



CITY OF MENLO PARK

**HOUSING, SAFETY &
ENVIRONMENTAL JUSTICE**

ELEMENTS

City Council

May 25, 2021

PRESENTATION OUTLINE

- Project Goals
- Housing Element Requirements
- Related Elements
- Community Engagement & Outreach
- Roles & Responsibilities
- Provide feedback & confirmation of the approach
- Questions

PROJECT COMPONENTS

- Update the **Housing Element**
- Amend the **Land Use Element**, the Zoning Ordinance, and/or rezone property
- **Environmental Justice Element**
- Update **Safety Element** to address climate adaptation
- Prepare **Fiscal Impact Analysis and Environmental Impact Report**



GOALS



**Balanced
Community**

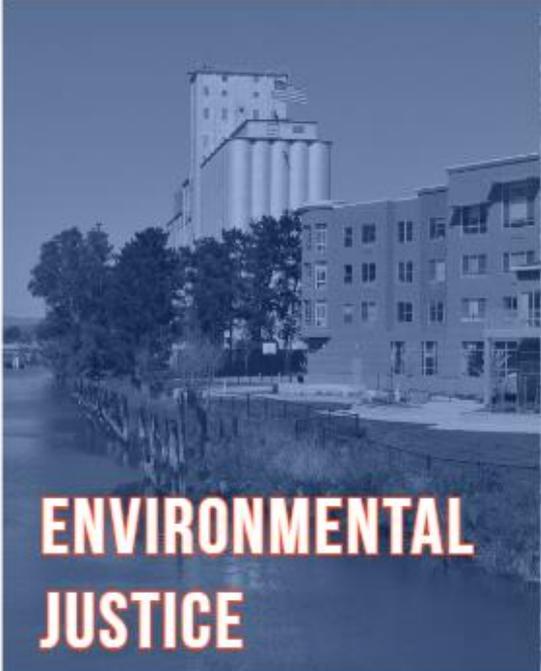


**Affordability
Focused**

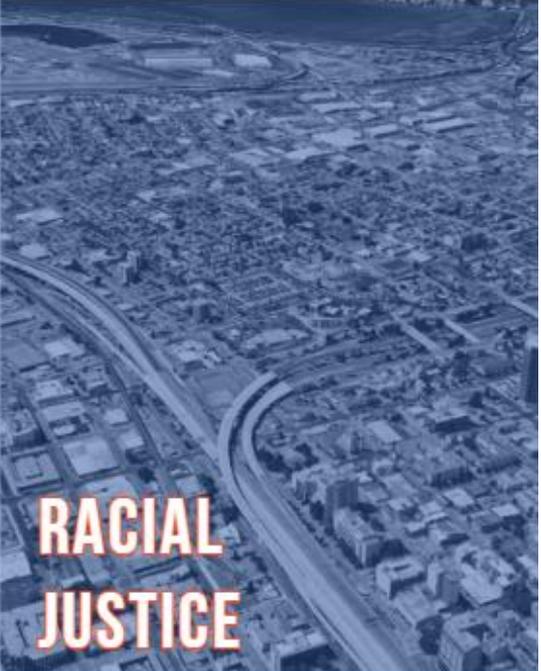


Social Justice

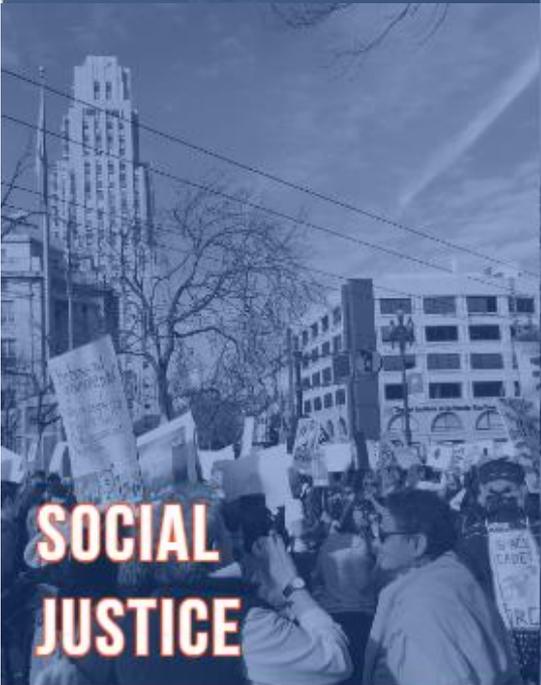




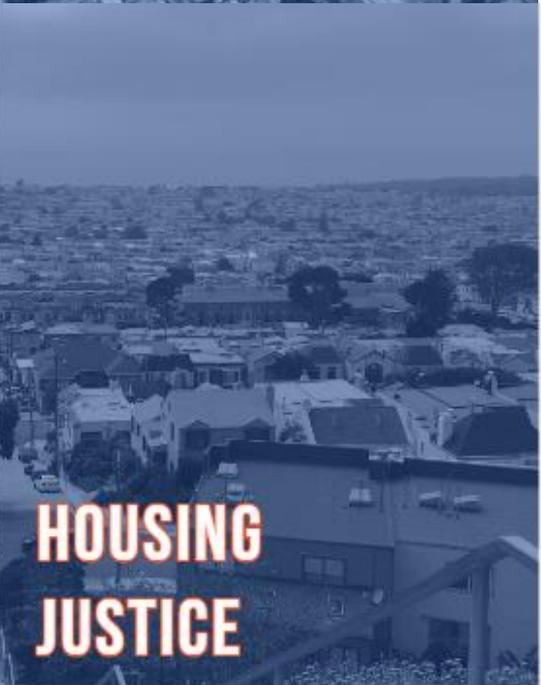
**ENVIRONMENTAL
JUSTICE**



**RACIAL
JUSTICE**

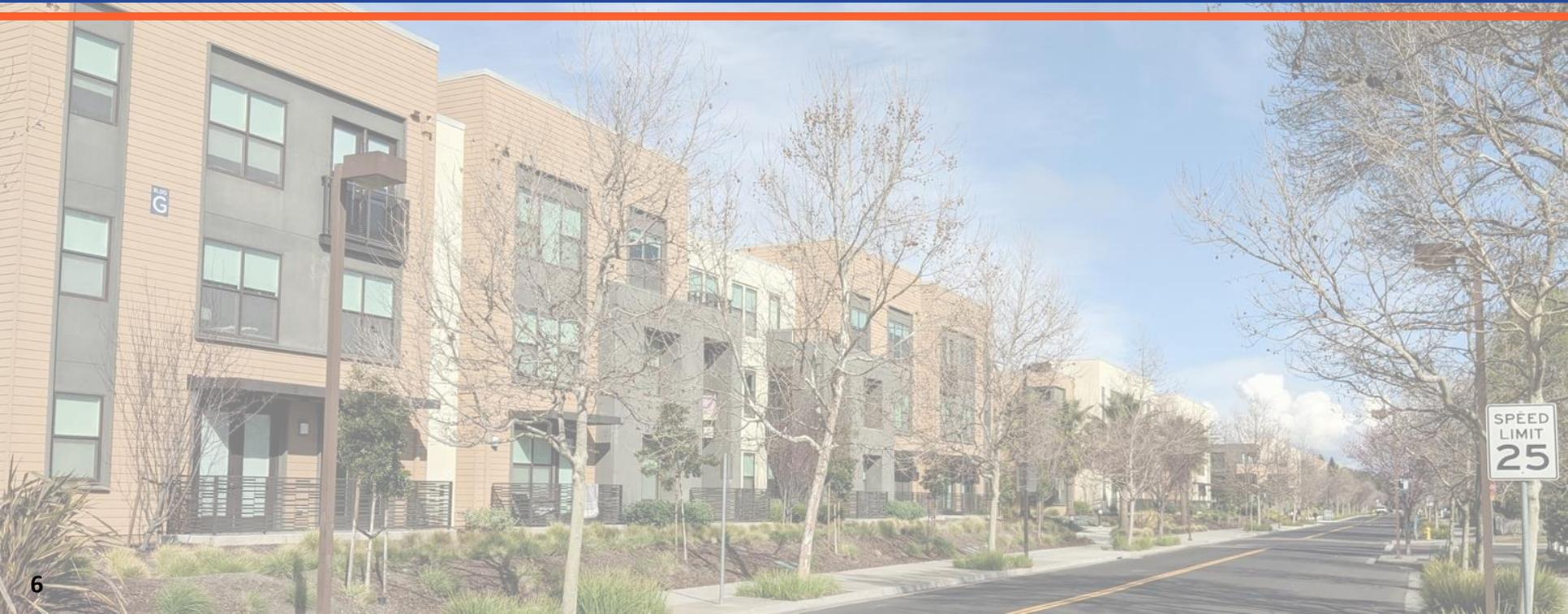


**SOCIAL
JUSTICE**

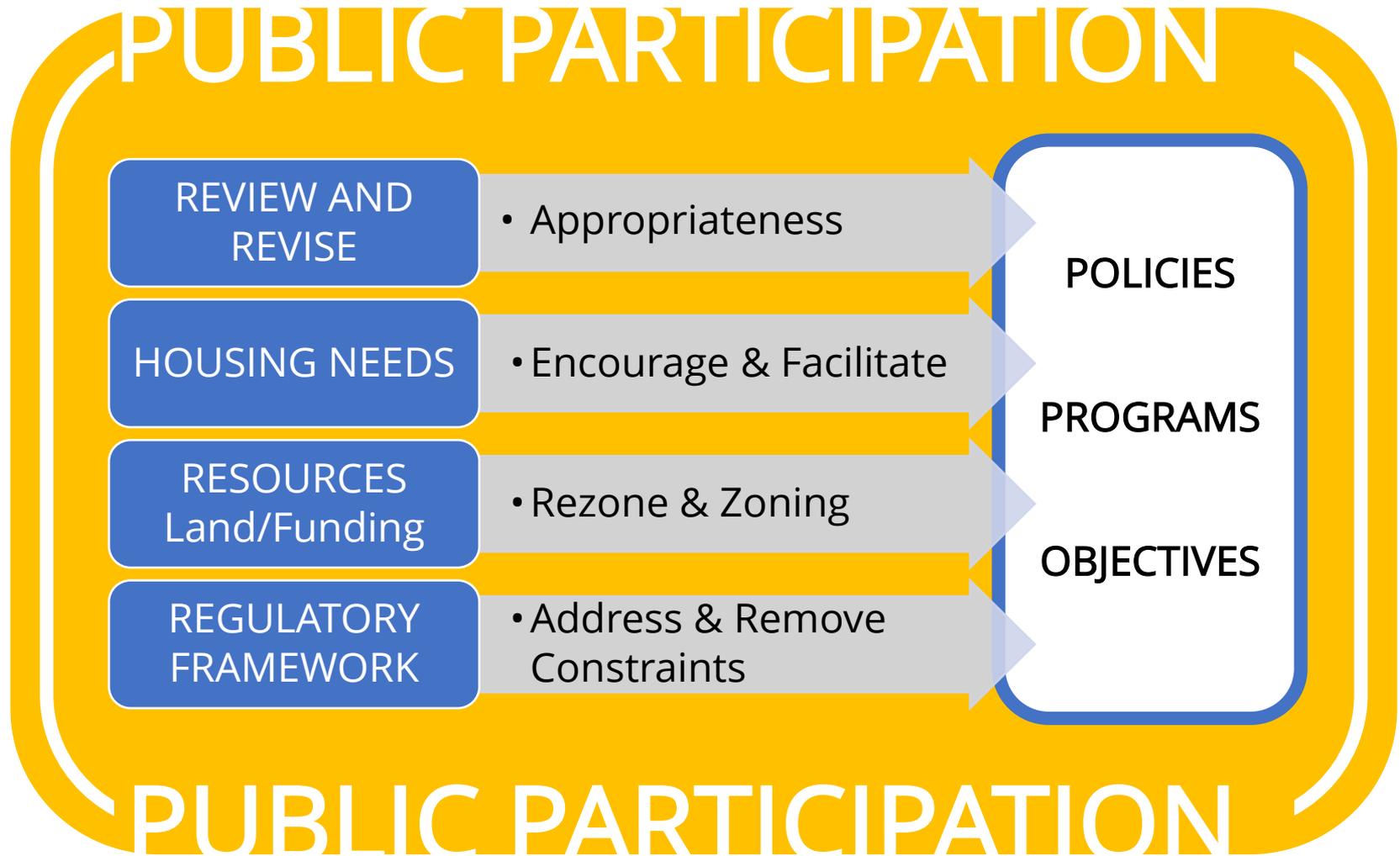


**HOUSING
JUSTICE**

HOUSING ELEMENT REQUIREMENTS



HOUSING ELEMENT FRAMEWORK



MAJOR BUILDING BLOCKS

Existing Housing Needs

- Affordable Housing at Risk of Conversion
- Extremely Low-Income Housing Needs
- Overpayment & Overcrowding

Projected Housing Needs

- New housing needed – Regional Housing Needs Allocation (RHNA)

MAJOR BUILDING BLOCKS

Special Housing Needs

- Large Families, Female Headed Households
- Homelessness
- People with Disabilities including Developmental Disabilities
- Seniors

