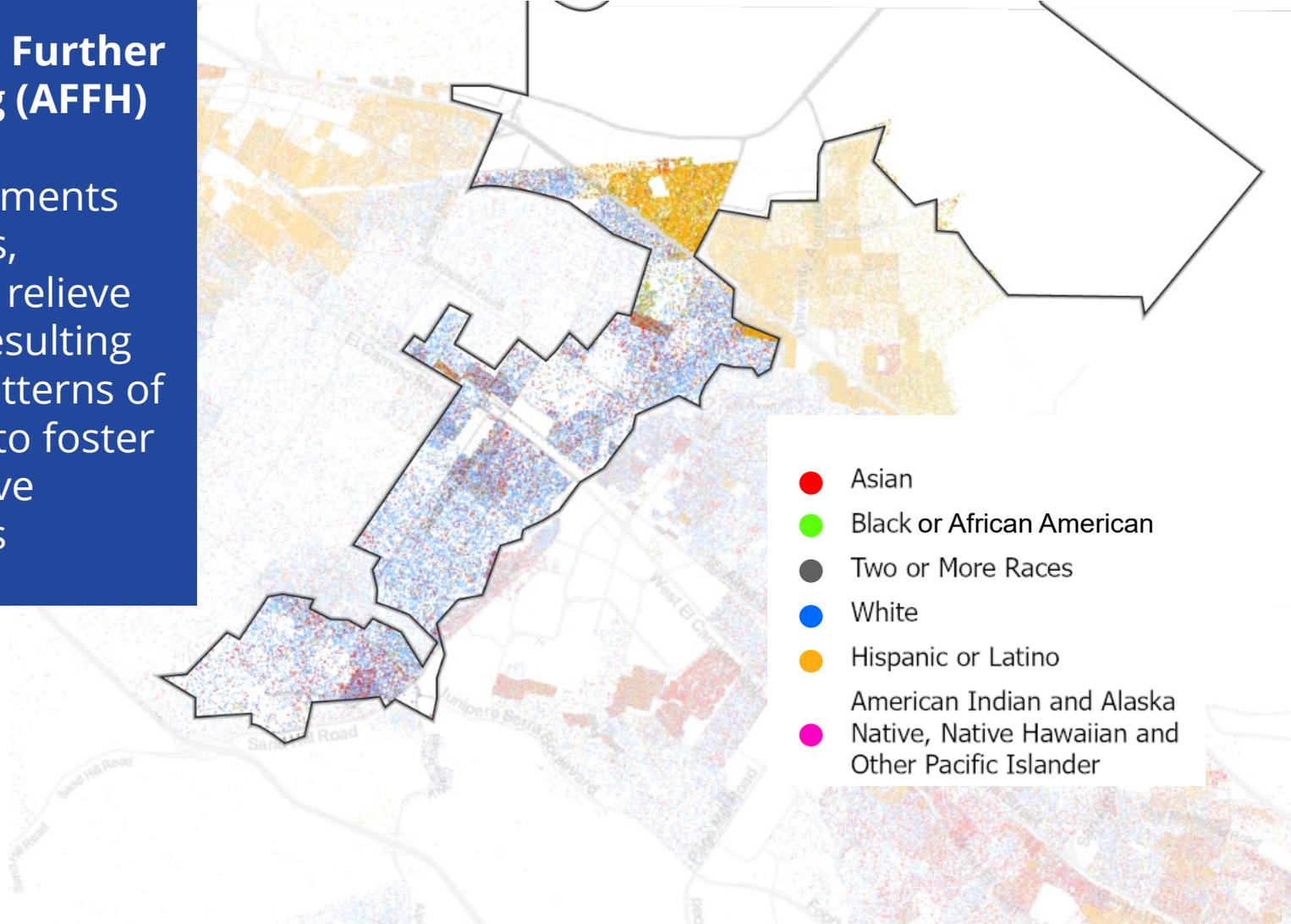
	5 <sup>th</sup> Cycle (2015-2023)	6 <sup>th</sup> Cycle (2023-2031)
Very Low	233	740
Low	129	426
Moderate	143	496
Above Moderate	150	1,284
<b>Total</b>	<b>655 units</b>	<b>2,946* units</b>

