



# City of Menlo Park

Planning Commission / Housing Commission  
Study Session

May 16, 2022

# Outline

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Outreach

Housing Element Structure and Content

Site Inventory and Analysis

Goals, Policies and Programs

Timeline

# Outreach



# Outreach



# Outreach Highlights

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## Community Feedback

- Concerns over displacement
- Ensure affordable housing will actually be built
- Housing should include supportive services for special needs populations
- Wide range of housing options, from ADUs to high-density near transit

# Housing Element Structure and Content





# Housing Element Chapters

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1. Introduction
2. 5<sup>th</sup> Cycle Housing Element Review
3. Housing Conditions and Trends
4. Affirmatively Furthering Fair Housing
5. Actual and Potential Constraints to Housing
6. Energy
7. Site Inventory and Analysis
8. Goals, Policies and Programs
9. Definitions of Key Housing Terms
10. Appendices

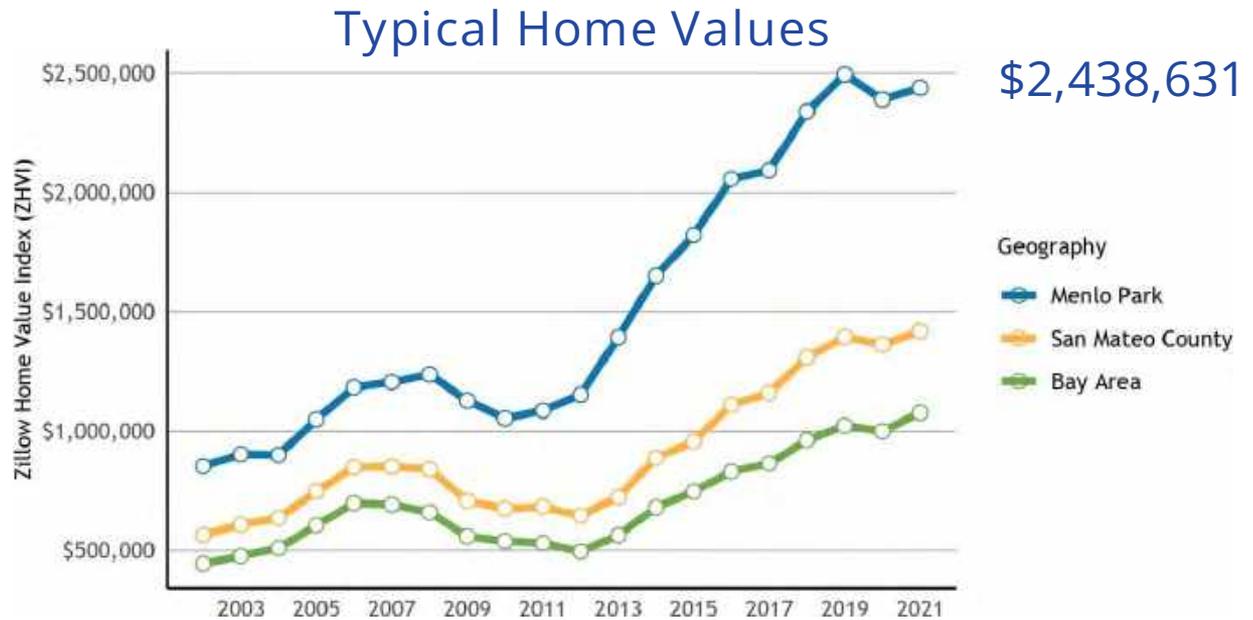
# 5<sup>th</sup> Cycle Housing Element Review

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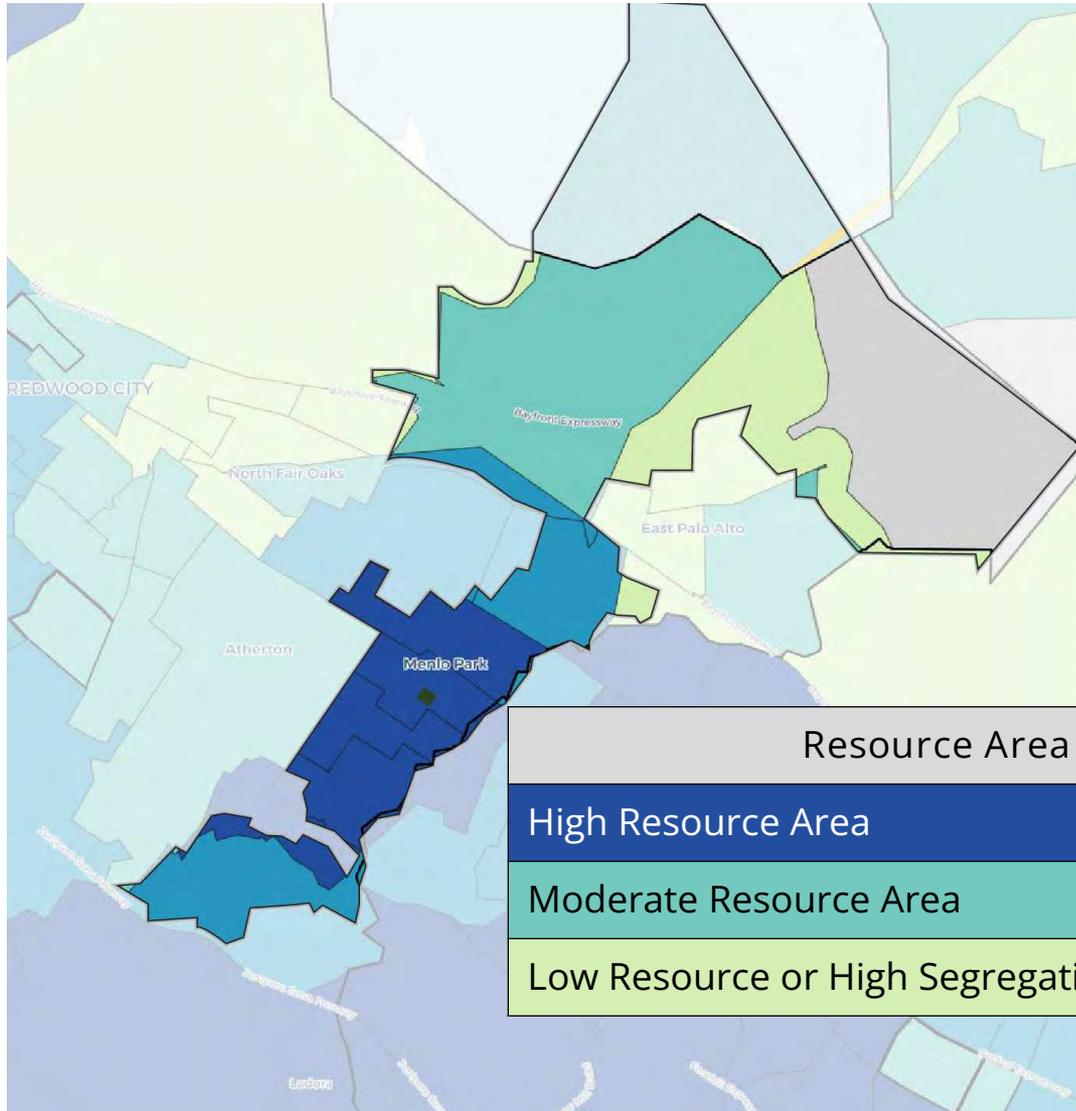
- Evaluated accomplishments of the 2015-2023 Housing Element
- Identified policy/program changes for the 6<sup>th</sup> Cycle Housing Element

