



2023-2031 Housing Element Update Questions and responses summary from May 3, 2022, Flood School Site community meeting (Issue date: July 1, 2022)

On May 3, 2022, the City held a community meeting to provide an opportunity to learn more about the former James Flood Elementary School site at 320 Sheridan Drive, and to hear from community members. The site is currently identified as potential housing opportunity site #38 for the 2023-2031 Housing Element.

This document provides a summary of questions from the public provided at the meeting (verbal and chat log questions) and responses from the project team. The intent of this summary document is to respond to questions and provide consistent information to Menlo Park residents, decision-makers and all other interested parties.

Hyperlinks to the May 3, 2022, community meeting presentation provided by City staff and the meeting video are provided at the end of this document. In addition, publicly accessible, open correspondence from the Ravenswood City School District to the City Council from April 22 and June 24, 2022, is included as Attachment A. The District’s correspondence includes a “Former Flood School Fact Sheet” and “Staff Housing Survey Results.” Select responses from City staff below include information relayed by the District. A zoning history summary of the site is included as Attachment B and a site and area map for context is included as Attachment C.

| # | Question(s) from the public | Response from the project team |
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| 1 | Why were environmental justice concerns not addressed? | As part of the Housing Element Update, an Environmental Impact Report will be prepared. Topics such as air quality and noise, for instance, will be evaluated. Environmental justice concerns such as air quality/pollution and noise can often be mitigated through proper construction methods, air filtration and sound dampening. The Environmental Impact Report will identify if any mitigation measures are required to address potentially significant impacts related to these topic areas. |
| 2 | How can existing residents and Haven House stay with air quality and noise issues? | Environmental standards/regulations regarding air quality and noise change over time. Air quality and noise standards/regulations generally only apply to new development at the time of development approval and not to prior existing developments. |
| 3 | How is the site fit for families but not OK for a school? | The City does not have the discretion or authority to evaluate concerns for health suitability for a school at this site. If a development application for housing is filed, the City would evaluate the proposed project in accordance with the Municipal Code, General Plan and all other relevant regulations, including completion of environmental review as required by the California Environmental Quality Act. |
| 4 | Will there be 92 Units or 260 Units on the site? | As part of the Housing Element Update, the site was originally being considered for a density of 30 dwelling units per acre (du/ac) with the potential application of the affordable housing overlay. Modifications to |

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| | | <p>the Affordable Housing Overlay (Menlo Park Municipal Code Chapter 16.98) are being considered, including potentially increasing the allowable residential density for AHO-applied sites to 100 dwelling units per acre (du/ac) for 100% affordable housing developments. The Flood School site is approximately 2.5 acres in size; at 30 du/ac, the site could currently yield 75 dwelling units and at 100 du/ac, a maximum of 250 units could be achieved. This potential unit yield is a theoretical maximum.</p> <p>The Ravenswood City School District (property owner) has indicated it is in negotiations with Alliant Strategic Development (potential developer) to build new housing at the site. In an effort to clarify ongoing discussions with the developer to the community, the School District has indicated that “...<i>the planned housing will be contractually capped at 90 units and four floors</i>” and not permitted to exceed that limit. The City has not received a formal development application for review and therefore, does not know the proposed number of units on the site.</p> <p>Please reference Item #10 and Attachment A.</p> |
| 5 | <ul style="list-style-type: none"> • How many teachers and staff would be interested in this site? • How many staff and teachers would occupy the site? • How many teachers will live at site? | <p>Specific project details are not known at this time as the City has not received a development application for the Flood School site. The School District has indicated that the site is intended to be affordable housing, based on local income thresholds, with teachers and District staff given first preference. In May 2022, the District conducted a staff housing survey and below are highlights from the executive summary:</p> <ul style="list-style-type: none"> • <i>“Overall, we received responses from 89 of our ~300 staff members in May 2022</i> • <i>2% of respondents do not have access to reliable housing, and only a third of respondents report having a “safe, secure and affordable housing option”</i> • <i>43% of respondents are considering leaving the district because of the cost of housing or the length the of their commute</i> • <i>Over 70% of respondents indicated an interest in workforce housing; over 60% of those responded that housing would make them “much more likely” to stay with RCSD</i> • <i>85% of respondents had incomes and household sizes that would make them eligible for affordable housing; of those, a further 85% are interested in workforce housing</i> <ul style="list-style-type: none"> ○ <i>Extrapolated to the district, we would need over 200 units of affordable housing to meet the needs of staff”</i> <p>Please reference Attachment A.</p> |
| 6 | Will Sheridan Drive and Hedge Road be widened? | The City does not have plans to widen either Sheridan Drive or Hedge Road. No development application at the Flood School site has been filed for City review. A hypothetical 90-unit residential development on |

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| | | <p>this site is expected to generate about 400 new daily trips, with 22 trips in the AM peak hour and 35 trips in the PM peak hour. These volumes are not likely to cause significant additional congestion on these streets. Even with a hypothetical new development, the total traffic volumes on these streets are not likely to exceed what is experienced in other, more densely developed parts of Menlo Park that have streets with similar vehicle capacity. If a development application is filed, the City would also work with the applicant to implement transportation demand management (TDM) techniques to reduce the expected number of vehicle trips, consistent with the City's existing TDM ordinance and County TDM policy.</p> <p>The School District has stated the following: <i>"We are in active conversations with the County of San Mateo about adding additional entrances to the site. While these conversations are still in their early stage, we continue to push for every option that might help mitigate the traffic impact on the surrounding community"</i> (see Attachment A).</p> |
| 7 | <ul style="list-style-type: none"> • Will there be other entry options? • How to guarantee other entries to the site? • Can alternate entry points be required? | <p>Sheridan Drive is currently the only public access point to the site. The City has begun to evaluate if other entry points would be feasible. If and when a development application is made, the City will work with the applicant, the County, and any land owners with adjacent properties to explore all feasible options to provide site access. Please see Attachment C for a site and area map for context.</p> |
| 8 | <p>Would the Housing Element include the site before the access issue is resolved?</p> | <p>As of the publication of this document, the former Flood School site (Site #38) remains on the list of potential housing opportunity sites for the Housing Element as it is the only public agency-owned vacant site with strong developer interest. The inclusion of the site within the Housing Element does not preclude/limit any future development application from exploring/securing additional access points. The number and location of access points would not be determined until there is a specific development application.</p> |
| 9 | <p>Will traffic impacts be assessed?</p> | <p>As part of the Housing Element Update, an Environmental Impact Report is being prepared in accordance with the requirements of the California Environmental Quality Act. The Environmental Impact Report will review overall vehicle miles traveled impacts for the city as a whole. Individual projects, as part of the development review process, would require a traffic impact assessment if a project would result in 100 or more daily trips.</p> |
| 10 | <ul style="list-style-type: none"> • Preference for 90-unit maximum for this site; how enforceable would that be? • What are the mechanisms to limit units? | <p>The development potential of a site is governed by the zoning and other applicable land use laws such as State Density Bonus Law. State Density Bonus Law allows for increased densities in exchange for the provision of affordable housing. The density bonus is dependent upon the number of affordable units provided and their targeted affordable income category. Regardless of the application of the City's AHO, State Density Bonus Law could be applied if certain conditions are met. At its June 6, 2022, meeting, the City Council determined that the maximum density for the site should be set at 20 du/ac without the</p> |

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| | | <p>potential for use of the AHO. With application of the State Density Bonus Law for a 100% affordable housing development, the site could accommodate a maximum of approximately 90 units.</p> <p>The Ravenswood City School District (property owner) has indicated it is in negotiations with Alliant Strategic Development (potential developer) to build new housing at the site. The School District has stated the following:</p> <ul style="list-style-type: none"> • <i>“The contract, which is still being negotiated, explicitly caps the number of units at 90 units and four floors - meaning that no matter what the site is zoned at or if there are any density bonuses, the number of units and floors cannot exceed that which is permitted in the contract.</i> <ul style="list-style-type: none"> ○ <i>If the ultimate zoning determines lower limits, then the lower zoning limit would apply.</i> ○ <i>If the ultimate zoning is higher than that limit, then the contractual cap would apply.</i> ○ <i>Furthermore, due to the type of construction planned and the number of parking spots on the site, it is not economically feasible to have more than 90 units or four floors for the site.”</i> <p>Please reference Attachment A.</p> |
| 11 | Why is the City considering this R-1-zoned parcel? | <p>The former Flood School site, although zoned R-1-U, Single Family Urban Residential District, was previously occupied by schools and zoned P-F (Public Facilities) until rezoned in 1986 to R-1-U. The site also has special characteristics that contribute to it being a good housing opportunity site, such as:</p> <ul style="list-style-type: none"> • Has a parcel size between 0.5 acre and 10 acres—at about 2.5 acres, the site is an ideal size for affordable housing according to the California Department of Housing and Community Development • Is vacant and ready for development; • Has developer interest—affordable housing development (compared to market-rate development) is particularly challenging to attract and realize; • Would affirmatively further fair housing as directed by State law, by providing much needed affordable housing opportunity in higher resource areas; and • Increases resources and equity for a school district that serves predominantly lower-income communities in Belle Haven and East Palo Alto, recognized by the State as “Disadvantaged Communities.” |
| 12 | In order to meet the Regional Housing Needs Allocation (RHNA), how | <p>The housing need for the Bay Area region for the current planning period (2023-2031) has been determined by the State to be 441,176 housing units. The Association of Bay Area Governments (ABAG) has determined that San Mateo County's share of the regional housing</p> |