\* 15-30% buffer is **3,388 to 3,830 housing units**

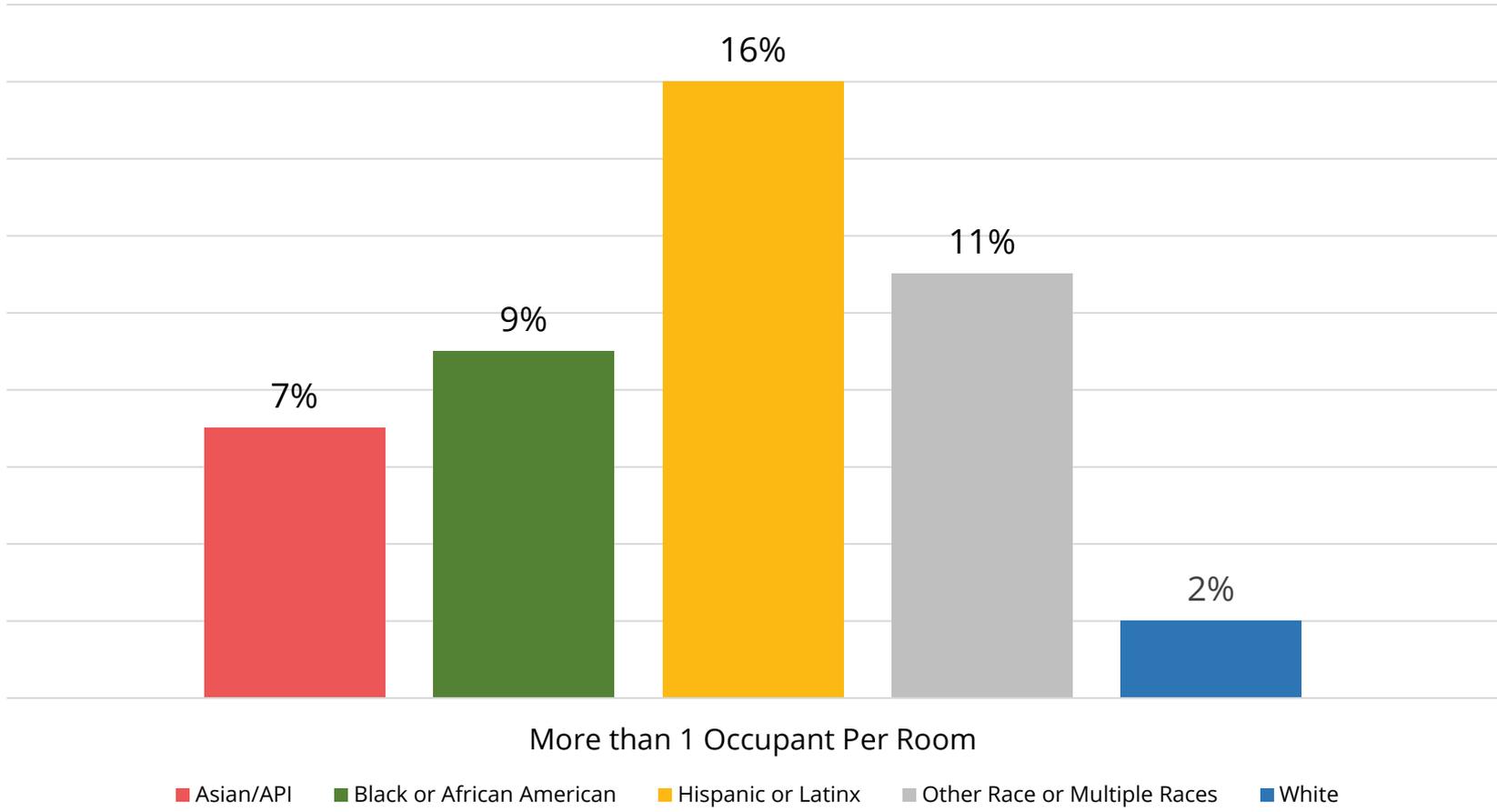
# FAIR HOUSING

## Affirmatively Further Fair Housing (AFFH)

Local governments shall address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities

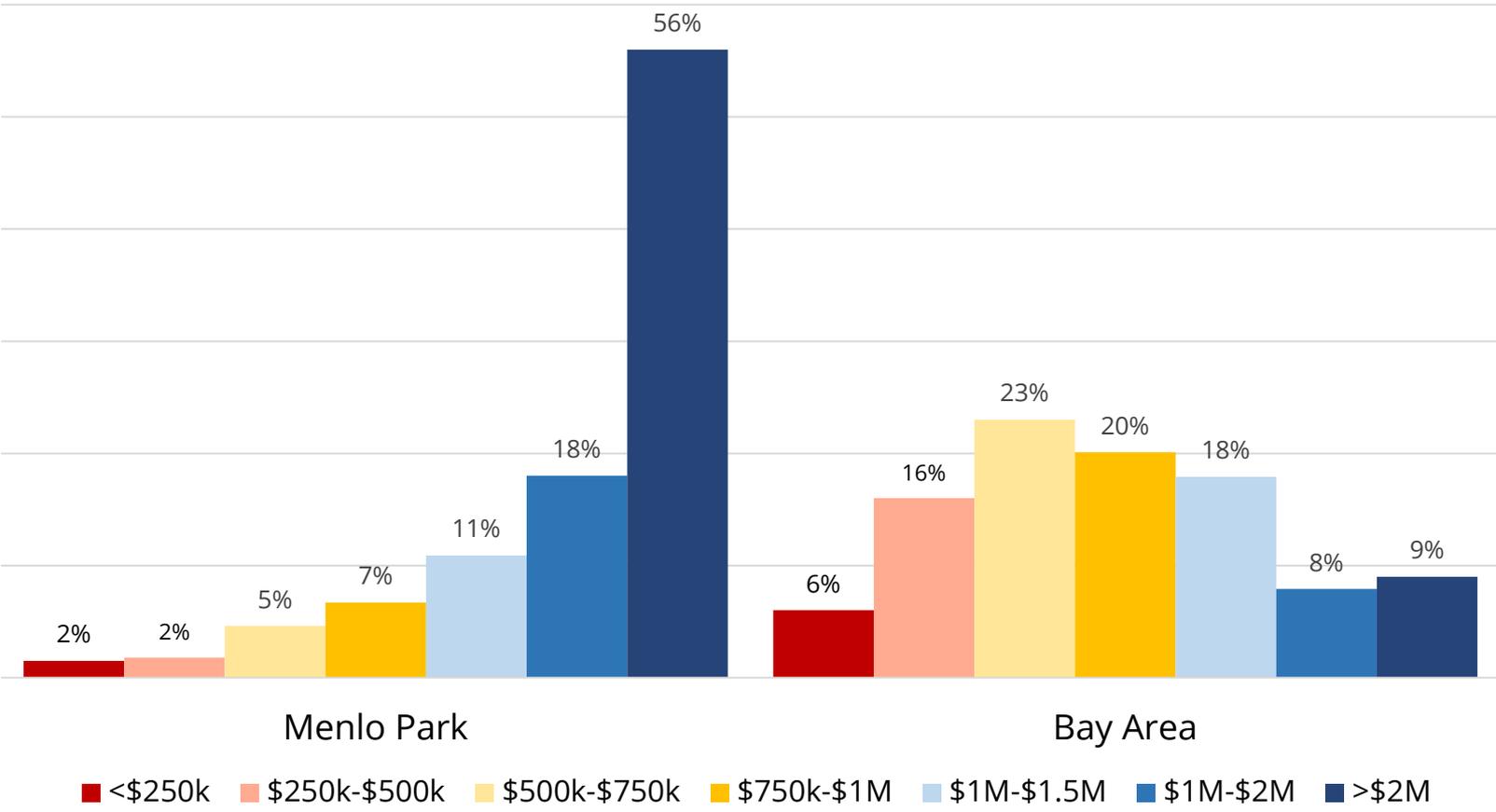


# FAIR HOUSING



# FAIR HOUSING

- Purchasing a home is out of reach for many working and middle-class families.