# Housing Conditions and Trends

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



# Menlo Park by Resource Area



| Resource Area Type                                | % of Population |
|---|-----------------|
| High Resource Area                                | 80%             |
| Moderate Resource Area                            | 17%             |
| Low Resource or High Segregation and Poverty Area | 3%              |

# Race by Resource Area

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|          | White | Black | Asian/API | Hispanic | Multiple Race/<br>Other Race |
|----------|-------|-------|-----------|----------|------------------------------|
| High     | 70%   | 2%    | 16%       | 7%       | 5%                           |
| Moderate | 11%   | 16%   | 14%       | 56%      | 3%                           |
| Low      | 19%   | 4%    | 10%       | 64%      | 3%                           |

# Site Inventory and Analysis



# Introduction

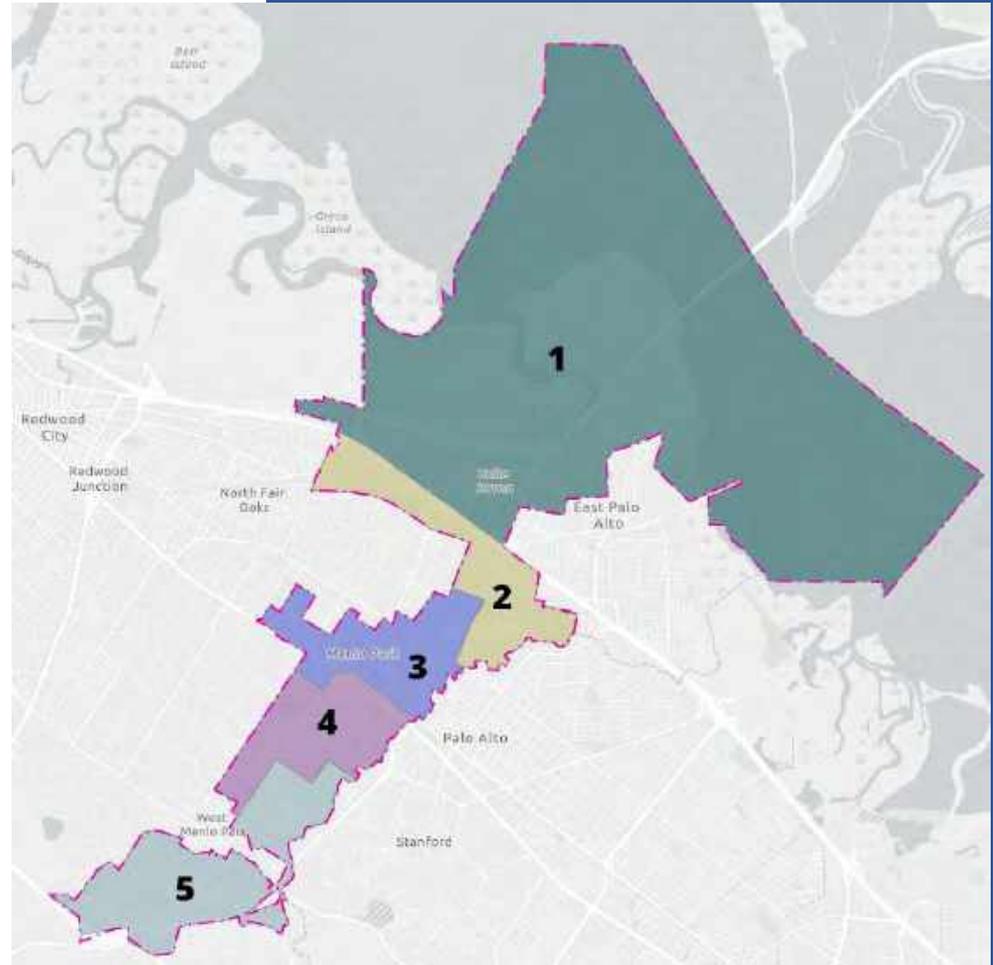
| <i>Net RHNA</i>                                  | Very Low   | Low        | Moderate    | Above Moderate | Total Units  |
|--|------------|------------|-------------|----------------|--------------|
|  | (0 - 50%)  | (51 - 80%) | (81 - 120%) | (above 120%)   |              |
| <b>6<sup>th</sup> Cycle RHNA</b>                 | 740        | 426        | 496         | 1,284          | 2,946        |
| <b>30% Buffer</b>                                | 222        | 128        | 149         | 385            | 884          |
| <b>6<sup>th</sup> Cycle RHNA with 30% Buffer</b> | <b>962</b> | <b>554</b> | <b>645</b>  | <b>1,669</b>   | <b>3,830</b> |
| <b>6<sup>th</sup> Cycle RHNA Credit</b>          |            |            |             |                |              |
| <b>Pipeline Projects</b>                         | 119        | 399        | 97          | 2,766          | 3,381        |
| <b>ADUs</b>                                      | 26         | 25         | 26          | 8              | 85           |
| <b>Subtotal</b>                                  | <b>145</b> | <b>424</b> | <b>123</b>  | <b>2,774</b>   | <b>3,466</b> |
| <b>Total Net New Units Needed</b>                | <b>817</b> | <b>130</b> | <b>522</b>  | <b>0</b>       | <b>1,469</b> |

