

CITY OF MENLO PARK



G R O U P

POTENTIAL HOUSING ELEMENT LAND USE STRATEGIES

Housing Commission Study Session

August 4, 2021

- **RHNA Overview**
- **Fair Housing Overview**
- **Potential Land Use Strategies**
- **Next Steps**

5TH CYCLE REGIONAL HOUSING NEED ALLOCATION (RHNA) PROGRESS

	Allocation	Total through 2020	Percent Complete
Very Low	233	148	64%
Low	129	80	62%
Moderate	143	11	8%
Above Moderate	150	1,177	785%
Total	655	1,416	

AFFORDABLE HOUSING INCOME

Table 2: 2021 HCD Income Limits for San Mateo County (\$)

San Mateo County Area Median Income (\$149,600)	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low 0-30% of AMI	38,400	43,850	49,350	54,800	59,200	63,600	68,000	72,350
Very Low 31-50% of AMI	63,950	73,100	82,250	91,350	98,700	106,000	113,300	120,600
Low 51-80% of AMI	102,450	117,100	131,750	146,350	158,100	169,800	181,500	193,200
Median (100%)	104,700	119,700	134,650	149,600	161,550	173,550	185,500	197,450
Moderate 81-120% of AMI	125,650	143,600	161,550	179,500	193,850	208,200	222,600	236,950