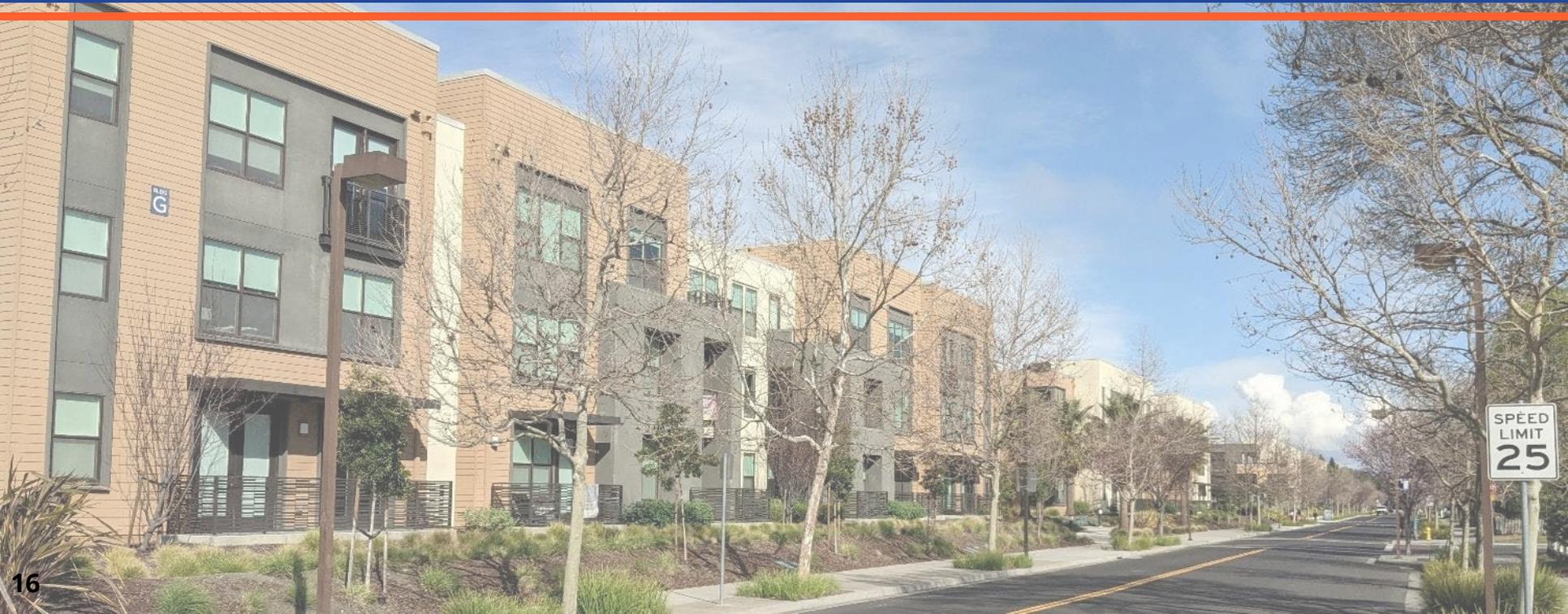


ABAG/MTC Housing Needs Data Report (US Census Data - 2019)