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| | many sites do we need to develop? | <p>need is 47,687 housing units and of that total, Menlo Park's fair share is 2,946 housing units (6.2% of San Mateo County's total) for households of various income levels. The City's projected need is 1,284 units for the above moderate income category, 496 units for the moderate income category, 426 units for low income, and 740 units for very low income.</p> <p>The City's RHNA can be met through a combination of strategies such as pipeline projects, accessory dwelling units (ADUs) and sites zoned for housing. Pending and approved (but not yet built) projects can be attributed to the pipeline category. Accounting for approved and pending projects and the anticipated ADU production, the net RHNA (or net new units remaining to meet the City's RHNA) is approximately 1,500 new units affordable to very low, low and moderate income households. This figure includes a 30% buffer. The net RHNA requirement is 991 dwelling units.</p> <p>The number of sites that would need to be developed to meet the remaining RHNA depends on multiple factors, including the size of the site, the total number of units built at a site, and the number of affordable units that are built at a site. The more sites that are developed with 100% affordable housing, the less sites are needed. If approximately 20% of the currently-identified sites are built with 100% affordable housing, then the City's RHNA would be met (assuming that the remaining sites are developed with market-rate housing and inclusionary below market rate units). If less than 20% of the sites are built with 100% affordable housing, more sites would need affordable housing developments to meet the RHNA. If the total number of sites is reduced, a greater percentage of sites would need to be built with 100% affordable developments.</p> <p>A range of sites, incentives, and tools are needed to produce affordable housing. Because some sites could be developed as market rate housing or with less units than projected, the number of housing opportunity sites includes a buffer as noted above. The more opportunity sites there are, the greater the overall potential for affordable housing development, spread across the city, and affirmatively furthering fair housing as required by the State.</p> |
| 13 | How many sites have owner interest? | <p>Throughout the Housing Element Update process, the City has conducted a variety of community outreach and engagement opportunities including sending letters to property owners of all the housing opportunity sites. The received responses of interest for residential development have varied between lower and higher interest. Property owners of sites such as the former Flood School site as well as the SRI/Parkline site have shown high levels of interest in redevelopment with new housing opportunity. Additionally, the City</p> |

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| | | continues to explore the use of City-owned surface parking lots in the downtown for housing. |
| 14 | Why is this school site zoned for single family? | Please reference Attachment B for a zoning history summary of the site. |
| 15 | Will the presentation slides from the May 3, 2022, community meeting be available? | Hyperlinks to the May 3, 2022, community meeting presentation provided by City staff and the meeting video are provided at the end of this document. These hyperlinks can also be found in the Project Timeline section of the Housing Element Update webpage – menlopark.org/housingelement . |
| 16 | Is rezoning the former Flood School site necessary? | The former Flood School site is zoned R-1-U, Single Family Urban Residential District, with a minimum land area per dwelling unit of 7,000 sf. The site is approximately 2.5 acres and at the current allowed residential density, this equates to 16 dwelling units maximum for the site. In order to allow for housing to develop at higher densities than the R-1-U zoning, rezoning the site is necessary. |
| 17 | Will there be covenants to limit residents to teachers and staff? | <p>The City has not received a formal development application for the site. As part of a future development application process, the proposed use will be evaluated.</p> <p>The School District has stated the following regarding eligibility to live in the potential new development:</p> <ul style="list-style-type: none"> • <i>“The site is intended to be affordable housing, meaning that the local income thresholds would apply.</i> • <i>Teachers and district staff would be given first preference for the site. That means that Ravenswood staff would be able to register first for housing at the site. If enough Ravenswood staff demonstrate interest, all units could be filled by district staff. If not, the units will not remain empty, but will instead be filled by members of the public who meet income eligibility thresholds.</i> • <i>Note that some Ravenswood Staff – including many district administrators, most principals and some teachers – have salaries that exceed the maximum affordable housing eligibility limits. Many others, however, are well below the eligibility thresholds including our paraprofessionals, kitchen staff, custodians, campus relation coordinators, bus drivers, and other essential school support staff.”</i> <p>Please reference Item #5 and Attachment A.</p> |
| 18 | What is the priority of this project over SRI? | There is no priority criteria applied to the Housing Element opportunity sites. The identification of housing sites is intended to plan for and encourage housing, and its development by property owners and developers is largely dependent on market forces and (in the case of affordable housing) available subsidies. |
| 19 | Why were Sharon Heights sites taken off so quickly? | There was prior community discussion and interest to rezone a portion of Sharon Park to allow affordable housing. As part of the development of the preferred land use strategy for the Housing Element, the City Council considered the Sharon Park site and ultimately directed staff to |

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| | | pursue other sites, excluding parks, for affordable housing planning purposes. |
| 20 | Is not Sharon Heights the same situation where Flood Park is also a park, for public land use? This should be reason to cancel this project/site too unless someone can defend why this is different. | Unlike Sharon Park which is a City-owned park, the former Flood School site, owned by the Ravenswood City School District, was not/is not a park. |
| 21 | If the purpose of the development is to provide housing for teachers, there needs to be an enforceable restriction or condition or limit for Ravenswood district? Please obtain an opinion from the City Attorney or an outside party on enforcement of the restrictions if the City intends to pursue this because it will provide housing for teachers. It seems like many people are talking about this like it will be a teacher's village. Is that what it will be? Is that guaranteed? How will that be enforced? | Please reference Item #17. The applicant could propose a restriction on the housing units that would limit occupancy of the units and provide a preference to teachers. Depending upon the nature of the housing project that is submitted, the City may not be able to deny or alter the proposed development project. Additionally, the applicant may be subject to the City's Below Market Rate Housing Program Guidelines and criteria which may make it difficult to lease below market units solely to teachers. |
| 22 | Are we going to do this sort of event for every one of the 49 sites in the draft housing element? Why or why not? | Throughout the Housing Element Update process, the City has conducted a variety of community outreach and engagement opportunities including multiple community meetings and public meetings with the Planning Commission, Housing Commission, and City Council to discuss site selection for the Housing Element. Residents, stakeholders, and all interested individuals are encouraged to continue to provide feedback for the Housing Element Update and continuous opportunities to stay involved will be noted on the Housing Element Update webpage at menlopark.org/housingelement . Due to the level of interest by the community for this site and Council's guidance to have a community meeting for sites where there is a development interest, a community meeting focused on the Flood School site was conducted. |
| 23 | Could you explain the specifics around the state laws that you mentioned? When would they kick in? What are the triggers? | State Density Bonus Law is a tool that encourages the development of affordable housing. Depending on the amount of affordable housing provided, density bonuses could be up to 50% for most projects and up to 80% for housing projects that are completely affordable. Sites near transit stations can utilize an "unlimited" density bonus and a 33-foot |

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| | | <p>height increase over the maximum development potential otherwise allowed.</p> <p>SB 35 allows for ministerial review of housing projects that include affordable housing on a compressed 90- or 180-day schedule for jurisdictions that do not show adequate progress on housing targets during the eight-year planning period. The City of Menlo Park is not subject to SB 35 at this time.</p> <p>SB 330 (Housing Crisis Act) requires a streamlined review process for certain “housing development projects.”</p> |
| 24 | How do we protest this from going through? | <p>The Housing Element Update is an independent, City-managed effort on a separate track than the School District’s consideration of a development proposal on its property. The Housing Element Update includes zoning changes or rezoning of opportunity sites to permit housing developments at various densities, but the Housing Element Update would not approve specific housing developments. Unless allowed by by-right development, a development application would need to be filed for by individual property owners and/or developers to utilize the residential zoning on the sites. The City has not received a development application for Site #38.</p> <p>On May 11, 2022, the City released the Draft Housing Element which began a 30-day public comment period in preparation for transmittal to the California Department of Housing and Community Development for its required initial review of the Draft Housing Element. On June 6, 2022, the City Council met and heard public comment on the Draft Housing Element. Based on the comments received regarding the site, the Council maintained the former Flood School site on the list of housing opportunity sites, but set the maximum density at 20 du/ac without the potential to apply the AHO. With application of the SDBL, a maximum of approximately 90 units could be developed at the site.</p> <p>The School District has stated the following (see Attachment A): <i>“In addition to discussing this initiative at various public school board meetings and numerous articles, District staff has been happy to respond to every email, join meetings and do site walks. Members of the public can always join school board meetings or reach out directly to district staff with their questions.”</i></p> <p>The School District invites questions, comments, and general feedback through an online comment form.</p> |
| 25 | It would be good to hear about any progress the City and the District have made in discussing alternative access points | <p>Please reference Items #6 and #7.</p> <p>No development application at the Flood School site has been filed for City review. The City will evaluate alternative entry points concurrent with submission of a development application.</p> |

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| | with Caltrans, the County, etc. | |
| 26 | Can the developer bypass the Environmental Impact Report? | <p>A subsequent Environmental Impact Report is being prepared to study the potential environmental impacts associated with the Housing Element, along with the Safety and Environmental Justice Elements. The Housing Element Environmental Impact Report is a programmatic level Environmental Impact Report, which typically contains more general and broader discussions of impacts and mitigation measures. The Housing Element Environmental Impact Report will not evaluate each site individually as no specific projects are proposed.</p> <p>As no development application at the Flood School site has been filed for City review, it is unknown what the appropriate level of environmental review would be required.</p> |
| 27 | How did we come up the number 92 units? What if they don't occupy the 92 units? I want to know how many housing units you are looking at. | Please reference Items #4, #10, and #17. |
| 28 | There was a question about how many teachers would actually qualify for this affordable housing. Can you please include in your FAQ document? | Please reference Item #17 and Attachment A. |
| 29 | Have we done a poll of current Ravenswood teachers asking them how likely they would move to this site? | <p>Please reference Item #5 and Attachment A.</p> <p>The City of Menlo Park is not the property owner or potential developer of the former Flood School site.</p> |
| 30 | If this is teacher housing, why does it need to be so big? Is this for teachers or is it to generate money under the guise of affordable housing? Put up 20 condos and let teachers live there. | <p>Please reference Item #16.</p> <p>The School District has stated the following regarding alternative uses for the site:</p> <ul style="list-style-type: none"> • <i>“The District is not interested in selling the site or transferring it to another local governmental entity.</i> • <i>If the District is not able to develop the site for housing, it is not clear what the next best use would be for the site. As the site could not be used as a school, it would likely be utilized for other District purposes. Given the limited possible uses for the site, the most plausible alternative would be to use the site as a bus and van depot.”</i> <p>Please reference Attachment A.</p> |