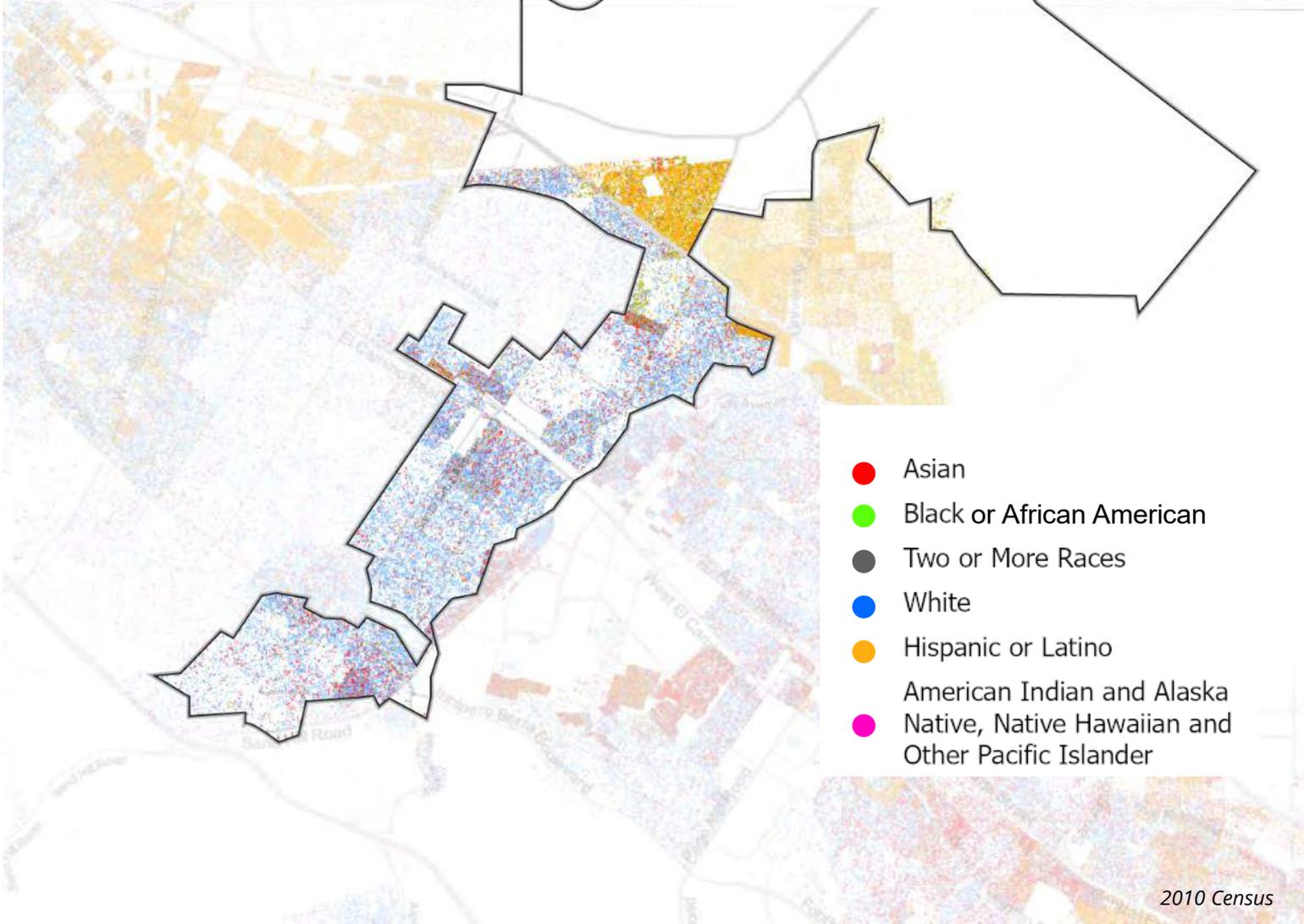
6TH CYCLE RHNA

2023-2031

	5 th Cycle	6 th Cycle
Very Low	233	740
Low	129	426
Moderate	143	496
Above Moderate	150	1,284
Total	655	2,946*