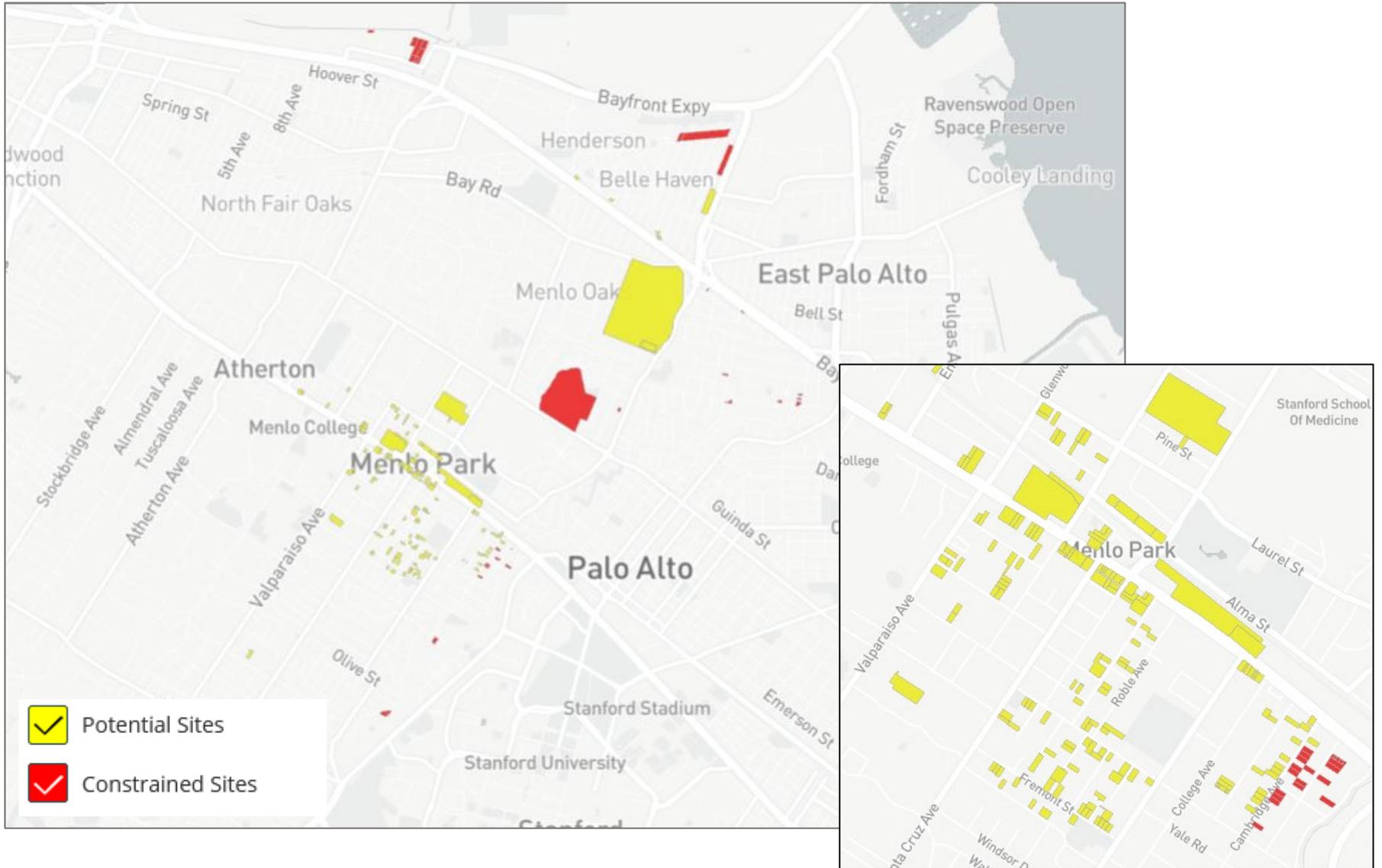
# POTENTIAL HOUSING SOLUTIONS



# 5<sup>TH</sup> CYCLE SITES



# 5<sup>TH</sup> CYCLE SITES



Downtown Menlo Park

## Question 3 of 11

*Re-using 5th cycle sites requires ministerial review. How do you feel about reusing these sites?*

- a) This is a great idea – we just need to establish strong requirements to ensure good projects.
- b) Maybe this would work for some sites, but not others.
- c) We should avoid ministerial review whenever possible.
- d) I'm not sure.

# PIPELINE PROJECTS



# MAJOR PIPELINE PROJECTS

Project		
	Status	Units
111 Independence Dr.	Approved	105
115 Independence Dr. (Menlo Portal)	Approved by PC/ Review by CC next	335
123 Independence Dr.	Pending	383
141 Jefferson Dr. (Menlo Uptown)	Pending/ Appealed to CC	480
165 Jefferson Dr. (Menlo Flats)	Pending	158
Willow Village	Pending	1,729
<b>TOTAL UNITS</b>		<b>3,190</b>

# RELIGIOUS FACILITIES

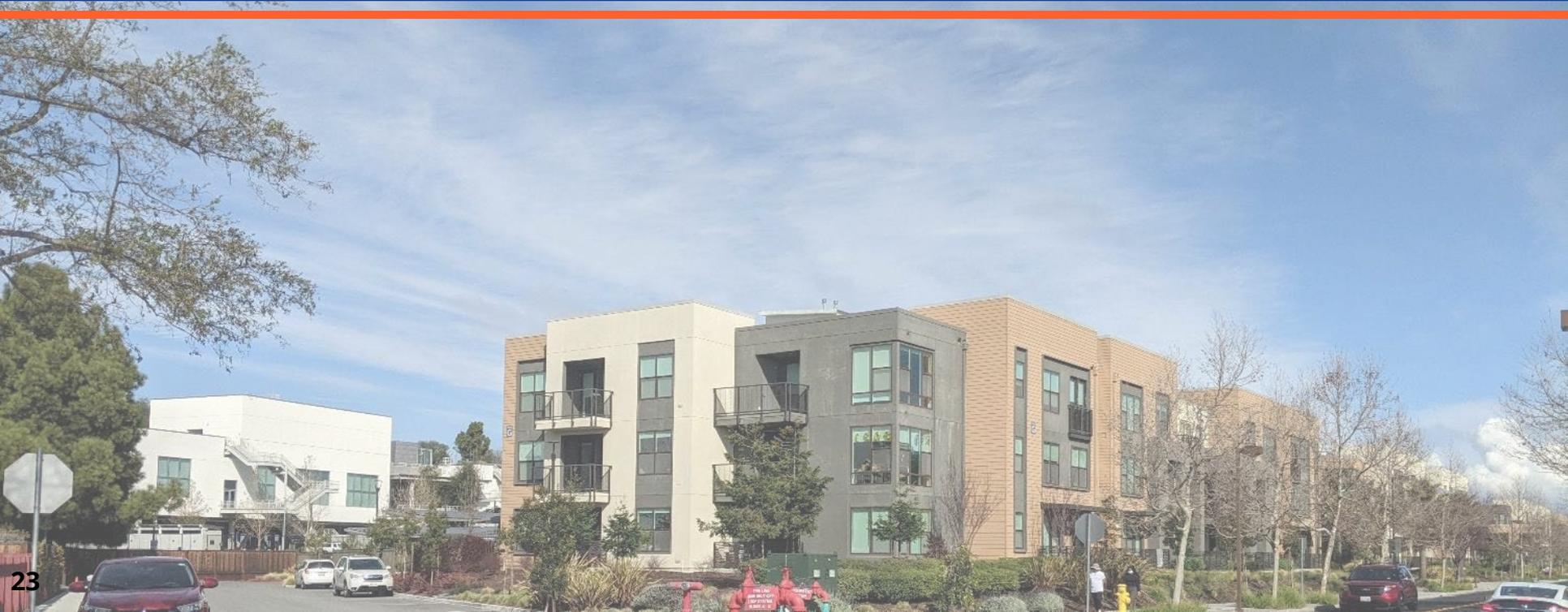


# RELIGIOUS FACILITIES - AB 1851

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- AB 1851 (2020)
- Allows housing to be developed in the parking areas of religious facilities
- Up to 50% of the parking spaces would not need to be replaced
- Could be enhanced with local incentives

