



City of Menlo Park

City Council Study Session

June 6, 2022

Agenda

- Background
- Review of May 16 Housing Commission and Planning Commission Study Session
- Structure of Draft Document
- Site Inventory
- Goals, Policies and Programs
- Timeline

Background



Background

Menlo Park Housing Element Update

- Required 6th Cycle Housing Element Update
- Plan for housing need in the 2023-2031 planning period
- Regional Housing Needs Allocation (RHNA) of 2,946 units
- Update initiated in May 2021

Outreach



MenloPark.org/HousingElement

Draft Review Timeline

May 11 to June 10, 2022

Public Review and Comment

May 16

Housing Commission /
Planning Commission
Study Session

June 6

City Council Study Session

Mid/Late June

- Draft updated to address comments received during Public Review
- Draft Housing Element sent to HCD for Initial Review (90-Day Period)

May 16 HC/PC Study Session

Housing Commission/Planning Commission

- Joint study session held May 16, 2022
- Commissioners expressed general support for the direction of the Housing Element:
 - Identified programs that would benefit from shorter implementation timelines:
 - Program H2.D: Accessory Dwelling Unit (ADU) Amnesty Program
 - Program H2.E: Anti-Displacement Strategy
 - Program H4.O: Identifying SB 10 Sites
 - Program H4.E: Ministerial Review of 100 Percent Affordable Housing
 - Program H7.A: Create Residential Design Standards
 - Additional comments available in Attachment F

Housing Element Structure and Content



Housing Element Structure

City of Menlo Park

6th Cycle Housing Element: 2023-2031

Public Review Draft

Published: May 11, 2022

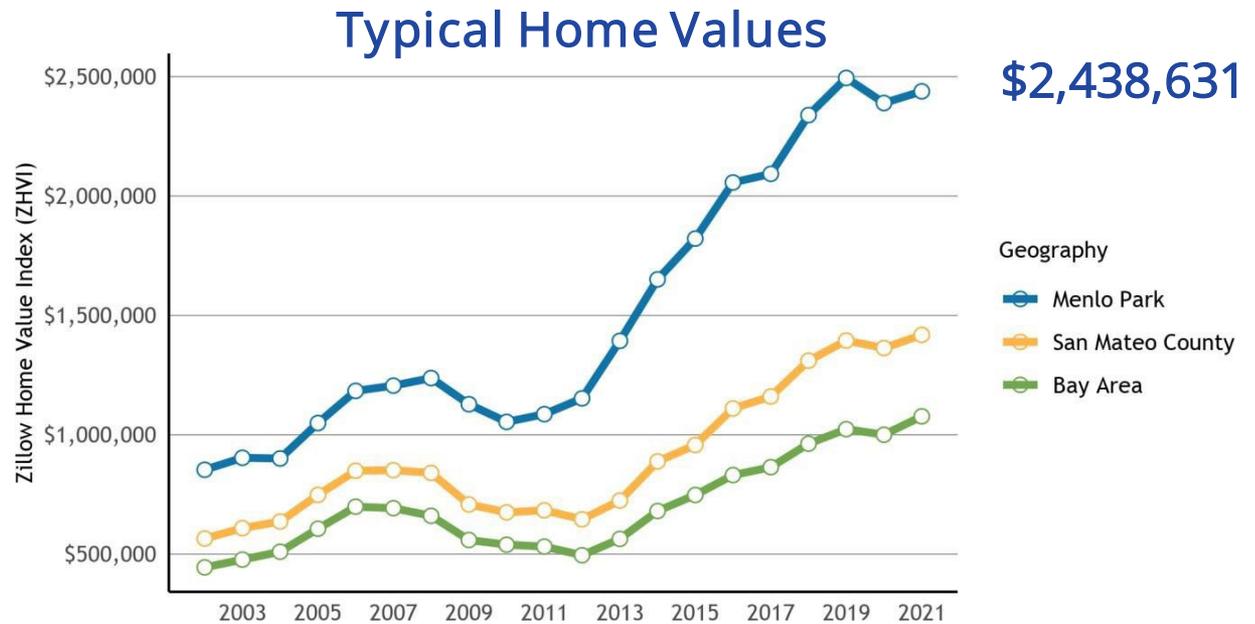
1. Introduction
2. 5th Cycle Housing Element Review
3. Housing Conditions and Trends
4. Affirmatively Furthering Fair Housing
5. Actual and Potential Constraints to Housing
6. Energy
7. Site Inventory and Analysis
8. Goals, Policies and Programs
9. Definitions of Key Housing Terms
10. Appendices

