



SPECIAL MEETING AGENDA

Date: 12/8/2021
Time: 5:00 p.m.
Location: [Zoom.us/join](https://zoom.us/join) – ID# 880 0219 5038

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

Consistent with Government Code section 54953(e), and in light of the declared state of emergency, the meeting will not be physically open to the public and all members will be teleconferencing into the meeting via a virtual platform. To maximize public safety while still maintaining transparency and public access, members of the public can listen to the meeting and participate using the following methods.

- How to participate in the meeting
 - Submit a written comment online up to 1-hour before the meeting start time:
jaherren@menlopark.org *
Please include the agenda item number you are commenting on.
 - Access the meeting real-time online at:
[Zoom.us/join](https://zoom.us/join) – Meeting ID 880 0219 5038
 - Access the meeting real-time via telephone at:
(669) 900-6833
Meeting ID 880 0219 5038
Press *9 to raise hand to speak

*Written public comments are accepted up to 1-hour before the meeting start time. Written messages are provided to the City Council at the appropriate time in their meeting.

- Watch meeting:
 - Cable television subscriber in Menlo Park, East Palo Alto, Atherton, and Palo Alto:
Channel 26
 - Online:
menlopark.org/streaming

Note: City Council closed sessions are not broadcast online or on television and public participation is limited to the beginning of closed session.

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, the format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the City's website www.menlopark.org. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.org/agenda).

According to City Council policy, all meetings of the City Council are to end by midnight unless there is a super majority vote taken by 11:00 p.m. to extend the meeting and identify the items to be considered after 11:00 p.m.

Special Session ([Zoom.us/join](https://zoom.us/join) – ID# 880 0219 5038)

A. Call To Order

B. Roll Call

C. Regular Business

- C1. Review and recommend the potential housing opportunity sites and land use strategies for initiating the environmental and fiscal reviews to meet the City's Regional Housing Needs Allocation (RHNA) as part of the housing element for the planning period 2023-2031 ([Staff Report #21-243-CC](#))

D. Adjournment

At every regular meeting of the City Council, in addition to the public comment period where the public shall have the right to address the City Council on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Council on any item listed on the agenda at a time designated by the chair, either before or during the City Council's consideration of the item.

At every special meeting of the City Council, members of the public have the right to directly address the City Council on any item listed on the agenda at a time designated by the chair, either before or during consideration of the item. For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing. Any writing that is distributed to a majority of the City Council by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.org. Persons with disabilities, who require auxiliary aids or services in attending or participating in City Council meetings, may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at menlopark.org/agenda and can receive email notification of agenda and staff report postings by subscribing to the "Notify Me" service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 12/6/2021)



STAFF REPORT

City Council

Meeting Date:

12/8/2021

Staff Report Number:

21-243-CC

Regular Business:

Review and recommend the potential housing sites and land use strategies for initiating the environmental and fiscal reviews to meet the City's Regional Housing Needs Allocation (RHNA) as part of the housing element for the planning period 2023-2031

Recommendation

Staff recommends the City Council review and recommend the potential housing sites and land use strategies to meet the City's RHNA, which will serve as the basis for the project description analyzed in the environmental impact report (EIR) and fiscal impact analysis (FIA.) The project description would include studying up to 4,000 housing units and include the following major components:

- Rezone for approximately 3,700 housing units that are geographically dispersed throughout the City, primarily in City Council Districts 2 to 5. These units would be in addition to projects that are considered in the 'pipeline', a majority which are located in District 1, which are a combination of projects recently approved, but not yet constructed, projects under construction but anticipated to not be complete before June 30, 2022, and projects under review. There are approximately 3,650 pipeline units. Densities would allow at least 30 dwelling units per acre (du/ac) and may increase as part of additional site refinement.
- Upzone sites within the El Camino Real/Downtown specific plan area to allow 30 du/ac at the base level density and potential increases to the maximum bonus level density. The intent is to remove the existing residential cap of 680 units to allow for greater development potential in the specific plan area.
- Modifications to the affordable housing overlay (AHO) to allow up to 100 du/ac for 100 percent affordable housing developments and/or an increase in the density bonus for both affordable and mixed-income projects.
- Removal of the 10,000 square foot minimum lot size requirement for R-3 properties located around Downtown, which would allow all sites up to 30 du/ac.