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| 31 | <ul style="list-style-type: none"> • How many of these units would be devoted to teachers and administrators? Specific numbers please. • Is this site solely and exclusively for Ravenswood teachers and school employees? • Is it 100% teacher and staff occupancy at the site? | Please reference Items #5, #17, and Attachment A. |
| 32 | If Ravenswood will not develop affordable housing for its teachers, let MPCSD do so. | Please reference Item #30. |
| 33 | I am all for low-income housing but it should also match the existing areas of Suburban Park and Flood Park. | Density increases are needed to meet the city's Regional Housing Needs Allocation set by the State of California. The Housing Element plans for new housing to occur across City Council Districts 2 through 5. If the housing units are not spread across the city, including in high resource areas as defined by the State, it could result in a housing plan that does not create equal housing opportunities as required by fair housing laws. |
| 34 | If there are more people that want to comment and ask questions, why are we not hearing from them? | Please reference Item #24. |
| 35 | There is a beautiful redwood tree on that property. What will happen to that tree? | No development application at the Flood School site has been filed for City review. With the submission of a development application, the City would evaluate the proposed project against the City's Heritage Tree Ordinance (Menlo Park Municipal Code Chapter 13.24), including assessing tree protection measures. |
| 36 | You mention public land. They are doing a 99-year lease specifically to circumvent other public agencies that want to buy that land. Why are they doing a 99 year lease and not selling it? | No development application at the Flood School site has been filed for City review and thus the City does not have complete information on the ownership of and real property interests in the site. The reasoning for utilizing a 99-year lease rather than selling the property is a question for the School District rather than the City. However, a 99-year lease would allow the property owner to maintain ownership of the land. |
| 37 | It would be great is someone could talk about the R-1 thing. Maybe explain why it is Zoned R-1? | Please reference Item #11 and Attachment B. |

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| 38 | What analysis and mitigation will be done to protect local neighborhood from this added traffic on their residential streets? | <p>No development application at the Flood School site has been filed for City review. With the submission of a development application, the City would evaluate circulation options at the site and, if the site is expected to produce over 100 trips per day, the City would conduct a traffic impact analysis.</p> <p>A hypothetical 90-unit residential development on this site is expected to generate about 400 new daily trips, with 22 trips in the AM peak hour and 35 trips in the PM peak hour. For comparison, an elementary school with 275 students (the approximate enrollment of the Flood School site before closure) is expected to produce over 600 trips per day, including over 200 trips in the AM peak hour and 44 in the PM peak hour (note that PM is much lower because school hours end before the PM peak).</p> <p>Because of the number of trips, a traffic impact analysis is anticipated for this hypothetical project if submitted for City review. The traffic impact analysis would consider how much additional vehicle travel the site would produce and the how the additional traffic would impact nearby intersections. Where impacts are identified, feasible improvements to mitigate that impact would also be identified.</p> |
| 39 | Do we need traffic lights on Bay Road? And Ringwood Avenue? | <p>Please reference Item #38.</p> <p>Potential improvements associated with the traffic impact analysis would be identified if the analysis shows traffic impacts that exceed the level of service thresholds in the City's General Plan and traffic impact analysis guidelines. Adding or upgrading traffic signals could be a potential improvement to consider if there are impacts, but specific types and locations of improvements would be identified through the analysis.</p> |
| 40 | How many students biking to school in the Menlo Park city school district have been hit by vehicles on their way to school? The majority of our kids bike to school. This will increase their risk. | <p>There is no reason to expect a development at this location to increase the collision risk for children biking to school compared to similarly sized developments at other locations.</p> <p>The City has a Safe Routes to School Program that includes safety assessments for schools to address safe walking and bicycling routes. If a specific issue or concern with safe biking were identified, the City would work with the relevant schools and school districts to address that issue.</p> |
| 41 | Doesn't state law for affordable housing override your right to do a traffic review or to deny the project based on traffic issues? | <p>No. For projects that are exempt from California Environmental Quality Act, submission of a Transportation Impact Analysis would still be required in order to meet the City's objective development standards. The traffic impact analysis would not be used for the purpose of analyzing vehicles miles traveled impacts; however, the traffic impact analysis would be utilized for General Plan level of service consistency analyses. A housing development project that is exempt from California Environmental Quality Act and meets all City objective development</p> |

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| | | standards, including General Plan level of service standards, likely cannot be denied. |
| 42 | Does it make any sense to add thousands of housing units without any care or thought to the accompanying need for green space, nature, trees and park areas? | Please reference Item #12. |
| 43 | Will we have the former Flood School site be in the Menlo Park school district and not Ravenswood School District? | The Flood School site is located within the Ravenswood City School District. |
| 44 | Please correct this assertion about the actual number of affordable units likely to get built. | Please reference Item #12. The total number of affordable units being planned for in the Housing Element is approximately 1,500 new units affordable to Very Low, Low and Moderate income households. This figure is above what is considered in the pipeline and anticipated Accessory Dwelling Unit production. It is important to note that the identification of housing sites in the City's Housing Element does not mean someone necessarily will develop housing on those sites at the planned unit count or level of affordability. Although the City must plan for housing development, it does not directly build, or require to be built, any housing. Instead, the identification of housing sites is intended to plan for and encourage housing, and its development by property owners and developers is largely dependent on market forces and (in the case of affordable housing) available subsidies. |
| 45 | When and why was this land zoned R-1-U when it has only ever been a school? We don't have other schools zoned this way, right? | Please reference Attachment B for a zoning history summary of the site. |

Hyperlinks

May 3, 2022, Community Meeting Presentation:

<https://beta.menlopark.org/files/sharedassets/public/community-development/documents/projects/housing-element-update/20220503-presentation-flood-school-site-community-meeting.pdf>

May 3, 2022, Community Meeting Video:

<https://www.youtube.com/watch?v=1zMppAdWJxk&feature=youtu.be>

Attachments

- A. Correspondence from Ravenswood City School District to the City Council (April 22, 2022, and June 24, 2022)
- B. Former Flood School (320 Sheridan Drive) Zoning History
- C. Flood School site and area map

From: William Eger [mailto:weger@ravenswoodschools.org]
Sent: Friday, April 22, 2022 10:30 AM
To: _CCIN <city.council@menlopark.org>
Cc: Gina Sudaria <gsudaria@ravenswoodschools.org>
Subject: Affordable Housing for Teachers and Staff at the Former Flood School Site

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear Menlo Park City Council –

As you know, Ravenswood City School District is currently in exclusive negotiations with Alliant Strategic Development on a possible ground lease for the former Flood School Site. While the parties have not reached an agreement over the terms of the ground lease, we have heard significant and alarming misinformation about the possibility of new housing among some segments of the Menlo Park community.

To help address this misinformation, we'd like to clarify a few points:

- **The planned housing will be contractually capped at 90 units and four floors.** Regardless of density bonuses or other factors, the development **will contractually not be permitted to exceed that limit.**
- **The site will bring in a small amount of new revenue** (likely equivalent to 1-2% of the district budget), which will go to close the significant funding disparities between Ravenswood and surrounding districts. **However, the District is primarily excited about the opportunity to house our staff, while also providing affordable housing to the 40% of Ravenswood families who are homeless or housing insecure.**
- We are in active conversations with the County of San Mateo about **adding additional entrances to the site.** While these conversations are still in their early stage, we continue to push for every option that might help mitigate the traffic impact on the surrounding community.

Even though we are very early in this process the district has already had numerous meetings with community members. We expect to have many more. To additionally help combat misinformation we've added a [new "fact sheet" to our website](#) (in addition to our [existing lease page](#)). I've also copied that information below.

As always, please don't hesitate to reach out,

Will

William Eger (*he, his*)
Chief Business Officer



Former Flood School Fact Sheet

What is the current status of the site?

- Ravenswood City School District has collected proposals from a number of developers for the site. All of the legitimate proposals were for housing for the site - the District has no intention of using the site for anything other than housing.
- Ravenswood is currently negotiating over the specifics of the contract with Alliant Strategic Development. If the District is able to finalize key terms of the contract, they would bring the contract to the Ravenswood School District Board to approve.

How many units are planned for the site?

- The contract, which is still being negotiated, explicitly caps the number of units at 90 units and four floors - meaning that no matter what the site is zoned at or if there are any density bonuses, the number of units and floors cannot exceed that which is permitted in the contract.
 - If the ultimate zoning determines lower limits, then the lower zoning limit would apply.
 - If the ultimate zoning is higher than that limit, then the contractual cap would apply.
- Furthermore, due to the type of construction planned and the number of parking spots on the site, it is not economically feasible to have more than 90 units or four floors for the site.

Who would be eligible to live in the development?

- The site is intended to be affordable housing, meaning that the local income thresholds would apply.
- Teachers and district staff would be given first preference for the site. That means that Ravenswood staff would be able to register first for housing at the site. If enough Ravenswood staff demonstrate interest, all units could be filled by district staff. If not, the units will not remain empty, but will instead be filled by members of the public who meet income eligibility thresholds.
- Note that some Ravenswood Staff – including many district administrators, most principals, and some teachers – have salaries that exceed the maximum affordable housing eligibility limits. Many others, however, are well below the eligibility thresholds including our paraprofessionals, kitchen staff, custodians, campus relation coordinators, bus drivers, and other essential school support staff.

Why affordable housing?

- A [recent analysis](#) found that Ravenswood had the biggest mismatch between teacher salaries and the typically priced home in the entire state of California. According to that analysis, the average teacher

salary is \$74,400 while the typically priced home is \$1.7 million. For other district staff (bus drivers, custodians, etc.) who earn half of what a typical teacher makes, that gap between salaries and affordable housing is even larger. The last time we surveyed teachers on this topic, 70% were “definitely” or “probably” interested in participating in some kind of workforce housing.

- Additionally, a substantial portion of Ravenswood students - 40% at last count - are homeless or housing insecure. Many of the income-eligible Ravenswood staff have students in the school district. Access to affordable housing would benefit both Ravenswood staff *and* students.

Would this bring in revenue to the district? And what would those funds go towards?

- Accounting for student need and excluding existing leases or one-time funding sources, Ravenswood has the lowest [per-pupil funding in the county](#). Using that same calculation, Ravenswood has less than half as much spending as Menlo Park City School District. Because of these funding gaps, a teacher in Menlo Park could make more than 35% more per year than a Ravenswood teacher.
- To address these inequities, Ravenswood is exploring leasing two sites: the Flood Site and a site in East Palo Alto.
 - The site in East Palo Alto will bring in significantly more overall funds, and will largely cut the existing per-pupil fundraising gap by a third.
 - The former Flood School Site would bring in closer to half a million per year – a material amount of funds, but only about 1-2% of the district’s total budget.
- While these funds are not earmarked for a specific use, the intent is for them to go towards closing the salary gap in salaries, especially teaching salaries, between Ravenswood and surrounding districts.
- Note that this approach - which would allow non-district employees to live on the site - is what makes this approach financially feasible. Other districts, such as Jefferson Union High School, [have issued public debt](#) in order to fund these types of projects. This approach doesn’t require additional taxation while still closing existing funding gaps.