5th Cycle HE Review

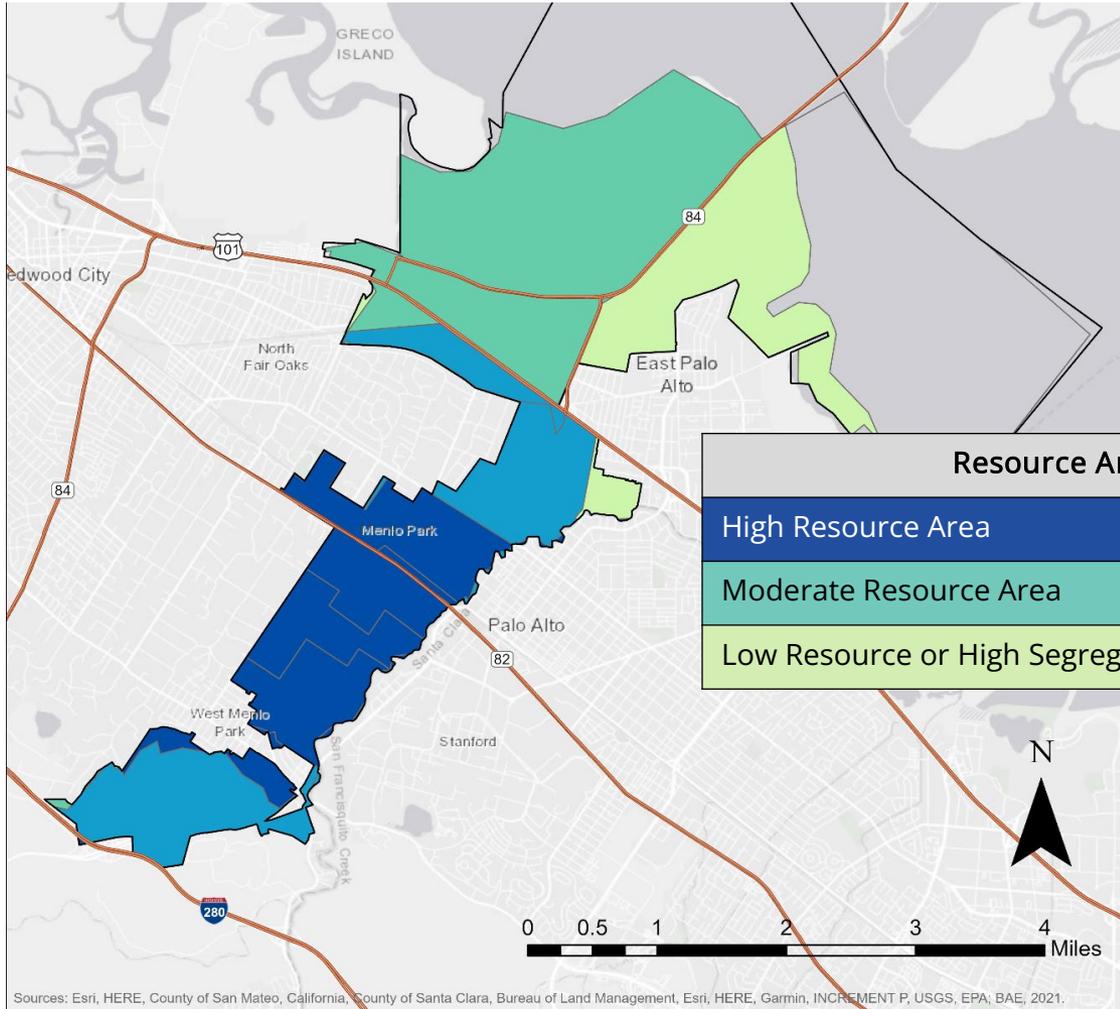
- Evaluated accomplishments of the 2015-2023 Housing Element
- Identified policy/program changes for the 6th Cycle Housing Element (2023-2031)

Housing Conditions & 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%

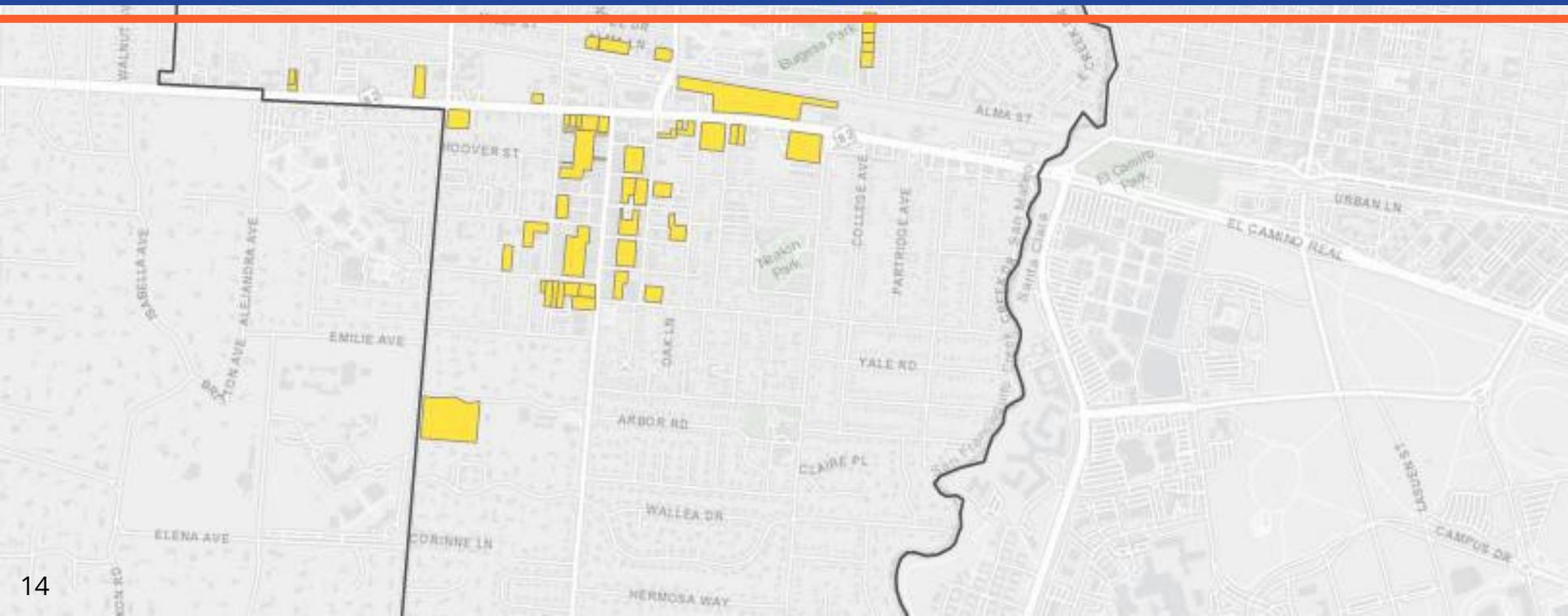
- City of Menlo Park
 - High Resource
 - Moderate Resource
 - Low Resource
 - Missing/Insufficient Data
- 2021 TCAC/HCD Opportunity Map