Site Inventory & Analysis

- Adequate Sites & Analysis
- Inventory of Suitable Land
- Accessory Dwelling Units (ADUs)
- Opportunities for Energy Conservation
- Zoning for a Variety of Housing Types

MAJOR BUILDING BLOCKS

Constraints

- Regulations and Codes
- Constraints for People with Disabilities
- Fees & Exactions
- Land Use Controls
- Non-Governmental Constraints
- Processing & Permitting Procedures

Program Requirements

- Quantified Objectives
- Address, Mitigate and Remove Constraints
- Assist in the Development of Housing
- Identify Adequate Sites
- Improve & Conserve the Existing Housing Stock
- Preserve Units at Risk of Conversion of Market Rates
- Provide Equal Housing Opportunities



6TH CYCLE RHNA



Emphasis on fair housing, diversity, equity, and inclusion



Higher total regional housing need



Expanded HCD oversight on methodology & allocations



New requirements for identifying eligible sites for Housing Elements



	5 th Cycle RHNA	6 th Cycle RHNA
Bay Area	187,990	441,176
San Mateo County	16,418	47,321
Menlo Park	655	2,946

		6 th Cycle RHNA
Lowest	Town of Colma	202
Average	All 21 Jurisdictions	2,253
Highest	City of San Mateo	7,015

RHNA OBJECTIVES

1. **Increase housing supply and mix of housing types, tenure and affordability in an equitable manner**
2. **Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns, and achieve greenhouse gas emissions reduction targets**
3. **Promote improved intraregional jobs housing relationship, including balance between low wage jobs and affordable housing**
4. **Balance disproportionate household income distributions, more high-income RHNA to lower income areas and vice-versa**
5. **Affirmatively further fair housing (AFFH)**

AFFH/FAIR HOUSING

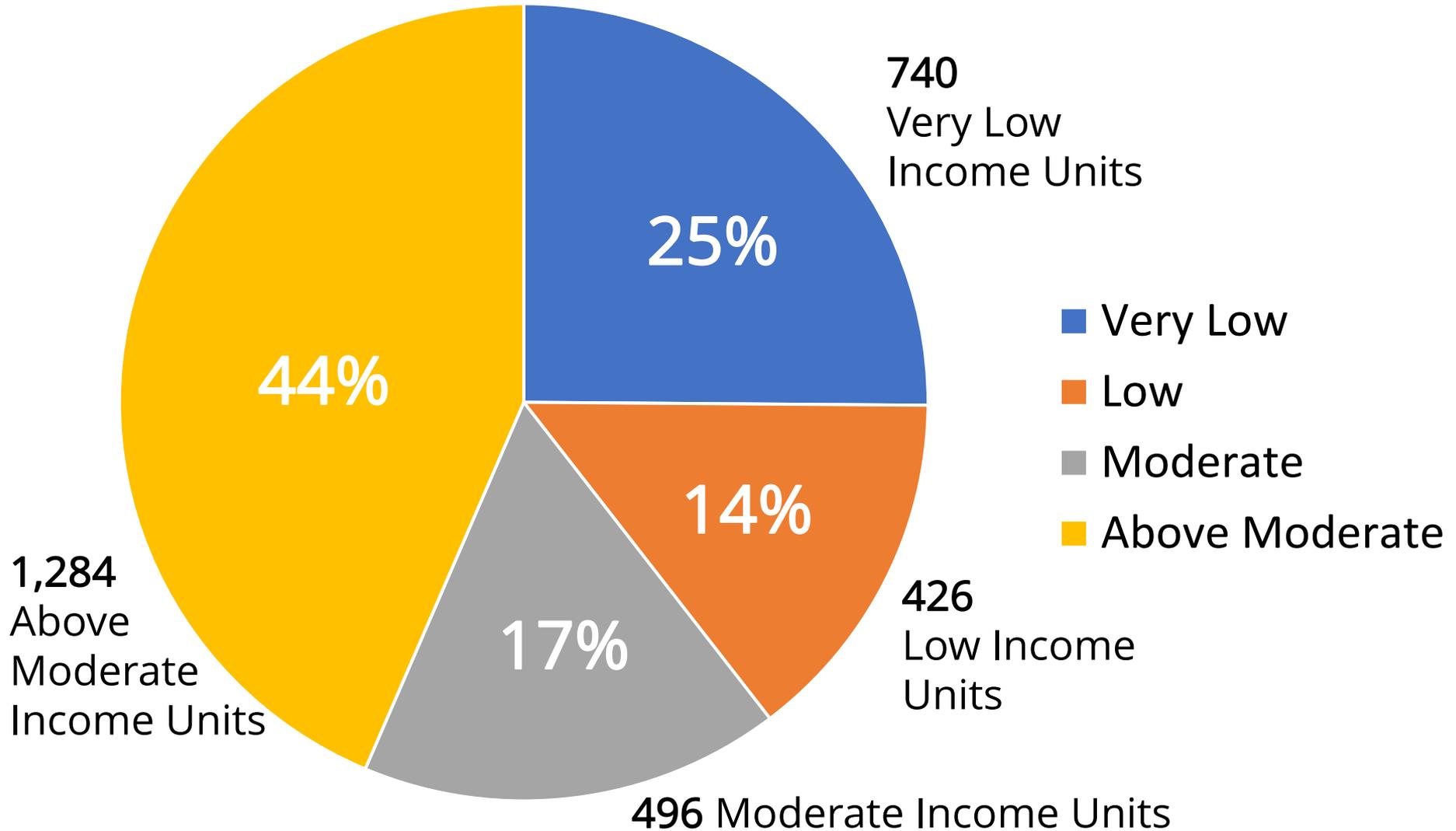
Affirmatively Affirm Fair Housing (Assembly Bill 686)