Are there alternative entrances?

- There are two alternative entrances being explored for the site. The first is through the reimagined Flood Park and the second is adjacent to Haven House. Both entrances are being actively discussed with the County of San Mateo which controls much of the surrounding land.

Is there engagement happening from the school district?

- In addition to discussing this initiative at various public school board meetings and numerous articles, District staff has been happy to respond to every email, join meetings, and do site walks. Members of the public can always join school board meetings or reach out directly to district staff with their questions.

What is the history of the site?

- The site is the home of the Flood School, which operated primarily as a K-8 from 1980 to 2011. It served approximately 300 students per year and had approximately 30 adults working on the site.
 - While there is no record of the number of cars and school buses going in and out of the site at the time, similar sized schools in Ravenswood see approximately 100 cars, trucks, and buses coming in and out of the site at each morning drop-off and afternoon pick-up.
- Numerous uses have been proposed for the site - leasing to a private school, leasing the site to another school district, a park, and district sponsored teacher housing. All of those uses have, at various times, been deemed infeasible.
 - Note that the site cannot be a public school due to proximity to the highway (although it could be a private school). That does not mean that the site is unsafe - it has similar particulate matter levels as the homes along Hedge adjacent to the highway. The development will meet all Federal and State health and safety code requirements for residential occupancy – that means that depending on the required noise and air quality studies the housing could include thicker windows etc.

Does the zoning need to change?

- The District explored teacher housing at one point, but further analysis found that the project was not economically feasible at the current level of zoning (R-1). In the District's effort to solicit bids for a ground lease which involved outreach to dozens of possible developers, no bids came in at the current proposed zoning level. All of the bids assumed a higher level of density (R-2).
- If the zoning does not change, this project will not be able to proceed.

What are alternative uses for the site?

- The District is not interested in selling the site or transferring it to another local governmental entity.
- If the District is not able to develop the site for housing, it is not clear what the next best use would be for the site. As the site could not be used as a school, it would likely be utilized for other District purposes. Given the limited possible uses for the site, the most plausible alternative would be to use the site as a bus and van depot.

Questions or comments?

- You can use [this link](#) to provide feedback or ask questions.

From: William Eger [mailto:weger@ravenswoodschools.org]
Sent: Friday, June 24, 2022 12:25 PM
To: _CCIN <city.council@menlopark.org>
Cc: Gina Sudaria <gsudaria@ravenswoodschools.org>
Subject: Ravenswood Staff Housing Survey

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear Council –

Last night we presented the results of our recent staff housing, highlighting how the regional housing crisis is affecting our staff. I've attached the slides and you can view the full 10 minute presentation [here](#).

The technical highlights of the survey are as follows:

- Overall, we received responses from 89 of our ~300 staff members in May of 2022
- 2% of respondents do not have access to reliable housing, and only a third of respondents report having a “safe, secure, and affordable housing option”
- 43% of respondents are considering leaving the district because of the cost of housing or the length the of their commute
- Over 70% of respondents indicated an interest in workforce housing; over 60% of those responded that housing would make them “much more likely” to stay with RCSD
- 85% of respondents had incomes and household sizes that would make them eligible for affordable housing; of those, a further 85% are interested in workforce housing
 - ***Extrapolated to the district, we would need over 200 units of affordable housing to meet the needs of staff***

Beyond the technical findings, respondents provided a significant number of quotes. I've copied a few of them below, grouped by major theme – although all responses are also available in the appendix. I would encourage anyone interested in the subject to read all of the provided quotes.

Overall, the survey both highlights the significant need for affordable housing in the broader area and the severe current lack of it. These findings clearly further the arguments in support of a proposed development at the Flood Park site.

These findings reverberate beyond the Flood Site. Many more units than the proposed 80-90 are needed just to support our staff, let alone the nearly half of our families that are under-housed or unhoused. To be clear, we are not considering more than 90 units for this site, but these findings are one of many reasons why we are highly supportive of the City's efforts to build more housing to keep our families and staff in the area.

Please let me know if you have any questions –

Will

| Category of Comment | Specific Quotes |
|---|---|
| Housing is a major financial burden for staff | <ul style="list-style-type: none"> • A lot of us are on low income housing waiting list for years, so the district having its own would be beneficial to a lot of employees. • It would change my life. I live with my landlords in a condo in a tiny bedroom. I pay a ton in gas. I cannot financially support medical costs, car repairs, food beyond basics, trips, or hobbies. • I would be able to afford staying at my current job. • I could save some money for emergencies. • I could save for retirement. |
| Local housing would allow for staff to be part of the community | <ul style="list-style-type: none"> • Teachers could be more active members of the community. • Despite my love for working in this community, housing affordability has me worried about my longevity in this district. My family needs more space/backyard and that is too expensive for me to provide long term. Workforce housing would allow me the opportunity to stay. • We need to live closer to our job, and not be on the road all the damn time. |
| A lack of housing is a major life stressor for staff | <ul style="list-style-type: none"> • This would help me feel better and not have to be constantly worried about housing. • I'd feel safer. Where I live right now it doesn't feel safe because the building is basically an alley where anyone can just walk through and hang out. • It would give me a feeling of security and peace of mind. |

William Eger *(he, his)*
Chief Business Officer





RAVENSWOOD
CITY SCHOOL DISTRICT

Staff Housing Survey Results

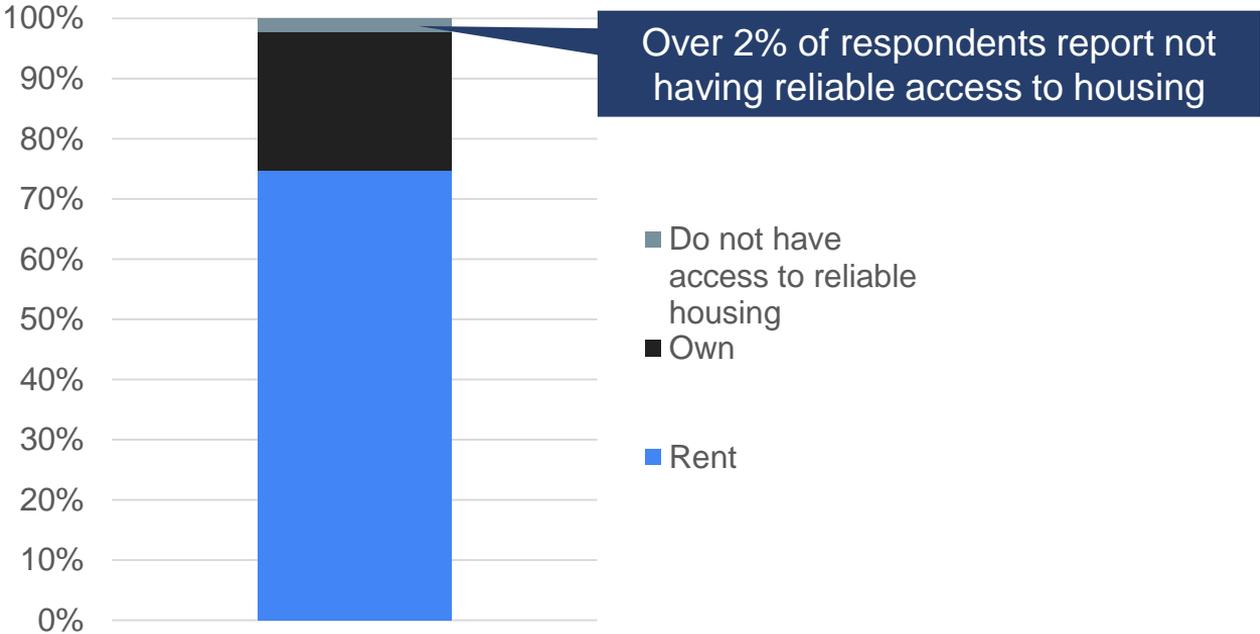
Executive Summary

- Overall, we received responses from 89 of our ~300 staff members in May of 2022
- 2% of respondents do not have access to reliable housing, and only a third of respondents reporting having a “safe, secure, and affordable housing option”
- 43% of respondents are considering leaving the district because of the cost of housing or the length the of their commute
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- 85% of respondents had incomes and household sizes that would make them eligible for affordable housing; of those, a further 85% are interested in workforce housing
 - Extrapolated to the district, we would need over 200 units of affordable housing to meet the needs of staff

Housing Survey Results

The vast majority of respondents currently rent; 2% of our staff report not having reliable access to housing

Do you currently rent or buy?



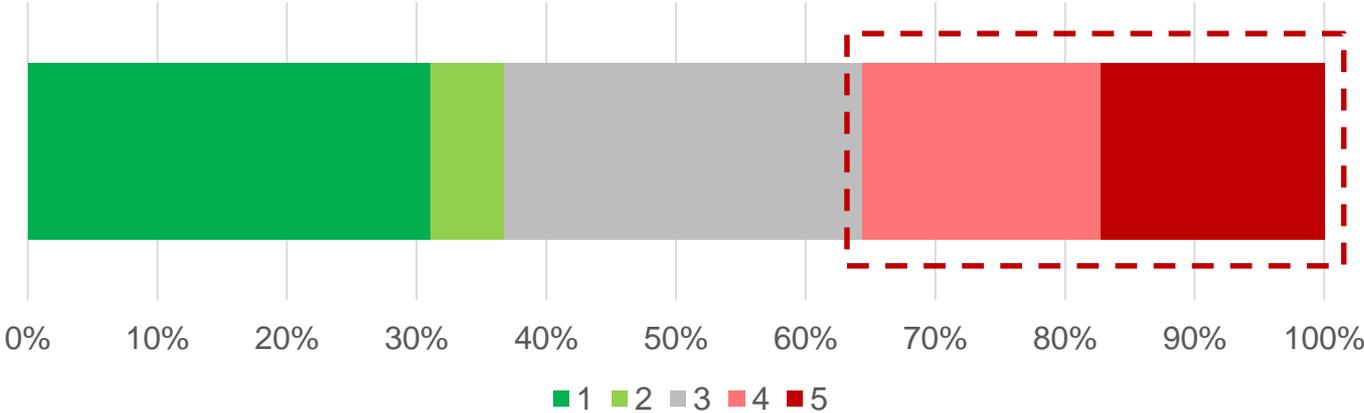
Housing Survey Results

A third of respondents reporting having a “safe, secure, and affordable housing option”

On a scale of 1-5, how concerned are you about your current housing situation?