TCAC/HCD Opportunity Areas (2021)

Race by Resource Area

	White	Black	Asian/API	Hispanic	Multiple Race/ 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

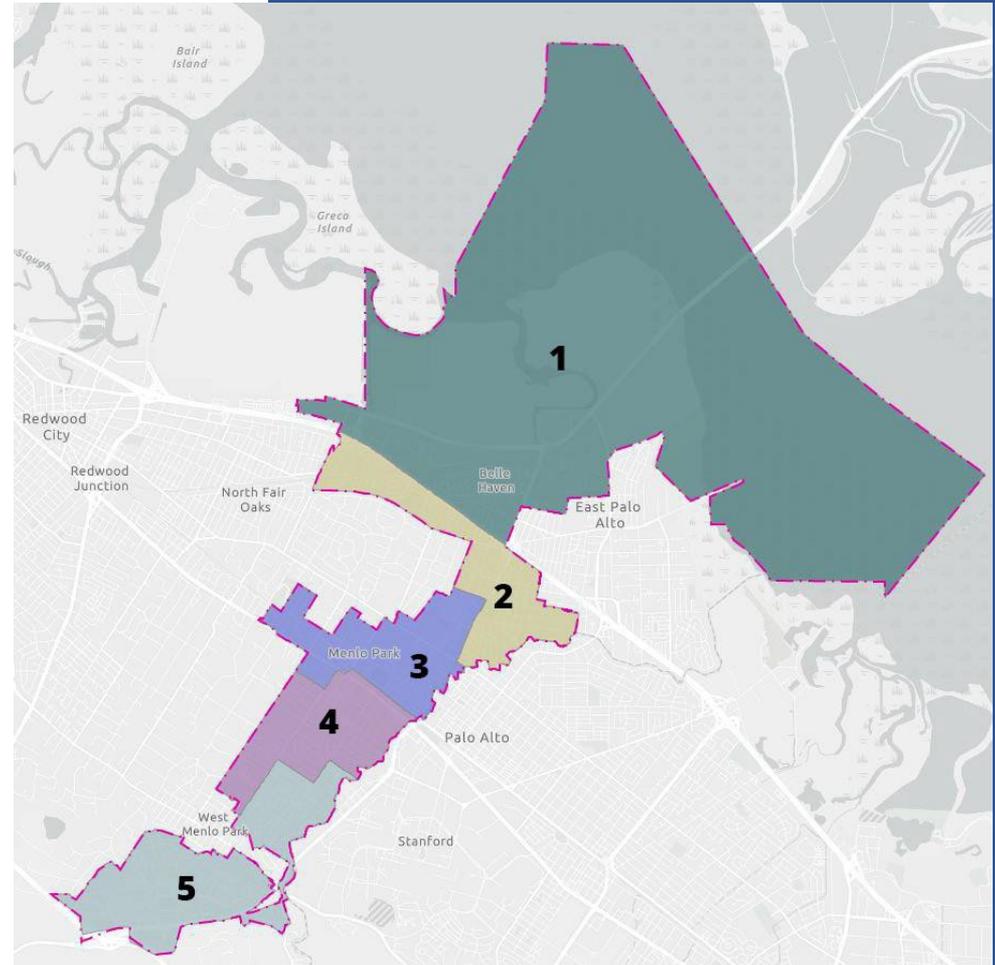
<i>Net RHNA</i>	Very Low	Low	Moderate	Above Moderate	Total Units
	(0 - 50%)	(51 - 80%)	(81 - 120%)	(above 120%)	
6th Cycle RHNA	740	426	496	1,284	2,946
30% Buffer	222	128	149	385	884
6th Cycle RHNA with 30% Buffer	962	554	645	1,669	3,830
6th Cycle RHNA Credit					
Pipeline Projects	119	399	97	2,766	3,381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