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

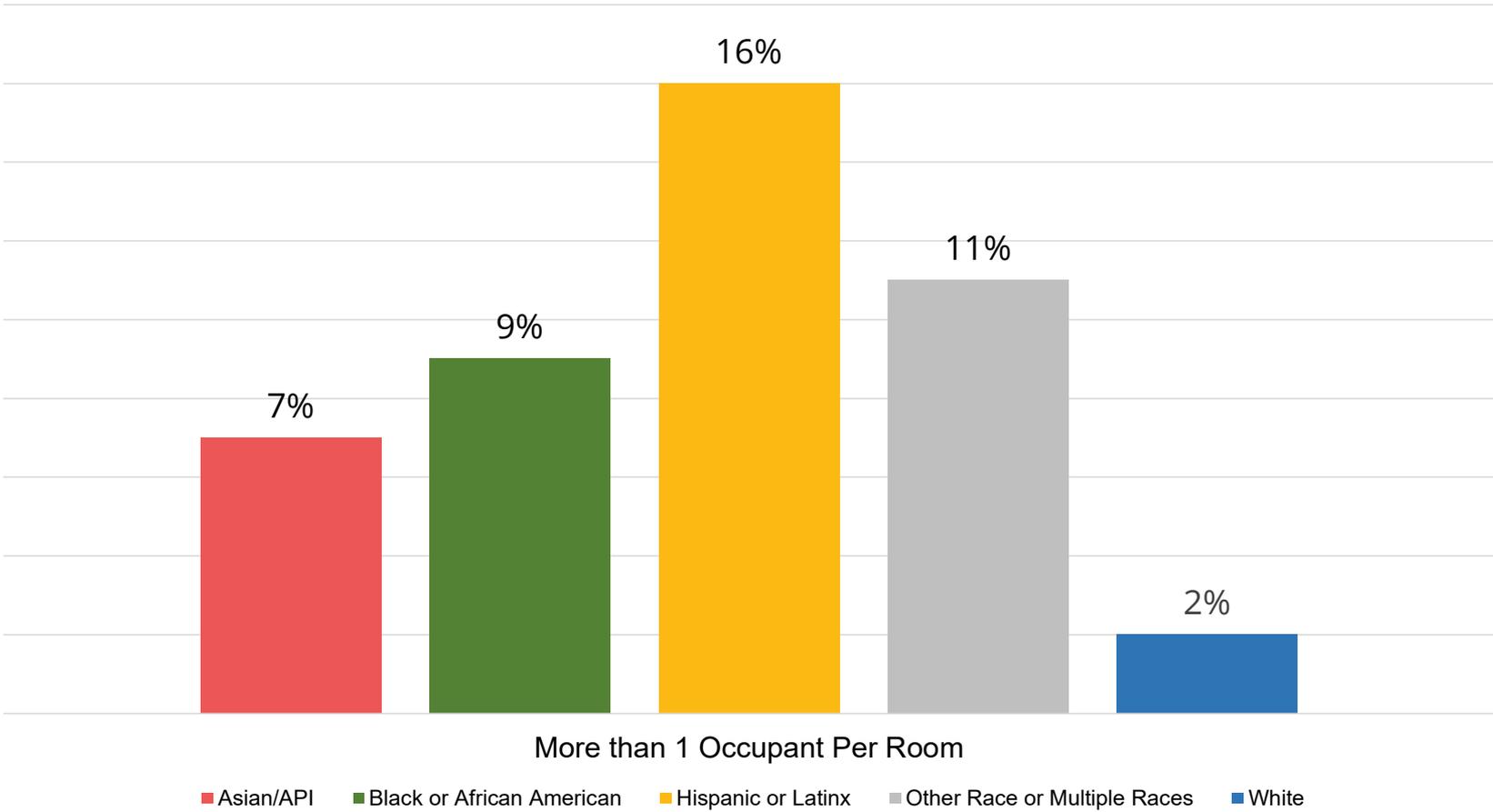
FAIR HOUSING



2010 Census



FAIR HOUSING

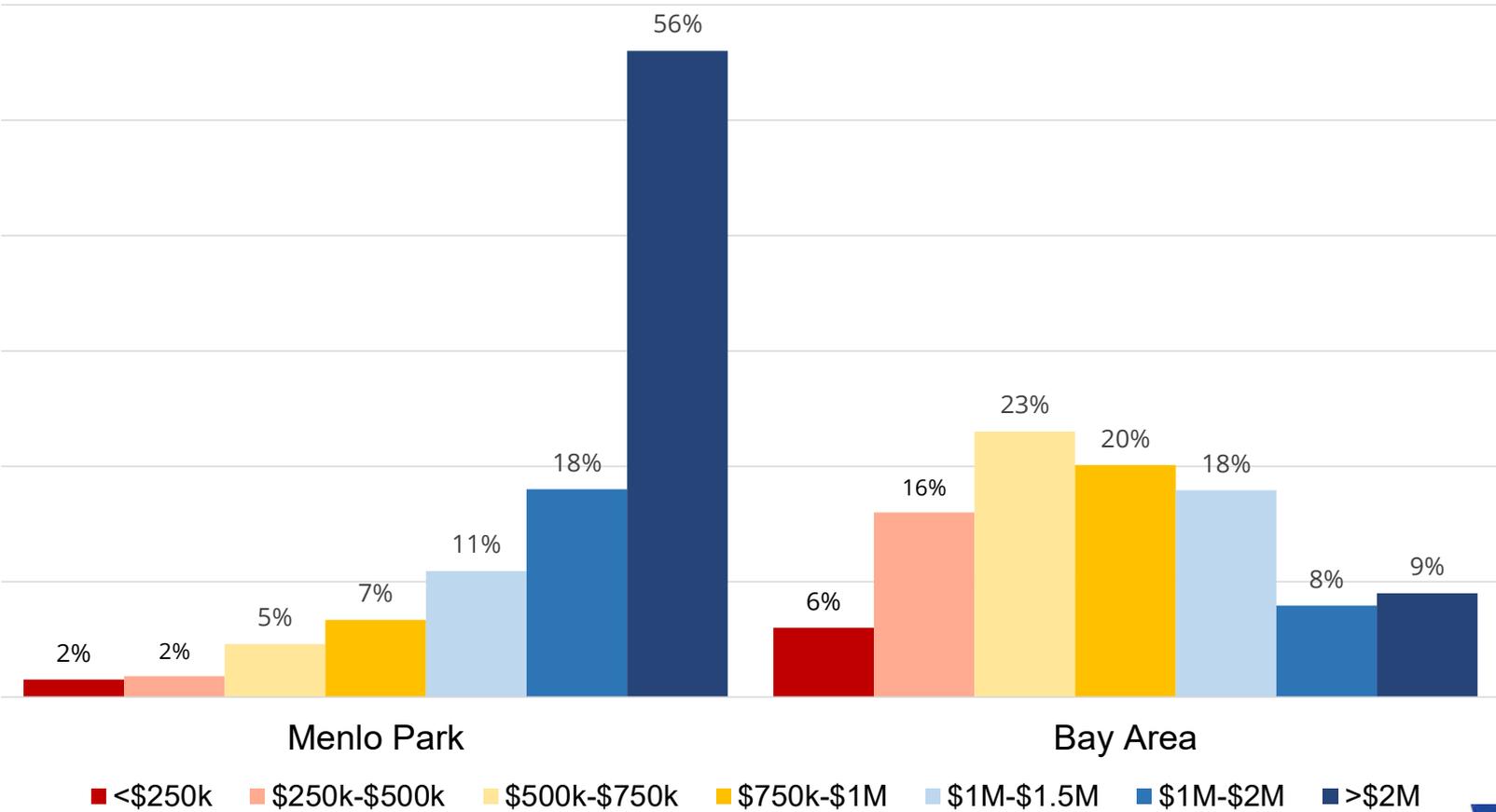


■ Asian/API ■ Black or African American ■ Hispanic or Latinx ■ Other Race or Multiple Races ■ White



FAIR HOUSING

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



POTENTIAL HOUSING SOLUTIONS



5TH CYCLE SITES



PIPELINE PROJECTS



MAJOR PIPELINE PROJECTS

Project		
	Status	Units
111 Independence Dr.	Approved	105
115 Independence Dr. (Menlo Portal)	Pending/ Aug 9 th PC	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
TOTAL UNITS		3,192



RELIGIOUS FACILITIES



RELIGIOUS FACILITIES - AB 1851

- AB 1851 (2020)
- Develop housing in parking areas
- Could be enhanced with local incentives