I have a safe, secure, and affordable housing option

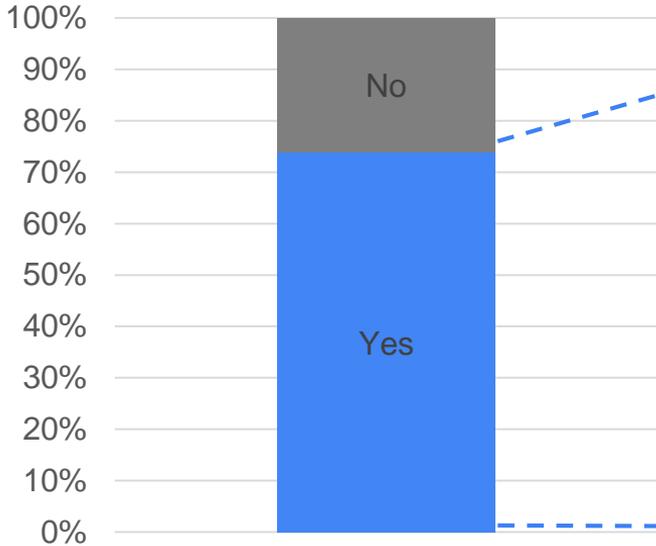
I do not have a safe, secure, and affordable housing situation



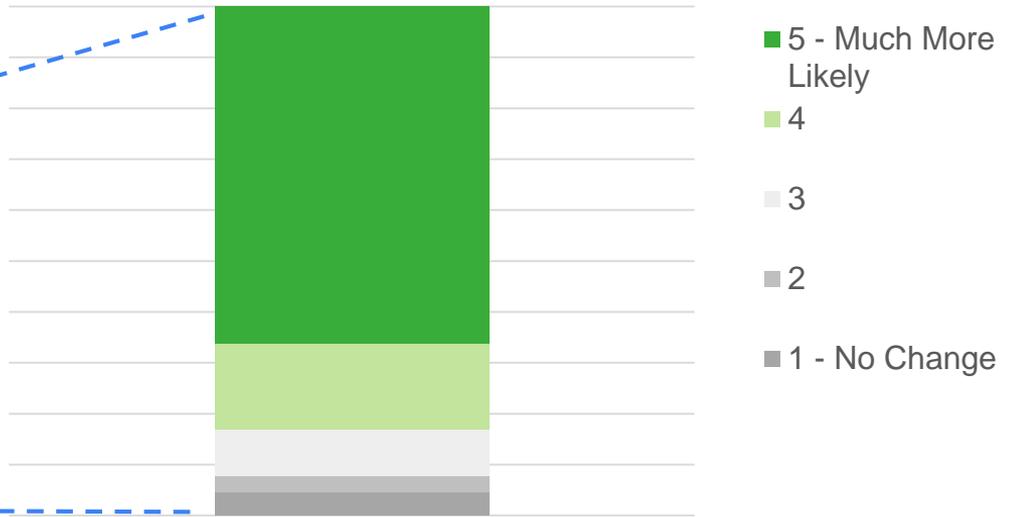
Housing Survey Results

Over 70% of respondents indicated an interest in workforce housing; over 60% of those responded that housing would make them “much more likely” to stay with RCSD

In general, are you interested in workforce housing?



How would workforce housing impact your likelihood of continuing to work in the district



Housing Survey Results

43% of respondents are considering leaving the district because of the cost of housing or the length of their commute

| Are you considering leaving your current job because of... | % of respondents |
|--|------------------|
| ... the cost of housing | 20% |
| ... the length of your commute | 38% |
| Either the cost of housing AND/OR the length of your commute | 43% |

Housing Survey Results

Determination of whether a household is eligible for affordable housing is based on the size of the household and the household income

| Number of Persons in the Household | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Acutely Low Income | \$17,450 | \$19,900 | \$22,400 | \$24,900 | \$26,900 | \$28,900 | \$ 30,900 | \$32,850 |
| Extremely Low Income | \$39,150 | \$44,750 | \$ 50,350 | \$55,900 | \$60,400 | \$64,850 | \$69,350 | \$73,800 |
| Very Low | \$65,250 | \$74,600 | \$ 83,900 | \$93,200 | \$100,700 | \$108,150 | \$115,600 | \$123,050 |
| Low Income | \$104,400 | \$119,300 | \$134,200 | \$149,100 | \$161,050 | \$173,000 | \$184,900 | \$196,850 |
| Median Income | \$116,200 | \$132,800 | \$149,400 | \$166,000 | \$179,300 | \$192,550 | \$205,850 | \$219,100 |
| Moderate Income | \$139,450 | \$159,350 | \$179,300 | \$199,200 | \$215,150 | \$231,050 | \$247,000 | \$262,950 |

Incomes eligible for affordable housing

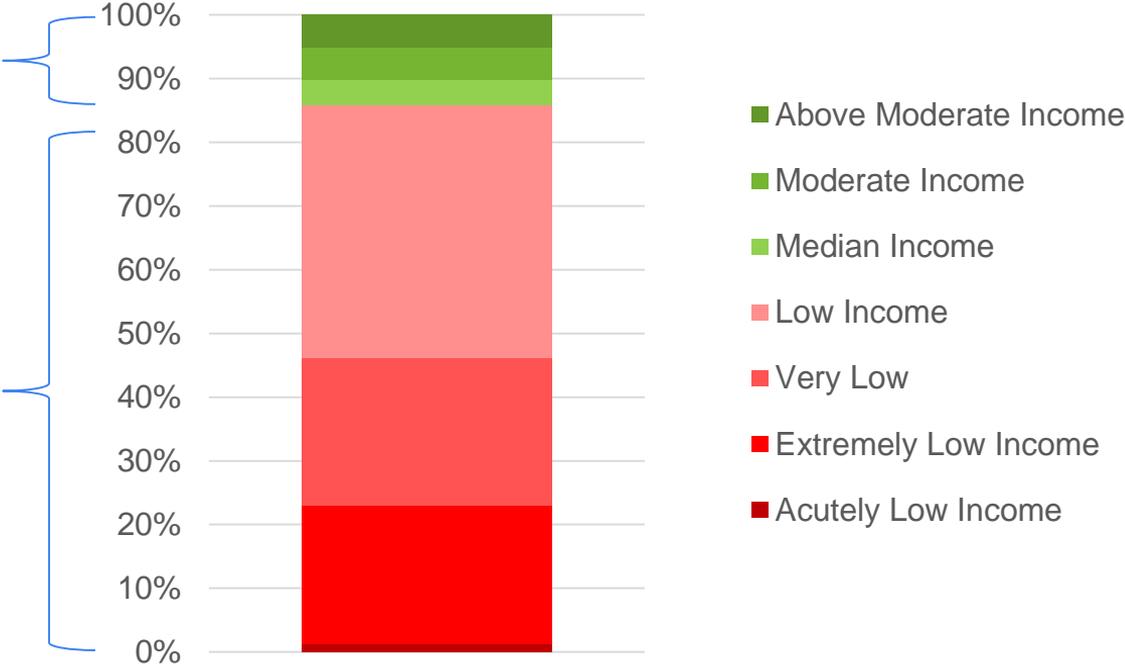
Housing Survey Results

From respondents reported income and household size, 85% are eligible for affordable housing

15% of respondents, based on reported household income and household size, are have above median income

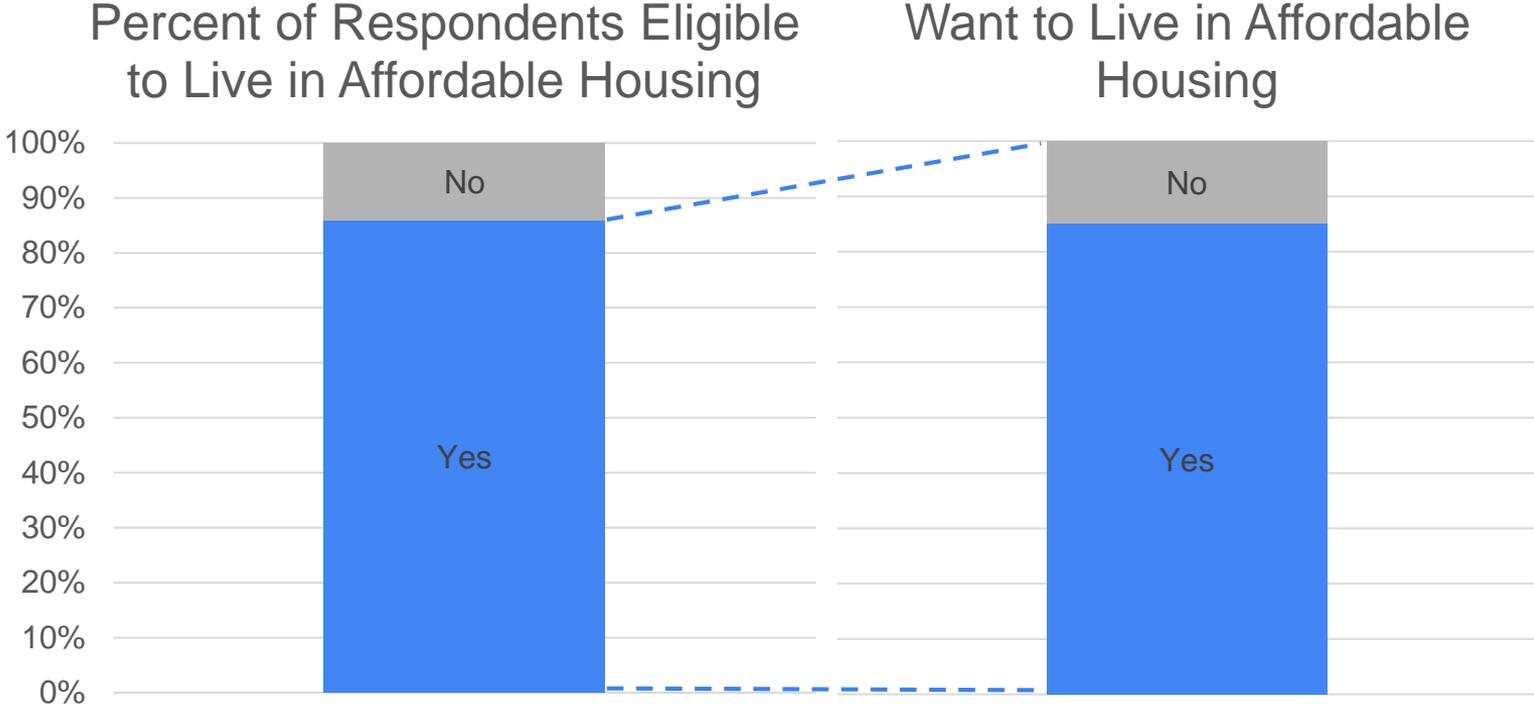
85% of respondents have an income and household size combination that makes them eligible for affordable housing