1,469 affordable units

Opportunity Sites

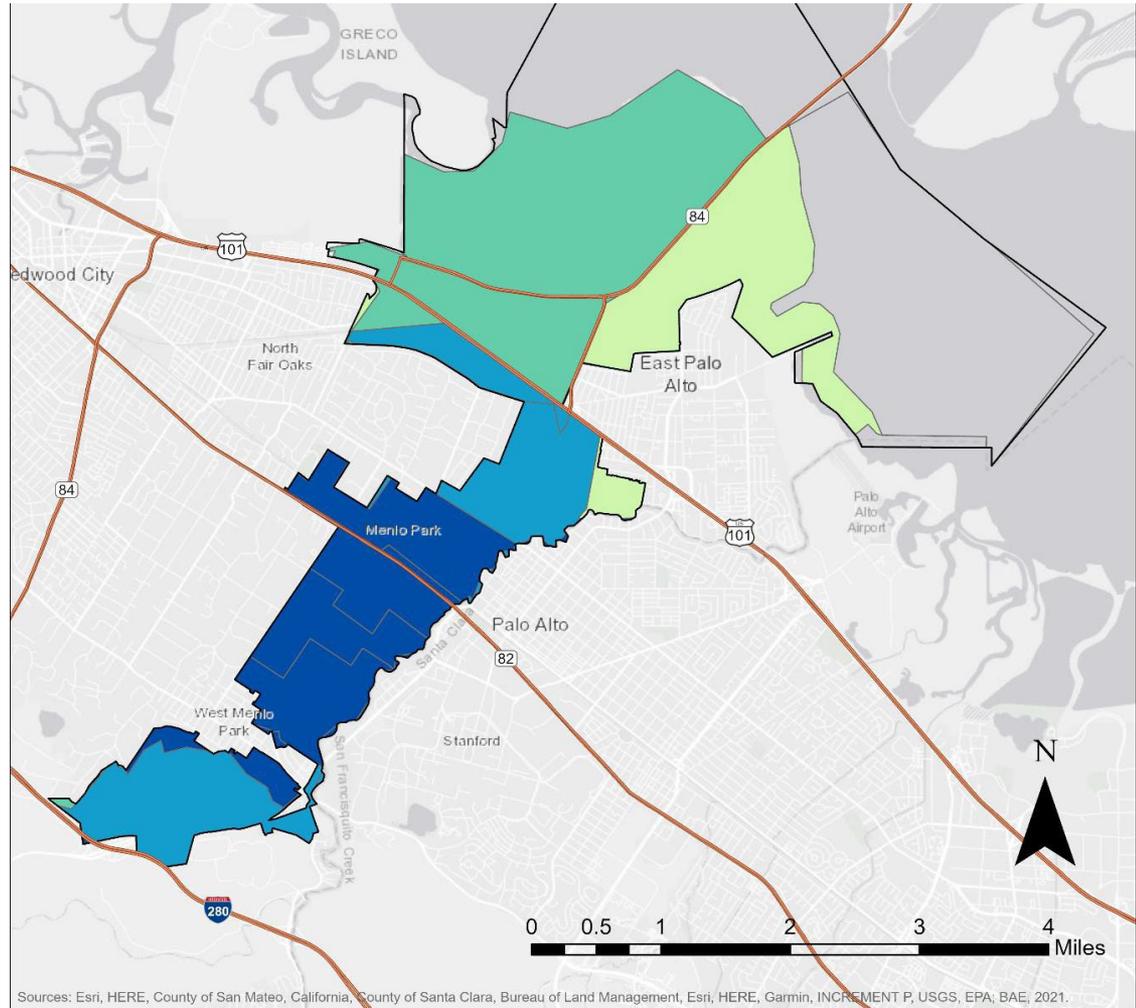
Council District 1 has several large residential projects that have been approved/under review.

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

Site Sheets

73 Opportunity Sites were identified
Begin on PDF page 562



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 Density¹:	30 Du/Ac
AFFH Score ²:	6

Carveout to Promote Housing Production: No		
Market-Rate Development with BMR Requirement ³:	Total Units: 30	Min. Rq'd Aff. Units: 5
Proposed 100 du/ac Allowance for 100% Affordable Projects⁴:	Max. Affordable Units: 100	Max. Realistic Affordable Units: 100

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



Existing Site Facts	
Council District:	4
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	Between Crane and Chestnut
APN:	071283140; 071283050
Area:	1.0 acres
County Assessor Land Value:	\$1,511,507
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 Density¹:	30 Du/Ac
AFFH Score ²:	6

Remote Housing Production:	No	
Development with BMR Requirement ³:	Total Units: 30	Min. Rq'd Aff. Units: 5
Proposed 100% Affordable Projects⁴:	Max. Affordable Units: 100	Max. Realistic Affordable Units: 100