COMMERCIAL SITES



COMMERCIAL SITES

- Many zoning districts are currently commercial use only and could be shifted to mixed-use areas
- Ideal sites are close to transit and services

EL CAMINO REAL/DOWNTOWN



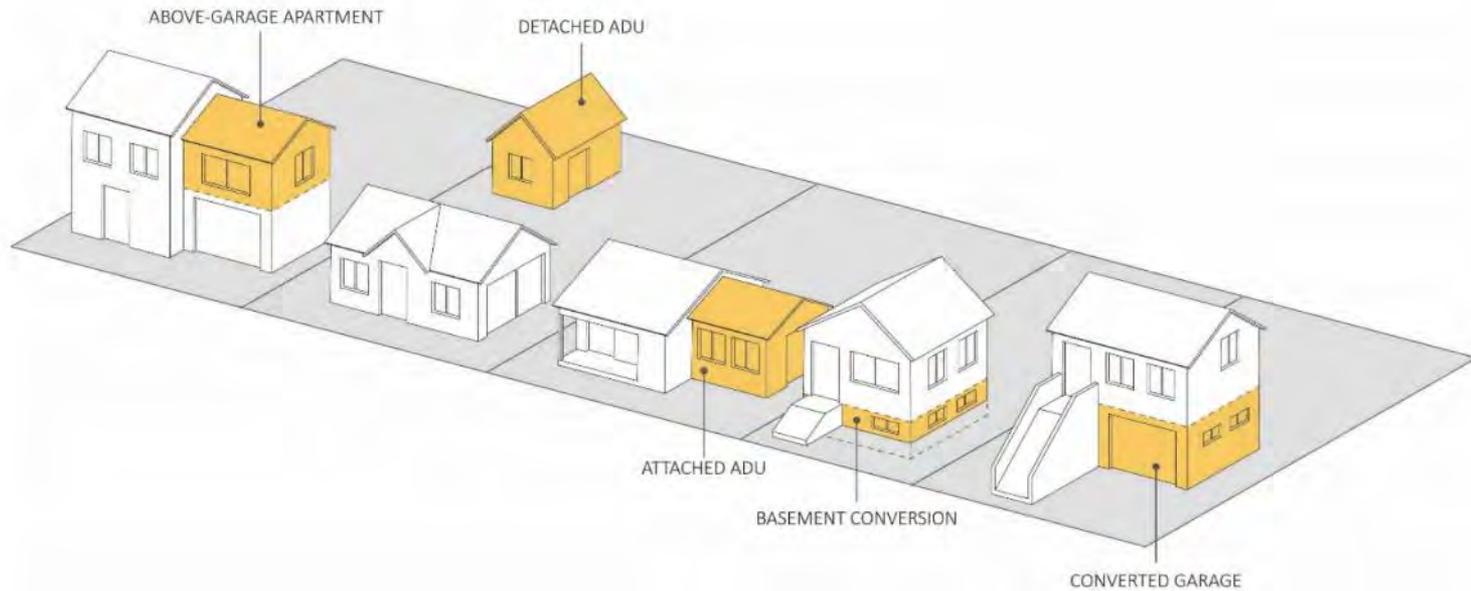
EL CAMINO REAL/DOWNTOWN

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

ACCESSORY DWELLING UNITS



ACCESSORY DWELLING UNITS



ACCESSORY DWELLING UNITS

Two “Safe-Harbor” Methodologies:

- 1) 2018-2020 average as baseline: 2) Pre-2018 ADU Streamlining x 5:

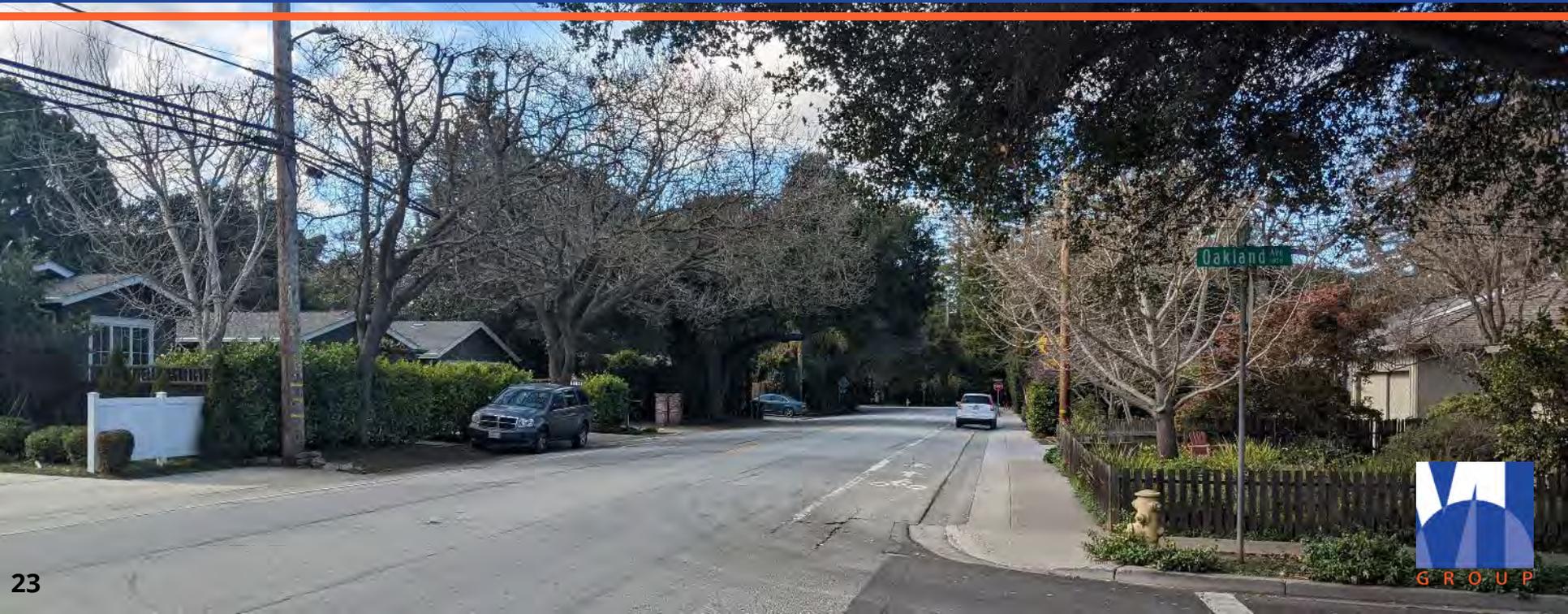
Year	Units
2018	15
2019	4
2020	13
Average	10.6