# COMMERCIAL SITES

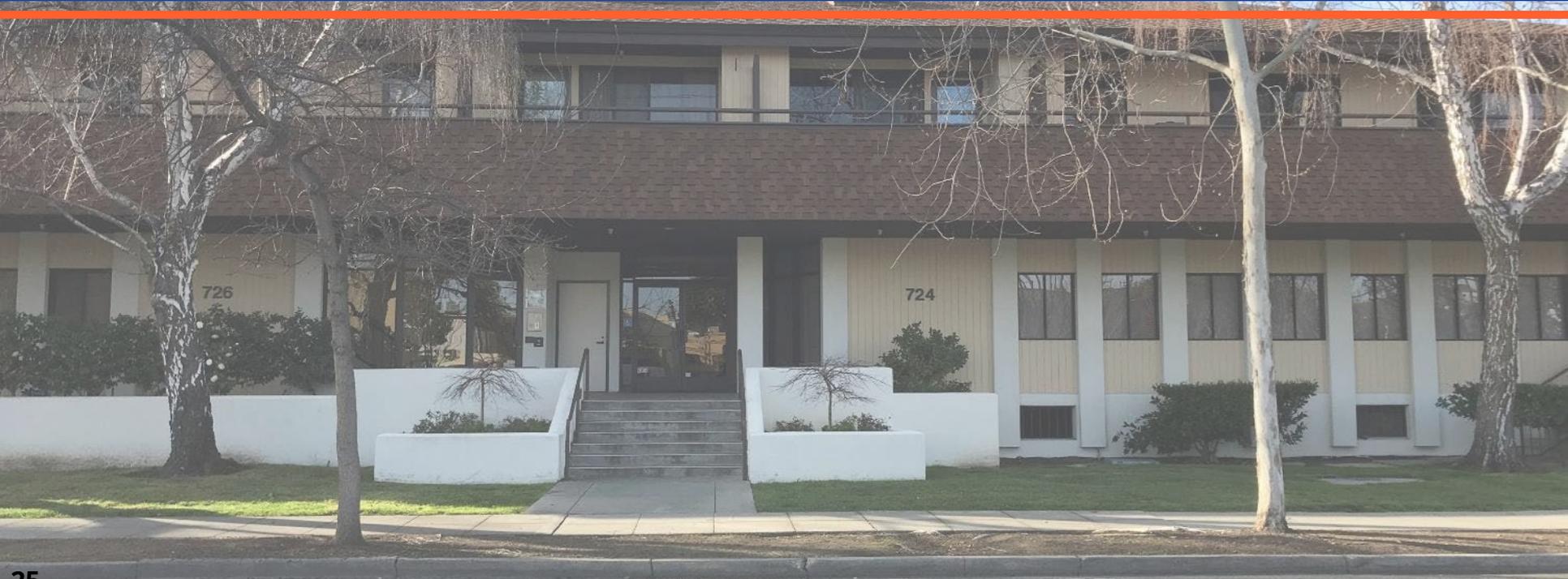


# COMMERCIAL SITES

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- Many zoning districts are currently commercial use only and could be shifted to mixed-use areas
  - Mixed-use areas allow residential and non-residential uses
- Ideal sites would be close to transit and services

# EL CAMINO REAL/DOWNTOWN



# EL CAMINO REAL/DOWNTOWN

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- Evaluate additional housing opportunities within Specific Plan area
- Proximity to Caltrain and downtown services could support higher residential densities

## Question 4 of 11

*Do you support  
the use of  
religious sites to  
accommodate  
affordable  
housing?*

- a) Yes
- b) I'm not sure
- c) No
- d) Other

## Question 5 of 11

*Do you support transitioning some commercial or industrial properties to affordable housing or mixed uses?*

- a) Yes
- b) I'm not sure
- c) No
- d) Other

## Question 6 of 11

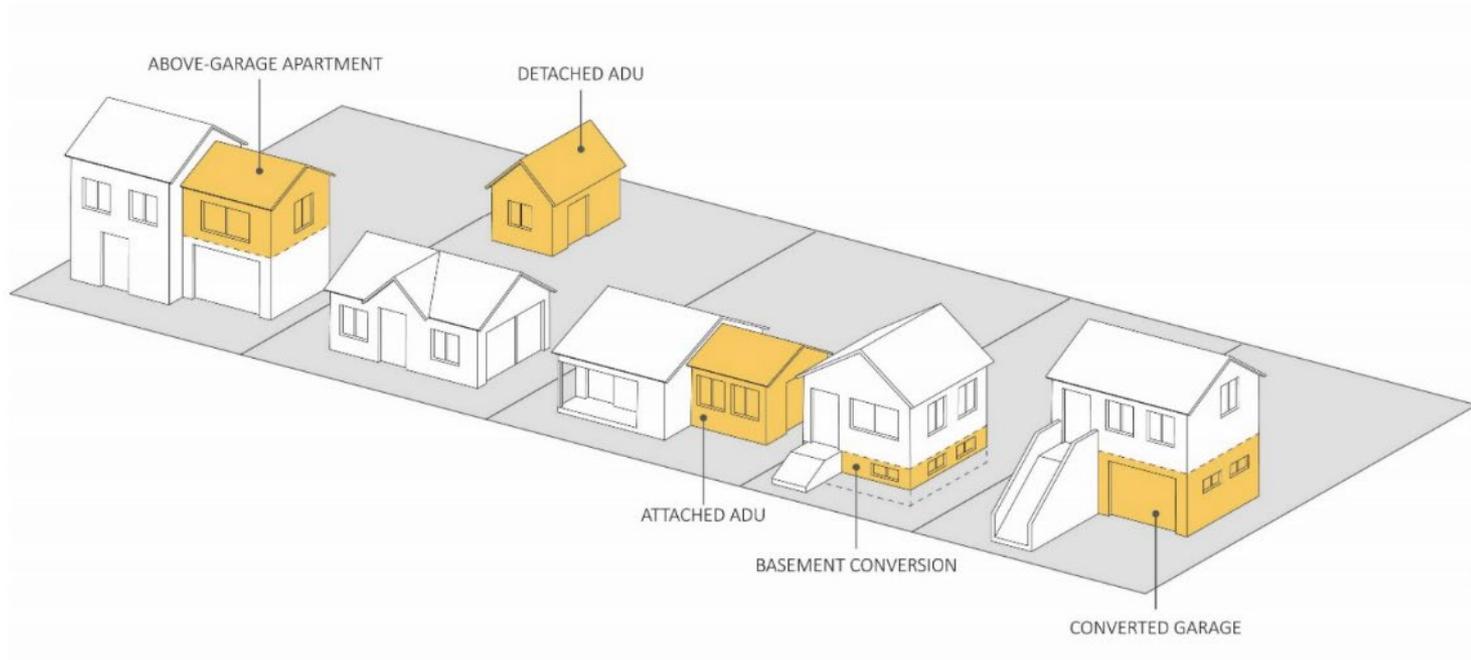
*Do you support increased density and more housing along El Camino Real/near Downtown?*