As part of the City Council's discussion, the project team is also seeking feedback from the City Council on whether the following programs should be explored as part of the housing element update:

- Modifications to the retail/commercial zoning districts to allow for residential uses and other potential development standards to encourage the production of mixed-use developments. The C-2, C-2-A, C-2-B, C-2-S, C-4 and P districts would be evaluated for potential consolidation to simplify implementation and understanding of the regulations.
- Amendments to the City's below market rate ordinance to increase the required inclusionary zoning from 15 percent to 20 percent for projects with 20 or more units.

Policy Issues

State housing law requires that jurisdictions throughout California adequately plan to meet the housing needs of everyone within their community, as well as future residents, by regularly updating their general plan's housing element. The RHNA identifies the specific number of housing units at each income level category required to comply with State mandates. Additionally, the Affirmatively Furthering Fair Housing (AFFH) Act requires that all local public agencies facilitate deliberate action to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities.

As part of the housing element update, the City is also updating its safety element and preparing its first environmental justice element of the general plan. The components of the housing element update will consider several land use, housing and environmental policies. The City will prepare an EIR to comply with the project's California Environmental Quality Act (CEQA) requirements. The purpose of an EIR is to provide the public and decision-makers with information about the potential effects a proposed project could have on the environment. Although not required by State law, the City will also prepare a FIA to provide information about potential financial effects on City, school districts and special districts.

Background

The housing element update is a City Council priority and includes efforts to update the general plan housing element and safety element and prepare a new environmental justice element. Under California law, every jurisdiction in the State is required to update the housing element every eight years and have it certified by the California Department of Housing and Community Development (HCD.) The housing element is one of the seven State-mandated components of the City's general plan and requires local governments to adequately plan to meet their existing and projected housing needs for all income levels. The City Council last adopted the housing element in April 2014 and covers the planning period from 2015-2023. The next cycle's deadline for jurisdictions in the Bay Area, which is set by HCD, is January 2023, and covers the planning period for 2023-2031. This is also known as the sixth housing element cycle.

RHNA overview

The RHNA process consists of two major outcomes: (1) determining the total number of housing units each jurisdiction has a responsibility to plan for in each housing cycle; and (2) identifying how many of those units the jurisdiction must plan for at each income level. The RHNA numbers are provided by the State at the regional scale and then allocated to each jurisdiction (e.g., city, town) by the appropriate regional authority (i.e., Association of Bay Area Governments.)

Table 1 shows Menlo Park's progress toward meeting its RHNA from the fifth housing element cycle (2015-2023.) Since the beginning of this cycle, building permits were issued for 1,416 new housing units. While this figure is more than double the total amount of required housing (655 units), only the requirement for the "Above Moderate" income level has been met so far.

Table 1: Fifth Cycle RHNA (2015-2023) – Progress (units)					
	Very low	Low	Moderate	Above moderate	Total new housing units
Fifth Cycle RHNA allocation	233	129	149	150	655
Total through 2020	148	80	11	1,177	1,416
Percent complete	64%	62%	8%	785%	N/A

On May 20, 2021, the Association of Bay Area Governments (ABAG) approved the final RHNA methodology and draft allocations for jurisdictions within the nine-county Bay Area. Table 2 identifies the draft number of housing units at each income level specifically required in Menlo Park during the sixth cycle update to the housing element. For comparison, the fifth cycle requirements are also provided. When planning for how to meet the RHNA, HCD recommends an additional “buffer” of the housing allocation between 15-30 percent. Table 2 also includes an estimate of the total number of housing units with a 30 percent buffer added to the draft RHNA numbers. This buffer is an important component of housing planning in that it allows for case-by-case decision-making on individual projects in certain circumstances and ensures that an adequate supply of sites is provided throughout the entire planning period (2023-2031), especially for lower-income RHNA. The buffer is essential to ensure compliance with the “No Net Loss Law,” which requires that jurisdictions maintain an inventory of sites to accommodate any unmet portion of the RHNA throughout the planning period (Government Code 65863.) The City can also create a buffer by projecting site capacity at less than the maximum potential density to allow for some reductions in density at the individual project level.