Housing Opportunity Sites
 Menlo Park Housing Element 2023-2031

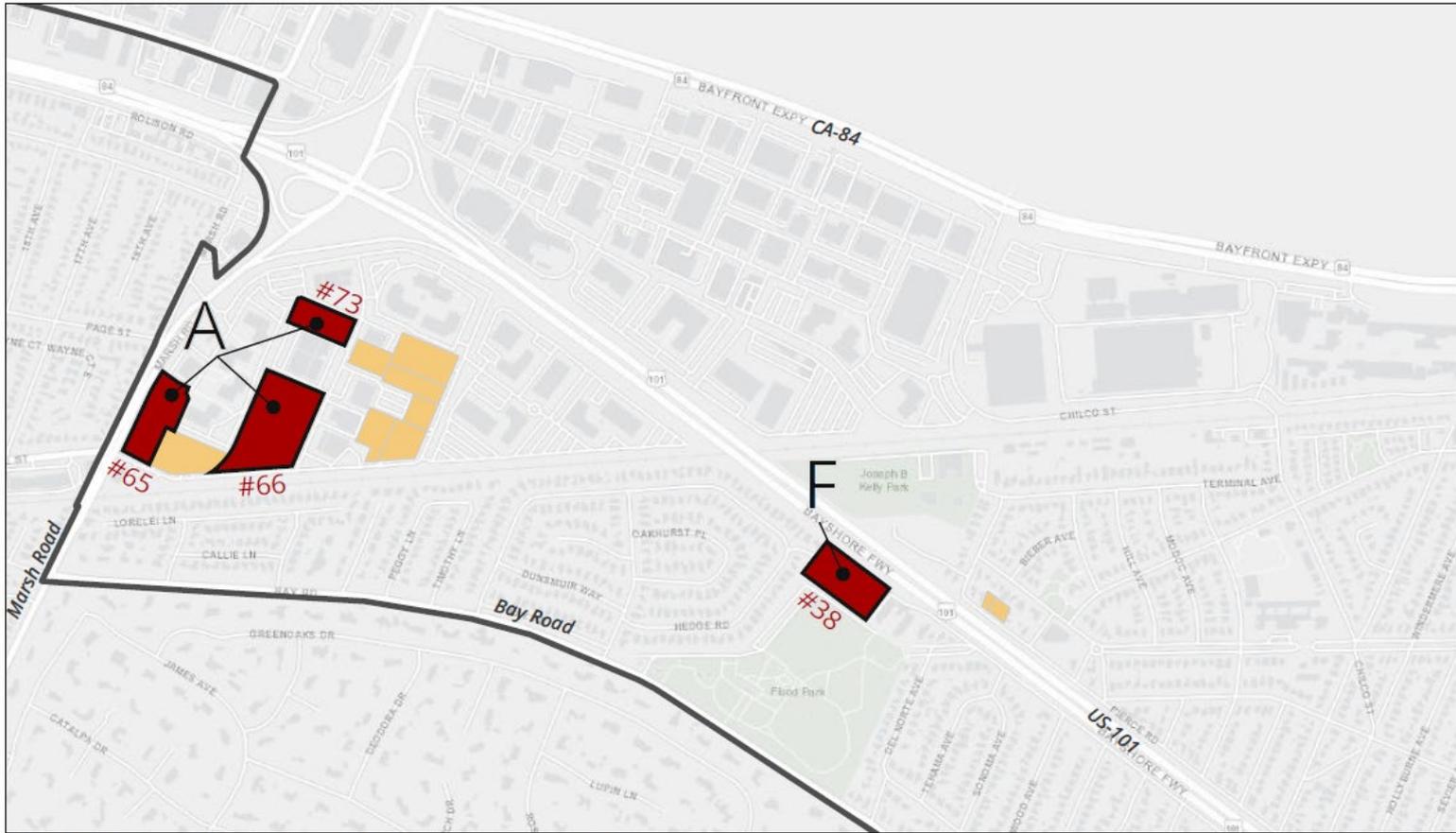
Advances raised to at least 30 du/ac. Commercial parcels that don't have a residential lot must 5 acres of the site. If site was re-zoned 1 point. Falls within a 15-minute walk of the following amenities: space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as the California Transit Equity Allocation Committee (TEAC), a program of the California State are in High Density Opportunity Areas, which is a crucial part of TEAC scoring. More 433. 100% of the required percentage of BMRs. This calculation assumes the current BMR 10% units or more.

⁴ 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 1/4 mile or more from major transit stops. (AB 1763). This State law, AB 1763, also exempts projects that are a 1/4 mile or less from a major transit stop from maximum density controls.

Sites for Further Consideration

- A. Marsh/Bohannon Sites (Sites #65, #66, and #73)
- B. Sharon Heights Office Park Sites (Sites #4 and #49)
- C. Stanford Site (Site #45R)
- D. St. Bede's (Site #40C)
- E. Menlo Church Site (Site #6)
- F. Former Flood School Site (Site #38)
- G. USGS Site (Site #12)
- H. Parkline (SRI Site at 333 Ravenswood Avenue)
- I. Civic Center (701 Laurel Street)

Sites for Further Consideration

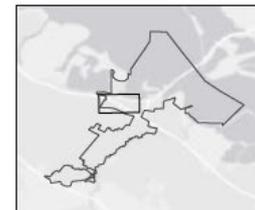


Highlighted Potential Opportunity Sites

Marsh and US-101

Page 1 of 3

-  Housing Opportunity Site at Discussion
-  City Boundary
-  Other Opportunity Site