1,469 affordable units

# Opportunity Sites

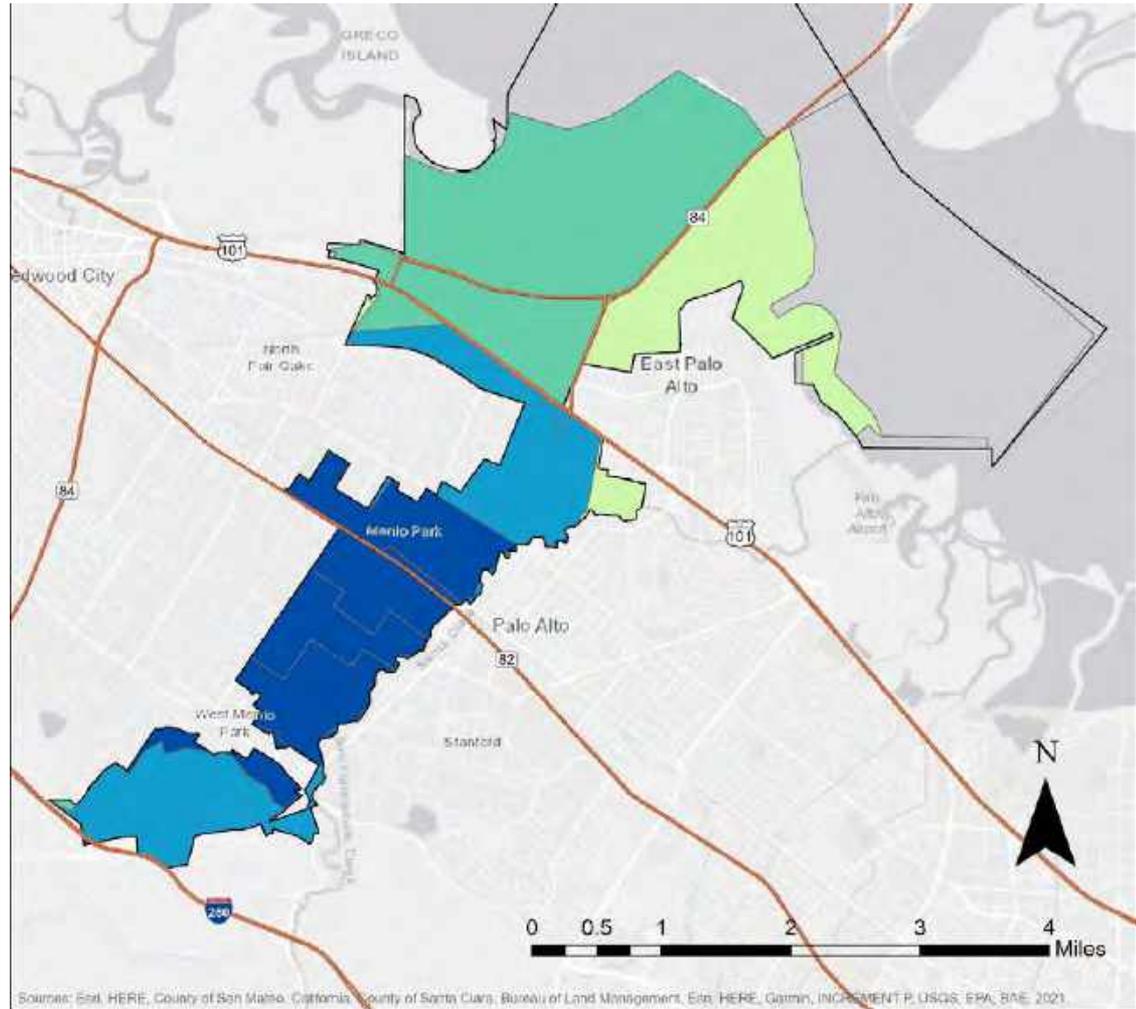
Council District 1 has several large residential projects that have been approved/under review.

Opportunity sites have been distributed primarily through Council Districts 2 - 5



# Opportunity Sites

Higher Resource Areas are generally located south of Highway 101



City of Menlo Park

2021 TCAC/HCD Opportunity Map

Highest Resource

High Resource

Moderate Resource

Low Resource

Missing/Insufficient Data

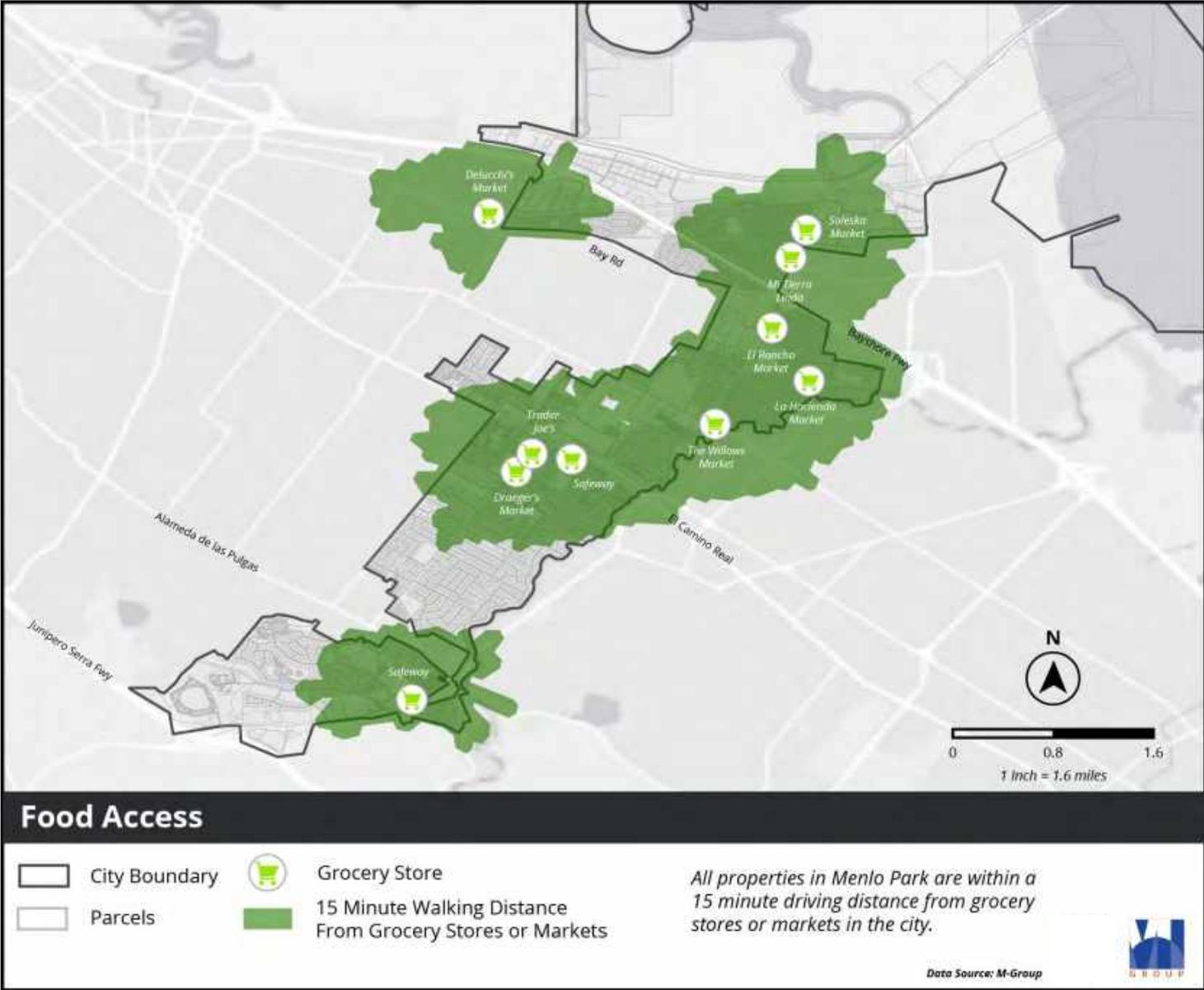
# Opportunity Sites

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## Initial Screening using HCD Housing Site Criteria