- a) Yes
- b) I'm not sure
- c) No
- d) Other

# ACCESSORY DWELLING UNITS



# ACCESSORY DWELLING UNITS



# HOUSING IN SINGLE FAMILY AREAS



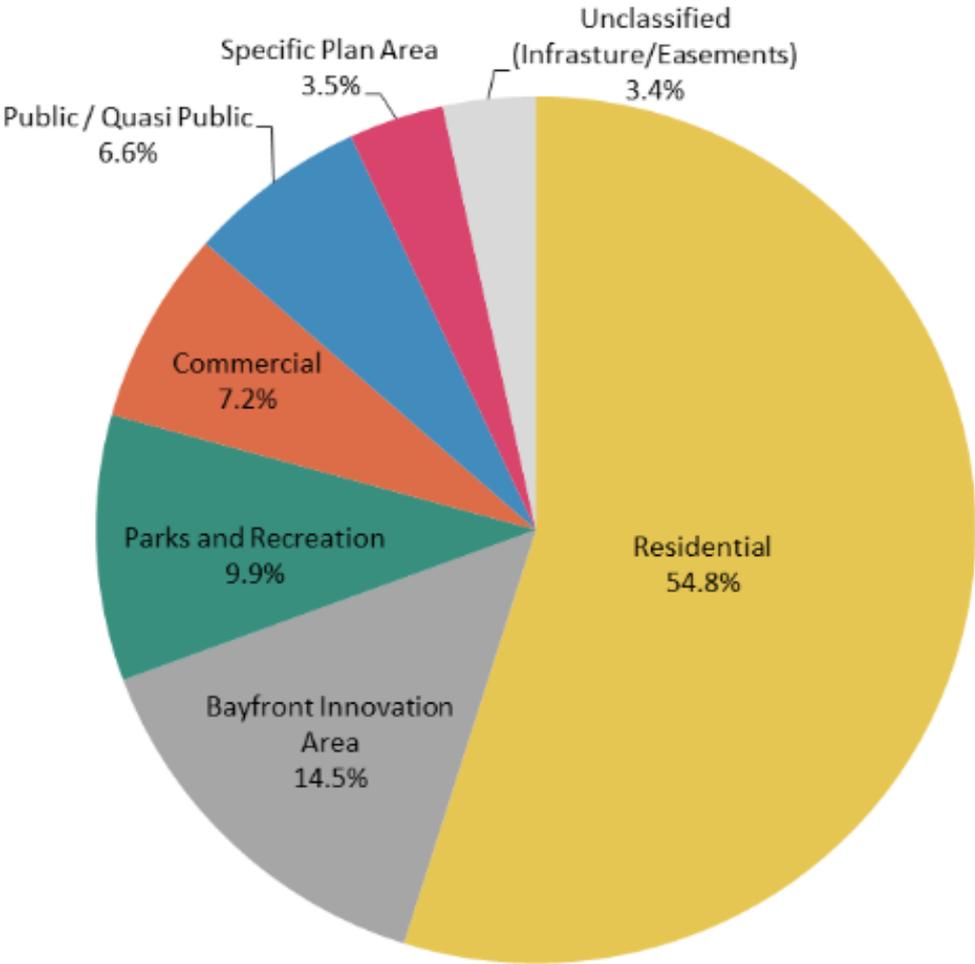
# HOUSING IN SINGLE FAMILY AREAS

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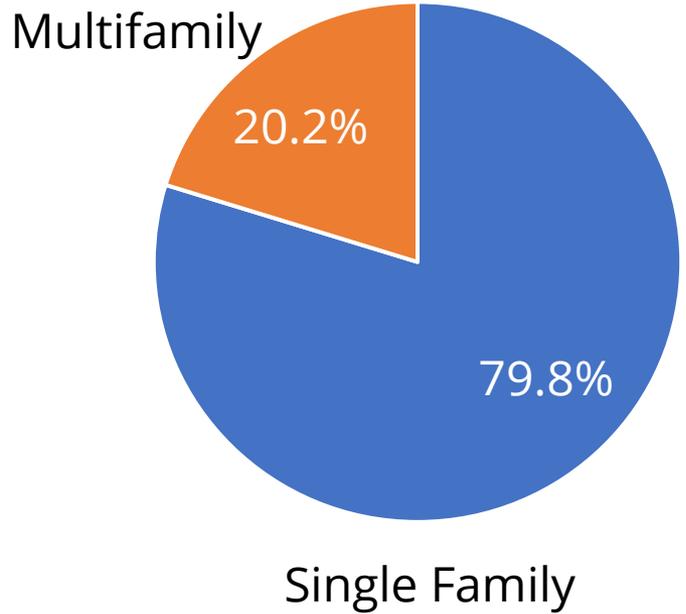
- **SB9 would allow duplexes in single family areas with ministerial approval**
- **Many cities are considering 4-plexes:**
  - Sacramento
  - San Francisco
  - San Jose
  - Berkeley
- **Potential for more locally planned solutions:**
  - Focus on corner lots or lots over a certain size
  - Areas near transit & services
  - Equity considerations

# LAND USE DISTRIBUTION

## Land Uses



## Residential Uses



Source: City of Menlo Park General Plan

## Question 7 of 11

*Do you think we should encourage small-scale infill development in single-family neighborhoods?*

- a) Yes
- b) That depends/ Maybe
- c) No

## Question 8 of 11

*Should Menlo Park focus on encouraging ADUs?*

- a) Yes
- b) That depends
- c) No

## Question 9 of 11

*Should Menlo Park consider allowing small or medium-scale multifamily buildings in single-family neighborhoods?*

- a) Sounds great!
- b) Small scale on small lots, slightly larger for larger lots
- c) Small scale (duplexes or triplexes only)
- d) No
- e) Other

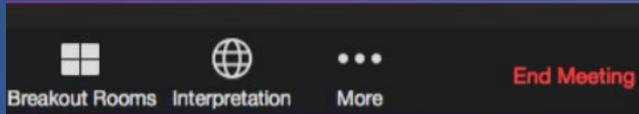
# LAND USE STRATEGIES OVERVIEW

<b>Potential Strategy</b>	<b>Magnitude of New Units</b>
Pipeline Projects	<b>3,190</b>
5 <sup>th</sup> Cycle Sites	<b>Variable</b>
Religious Facilities	<b>Variable</b>
Commercial Sites	<b>Variable</b>
El Camino Real/Downtown	<b>Variable</b>
Accessory Dwelling Units	<b>Approx. 80-400</b>
Single Family Areas	<b>Variable</b>