10.6 x 8-year planning period
= **85 units**

Year	Units
2015	8
2016	7
2017	13
Average	9.3

9.3 x 5 = 47 ADUs/year
47 x 8-year planning period
= **376 units**

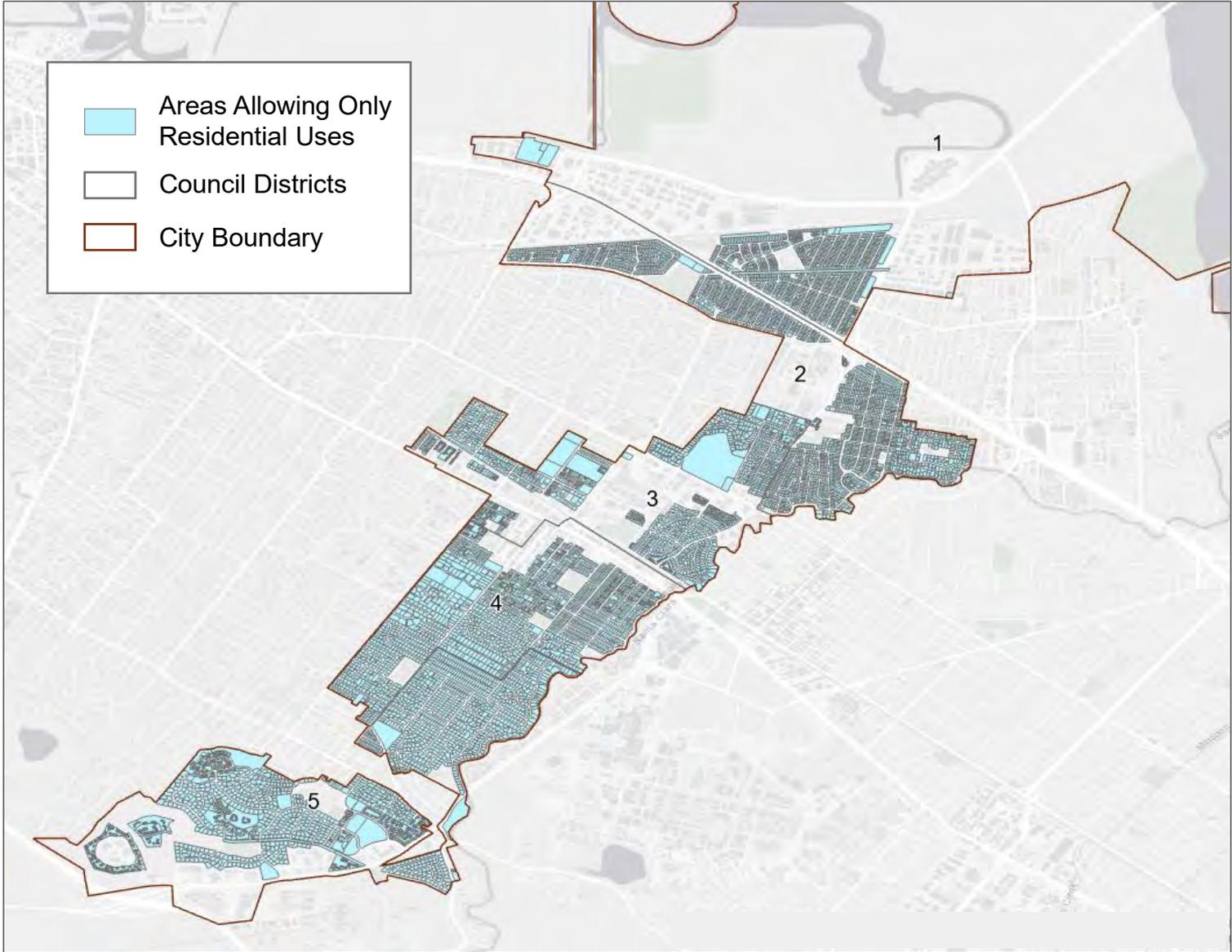
HOUSING IN SINGLE FAMILY AREAS



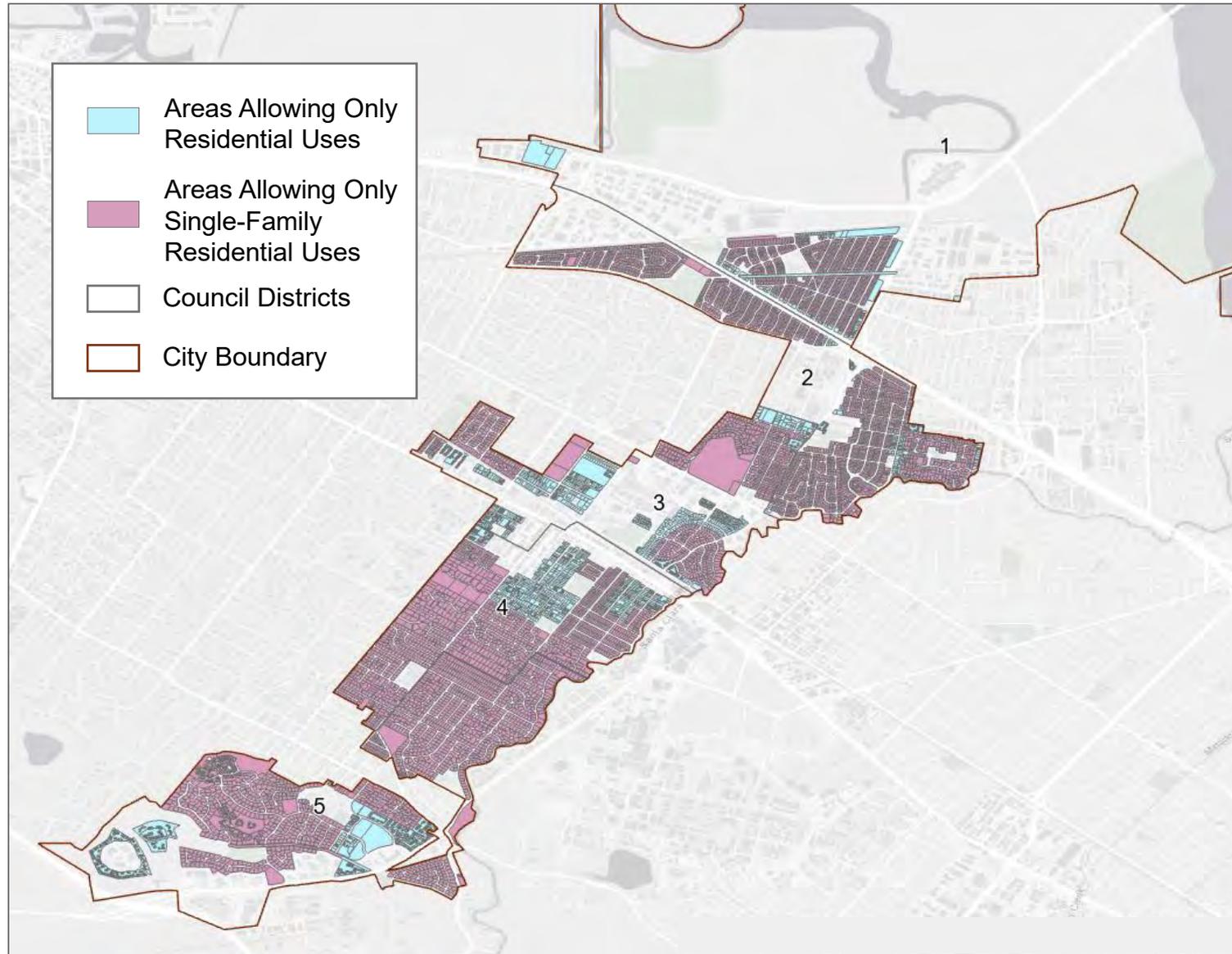
HOUSING IN SINGLE FAMILY AREAS

- **SB9 would allow duplexes in SFR 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