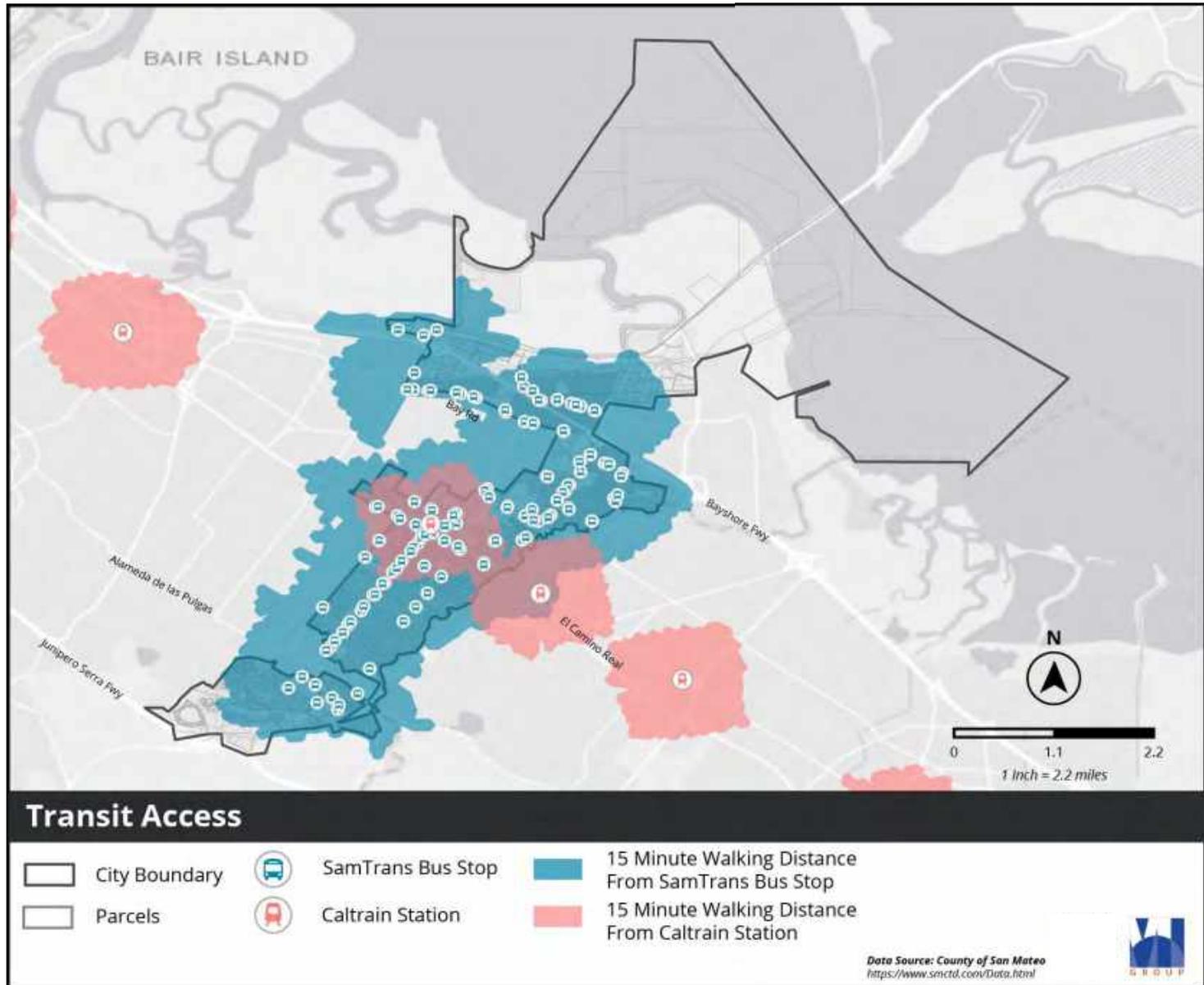
- Parcels generally considered appropriate for lower income RHNA if between 0.5 – 10 acres
- Proximity to resources for equity
- Infrastructure availability