Table 2: Draft sixth cycle RHNA (2023-2031) – required new housing units					
	Very low	Low	Moderate	Above moderate	Total new housing units
Fifth Cycle RHNA	233	129	149	150	655
Sixth Cycle RHNA	740	426	496	1,284	2,946
Sixth Cycle RHNA with 30% recommended buffer	962 (740+222)	554 (426+128)	645 (496+149)	1,669 (1,284+385)	3,830 (2,946+884)

Note: The California Department of Housing and Community Development recommends a 15-30% buffer of additional housing units above the RHNA. With the recommended buffer, Menlo Park’s sixth Cycle is 3,388 to 3,830 total new housing units.

Local jurisdictions and HCD had until July 2021 to submit appeals to ABAG’s draft RHNA and identify any concerns. No jurisdiction in San Mateo County appealed their “fair share” allocation. On November 12, 2021, ABAG ratified a final determination on the appeals received. All of the appeals, with the exception of County of Contra Costa, were denied. The appeals process did not affect the allocations of any jurisdictions other than the County of Contra Costa and the City of Pittsburg. On December 16, 2021, the ABAG Executive Board is expected to adopt the Final RHNA Plan, at which point the City will have its final numbers. The sixth cycle housing element must then be approved by each jurisdiction and submitted to HCD by January 15, 2023.

Fair housing overview

To achieve compliance with the housing element’s requirement for AFFH, the City must acknowledge the existing level of segregation that has been created from past practices and patterns of segregation. This

history includes racial covenants in neighborhoods as early as the 1920s, the expansion of Highway 101 in the 1950s, and the subsequent disenfranchisement of northern neighborhoods (particularly Belle Haven) through predatory real estate practices like blockbusting. These past practices have resulted in segregation based on race, income-level, property value, access to high performing schools, and proximity to services.

Therefore, the potential land use strategy must be considered in the context of these disparities and with the goal of improving equity. Local jurisdictions must evaluate and address how particular sites available for development of housing will meet the needs of households at all income levels. The goal is to end segregated living patterns and transform racially and ethnically concentrated areas of poverty into areas of opportunity.

Community engagement and outreach

From the outset of this effort, the City Council has stressed the importance of community engagement, especially with underrepresented populations, and creating a process that is inclusive and intentional. To assist in achieving this goal, the City Council formed the Community Engagement and Outreach Committee (CEOC) who has helped guide the project team in its outreach efforts. The project team has listened and implemented many recommendations suggested by the CEOC, including a bilingual (English/Spanish) community survey, bilingual messaging boards and banners and project galleries, expanded pop-up locations with bilingual staff, and several bilingual community meetings. Additionally, focus groups and individual interviews with residents, community service providers, and housing advocates have been completed, with more to come as the housing element update progresses. One of the primary goals of the outreach and engagement efforts was to gain a better understanding of community values and priorities and to create a foundation for future conversations about possible solutions and policy changes.

On November 16, 2021, the City Council began discussing the role and composition of the CEOC, particularly as we move forward with the housing element update. The City Council requested that a future meeting be scheduled to continue the discussion, potentially on a Saturday to allow for greater participation. The meeting date has not yet been established. Additional information about past project events and activities can be viewed on the project timeline subpage of the housing element update website (Attachment A) and upcoming meetings and events can be viewed under its respective subpage on the website.