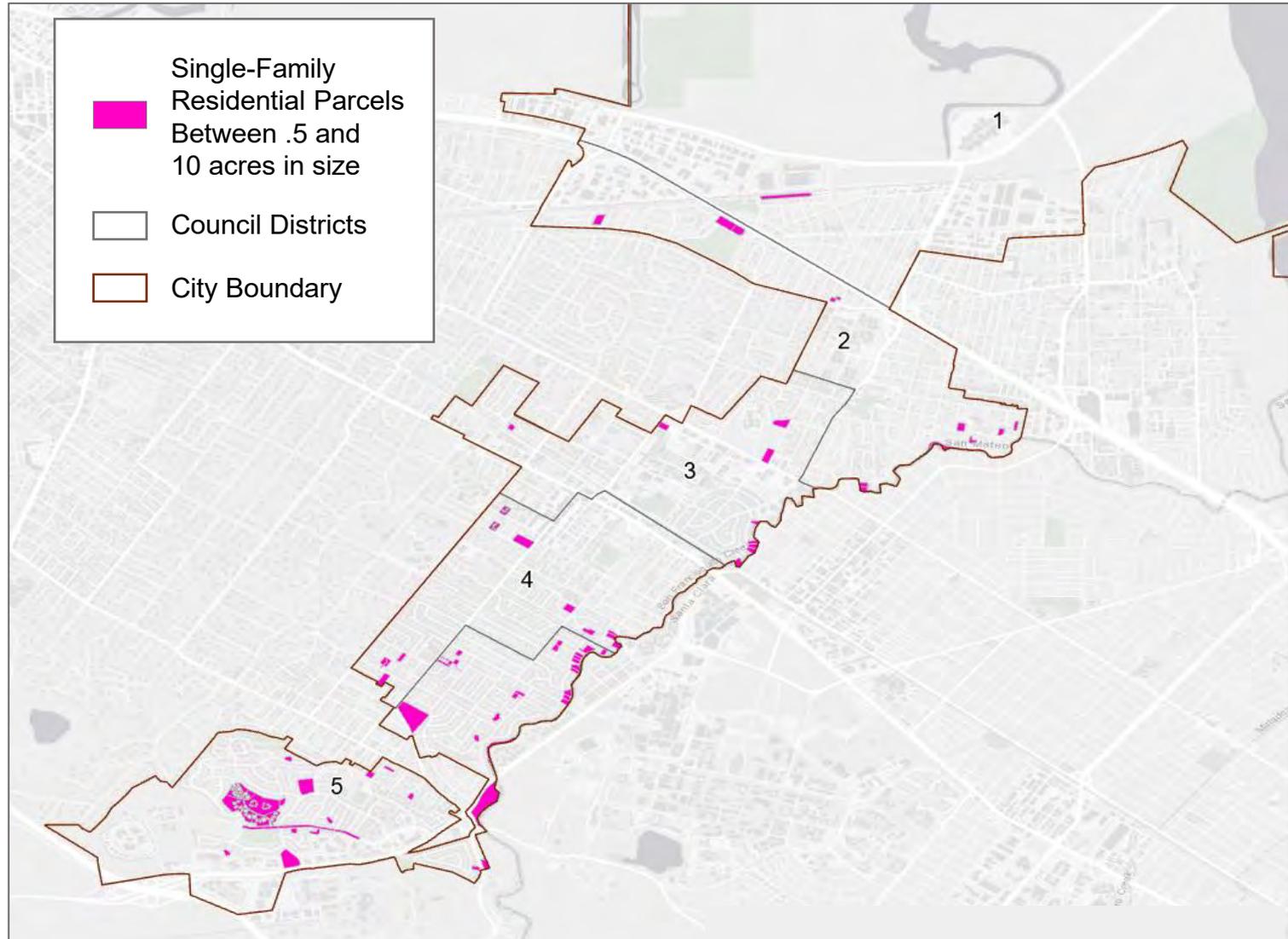
CONSIDERATIONS



CONSIDERATIONS



CONSIDERATIONS



LAND USE STRATEGIES OVERVIEW

Potential Strategy	Magnitude of New Units
Pipeline Projects	3,192
5 th Cycle Sites	Variable
Religious Facilities	Variable
Commercial Sites	Variable
El Camino Real/Downtown	Variable
Accessory Dwelling Units	Approx. 80-400
Single Family Areas	Variable