# Fair Housing: Food Access

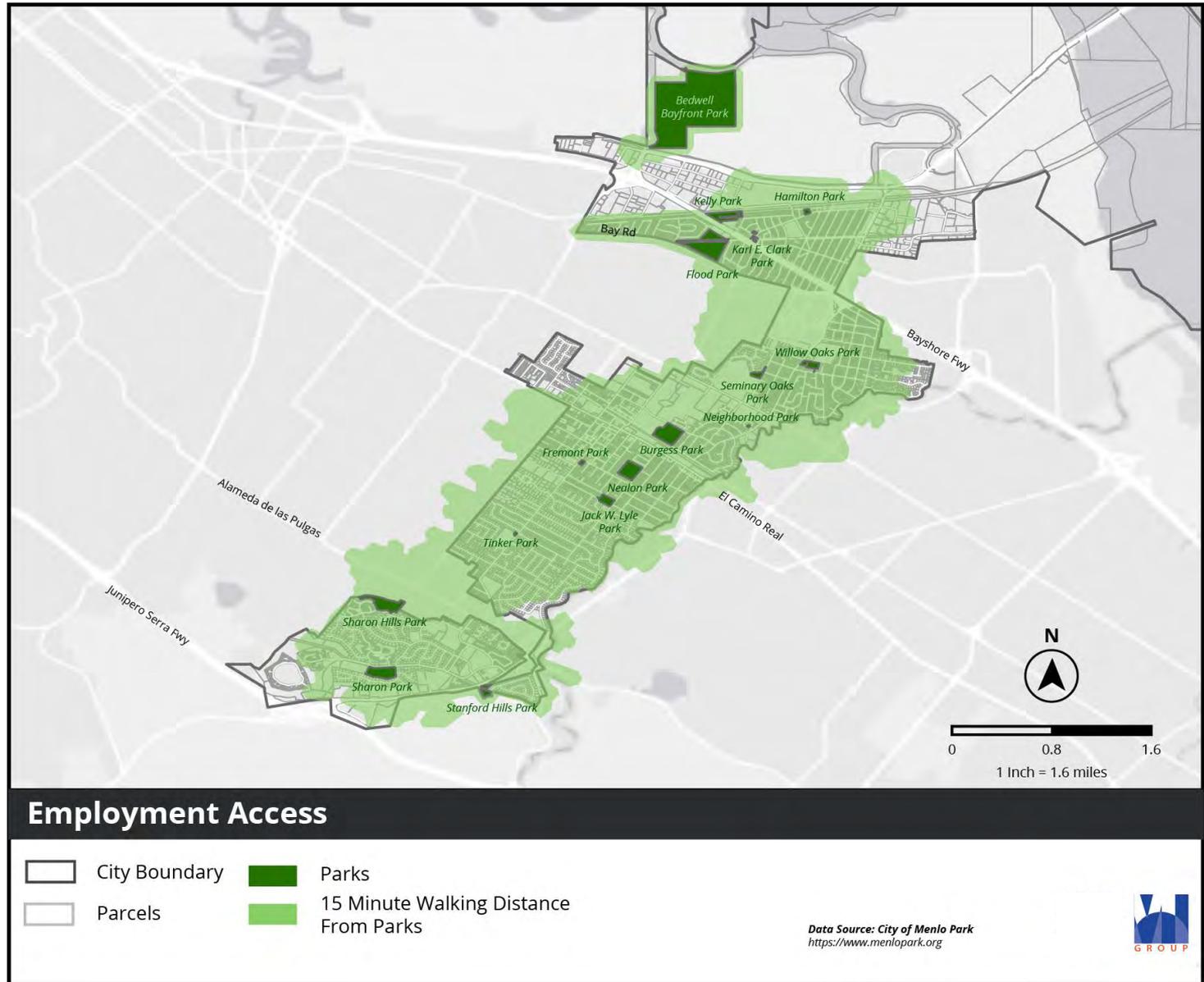


# Fair Housing: Transit

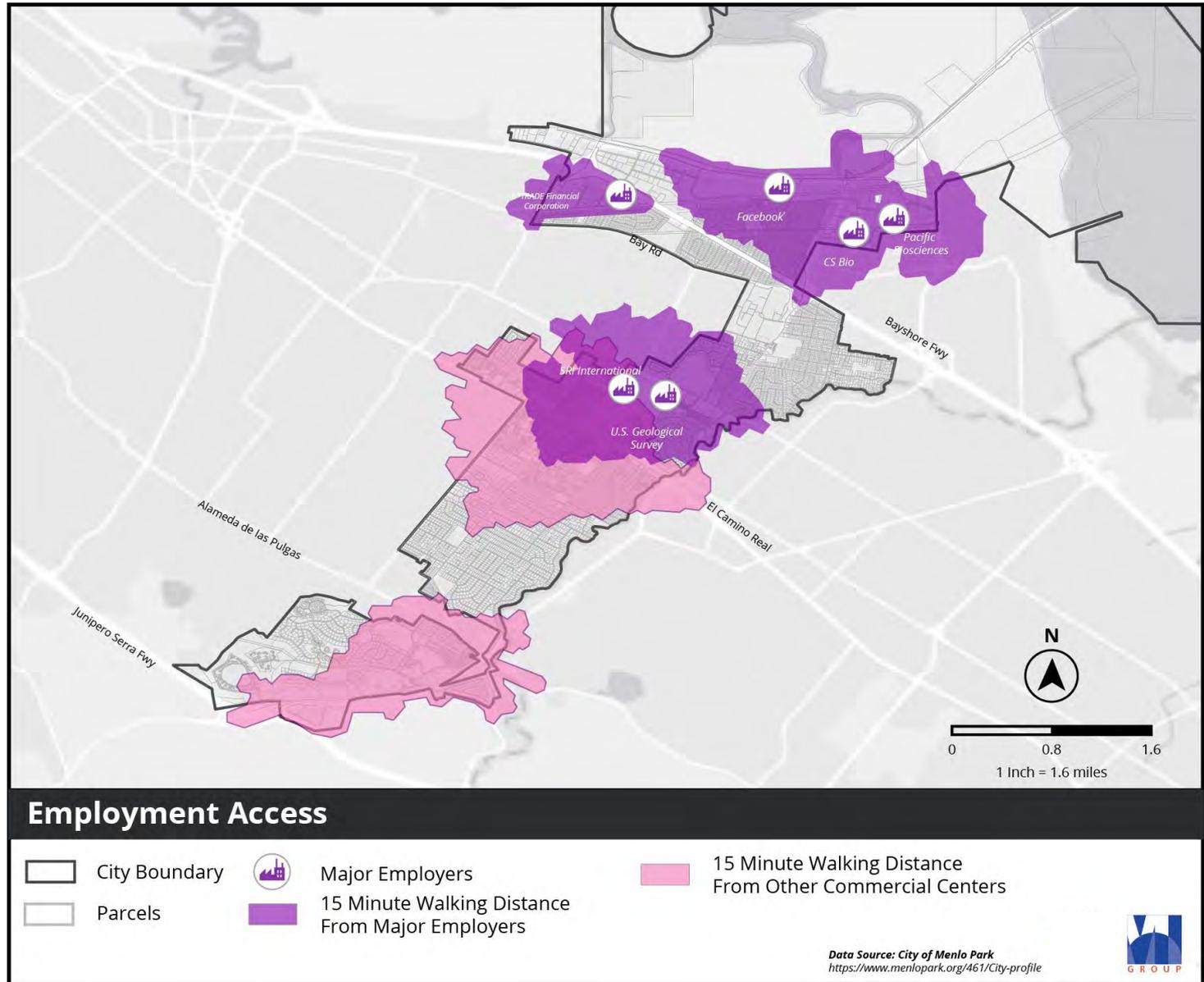
\*Note that some bus stops identified are for school-use only