This 2018 state law requires all state and local public agencies to facilitate deliberate action to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities.

INCOME CATEGORIES

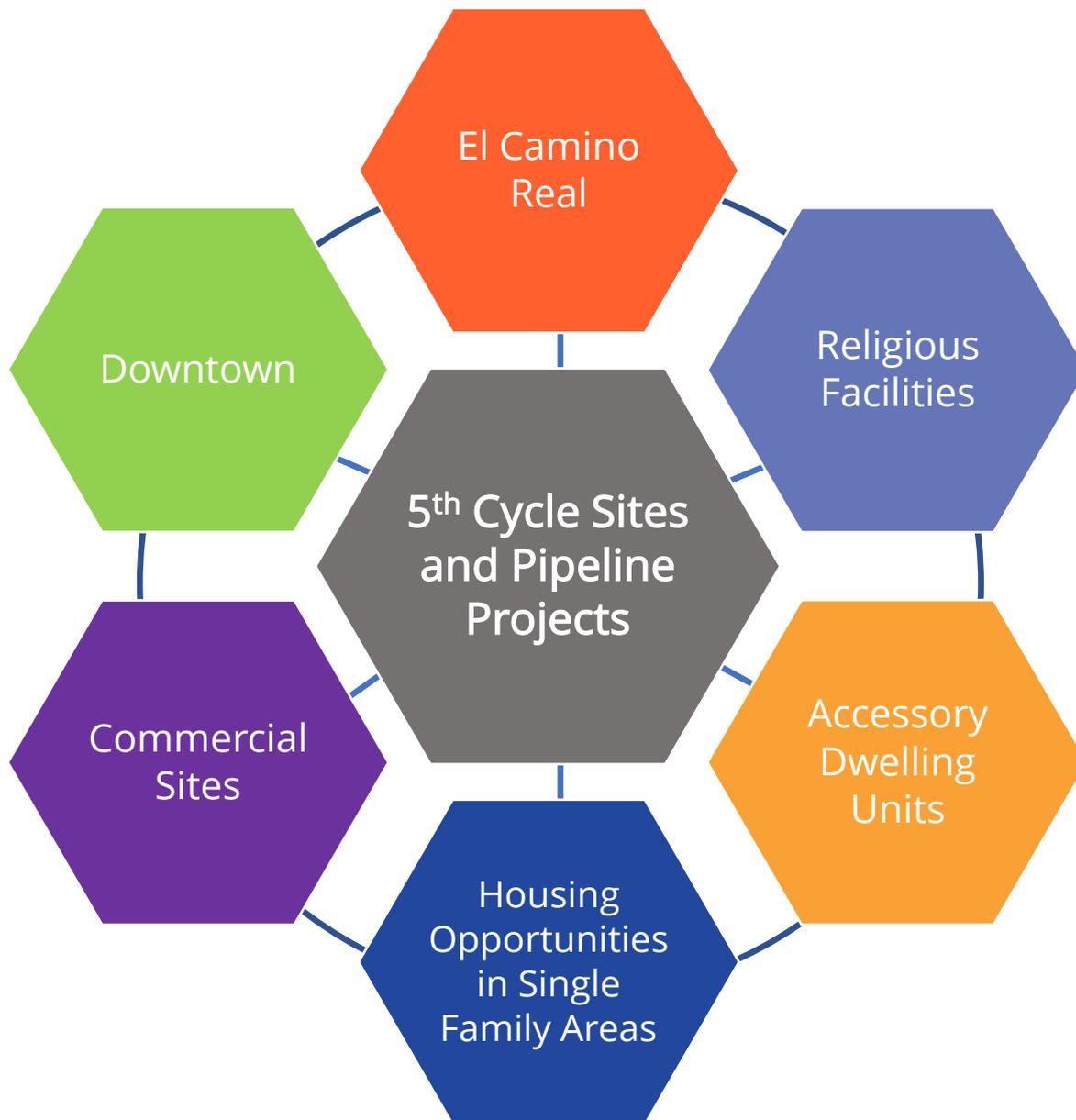
Income Category	Household Size	Income Limits	Example
Extremely Low Income	1 person	Up to \$38,400	Senior Living alone on Fixed Income
Very Low Income	2 persons	Up to \$73,100	Secretary, Single Mom with 1 child
Low Income	3 persons	Up to \$131,750	Elementary School Teacher + Post Doc with 1 child
Moderate Income	4 persons	Up to \$179,500	Tech Worker, Stay at home spouse with 2 children