City Council Meeting October 26, 2021

On October 26, 2021, the City Council conducted a meeting to consider land use scenarios to meet the City's RHNA for the planning period from 2023-2031. The staff report and the recording of the meeting are included as Attachments B and C, respectively. At this meeting, the project team presented the initial three land use scenarios previously presented to the Planning Commission and Housing Commission October 4, 2021, and also included a fourth, Option D, which reflected the recommendation of the Housing Commission:

- Option A, Moderate Upzoning Throughout the City;
- Option B, Mixed Use Development Focused on Middlefield/Willow;
- Option C, Mixed Use Development Focused in Downtown/El Camino Real; and
- Option D, Mixed Use Development Focused in Downtown/El Camino Real and Sharon Heights.

In general, members of the City Council recognized the intent of the land use scenarios to achieve compliance with the requirements of HCD; however, they shared concerns regarding the actual ability to yield affordable housing units absent specific policy considerations or commitments from property owners. Therefore, the City Council did not identify a specific land use scenario direction to pursue at that meeting.

However, in an effort to further discussion and consideration, the City Council agreed to submit specific

written questions to the project team. The project team compiled and summarized the questions/comments submitted by individual City Councilmembers following the October 26, 2021 meeting and provided initial responses for review as an informational item at the November 16, 2021 City Council meeting. This informational item is included as Attachments D. The intent of providing responses in advance of a follow-up City Council meeting was to share the questions provided by the City Councilmembers and allow adequate time to review them along with the responses, and to give the City Councilmembers an opportunity to provide feedback to the project team if a question was misinterpreted and/or to identify items that may have needed additional clarification for the follow-up meeting. No further questions from the City Council were received before the publication of this report.

Housing Commission meeting November 17, 2021

On November 17, 2021, the Housing Commission held a meeting to review and discuss affordable housing strategy options for the 2023-2031 housing element, in particular, to help advance the conversation and address City Council concerns about the feasibility of affordable housing production. The staff report and recording of the meeting are included as Attachments E and F, respectively. At this meeting, the project team presented eight affordable housing strategy options for consideration (e.g., increase the citywide below market rate housing program inclusionary requirements from 15 percent to 20 percent; expand the City's Affordable Housing Overlay.) The Housing Commission and members of the public in attendance were generally supportive of the eight affordable housing strategy options and a summary of the options presented and feedback received is provided as Attachment G.

Discussions with housing developers

Since the October 26, 2021, City Council meeting, the project team has met with additional affordable and market rate housing developers in an effort to better understand the challenges to developing housing, particularly affordable housing, and to identify specific barriers to entry/constraints for affordable housing projects, especially those that may be 100 percent affordable (i.e., 100 percent of units are affordable to low and very low-income residents.) The primary feedback from these meetings, as well as those that occurred previously during summer 2021, are that there are three critical pieces to enabling successful affordable housing projects: (1) land availability and price; (2) high enough densities to make development costs effective; and (3) funding. A summary of the feedback from discussions between the project team and housing developers is provided as Attachment H.

Analysis

The purpose of this meeting is for City Council to review the project team's recommended housing sites and land use strategies to meet the City's RHNA and provide direction in order for the project team to commence the notice of preparation (NOP), which initiates the EIR process. The outcome of this discussion will also serve as a framework for the preparation of the FIA and ongoing public outreach so that the community can continue to provide feedback on policies and sites under consideration.

Staff is recommending the City Council direct staff to study 4,000 new housing units as part of the project description in the NOP. This approach is intended to provide opportunities for new housing across the City (except for District 1, which contains most of the pipeline housing developments), allows for a variety of higher density housing and mixed-use developments, establishes the conditions and incentives to achieve the production of the City's affordable housing levels, and allows for additional refinement to narrow the sites as more review and outreach is conducted.