San Mateo Income Classifications



Housing Survey Results

Of those, an additional 85% also want to live in affordable housing



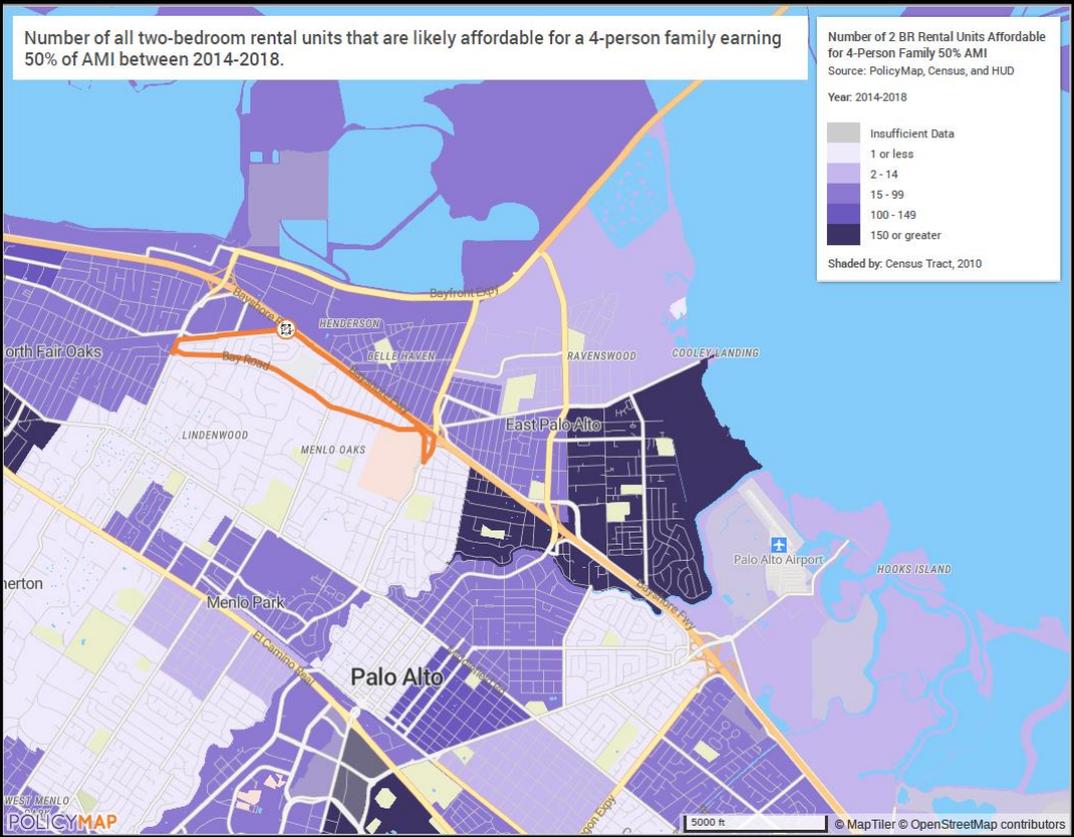
Housing Survey Results

Based on these responses and extrapolating to the district’s 300 staff members, over 200 staff members are eligible and would be interested in living in workforce housing

| | Respondents <i>do want</i> to live in affordable housing | Respondents <i>do not want</i> to live in affordable housing | |
|---|--|--|-------------------------------------|
| Respondents do meet income eligibility requirements | 73% | 13% | <i>Eligibility percentages</i> |
| Respondents do not meet income eligibility requirements | 8% | 6% | |
| | Respondents <i>do want</i> to live in affordable housing | Respondents <i>do not want</i> to live in affordable housing | |
| Respondents do meet income eligibility requirements | 219 | 38 | <i>Applied to 300 staff members</i> |
| Respondents do not meet income eligibility requirements | 23 | 19 | |

Housing Survey Results

According to policy map, there are currently 0 affordable units for the median respondent in the Flood neighborhood



Housing Survey Results

Here is what that would mean to them, in our staff's own words – lightly edited quotes from the survey; more are available in the appendix

Housing is a major financial burden for staff

- **A lot of us are on low income housing waiting list for years**, so the district having its own would be beneficial to a lot of employees.
- **It would change my life.** I live with my landlords in a condo in a tiny bedroom. I pay a ton in gas. I cannot financially support medical costs, car repairs, food beyond basics, trips, or hobbies.
- **I would be able to afford staying at my current job.**
- I could **save some money for emergencies.**
- I could **save for retirement.**

Local housing would allow for staff to be part of the community

- Teachers **could be more active members of the community.**
- Despite my love for working in this community, **housing affordability has me worried about my longevity in this district.** My family needs more space/backyard and that is too expensive for me to provide long term. Workforce housing would allow me the opportunity to stay.
- We need to live closer to our job, and **not be on the road all the damn time.**

A lack of housing is a major life stressor for staff

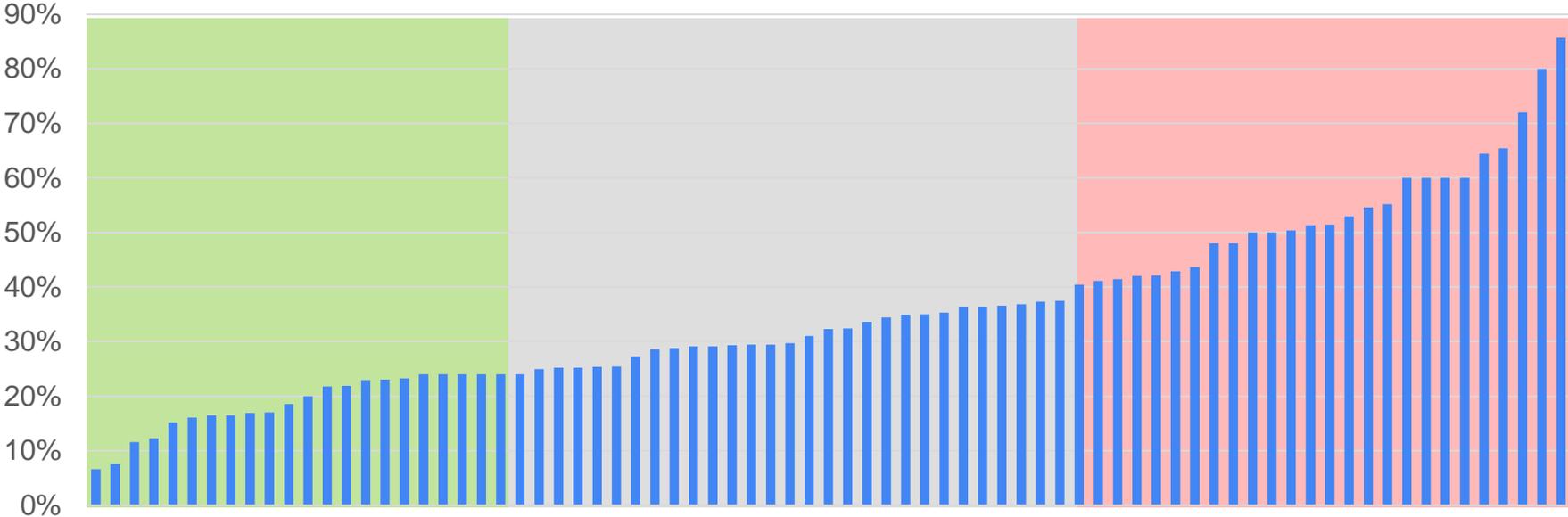
- This would help me feel better and **not have to be constantly worried about housing.**
- I'd feel safer. Where **I live right now it doesn't feel safe** because the building is basically an alley where anyone can just walk through and hang out.
- It would give me a **feeling of security and peace of mind.**

Appendix

Housing Survey Results

A third of respondents report spending above 40% of their gross income on housing – above guidelines

Percent of Income on Housing



Housing Survey Results

Here is what that would mean to them, in our staff's own words – lightly edited quotes from the survey; more are available in the appendix

Is there anything you would like the local community to know about how having access to workforce housing would positively impact your life?

Teachers **could be more active members of the community.**

A lot of us are on low income housing waiting list for years, so the district having its own would be beneficial to a lot of employees. I noticed a lot of the long term employees at this district are either on the admin level and well paid regardless if across the overpass the pay is better. Some of the classified staff is a two-working-adult household and that's the way they are able to sustain their families. **Single parent households need roommates to help cover rent in the Bay Area.**

I could **save for retirement.**

It would change my life. I live with my landlords in a condo in a tiny bedroom. I pay a ton in gas. I cannot financially support medical costs, car repairs, food beyond basics, trips, or hobbies.

We needs to live closer to our job, and **not be on the road all the damn time.**

This would help me feel better and **not have to be constantly worried about housing.**

I would be **able to afford staying at my current job.**

I could **save some money for emergencies.**

Despite my love for working in this community, **housing affordability has me worried about my longevity in this district.** My family needs more space/backyard and that is too expensive for me to provide long term. Workforce housing would allow me the opportunity to stay.