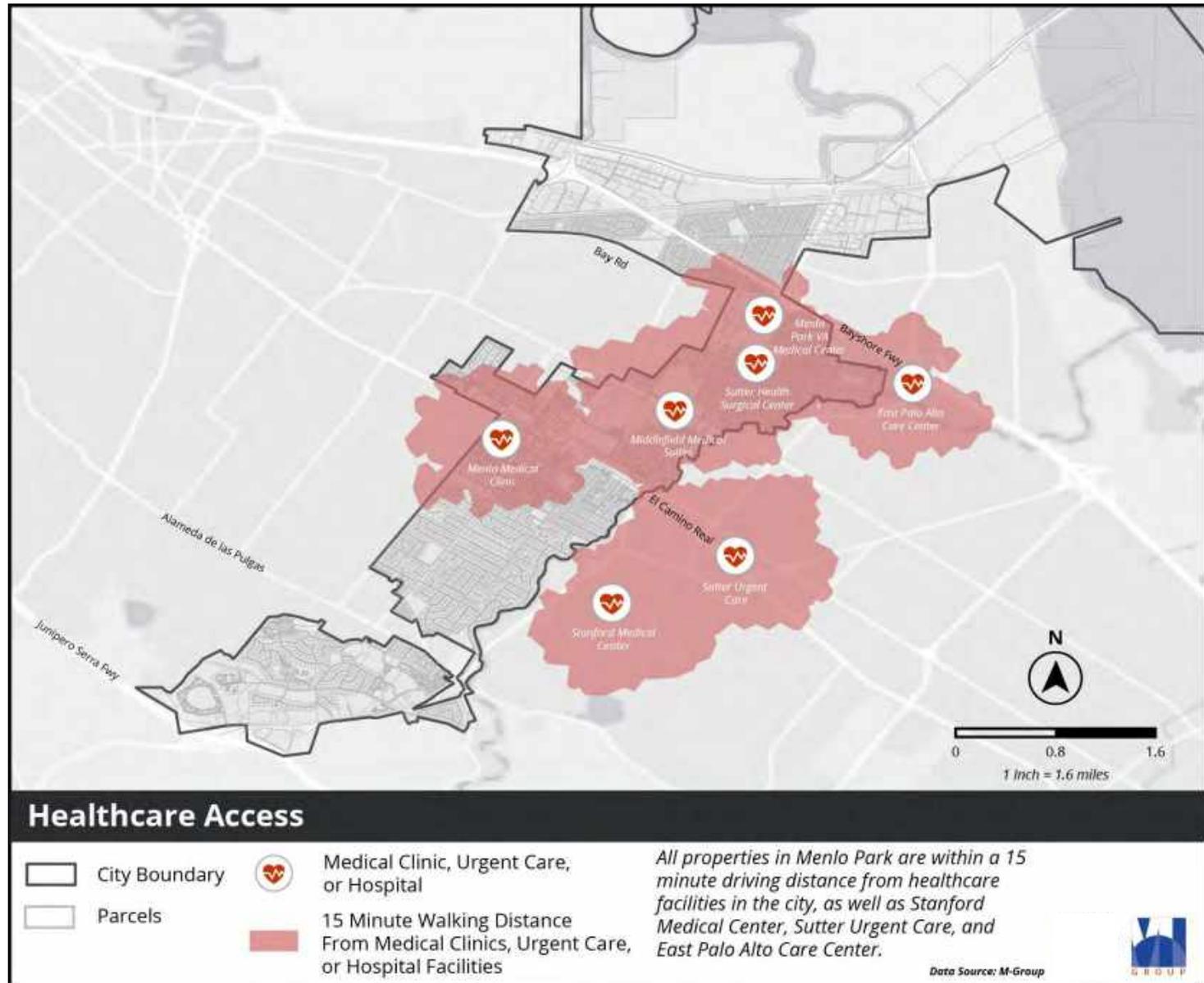
# Fair Housing: Parks Access



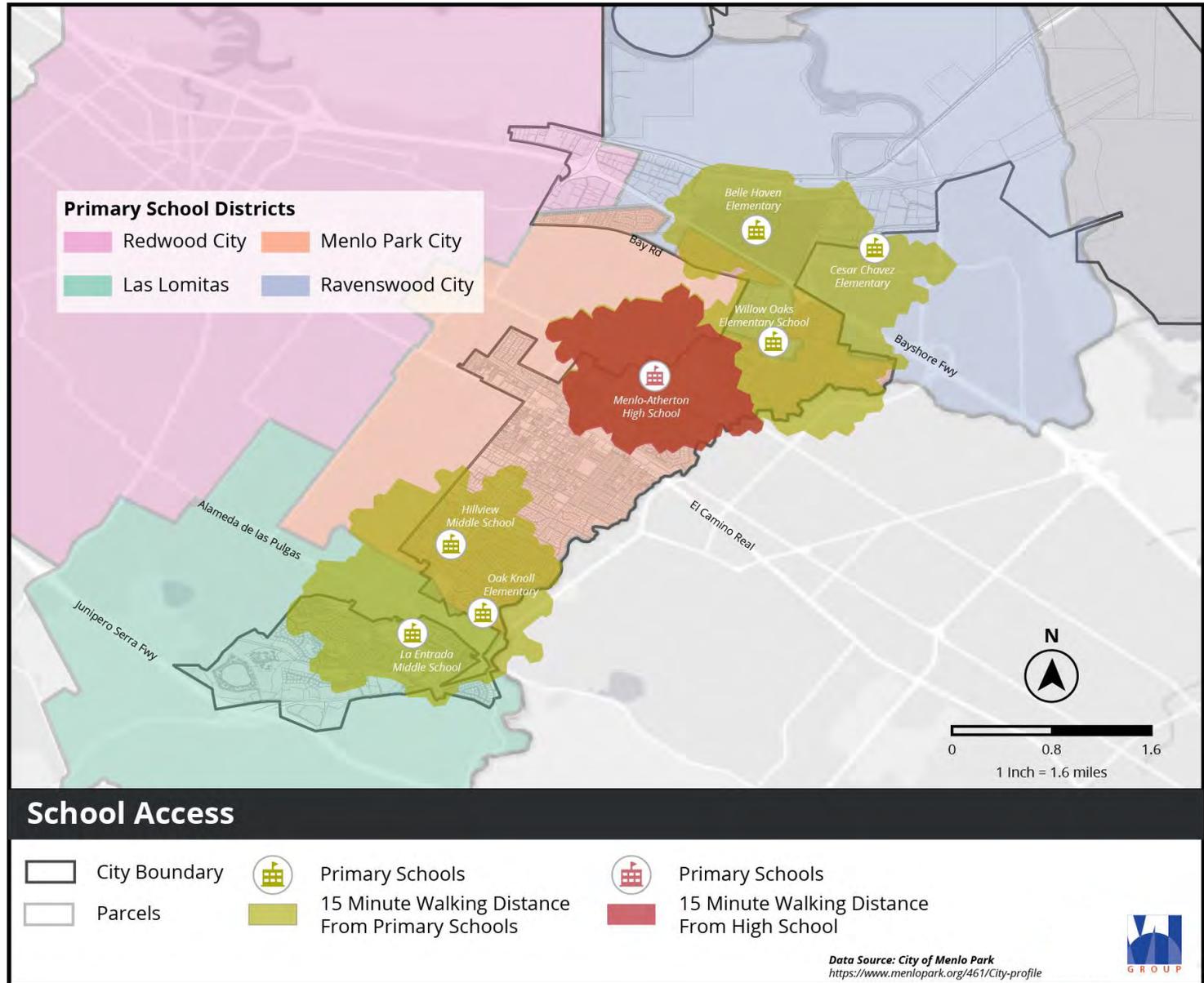
# Fair Housing: Employment Access



# Fair Housing: Health Care Access



# Fair Housing: School Access



# Site Sheets

73 Opportunity Sites were identified



| <b>Existing Use:</b> Parking Lot               |                                 |
|--|---------------------------------|
| HCD Housing Opportunity Site Criteria          |                                 |
| <b>Within 1/2 Mile of Major Transit Stop:</b>  | Yes                             |
| <b>Development Opportunity Style:</b>          | Built on Vacant/Parking Portion |
| <b>Proposed Allowable Density:<sup>1</sup></b> | 30 Du/Ac                        |
| <b>AFFH Score <sup>2</sup>:</b>                | 6                               |

**Carveout to Promote Housing Production:** No

|   |                           |                                   |
|---|---------------------------|-----------------------------------|
| <b>Market-Rate Development with BMR Requirement <sup>3</sup>:</b> | <b>Total Units:</b><br>30 | <b>Min. Rq'd Aff. Units:</b><br>5 |
|---|---------------------------|-----------------------------------|

|   |                                   |   |
|---|-----------------------------------|---|
| <b>Proposed 100 du/ac Allowance for 100% Affordable Projects<sup>4</sup>:</b> | <b>Max. Affordable Units:</b> 100 | <b>Max. Realistic Affordable Units:</b> 100 |
|---|-----------------------------------|---|

SITE NAME: Parking Lot behind Wells Fargo HOUSING OPPORTUNITY SITE # 10



| Existing Site Facts        |  |
|----------------------------|--|
| Council District:          | 4                                      |
| School District:           | Merito Park Elementary School District |
| Zoning:                    | SP-60R-O                               |
| Housing Currently Allowed: | Yes                                    |
| Address:                   | Between Crane and Chestnut             |