The establishment of the maximum potential development level is needed to initiate the NOP, which is the first step in the EIR process. The maximum potential development can be considered the "worst case scenario" for study purposes in the environmental review. This figure, however, is different from both the

theoretical maximum that could be built on the sites and the potential number of dwelling units used to demonstrate compliance with HCD's site criteria to meet the City's RHNA for the planning period. In general and in order of magnitude, the number of dwelling units needed to meet the City's RHNA would be lower than what would be studied in the EIR and the number studied in the EIR would be lower than the theoretical maximum that could be built. Future development beyond what is studied in the EIR would require additional environmental review at that time. Because it is not realistic that all sites would develop at its theoretical maximum within the planning period (i.e., 2023-2031) or even in 15 years, the EIR would not study the theoretical maximum because it would overstate the potential environmental impacts.

The NOP is used to notify the State Office of Planning and Research, responsible agencies and members of the public that the lead agency (City of Menlo Park) plans to prepare an EIR, and shall include sufficient information describing the project and the potential environmental effects. Before releasing the NOP, the project team is seeking direction from the City Council on the proposed land use and site strategies to inform the project description and the "worst case scenario" to be studied in the EIR. As part of the housing element process, the City Council could further refine the sites list so long as the scope does not expand beyond what was contemplated in the NOP. Therefore, the City Council should provide direction on policy and/or program areas that it wishes the project team to explore as part of the housing element update. Topic areas for consideration are further discussed below.

Housing opportunity sites

At the October 26, 2021 City Council meeting, the project team previously shared eight broad land use strategies that could potentially yield 6,000 units to help achieve the City's RHNA and presented four different land use scenarios, based on distribution of units in geographic areas of the City. The staff report which describes these in more detail is included as Attachment B. The City's RHNA can be met through a combination of strategies such as pipeline projects, accessory dwelling units (ADUs) based on building permit trends, and sites zoned for housing. Pending projects have been identified within the pipeline category. Pending projects have been submitted for review and demonstrates the level of current development interest and activity, and does not prejudice the City's future decisions. However, there is no requirement to document all pending housing related development applications. Alternatively, the City could show only approved projects and include pending projects within the site inventory and not include them in the pipeline category.

Table 3 provides a comparison of the total RHNA and the net RHNA, with a breakdown of the remaining number of housing units in each income category. Accounting for approved and pending pipeline projects and the anticipated ADU production, the net RHNA (or net new units remaining to meet the City's RHNA) is approximately 1,490 very low, low and moderate income units. This figure is inclusive of a 30 percent buffer, which is used for planning purposes only. The net RHNA requirement is 991 dwelling units. Because the remaining RHNA units are targeted for the lower income households, the City Council expressed an interest in receiving more information about how the sites could achieve affordable housing.

Table 3: Net new RHNA needed					
	Very low	Low	Moderate	Above moderate	Total new housing units
	0-50% AMI	51-80% AMI	81-120% AMI	>120% AMI	
Sixth cycle RHNA without buffer	740	426	496	1,284	2,946
30% Buffer	222	128	149	385	884
Sixth cycle RHNA with 30% buffer	962	554	645	1,669	3,830
Sixth cycle RHNA credit					
Pipeline projects	134	230	230	3,053	3,647
Accessory dwelling units	26	25	26	8	85
Credit subtotal	160	255	256	3,061	3,732
Total net new units needed, without buffer considered	580 (740-160)	171 (426-255)	240 (496-256)		991 (580+171+240)
Total net new units needed, with 30% buffer considered	802 (962-160)	299 (554-255)	389 (645-256)		1,490 (802+299+389)

In response to the feedback provided at the October 26 City Council meeting, the project team conducted additional outreach and analysis, and has further refined the land use and site strategies. The purpose of the sites inventory is to identify specific sites suitable for residential development in order to demonstrate to HCD whether a jurisdiction has sufficient sites to accommodate the RHNA total number of units and units by income category. The overall number of potential housing opportunity sites has decreased to 50 since October 26, 2021 for a total of approximately 55 acres. The draft list of sites is available at Attachment I and a map of the sites is available as Attachment J. The list does not show two sites: 335 Pierce Road and a small portion of Veterans Affairs Campus along Willow Road, which are intended to be opportunity sites. These were previously discussed in the October 26, 2021 staff report and the 335 Pierce Road site was further discussed at a City Council study session November 9, 2021, where the City Council expressed interest in exploring higher density ownership affordable housing at the site. The shift in numbers is attributed to the following refinements:

- Twenty-eight (28) parcels were consolidated into 13 sites because they consisted of groups of adjacent parcels under common ownership. This includes examples such as the commercial areas at 728 Willow Road and 906 Willow Road, and the publicly-owned parking lot between Curtis Street and Chestnut Street. In addition, the El Camino Real Safeway site was modified so that only the parking lot, which is a separate parcel, would be considered for potential housing. The SRI campus was removed because it is considered a pipeline project.
- Two parcels that make up the El Rancho Market commercial area at 812 Willow were removed. The project team recognizes that this is one of the only grocery stores that serves the community in the area, and developing housing would likely be challenging without comprehensive redevelopment of the site.
- Four parcels near downtown were removed. This includes three residential parcels near downtown because their existing densities were already relatively high and redevelopment would not net many new units to be a good opportunity site, and the 706 Santa Cruz Avenue parcel, which has an approved mixed-use project.

- Two new sites were added: Sharon Green Apartments and Seven Oaks Apartments, both located in Sharon Heights. These additions were made in response to comments at the October 26, 2021 City Council meeting and after examining the Sharon Heights apartment developments for potential additional housing. The project team believes there is the potential for one acre of additional housing development at both of these sites.

To supplement the list of opportunity sites, the project team has prepared additional preliminary information on each of the potential sites, which are included as Attachment K. Most of the sites would require a discretionary action such as upzoning or rezoning to accommodate housing or additional housing on the site. Each site sheet includes a reference map and a Google Street View image of the site, as well as site characteristics categorized into two sections: *Existing Site Facts* and *HCD Housing Opportunity Site Criteria*. The *Existing Site Facts* section describes the current condition of the site, including its zoning, address, size and assessed value. In some instances, only a portion of the total acreage has been used to calculate potential unit yield. This estimation is based on what could potentially redevelop during the planning period and/or what could promote housing production. In these instances, both the “carve out” and total site acreage are referenced. The site sheet also notes whether or not housing is currently allowed on the site. The *HCD Housing Opportunity Site Criteria* displays data that would factor into the sites perceived value as a location for affordable housing, including the proposed allowable density and AFFH Score. The AFFH Score is a rubric that demonstrates how many amenities, such as parks, groceries, public schools and transit, are within walking distance from the site.

The HCD criteria also includes information on two different development scenarios: a market-rate development scenario and a 100 percent affordable development scenario. The market-rate development scenario indicates how many total units could be built at the proposed density, and how many of those units would be affordable based on the city's current 15 percent below market rate (BMR) inclusionary ordinance. The 100 percent affordable development scenario demonstrates how a proposed affordable housing overlay would, among other things, allow any 100 percent-affordable development to develop at 100 dwelling units per acre (du/ac.) State law (AB 1763) exempts 100 percent-affordable developments from a maximum density if the site is located within a one-half mile of a major transit stop. Otherwise, AB 1763 allows an 80 percent density increase. The site sheets note which sites are within a one-half mile from a major transit stop, but retains the 100 du/ac limit as an estimate for 100 percent-affordable units in a development.

For study purposes, the maximum base density was established at 30 du/ac. At this density, the potential yield is approximately 1,700 units. It is not realistic, however, to assume that a majority of the sites would develop with 100 percent affordable units. Likewise, on the other end of the spectrum, it is not practical to identify sites for 10,000 units and rely on the City's 15 percent inclusionary zoning requirement to produce the required number of affordable housing units. The bar graphs below depict a spectrum for how the City's affordable housing units could be accomplished. The project team is recommending that the City plan for approximately 3,700 housing units. This is a combination of 100 percent affordable housing developments and mixed-income housing developments.