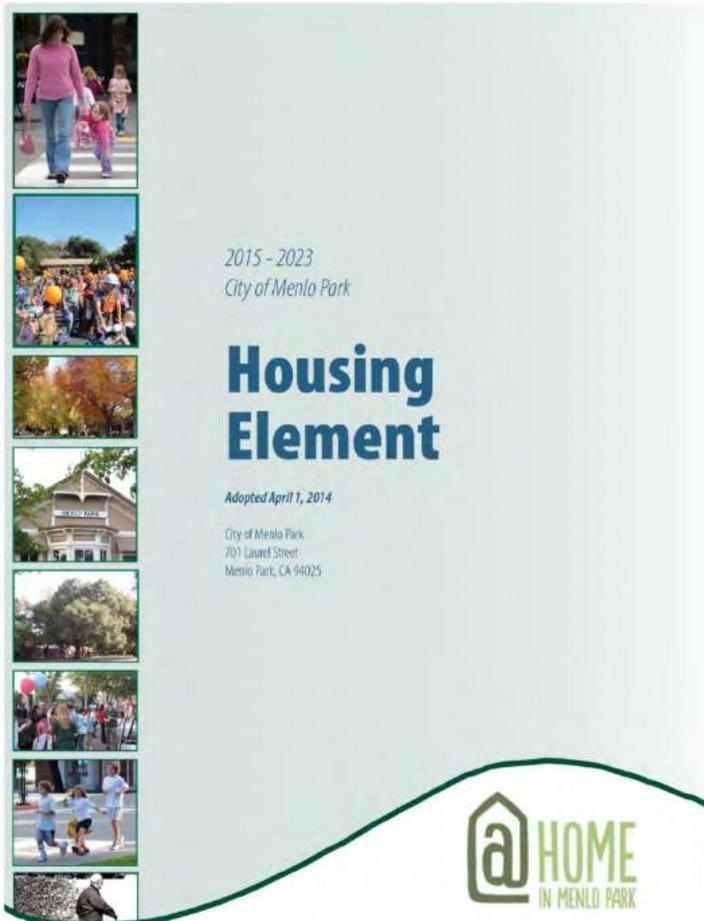
Variable = Unit Capacity Highly Variable based on Approach

QUESTIONS FOR THE COMMISSION



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- For the current Housing Element, what is working well and what could be improved?



QUESTIONS FOR THE COMMISSION

- During the current Housing Element cycle (2015-2023), the affordable (very low-, low-, and moderate-income) housing goals from the RHNA have been met at approximately 47% as of 2020, while market rate (above moderate income) housing has been produced well above the goal.

How can Menlo Park increase affordable housing production?

QUESTIONS FOR THE COMMISSION

- AB 686 was adopted in 2018 to require public agencies to Affirmatively Further Fair Housing and actively combat racial and economic segregation.

How can the Housing Element Update best address these topics?

NEXT STEPS



2021

*Join us and
give feedback!*

Community Outreach Schedule

August

- 1** **Downtown Pop-Up #1 – Existing Conditions, Preliminary Outreach, Survey**
9:00AM – 1:00PM
 - 4** **Preliminary Land Use Strategies & Policy Review with Housing Commission**
6:30PM
 - 5** **CEOC Meeting**
6:00PM – 8:00PM
 - 7** **Belle Haven Pop-up #1 – Existing Conditions, Preliminary Outreach, Survey**
10:00AM – 2:00PM
 - 14** **Community Meeting #2 – Housing Strategies and Community Input Summary**
10:00AM – 12:00PM
- Community Meeting #3 – Housing Equity, Safety & Environmental Justice**
- Downtown Pop-Up #2 – Existing Conditions, Preliminary Outreach, Survey**

September

Belle Haven Pop-Up #2 – Existing Conditions, Preliminary Outreach, Survey

Community Meeting #4 – Preferred Housing Strategies Workshop

Downtown Pop-Up #3 - Reviewing Housing Locations Workshop and Upcoming Events
CEOC Meeting

Belle Haven Pop-Up #3 - Reviewing Housing Locations Workshop and Upcoming Events

Land Use Meeting with Planning Commission and Housing Commission

October

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

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POTENTIAL LAND USE STRATEGIES WORKSHOP

Housing Commission

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