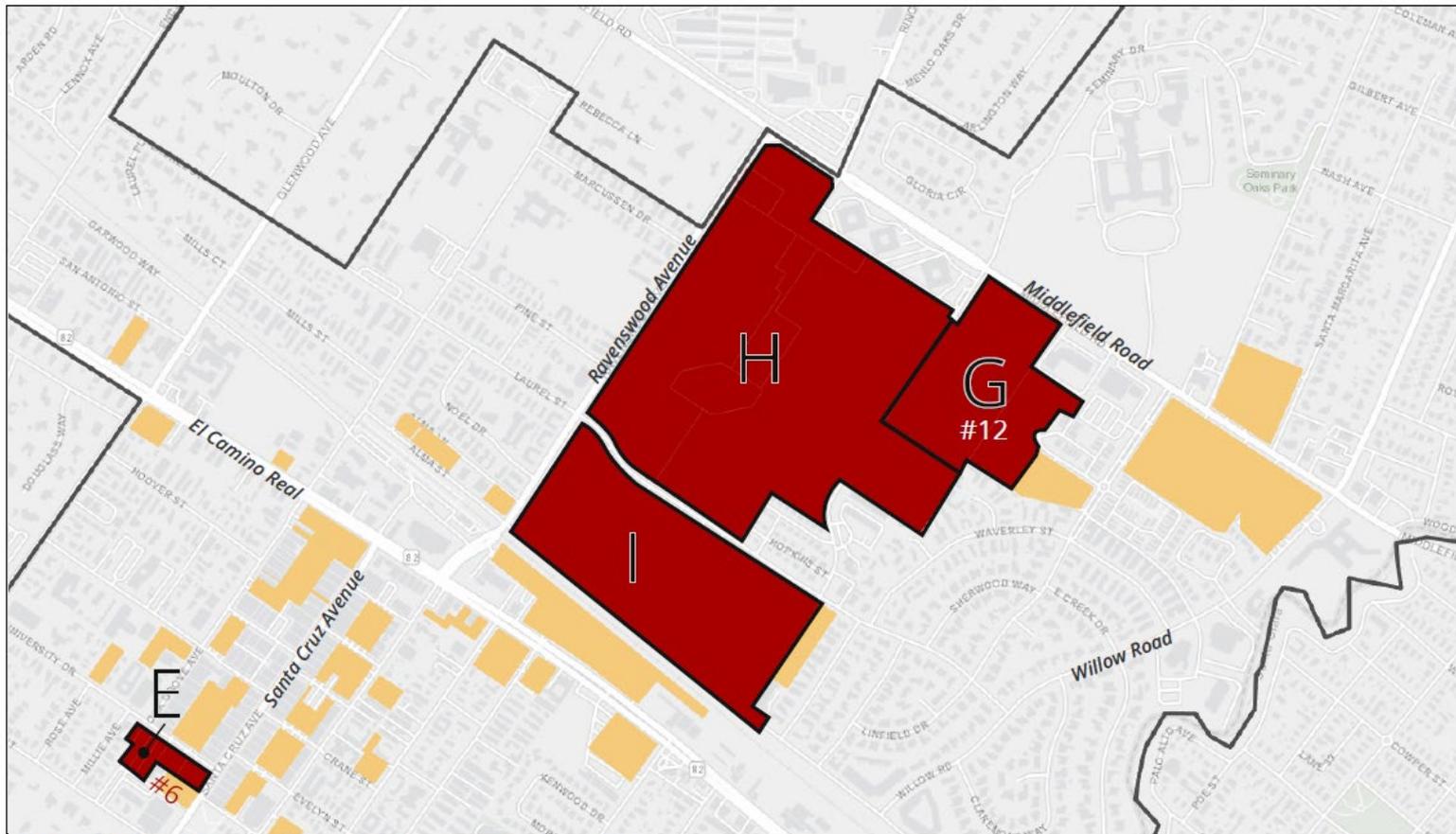


 0 0.06 0.12 Mile
Projection: NAD83 StatePlane California III FIPS0403 (USFeet)

Sites for Further Consideration

Ref.	Site Name or General Ref.	Acreage	Potential Density	Potential Units	Considerations for the Site Inventory	Potential Options (Bold Text = Staff Recommendation)
A	Marsh Rd. and Bohannon Dr. Sites Site #65 (1000 Marsh Rd.) Site #66 (3885 Bohannon Dr.) Site #73 (4065 Campbell Ave.)	Site #65 2.5 acres (1-acre carve out) Site #66 5 acres (1-acre carve out) Site #73 1.4 acres	Site #65 30 du/ac Base 100 du/ac AHO Bonus Site #66 30 du/ac Base 100 du/ac AHO Bonus Site #73 30 du/ac Base 100 du/ac AHO Bonus	Site #65 30 units Base 100 units AHO Bonus Site #66 30 units Base 100 units AHO Bonus Site #73 42 units Base 140 units AHO Bonus	<u>Why Remove</u> Property owner stated disinterest in housing development unless higher densities considered <u>Why Keep</u> Limited sites in District 2 and desire to spread housing opportunity throughout the city	<ul style="list-style-type: none"> • Keep on opportunity sites list and increase densities on sites • Keep on opportunities sites list with AHO Bonus • Remove from opportunity sites list
F	Former Flood School Site #38 (320 Sheridan Dr.)	2.6 acres	30 du/ac Base 100 du/ac AHO Bonus	78 units Base 260 units AHO Bonus	<u>Why Remove</u> The site should not be removed as a housing opportunity site but a lower density could be considered given concerns raised by neighbors. <u>Why Keep</u> Only vacant site in Menlo Park with expressed property owner and developer interest for affordable housing	<ul style="list-style-type: none"> • Keep on sites list but limit density (30 du/ac minimum for HCD) and do not apply the Affordable Housing Overlay • Keep on opportunities sites list with AHO Bonus • Remove from opportunity sites list

Sites for Further Consideration

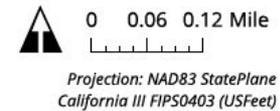
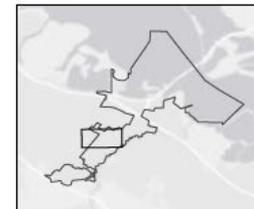


Highlighted Potential Opportunity Sites

Downtown

Page 2 of 3

-  Housing Opportunity Site at Discussion
-  City Boundary
-  Other Opportunity Site