*Variable = Unit Capacity Highly Variable based on Approach*

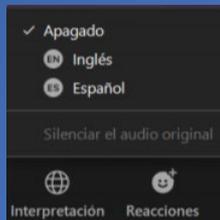
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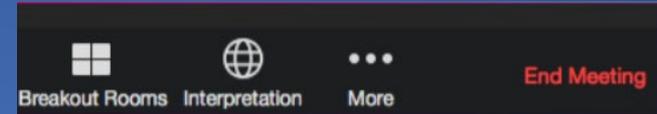
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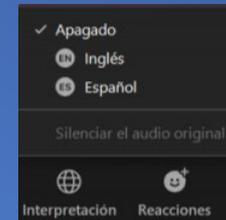
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# COMMUNITY DISCUSSION



# COMMUNITY DISCUSSION

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## Question 1 of 2

- What are three words/short phrases that describe what affordable housing means to you?



## Question 10 of 11

***Where should new housing be located in Menlo Park? (Please select up to three)***

- a) Traditionally single detached house neighborhoods
- b) Accessory dwelling units (ADUs are small living units on single properties that also have other housing)
- c) Religious facility parking lots
- d) In or near downtown and/or Caltrain station
- e) Distributed equally throughout the entire city
- f) Existing commercial properties
- g) Other

## Question 11 of 11

*What type of housing would you like to see more of?*

- a) Accessory dwelling units (ADUs)
- b) Single detached houses (1 or 2 stories)
- c) Duplexes and triplexes (1 or 2 stories)
- d) Small apartment buildings of 6 units or less (1 or 2 stories)
- e) Townhouses/rowhouses (2 to 3 stories)
- f) Multifamily housing (3 to 5 stories; condos, apartments, senior housing)
- g) Multifamily housing (6 stories or more; condos, apartments, senior housing)
- h) Other

# COMMUNITY DISCUSSION

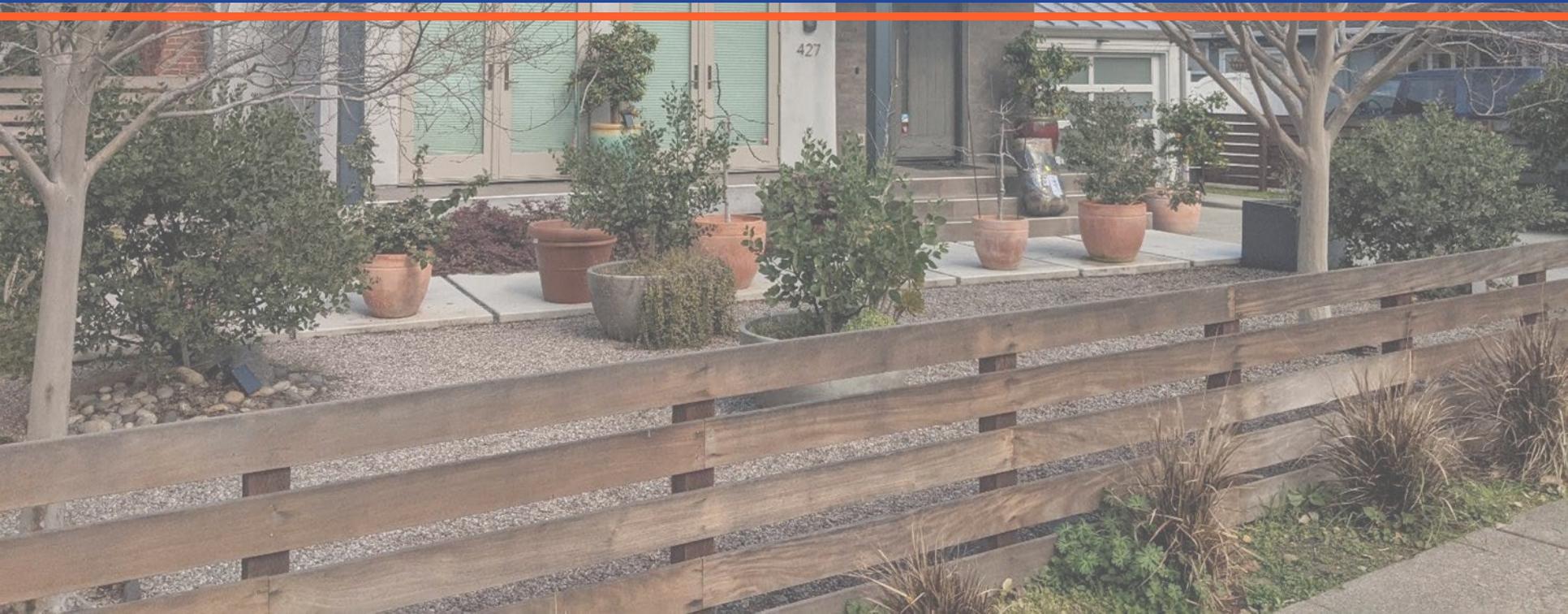
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## Question 2 of 2

- How can the Housing Element Update best address fair housing?



# TAKE THE HOUSING ELEMENT UPDATE COMMUNITY SURVEY!



# COMMUNITY SURVEY

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## **Your participation will be used to:**

- Gain a better understanding of community values and priorities.
- Create a foundation for future conversations about possible solutions and policy changes, which will be discussed further at community meetings in the coming months.
- Enter you into a drawing to win one of twelve \$25 gift cards to local businesses.