6TH CYCLE RHNA



Total RHNA: 2,946 units

POTENTIAL RHNA SOLUTIONS



RELATED ELEMENTS



ENVIRONMENTAL JUSTICE

- Reduction of pollution exposure - Improve air quality
- Promote public facilities
- Provide food access - Promote physical activity
- Promote safe and sanitary homes



SAFETY ELEMENT

- Climate change resiliency and adaptation
- Sea-level rise
- Fire safety
- Local hazards



COMMUNITY ENGAGEMENT & OUTREACH

The image shows the exterior of a building with a light-colored, textured facade. A prominent white horizontal band runs across the middle of the wall. Above this band, a curved section of the building's roof is visible, featuring a corrugated metal finish. The sky is a clear, bright blue. The text 'BELLE HAVEN' and 'COMMUNITY LIBRARY' is mounted on the wall in a raised, sans-serif font.

BELLE HAVEN
COMMUNITY LIBRARY

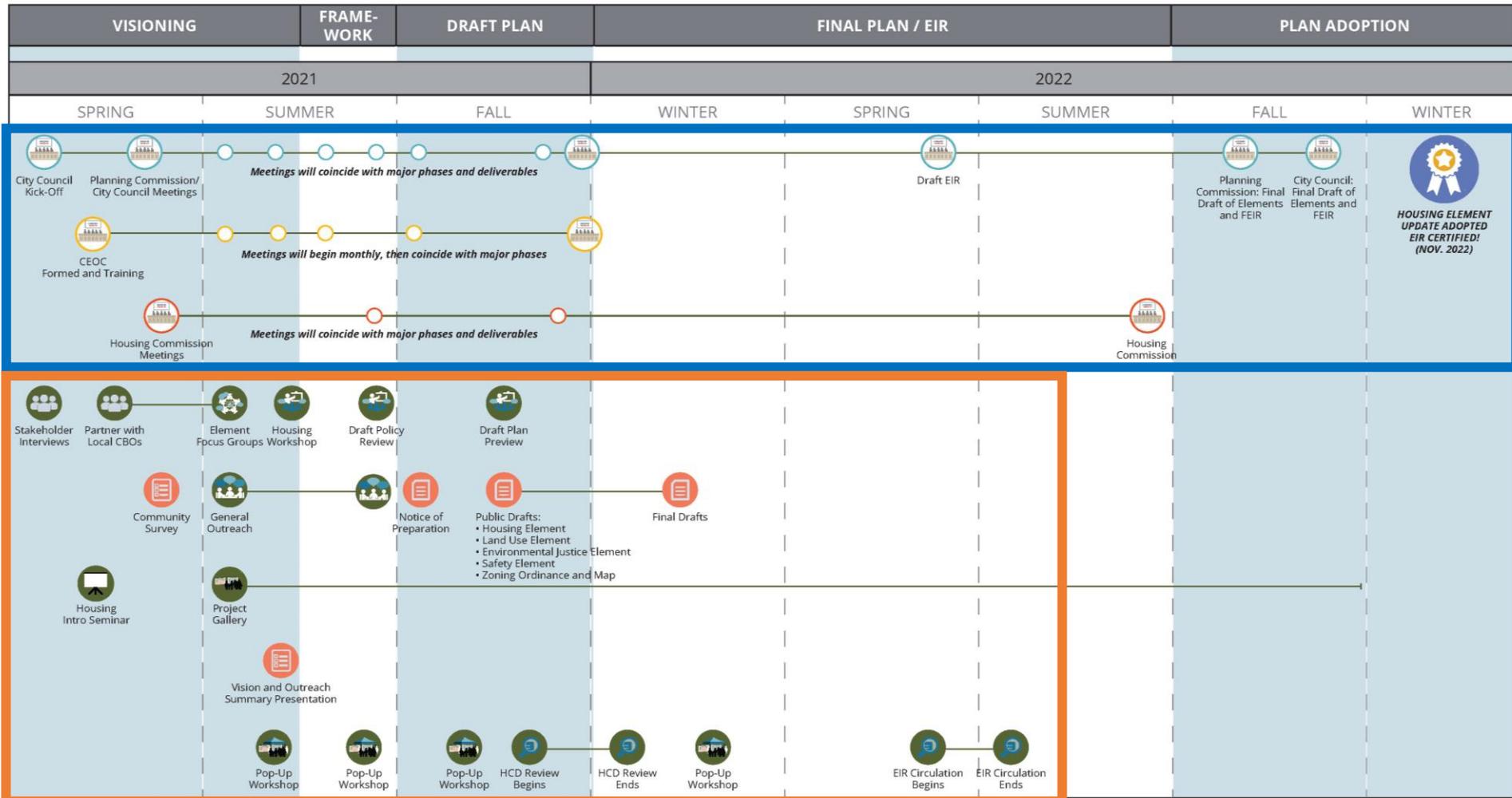
ENGAGEMENT & OUTREACH



FOCUS GROUPS

- Residents
- Disadvantaged Communities
- Community Groups
- Housing Organizations
- Service Providers
- Renters & Homeowners
- Local Businesses
- Housing Developers