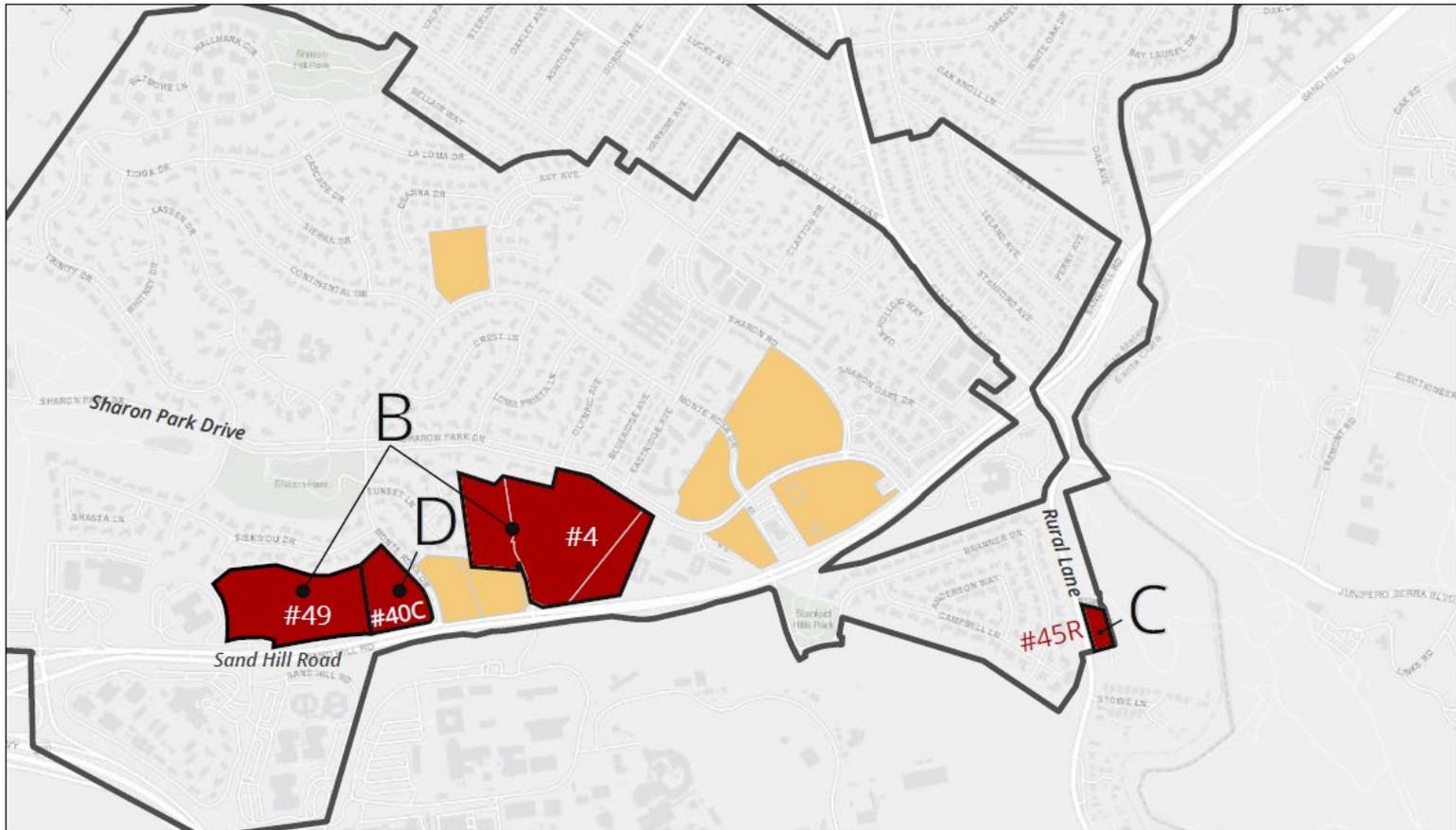
Sites for Further Consideration

Ref.	Site Name or General Ref.	Acreage	Potential Density	Potential Units	Considerations for the Site Inventory	Potential Options (Bold Text = Staff Recommendation)
E	Menlo Church Site #6 (900 Santa Cruz Ave.)	1.8 acres	30 du/ac Base 100 du/ac AHO Bonus	55 units Base 183 units AHO Bonus	<p><u>Why Remove</u> Property owner stated disinterest in housing development</p> <p><u>Why Keep</u> Plans to use site for housing can change and this would allow more options/potential</p>	<ul style="list-style-type: none"> • Remove from opportunity sites list • Keep on opportunity sites list with AHO Bonus
G	USGS Site #12 (345 Middlefield Rd.)	5.0 acres	40 du/ac Base 100 du/ac AHO Bonus	120 units Base 200 units AHO Bonus* <i>*Potential units based on 2-ac. carveout at 100 du/ac and 3 acres at 40 du/ac for a total of 320 units</i>	<p><u>Why Remove</u> N/A</p> <p><u>Why Keep</u> The site is up for sale and increased housing allowance could incentivize a housing developer to participate in a bid to develop housing on the site</p>	<ul style="list-style-type: none"> • Keep on opportunity sites list and increase densities on site • Keep on opportunities sites list with AHO Bonus • Remove from opportunity sites list

Sites for Further Consideration

Ref.	Site Name or General Ref.	Acreage	Potential Density	Potential Units	Considerations for the Site Inventory	Potential Options (Bold Text = Staff Recommendation)
H	SRI/Parkline 333 Ravenswood Ave.	63 acres	40 du/ac	400 units	<p><u>Why Remove</u> N/A</p> <p><u>Why Keep</u></p> <ul style="list-style-type: none"> Listed as Pipeline Project (not on sites inventory), but counted towards RHNA as a site that has a development proposal Project currently calls for approximately 400 residential units in a 10-acre "Residential Zone" 	<p>Keep as Pipeline Project and consider the potential for more units. The applicant is proposing to study a variant as part of the environmental review process, which would include up to 600 dwelling units on the site.</p>
I	Civic Center 701 Laurel St.	26.5 acres	0 du/ac	0 units	<p><u>Why Keep Off</u> City Council has previously provided direction to not consider the Civic Center as a potential housing site</p> <p><u>Why Add</u> Some Housing and Planning Commissioners and members of the public expressed interest in using the site for housing</p>	<ul style="list-style-type: none"> Reaffirm – Do not include in the inventory; No change. Add new program to consider housing on at Civic Center

Sites for Further Consideration

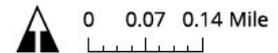
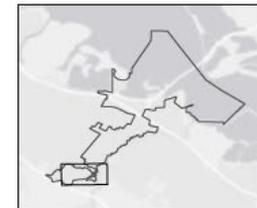


Highlighted Potential Opportunity Sites

Sharon Heights

Page 3 of 3

-  Housing Opportunity Site at Discussion
-  City Boundary
-  Other Opportunity Site