# COMMUNITY SURVEY

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Please complete the survey by August 29, 2021

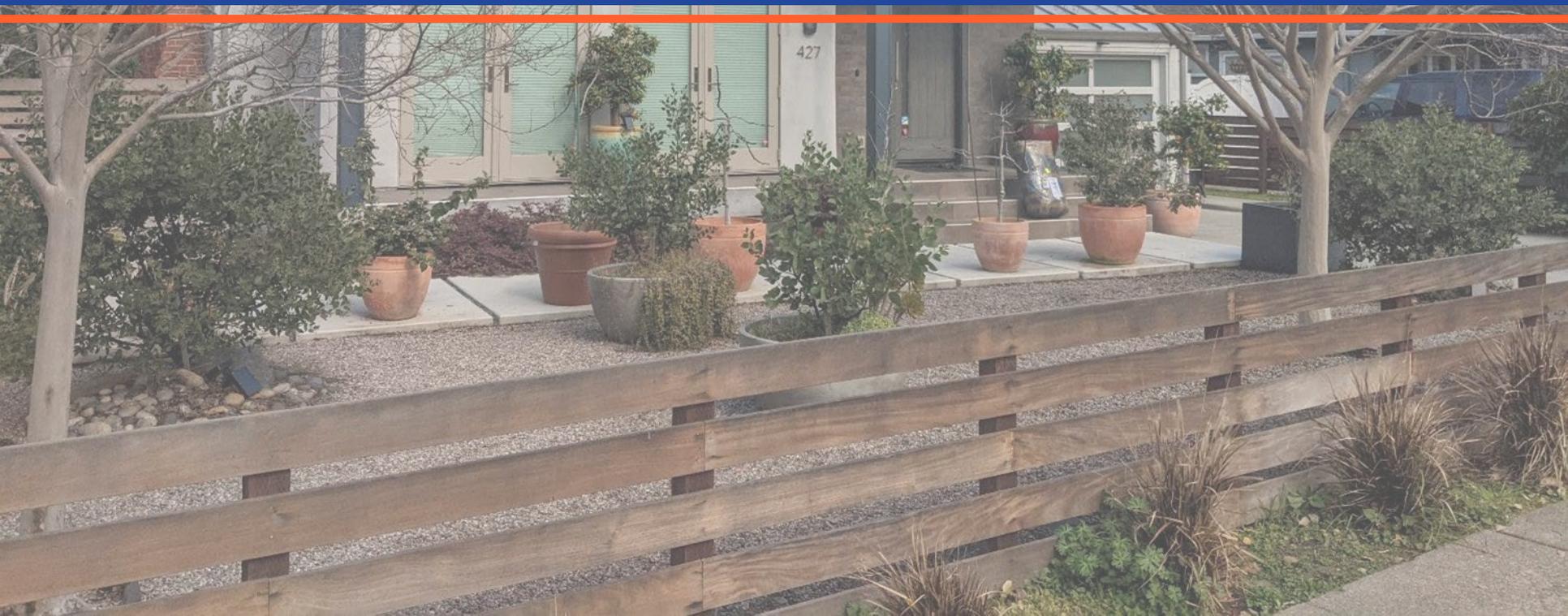
## English Survey

[publicinput.com/HousingElement](https://publicinput.com/HousingElement)

## Spanish Survey

[publicinput.com/HousingElementES](https://publicinput.com/HousingElementES)

# NEXT STEPS



# 2021

*Join us and  
give feedback!*

## Community Outreach Schedule

### August

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**Community Meeting #2 – Housing Strategies and Community Input Summary**

Saturday, August 14, 2021  
10:00AM – 12:00PM

**Community Meeting #3 – Housing Equity, Safety & Environmental Justice**

Thursday, August 26, 2021  
6:00PM – 8:00PM

**Downtown Pop-Up – Existing Conditions, Preliminary Outreach, Survey**

Downtown Farmers Market  
Sunday, August 29, 2021  
9:00AM – 1:00PM

**Belle Haven Pop-Up – Existing Conditions, Preliminary Outreach, Survey**

Mi Tierra Linda Supermercado Y Taqueria  
Sunday, August 29, 2021  
9:00AM – 1:00PM

### September

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**Community Meeting #4 – Preferred Housing Strategies Workshop**

**Downtown Pop-Up - Reviewing Housing Locations Workshop and Upcoming Events**

**CEOC Meeting**

**Belle Haven Pop-Up - Reviewing Housing Locations Workshop and Upcoming Events**

**Land Use Meeting with Planning Commission and Housing Commission**

### October

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**Community Meeting #5 – Draft Policy Review on Housing Element**

**CEOC Meeting**

**Community Meeting #6 – Draft Policy Review on Environmental Justice and Safety**

**Preferred Land Use Alternatives to City Council**

# WEBPAGE

2023-2031 Housing Element Up X

https://www.menlopark.org/housingelement

**COVID-19 PANDEMIC** Bay Area health official issue order requiring face coverings indoors and urge immediate vaccination [Read On...](#) COVID-19 recovery: Menlo Park plans for reopening [Read On...](#)

**CITY OF MENLO PARK** Search Menlo Park Agendas | Alerts | Calendar | Jobs

GOVERNMENT OUR COMMUNITY SERVICES DOING BUSINESS I WANT TO...

Events  
FAQ  
How to get involved  
Housing Element Community Engagement and Outreach  
Project timeline

**Notify Me!**  
**Make a report**  
**Open government**  
**Register online**  
**Services A-Z**

You are here: Home > Government > City departments > Community Development > Comprehensive planning > Housing Element > 2023-2031 Housing Element Update

## 2023-2031 Housing Element Update

The City of Menlo Park is currently updating its required Housing Element and Safety Element, and preparing a new Environmental Justice Element.

### Take the Housing Element Update Community Survey

We need your help to identify community values and priorities for this major planning effort. This survey is the first step in an extensive community engagement process. Your participation will be used to:

- Gain a better understanding of community values and priorities.
- Create a foundation for future conversations about possible solutions and policy changes, which will be discussed further at community meetings in the coming months.
- Enter you into a drawing to win one of twelve \$25 gift cards to local businesses.

[English Survey](#) | [Encuesta en español](#)

Please take the survey by August 29, 2021.

### What is a Housing Element Update?

Housing Elements are housing plans that are one part of the General Plan – a guide to

**Contact us**

**Deanna Chow**  
Assistant Community Development Director

[Email](#)  
650-330-6702

[Sign up for updates](#)

**Related links**

- [Traducir esta página al español](#)
- [Countywide "Let's Talk Housing" website](#)
- [CA Dept. of Housing and Community Development "Housing Elements" website](#)
- [Association of Bay Area Governments "Regional Housing Needs Allocation" website](#)

# THANK YOU!



Questions



Comments

***Thank you for your time and commitment to the City of Menlo Park!***

[menlopark.org/housingelement](https://menlopark.org/housingelement)