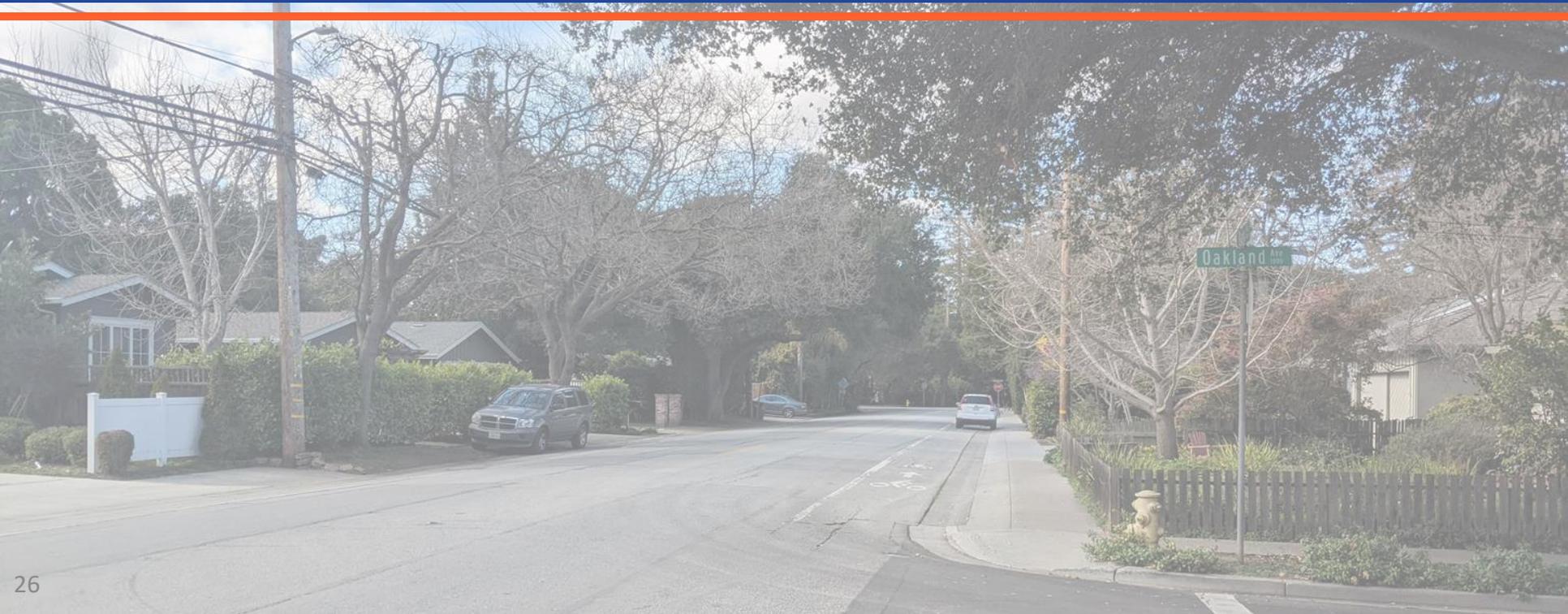
PROJECT SCHEDULE



UPCOMING COMMUNITY ENGAGEMENT SCHEDULE

Date	Activities and meetings
May 27, 2021 (tentative)	CEOC meeting #1
June 2021	Housing introduction seminar
June 2021	Individual/group interviews
June 2021	Focus groups
Summer 2021	Initial outreach on Environmental Justice and Safety Elements
June/July 2021	CEOC meeting #2
Mid-summer 2021	Community Survey
Late summer 2021	Housing Commission - Preliminary land use strategies
Late summer 2021	Community visioning
Fall 2022	Land use alternatives review

ROLES & RESPONSIBILITIES



PROJECT TEAM



- To review and provide guidance on the overall project and key milestones
- Selection of the preferred land use alternative, in order to successfully complete the project by December 2022

CITY COUNCIL HOUSING ELEMENT UPDATE SUBCOMMITTEE

- To provide guidance to the project team on key topic areas as needed