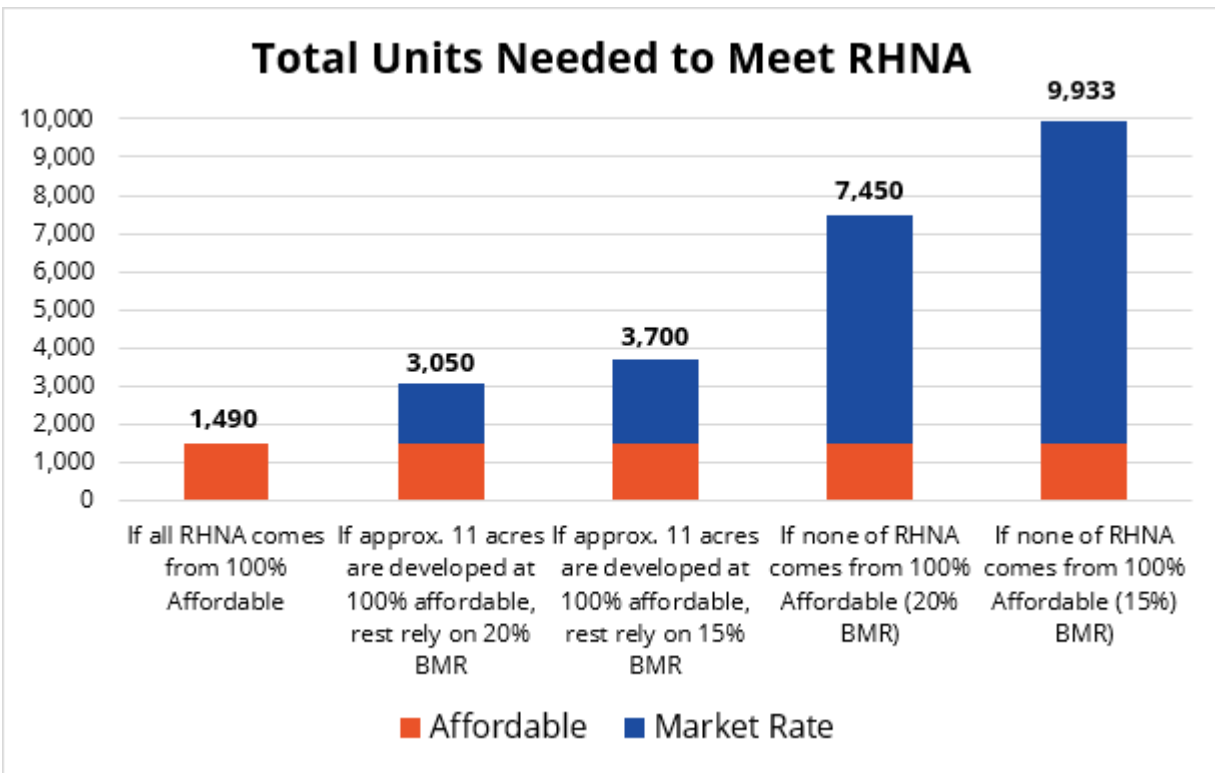


Table 4 below shows a potential scenario, where approximately 11 acres or 20 percent of the “carve out” portions of the housing opportunity sites would be developed at a density of 100 du/ac and the remaining number of affordable housing units would be achieved through the City’s existing 15 percent inclusionary zoning requirement. A second scenario shows a lower number of market rate units (3,050) need to the City’s remaining affordable housing RHNA where a 20 percent BMR requirement is applied. This scenario would require modifications to the City’s BMR ordinance. Both scenarios require modifications to the City’s AHO and could require densities higher than the 30 du/ac to achieve the units on the proposed sites.

The approximate average density to yield 2,600 units would be approximately 67 du/ac on 39 acres, and would decrease as more acreage of the opportunity sites are utilized. The project team believes that this scenario could be achieved based upon conversations with housing developers and in combination with the bolstering of affordable housing strategies. The sites between 0.5 – 5 acres are most likely to develop. The project team, however, took a conservative approach, and studied 200 units (100 du/ac on two acres) as the realistic maximum, regardless of total lot size.