I would **not have to uproot my family from a community** that they are familiar with in search of affordable housing.

I'd feel safer. **Where I live right now it doesn't feel safe because the building is basically an alley where anyone can just walk through and hang out.** And we'd have more space and it would be more affordable.

It would give me a **feeling of security and peace of mind.**

Housing Survey Results

In our staff's own words – lightly edited quotes from the survey

Is there anything you would like the local community to know about how having access to workforce housing would positively impact your life?

I highly value the ability to work close to where I live, and to live in the community that I work in. It is important that we make the most of the space we have, and also do our best to reduce our reliance on cars wherever possible - living nearby allows me to cycle to work, reducing both neighborhood and commuter traffic. **Workforce housing also provides greater opportunities for the truly passionate people in our community to work and serve alongside our families to benefit our students, without the added burden of considering a second job** to ensure we can afford to stay here.

Teachers **could be more active members of the community.**

It would save gasoline, and would **not produce air pollution.**

Teachers are always short on time to prepare and get ready for students. A shorter commute would allow many teachers to spend more time recovering, spend more quality time with their own families, and getting ready for teaching.

If I lived in workforce housing closer to my school site, my quality of life would improve drastically. It would give me the financial security I need to be able to stay in Ravenswood next year and be the most effective teacher I can be. If this looks like living in community with other teachers, it would help morale, planning, build community, and ultimately create a stronger school.

Housing Survey Results

In our staff's own words – lightly edited quotes from the survey

Is there anything you would like the local community to know about how having access to workforce housing would positively impact your life?

A shorter commute time would mean I **could do more at my site.**

Commuting is exhausting and takes a good amount of time that could be utilized in a more positive way.

Access to workforce housing would make my life a lot easier. **I could save for retirement.** People seem to forget about saving. Everything goes towards rent and food. **As a person who works everyday, eating and being sheltered is an expectation.** I had no idea how I would have to watch how I achieved those things with a college degree in this valley. I would appreciate any help that is offered.

Teachers cannot afford to live in the Bay Area period

Currently I am benefitting from the Rise Housing through Facebook initiative and paying a lower rental for a 1 bedroom apartment. As a single person, living on my own with 2 dogs would be impossible without this program. I am able to live and work in the neighborhood, I have a short commute which makes allows me to balance work and life. **If I am not able to find affordable housing when this program ends in 2024, I will not be able to live here or work here.** Consistency of educators staying in the district not only tells the students that they are worthy of our care, but it also lets them know they are loved. This is an important piece to students of our populations. Teachers can truly create community with their families and schools when they can afford to live near by as well as maintain a comfortable life style that doesn't leave them stressed for the basic needs in life. Teachers look to this district as a starter district, to get experience and then move on to something that offers more money and more affordability for housing. This is where our students lose. By only receiving instruction from first or second year teachers who do not stay long enough to become high quality educators, the students are not receiving the best instruction. We should be doing everything we can to make housing affordable and salaries comparable in order to make sure the impact on students is one that empowers students and gives them the best instruction that we need, and through maintaining teachers with these benefits will only continue to grow the future of our students.

Housing Survey Results

In our staff's own words – lightly edited quotes from the survey

Is there anything you would like the local community to know about how having access to workforce housing would positively impact your life?

My kids will love for us to live closer to my workplace and, since they attend Ravenswood, it's hard for them to have to **wake up extra early to commute**.

It would allow me to **spend more time at schools supporting extracurricular activities** rather than rushing out to beat traffic driving home.

Having access to affordable housing and a short and convenient commute will make our life easier.

At this time I had to move to San Mateo because of the high rent I had in EPA but I would love to be back to EPA. My younger son has been in this neighborhood since he was born and all his friends are here, **he misses them because it is more difficult for us to be in the area for long time before hitting the traffic before going back home**. His school and my work are in EPA.

Keep housing costs low would **allow us to retain more teachers**.

Affordable housing would **make life less stressful**.

I think it is important for the community members to have **affordable housing for a lot of its employees who work** in the community and help grow the community into a prosperous place for kids to grow into fellow community members as wells as parents feel safe and included.

It would save gasoline, and would **not produce air pollution**.

Housing Survey Results

In our staff's own words – lightly edited quotes from the survey

Is there anything you would like the local community to know about how having access to workforce housing would positively impact your life?

It's not about impacting my life but the lives of so many who would enter the education field if they could afford to live in California. We need to have a way that makes education a feasible career; i.e. one that allows one to live in this area, outside of just paying a commensurate salary.

Having access to workforce **housing will impact me positively because I wouldn't have to commute** and paying so much of gas coming here everyday. It's hard especially for me with a newborn and paying expensive rent (I pay \$2,500). I want to save money for good schooling when my daughter gets older. My husband works over 10 hours a day for us to be able to try and live decently, but it is getting harder when on top of rent you have all these necessities (water, light, phone, car, food). At this point I haven't wanted to leave work because I love what I do and it is convenient. But if my parents couldn't provide child care, I would have looked for something closer to where I live but one has to work to pay bills and be able to pay rent,

Housing prices make it very difficult for educators to live – let alone thrive – on the Peninsula .

Rent is way too expensive for the amount of money we make. It's **disappointing to have such a draining career that takes so much life away from you, and still not even be able to afford a low-income one bedroom apartment.**

Having affordable, safe housing for all, allows people to be more creative and perform better at school and work.

Housing Survey Results

In our staff's own words

Is there anything you would like the local community to know about how having access to workforce housing would positively impact your life?

It is **difficult to find an affordable place that also feels safe** and is nice to come home to.

Less anxiety over how much I pay in rent!

Having access to affordable housing near work **would help us keep a lot of good teachers**. In the 9 years I've worked in Ravenswood, I have seen many amazing teachers leave because they couldn't find something affordable for them and their families that didn't require an hour or more commute each day. As it is, I know plenty of teachers that come to school very early or stay past dinnertime just to avoid the traffic that would significantly lengthen their commutes. **Needing to spend huge portions of your salary on housing, moving frequently when housing is suddenly no longer available, and long commute times significantly impact quality of life for many Ravenswood employees.**

Having a stable place to live it will be one less issue to worry in the future

It is not possible to be a single teacher and afford a one bedroom apartment. This makes it impossible for those in education to ever afford or own their own home without support. It is to the benefit of everyone that educators and those working in the school district can afford to live here. It is the future of our children that we are investing in.

Housing Survey Results

In our staff's own words

Is there anything you would like the local community to know about how having access to workforce housing would positively impact your life?

Having affordable, safe housing close to work would really help with reducing my commute and general stress around work

It would **relieve a lot of the daily stress** I am under and allow me to focus on other things in life.

I live in the city where I work. Can't get sweeter than that!

Would help **decrease the stress and time commitment** to drive here

Becoming a part of the community, less of a commute, less money to rent

I feel it would **instill more independence and confidence**. Although where I am now is fine I feel anxiety constantly due to the rules, fluctuating rent due to higher bills, and lack of respect in the home. Also I just don't make enough on my own to apply for the requirements in some apartments, it makes me feel like I will be renting a room versus my own space for many years to come.

Being a part of the community will help our school's cultures.

Housing Survey Results

In our staff's own words

Is there anything you would like the local community to know about how having access to workforce housing would positively impact your life?

Yes, it will create job retention to our staff, families and community members that work here.

I have worked in EPA for over 28 years and **I have never been able to purchase or even rent a house in EPA.**

We can have **teachers work longer with RCSD** if we have affordable housing.

It would impact my life despite the fact that I would not personally take advantage of it. Making affordable local housing available for teachers would **benefit many of my colleagues making our teaching staff more stable and stronger** - all of that helps students and me!

With the cost of living being so high, having workforce housing is ideal because it is cost-effective and keeps us close to our work, where we don't have to pay much on gasoline, tolls, an auto maintenance. It also frees up more time to spend with family, exercise and other wellbeing and health care needs. With workforce housing there is less travel time and less daily impact of stress and anxiety related to financial expenses and time and energy used up in driving back and forth for longer periods of time. Being close also means being part of the community we work for, giving rise to more opportunity in having a greater impact in the community we serve.

Less traveling and less struggling with traffic would really be a positive change.

**Former Flood School (320 Sheridan Drive)
Zoning History**

Site acreage: 2.5 acres
APN: 055-303-011

March 4, 1952 – San Mateo County Board of Supervisors approved Sheridan Villas Tract No. 646, which subdivided the property into 15 lots and extended Sheridan Drive. (See map in Attachment A)

March 25, 1969 – City Council passed Resolution No. 2244 giving notice of the proposed annexation and publication was made as prescribed by law.

May 13, 1969 – City Council introduced Ordinance No. 482 approving the annexation of the territory designated as “Flood Park Annexation” to the City of Menlo Park. The annexation for the James Flood School was requested by the Ravenswood City School District. LAFCO suggested the inclusion of Flood Park and the Belle Haven Motel (currently the site of Haven Family House at 260 Van Buren Road). Motion passed unanimously. Passed and adopted as an ordinance on May 27, 1969.

August 4, 1969 – Planning Commission minutes – When the site was unincorporated, it was zoned R-1, with a minimum of 5,000 sf lots. At the time of annexation, it was proposed to be rezoned R-1, with a minimum of 7,000 sf lot. The planner indicated that there was no intention to develop on the property, but it was standard practice to zone all property annexed into the City and R-1 was traditionally the zoning applied to schools and parks at that time. The Planning Commission and public had questions about the appropriate zoning (R-1 or Open Space) for Flood Park and the item was continued.

August 25, 1969 – Planning Commission conducted a study session on the zoning of the three properties. The Planning Commission noted that Flood Park should be zoned OSC and the other two properties would be zoned R-1-U, with eventually all City parks should be zoned OSC.

September 15, 1969 – Planning Commission adopted resolution 1969-9 recommending that the City Council zone Flood Park OSC and Flood School and the motel as R-1-U.

October 14, 1969 – City Council introduced Ordinance No. 491 to change the zoning for the Flood School site and the Belle Haven Motel to R-1-U and to rezone Flood Park to OSC. Ordinance adopted on October 21, 1969.