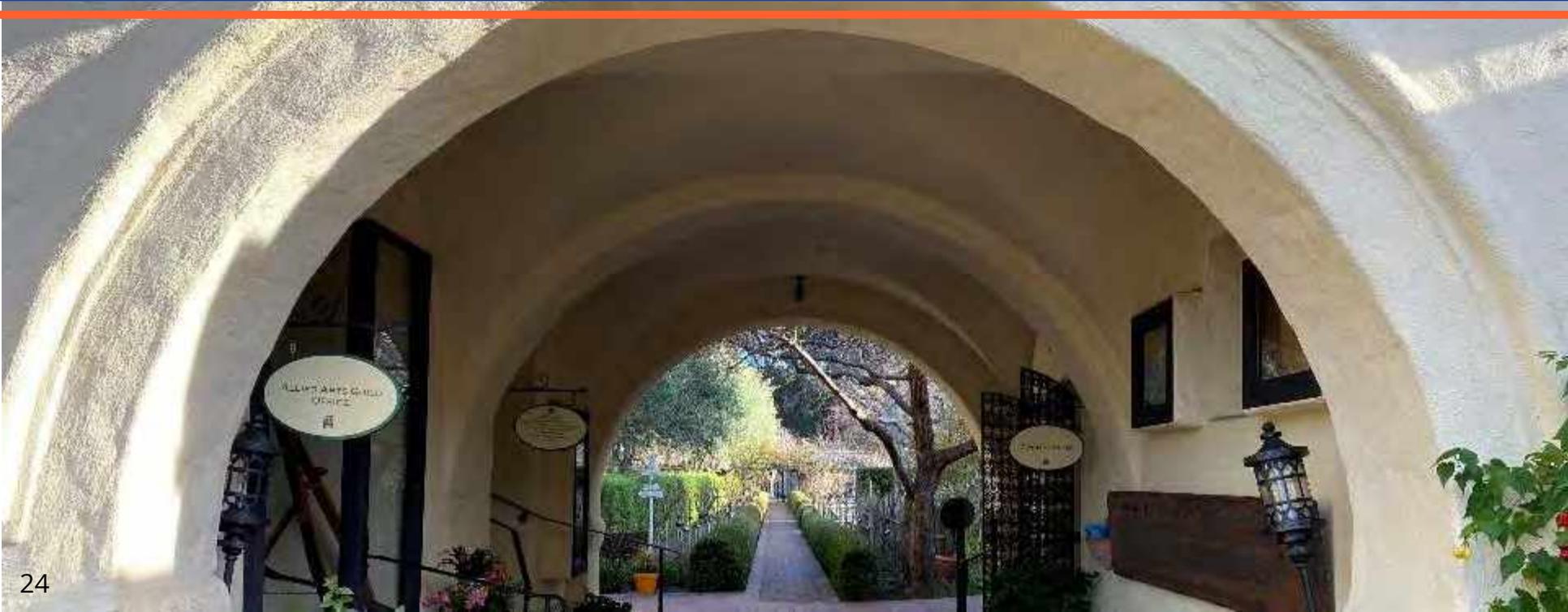
|                                |                     |
|--------------------------------|---------------------|
| APN:                           | 071283140-001283050 |
| Area:                          | 1.0 acres           |
| County Assessor Land Value:    | \$1,817,000         |
| County Assessor Improv. Value: | \$7,231             |
| Existing Use:                  | Parking Lot         |

| HCD Housing Opportunity Site Criteria  |                                 |
|--|---------------------------------|
| Within 1/2 Mile of Major Transit Stop: | Yes                             |
| Development Opportunity Style:         | Built on Vacant/Parking Portion |
| Proposed Allowable Density:            | 30 Du/Ac                        |
| AFFH Score <sup>1</sup> :              | 6                               |

|  |  |
|--|--|
| Minimum Housing Production:                                      | No   |
| Development with BMR Requirement <sup>4</sup> :                  | Total Units: 30, Min. Rq'd Aff. Units: 5                         |
| 100% Affordable Projects <sup>5</sup> :                          | Max. Affordable Units: 100, Max. Realistic Affordable Units: 100 |
| Housing Opportunity Sheet: Merito Park Housing Element 2023-2031 |  |

<sup>1</sup> This calculation shows the proposed city program that would allow 100 du/ac for developments that are 100% affordable. This goes beyond the State density bonus for 100% affordable projects of 80% for projects a 1/2 mile or more from major transit stops. (AB 1753). This table lists AB 1753, also known as proposed that are a 1/2 mile or less from a major transit stop from maximum density cap.

# Housing Goals and Policies



# Housing Goals and Policies

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## Housing Goals:

Overarching objectives for City to strive towards



## Housing Policies:

Approaches to move the City towards goals



## Housing Programs:

Concrete steps that enact a policy and accomplish goals

# Housing Goals and Policies

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- Overarching Intent:
  - Create a balanced community
  - Focus on affordability
  - Forward social justice
- 4 existing goals (2015-2023 Cycle)
- 7 proposed goals (2023-2031 Cycle)

# Policy Development

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- Community outreach findings
- Fair housing issues
- Site-specific programs
- Reducing constraints to housing
- ABAG's Resilient Housing Policies

# Housing Goals and Policies

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| HOUSING GOALS  |  |
|----------------|--|
| <b>GOAL H1</b> | <b>IMPLEMENTATION RESPONSIBILITIES</b><br>Continue to build local government institutional capacity and monitor accomplishments to effectively respond to housing needs.                           |
| <b>GOAL H2</b> | <b>EXISTING HOUSING AND NEIGHBORHOODS</b><br>Equitably maintain, protect and enhance existing housing and neighborhoods, while also supporting quality schools, city services, and infrastructure. |
| <b>GOAL H3</b> | <b>SPECIALIZED HOUSING NEEDS</b><br>Provide housing for special needs populations that is coordinated with support services.   |

# Housing Goals and Policies

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| HOUSING GOALS  |   |
|----------------|---|
| <b>GOAL H4</b> | <b>AFFORDABLE HOUSING</b><br>Support the development of a diversity of housing types for people at all income levels, particularly for extremely low-, very low-, and low- income households. |
| <b>GOAL H5</b> | <b>EQUITY</b><br>Ensure equitable access to housing.  |
| <b>GOAL H6</b> | <b>SUSTAINABLE HOUSING</b><br>Implement sustainable and resilient housing development practices.  |
| <b>GOAL H7</b> | <b>DESIGN OF HOUSING</b><br>Ensure new housing is well-designed and addresses the housing needs of the city.  |

# Housing Goals and Policies

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## Goal H1 IMPLEMENTATION RESPONSIBILITIES

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Continue to build local government institutional capacity and monitor accomplishments to effectively respond to housing needs.

- Coordinate with regional and inter-jurisdictional efforts
- Utilize and advertise BMR funds
- Augment local funding
- Increase organizational effectiveness, including evaluating staff capacity
- Coordinate with non-profits on housing
- Monitor housing element

*Largely carried over from current Housing Element (2015-2023)*

# Housing Goals and Policies

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## Goal H2 EXISTING HOUSING AND NEIGHBORHOODS

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Equitably maintain, protect and enhance existing housing and neighborhoods, while also supporting quality schools, city services, and infrastructure.