- Mayor Combs and City Councilmember Wolosin



PLANNING COMMISSION

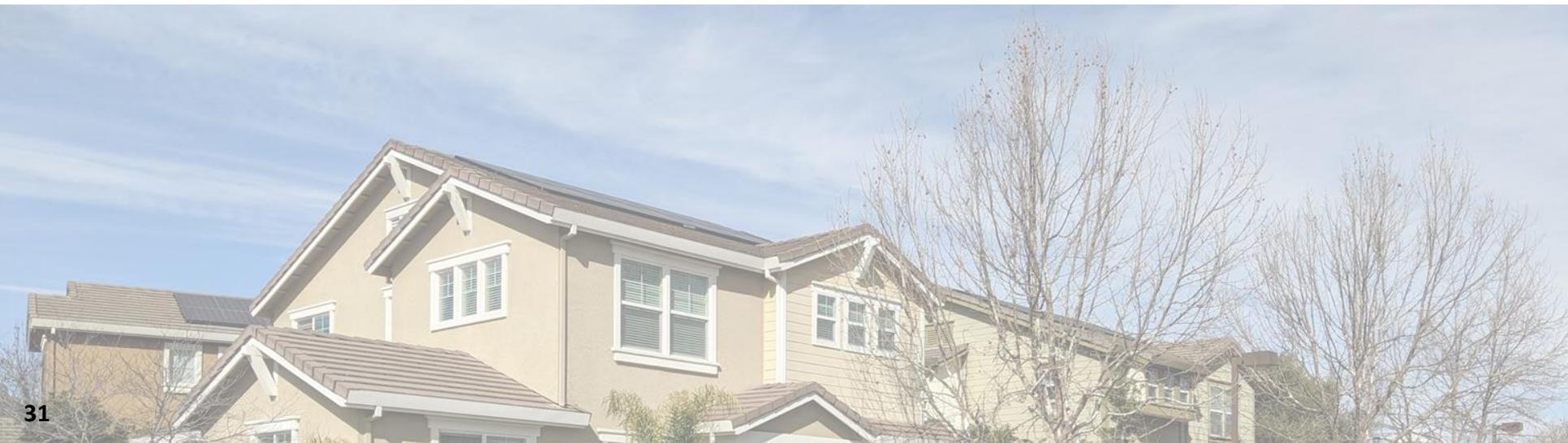
- To review and provide feedback on key project components, including the land use alternatives, draft documents, potential zoning ordinance amendments
- Conduct meetings on the scope of and draft EIR



HOUSING COMMISSION

To review and provide feedback on the housing element:

- Land use alternatives
- Policies and programs
- Draft housing element



COMMUNITY ENGAGEMENT & OUTREACH COMMITTEE (CEOC)

The primary responsibilities of the group would be to:

- Serve as an ambassador of the project and encourage people to participate in the process;
- Help guide and provide feedback on the community engagement plan; and
- Serve as a community resource to provide information to and receive input from the community on matters related to community engagement and public outreach.

QUESTIONS?

Thank you.