January 14, 1975 – City Council introduced Ordinance No. 575 to establish Chapter 16.49 P-F (Public Facilities) zoning district. Ordinance adopted on January 28, 1975. The minutes noted that a study meeting with all three school districts be held before any application of the zone.

April 29, 1975 – City Council introduced Ordinance No. 578 to rezone the Flood School site to P-F (Public Facilities). Ordinance adopted on May 13, 1975.

1983 – Enrollment in the Menlo Park City School District had declined, causing voters to allow the Willows, Flood Triangle, Suburban Park and Menlo Oaks neighborhoods to join the District.

May 22, 1984 – City Council referred reversion to acreage (combine 15 lots into 1) of previously subdivided Flood School site to the Planning Commission for review and recommendation. At

the time, the Ravenswood City School District was exploring reuse of the site as it was “apparently declared” surplus property.

June 18, 1984 – Planning Commission recommended the City Council approve the tentative map for the reversion to acreage. The Ravenswood City School District objected to the reversion to acreage because it would decrease the appraised value, the property could provide affordable housing, it would be less costly than going through the Planning Commission process with a new application, and the taxpayers paid for 15 developable lots. The map was approved and the Chair indicated that the recommendation by the Commission would provide the most protection for the residents in the area, since any development would start from scratch, including rezoning of the property from P-F to another district, and require public hearings by the Planning Commission and City Council.

July 10, 1984 – The City Council approved the tentative map for the reversion to acreage.

November 18, 1985 – The Lorelei Manor and Suburban Park Homeowners Association submitted a letter to the City Council requesting to rezone the Flood School site from P-F to R-1-U. Many of the neighbors felt that the R-1-U district was appropriate for the site given the surrounding area, and provided control and protection from future use of the site. The request was submitted partly as a result of a motion made at a City Council meeting on October 1, 1985, “For surplus sites that have been zoned P-F (Public Facilities), the City should act promptly to determine appropriate zoning and rezone them accordingly.”

February 10, 1986 – The Planning Commission considered the rezoning of the former Flood School site from P-F to R-1-U (Single family urban residential) zoning district, or any other zoning district the Planning Commission deemed appropriate. In response the request from November 1985, the City Council referred the item to the Planning Commission for its review and recommendation. On February 10, 1986, the Planning Commission considered the item. Staff recommended that the site not be rezoned to R-1-U, but to keep it as P-F because that zoning district would provide more control over the property. Staff also noted that the rezoning of the property could prejudice the City’s rights under the Naylor Act, which allows the City to exercise its right to purchase the property when the property is up for sale, and findings are made that the property is needed for recreation purposes. At the meeting, the Planning Commission directed staff to prepare a Negative Declaration for the proposed rezoning and recommended to the City Council to rezone the site to R-1-U.

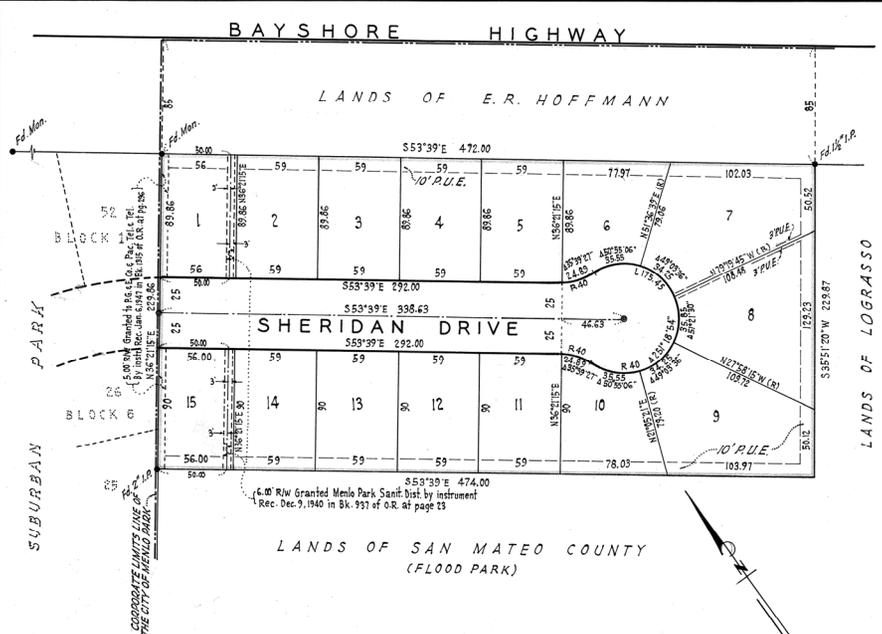
March 25, 1986 – The City Council reviewed the Planning Commission’s recommendation to rezone the Flood School from P-F to R-1-U and introduced an ordinance to rezone the property.

April 8, 1986 – The City Council adopted Ordinance No. 726 to change the zoning designation from P-F (Public Facilities) to R-1-U (Single Family Urban Residential) at 320 Sheridan Drive.

2022 – The site remains zoned R-1-U.

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BASIS OF BEARINGS NOTE:
 The bearing N36°21'15"E being the southeasterly line of that certain subdivision entitled "Tract No. 560 SUBURBAN PARK" filed for record on July 17, 1946, in Book 25 of Maps at pages 66 to 70 inclusive, San Mateo County Records, was taken as the basis of bearings shown upon this map.
 All distances and dimensions are in feet and decimals thereof.
 • indicates Iron Pipe Monument set in handhole.

ACKNOWLEDGMENT
 STATE OF CALIFORNIA } s.s.
 CITY AND COUNTY OF SAN FRANCISCO }
 On this 29 day of February, 1952, before me, Mary H. Farrell, a Notary Public in and for the City and County of San Francisco, State of California, residing therein, duly commissioned and sworn personally appeared J. O. Tobin, known to me to be the President, and E. O. M. Cormick, known to me to be the Secretary of the Hibernia Bank, a corporation, the corporation that executed the within instrument and known to me to be the persons who executed the same upon behalf of the corporation named therein, and they acknowledged to me that such corporation executed the same.
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year in this certificate first above written.
Mary H. Farrell
 Notary Public in and for the City and County of San Francisco, State of California
 My Commission Expires March 14, 1954

CERTIFICATE OF ENGINEER
 I, Edwin H. Smith, a registered Civil Engineer of the State of California, hereby certify that this map correctly represents a survey made under my direction during the month of November 1951, that the survey is true and complete as shown, that the monuments are or will be of the character and occupy or will occupy the positions indicated and are or will be sufficient to enable the survey to be retraced.
 Dated Feb. 23, 1952
Edwin H. Smith
 Edwin H. Smith, Registered Civil Engineer, Certificate No. 5476.

CERTIFICATE OF COUNTY ENGINEER
 I, M. A. Grant, County Engineer of the County of San Mateo, hereby certify that I have examined the within map, that the subdivision as shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof as approved by the San Mateo County Planning Commission at its regular meeting held on October 17, 1951; that all the provisions of the California "Subdivision Map Act", as amended, and of the San Mateo County Ordinance No. 535, applicable at the time of approval of said tentative map, have been complied with and this map is technically correct.
 Dated February 29, 1952.
M. A. Grant
 M. A. Grant, County Engineer of San Mateo County, State of California.

CERTIFICATE OF COUNTY CLERK
 I, John A. Bruning, clerk of the Board of Supervisors of San Mateo County, State of California, hereby certify that said Board approved the within map on the 4 day of March, 1952, and accepted on behalf of the public all parcels of land offered for dedication for public use and all rights of ingress and egress offered for dedication to the County of San Mateo, in conformity with the terms of the offer of dedication.
 Dated March 4, 1952.
John A. Bruning
 County Clerk and Ex-Officio Clerk of the Board of Supervisors of the County of San Mateo, State of California.

TRACT NO. 646
SHERIDAN VILLAS
 SAN MATEO COUNTY, CALIFORNIA
 A SUBDIVISION OF A CERTAIN PARCEL OF LAND DESCRIBED IN DEED - RECORDED IN VOLUME 2129 OF OFFICIAL RECORDS AT PAGE 37
 SCALE 1" = 50' NOVEMBER 1951
 EDWIN H. SMITH CIVIL ENGINEER
 REDWOOD CITY, CALIFORNIA

OWNER'S CERTIFICATE
 We hereby certify that we are the owners of or have some right, title or interest in and to the real property included within the subdivision shown upon this map, and that we are the only persons whose consent is necessary to pass a clear title to said property, and we consent to the making of said map and subdivision as shown within the colored border lines and hereby dedicate to public use Sheridan Drive, and all Public Utility Easements designated (P.U.E.) as shown on said map within said subdivision.
 We hereby relinquish and dedicate to the County of San Mateo all rights of ingress and egress over and across the northeasterly boundary line of lots 1 to 7, inclusive.
 It is the intention of this certificate to relinquish such rights of ingress to, and egress from the property northeasterly of said lots as may be appurtenant to said mentioned lots.

H. J. Dunlap and Jessie Earle Dunlap
 H. J. Dunlap and Jessie Earle Dunlap, his wife
 By J. O. Colvie By E. O. M. Cormick
 President Secretary

ACKNOWLEDGMENT
 STATE OF CALIFORNIA } s.s.
 COUNTY OF SAN MATEO }
 On this 29 day of February, 1952, before me, Ceale Leonard, a Notary Public in and for the County of San Mateo, State of California, residing therein, duly commissioned and sworn personally appeared H. J. Dunlap and Jessie Earle Dunlap, his wife known to me to be the persons whose names are subscribed to the within instrument and they acknowledged to me that they executed the same.
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year in this certificate first above written.
 My Commission Expires October 31, 1953
Ceale Leonard
 Notary Public in and for the County of San Mateo, State of California

CERTIFICATE OF COUNTY RECORDER
 FILE NO. 32133.1
 Filed for record at the request of Peninsula Title Guaranty Co. this 11 day of March, 1952 at 37 minutes past 10 A.M. in Book 34 of Maps at page 34 records of San Mateo County, State of California.
Ruth Kinst
 County Recorder of San Mateo County, California
Elanora Carteaux
 Deputy County Recorder

9714

Flood School Site