Projection: NAD83 StatePlane California III FIPS0403 (USFeet)

Sites for Further Consideration

Ref.	Site Name or General Ref.	Acreage	Potential Density	Potential Units	Considerations for the Site Inventory	Potential Options (Bold Text = Staff Recommendation)
B	Sharon Heights Office Parks Site #4 (2480 Sand Hill Rd.) Site #49 (2700 Sand Hill Rd.)	Site #4 6.8 acres (2-acre carve out) Site #49 10.9 acres (2-acre carve out)	Site #4 30 du/ac Base 100 du/ac AHO Bonus Site #49 30 du/ac Base 100 du/ac AHO Bonus	Site #4 60 units Base 200 units AHO Bonus Site #49 60 units Base 200 units AHO Bonus	<u>Why Remove</u> Property owner stated disinterest in housing development during the planning period and current investment/improvements at the larger site. <u>Why Keep</u> <ul style="list-style-type: none"> Plans to use site for housing can change and this would allow more options/potential Limited sites in District 5 and desire to spread housing opportunity throughout the city 	<ul style="list-style-type: none"> Remove from opportunity sites list Keep on opportunities sites list with AHO Bonus

Sites for Further Consideration

Ref.	Site Name or General Ref.	Acreage	Potential Density	Potential Units	Considerations for the Site Inventory	Potential Options (Bold Text = Staff Recommendation)
C	Stanford-owned Site Site #45R (Alpine Rd. at Stowe Ln.)	0.9 acres	30 du/ac Base 100 du/ac AHO Bonus	28 units Base 93 units AHO Bonus	<p><u>Why Remove</u> Property owner stated the site has constraints such as drainage, accessibility and is impacted by the Stanford golf course and operations, which would make housing development highly unlikely in the planning period.</p> <p><u>Why Keep</u></p> <ul style="list-style-type: none"> Plans to use site for housing can change and this would allow more options/potential Issues could potentially be addressed during site planning 	<ul style="list-style-type: none"> Remove from opportunity sites list Keep on opportunities sites list with AHO Bonus
D	St. Bede's Church Site #40(C) (2650 Sand Hill Rd.)	0.5 acres	30 du/ac Base 100 du/ac AHO Bonus	15 units Base 50 units AHO Bonus	<p><u>Why Remove</u></p> <ul style="list-style-type: none"> Property owner stated disinterest in housing development Site also serves as school and parking needs and hours of use are different than a church-only site <p><u>Why Keep</u> Plans to use site for housing can change and this would allow more options/potential</p>	<ul style="list-style-type: none"> Remove from opportunity sites list Keep on opportunities sites list with AHO Bonus

Site Inventory and Analysis

- With consideration to State law and guidance by the Menlo Park community, **does the site inventory represent an appropriate inventory of land suitable for residential development**, including vacant sites and sites having the potential for redevelopment?
- Are there particular **potential housing opportunity sites** that should be explored for **addition, modification** (such as to increase density), or **removal**?

Housing Goals and Policies



Housing Goals and Policies

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

- **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

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

Housing Goals and Policies

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

Housing Goals and Policies

HOUSING GOALS	
GOAL H4	AFFORDABLE HOUSING 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.
GOAL H5	EQUITY Ensure equitable access to housing.
GOAL H6	SUSTAINABLE HOUSING Implement sustainable and resilient housing development practices.
GOAL H7	DESIGN OF HOUSING Ensure new housing is well-designed and addresses the housing needs of the city.

Housing Goals and Policies

Goal H1 IMPLEMENTATION RESPONSIBILITIES

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

Goal H2 EXISTING HOUSING AND NEIGHBORHOODS

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

Goal H3 SPECIALIZED HOUSING NEEDS

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

Goal H4 AFFORDABLE HOUSING

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

Goal H5 EQUITY

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

Housing Goals and Policies

Goal H6 SUSTAINABLE HOUSING

Implement sustainable and resilient housing development practices.

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

Housing Goals and Policies

Goal H7 DESIGN OF HOUSING

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)

Housing Goals and Policies

- With consideration to State law, AFFH requirements, and guidance by the Menlo Park community, do the **goals, policies, and programs** of the Draft Housing Element reflect an **appropriate plan for housing** in Menlo Park between 2023 and 2031?
- Are the **implementation timeframes** for proposed housing programs **appropriate**?

Timeline



Timeline

May
2022

30-Day
Housing
Element Public
Review Began

June-July
2022

HCD Review of
Draft Housing
Element
Begins

Draft SEIR
Circulation

July-October
2022

HCD Review of
Draft Housing
Element Ends

Safety + EJ
Elements
Public Review
Period Begins

Final SEIR
Published

End 2022 / Beginning 2023

Certify SEIR

Adopt Housing Element Update
and Associated Zoning Ordinance
Amendments

Submit Housing Element to HCD

HCD Approves Housing Element

*Tentative dates subject to modification

Next Steps

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



Home / Government / Departments / Community Development / Planning Division / Comprehensive planning / Housing Element / **2023-2031 Housing Element Update**

2023-2031 Housing Element Update

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."

Review the [draft 2023-2031 Housing Element](#) (PDF, 20MB).

Submit a comment >

Upcoming meetings and events

City Council meeting

06
JUN 2022

This special meeting and study session is to hear feedback on the draft Housing Element. Spanish interpretation will be provided.



Tagged as: Public meetings

- Online comment form closes on: **June 10, 2022, 5 PM**

MenloPark.org/HousingElement



Thank you for your time!



Questions



Comments

MenloPark.org/HousingElement