- Ordinance for at-risk units
- Provide housing rehabilitation outreach and funding
- Adopt ADU amnesty ordinance
- Develop anti-displacement strategy with the community

*Largely carried over from current Housing Element (2015-2023)*

# Housing Goals and Policies

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## Goal H3 SPECIALIZED HOUSING NEEDS

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Provide housing for special needs populations that is coordinated with support services.

- Encourage linking supportive services to housing
- Incentivize accessible and special-needs housing
- Publicize rental assistance programs
- Allow low barrier navigation centers in residential mixed-use areas
- Regional collaboration to address homelessness

*Some policies carried over from current Housing Element (2015-2023)*

# Housing Goals and Policies

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## Goal H4 AFFORDABLE HOUSING

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Support the development of a diversity of housing types for people at all income levels, particularly for extremely low-, very low-, and low- income households.

- Rezone for higher housing densities near downtown
- Allow ministerial review of 100% affordable housing
- Modifications to affordable housing overlay
- Convert commercial to mixed-use
- Modifications to below-market inclusionary requirement and in-lieu fees
- Modify parking requirements
- ADUs

# Housing Goals and Policies

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## Goal H5 EQUITY

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Ensure equitable access to housing.

- Ensure equal housing opportunity
- Require community participation in planning
- Identify opportunities for homeownership
- Multilingual information on housing programs
- Provide tenant support and protection programs, including a fair chance ordinance

*Some policies carried over from current Housing Element (2015-2023)*

# Housing Goals and Policies

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## Goal H6 SUSTAINABLE HOUSING

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Implement sustainable and resilient housing development practices.

- Encourage renewable energy and conservation
- Implement walking/biking improvements
- Promote resilient design and air conditioning alternatives

*Some policies carried over from current Housing Element (2015-2023)*

# Housing Goals and Policies

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## Goal H7 DESIGN OF HOUSING

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Ensure new housing is well-designed and addresses the housing needs of the city.

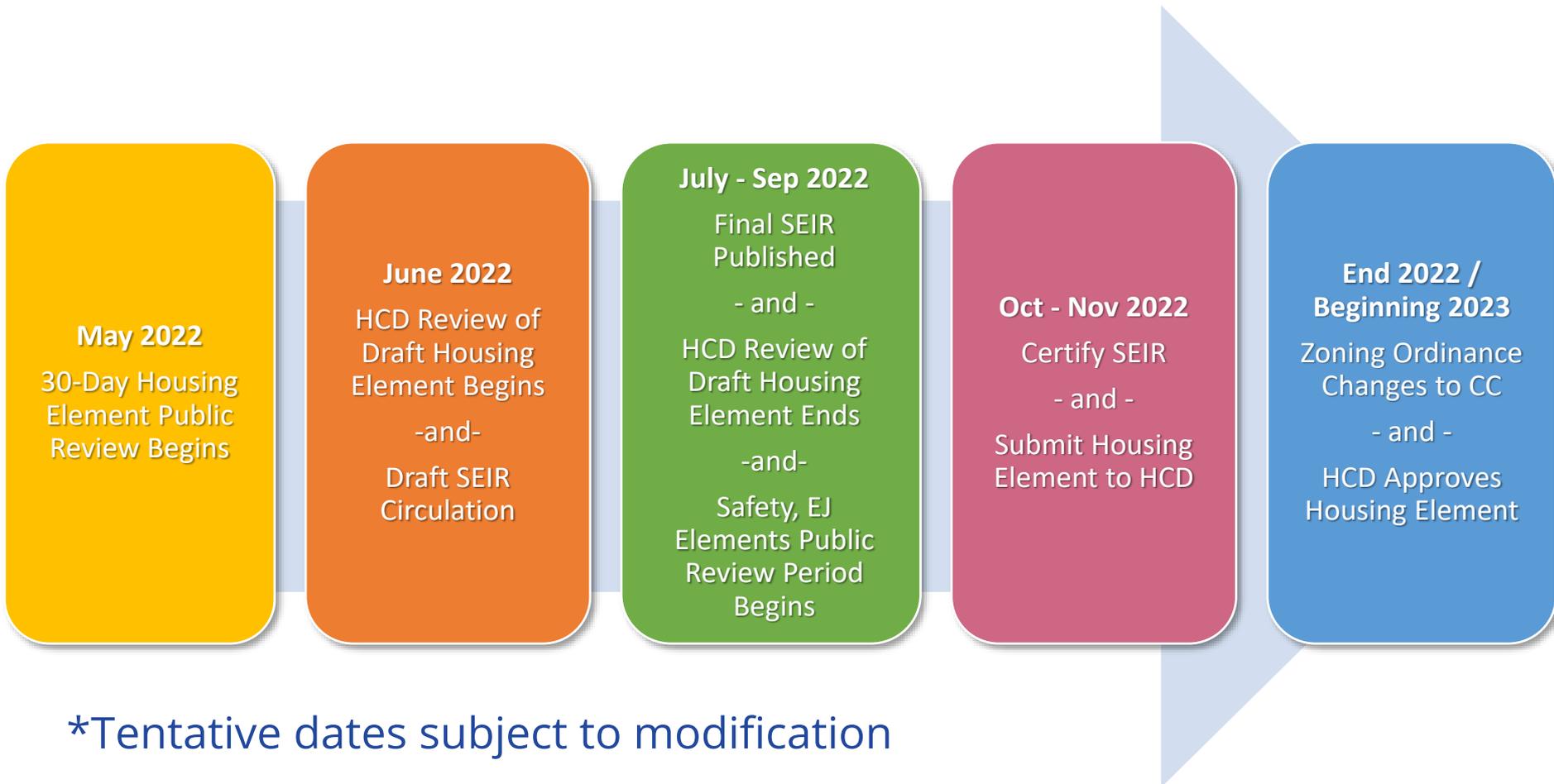
- Develop residential design standards
- Objective design standards for SB 9 projects

*Some policies carried over from current Housing Element (2015-2023)*

# Timeline



# Timeline



\*Tentative dates subject to modification

# Next Steps

The Public Review Draft is available for public comment on the City's website!



The screenshot shows the City of Menlo Park website header with the logo and a search bar. Below the header is a breadcrumb trail: Home / Government / Departments / Community Development / Planning Division / Comprehensive planning / Housing Element / **2023-2031 Housing Element Update**. The main heading is **2023-2031 Housing Element Update**. The text below reads: "The City of Menlo Park is updating its required Housing Element and Safety Element, and preparing a new Environmental Justice Element. Collectively, these are referred to as the 'Housing Element Update.'" It then says "Review the [draft 2023-2031 Housing Element](#) (PDF 20MB)." At the bottom left is a "Latest news" section, and at the bottom right is an "Accessibility Menu" button.

- Online web form to provide comments closes on June 10, 2022
- Council Study Session in late May / early June

[MenloPark.org/HousingElement](https://MenloPark.org/HousingElement)

Thank you for your time!



Questions



Comments

[MenloPark.org/HousingElement](https://MenloPark.org/HousingElement)