The project team is seeking feedback from the City Council on whether to explore increasing the City’s BMR inclusionary requirement from 15 to 20 percent. While this would reduce the number market rate units needed to meet the remaining affordable housing RHNA, the project team has heard from a few market rate housing developers who have expressed some initial concerns with an increase in the BMR requirement.

Table 4: Example of RHNA need met through 11 acres of housing opportunity sites developed at 100 dwelling units per acre and remainder from 15% and 20% inclusionary BMR requirement

	15% Inclusionary BMR requirement			20% Inclusionary BMR requirement		
	100% Affordable development	Market-Rate development	Total new housing units	100% Affordable development	Market-Rate development	Total new housing units
Affordable units	1,100	390	1,490	1,100	390	1,490
Market-Rate units	0	2,210	2,210	0	1,560	1,560
Total units	1,100	2,600	3,700	1,100	1,950	3,050

Land use strategies

The proposed housing opportunity sites would require a mix of strategies to accommodate the required number of affordable housing units. The following summarizes the primary land use strategies to meet the City’s RHNA. These strategies would be complimented by strong affordable housing policies to further the production of affordable housing. The affordable housing policies that would be further explored as part of the Housing Element identified in the section below.

- Modifications to the El Camino Real/Downtown specific plan
 - Remove residential development cap;
 - Increase the maximum base level density to at least 30 du/ac across all subareas;
 - Increase the maximum bonus level density in certain subareas to maintain a spread between the base and bonus level densities
 - Establish a minimum density of 20 du/ac to all subareas, upon the addition of residential uses on a site
 - Review development standards such as height and parking ratios to reduce potential constraints on development; and
 - Allow residential development on identified City-owned parking plazas.

- Rezoning commercial-only sites
 - Allow residential uses with a maximum base density of at least 30 du/ac; and
 - Maintain some level of neighborhood-serving commercial use such as in the Sharon Heights shopping center.

For existing sites with office uses, the City Council should provide feedback on whether housing uses should replace the existing non-residential uses or whether a mix of uses (e.g. office, retail, residential) should be permitted and at what levels (e.g. less than, equal to or more than what is currently allowed today.)

- Modifications to the AHO
 - Increase the maximum density bonus and/or establish a maximum density of 100 du/ac;
 - Extend the application of AHO to sites beyond the specific plan area and sites zoned R-4-S(AHO); and
 - Potential modifications to other provisions such as fee waivers and development standards such as height and parking ratios.

- R-3 Zoning around Downtown

As part of RHNA 3 and 4, the R-3 zoning district was modified to allow 30 du/ac on lots that were 10,000 square feet and greater in defined geographical areas around the Downtown area. The project team believes that the minimum lot size could be a barrier to development. The removal of the lot size requirement would allow all parcels within the R-3 around Downtown to be able to take advantage of the increase density. The density would be consistent with the proposed upzoning in the adjacent specific plan areas. In addition, with the recent passage of SB 9, single-family zoning districts would allow for greater intensification than some of the smaller R-3 zoned properties, which could potentially disincentivize development in these areas.

Other potential land use strategies

The project team has contemplated other potential zoning changes to help yield additional housing. While the potential yield is likely small during the planning period, the following strategies could provide opportunities on smaller sites. The project team is seeking guidance from the City Council on whether to further explore any of these additional modifications as part of the project at this time. The project team would need to further analyze the potential yield to be studied in the EIR if directed by the City Council to explore these additional land use strategies.

- Create opportunities for mixed-use developments

The RHNA 5 housing element includes a program (H4.N) to study modifications to zoning to allow residential uses in commercial zones dependent on other services and transit and the preservation of viable local-serving commercial uses. As part of the general plan update in 2016, the C-2-B district was amended to allow for residential uses. Staff could further explore other opportunities for mixed-use development in the commercial zoning districts beyond what would be proposed for the housing opportunity sites. The C-4 district along Willow Road near the Willows neighborhood is an example as well as properties zoned C-2 and C-2-A.

- Increase to the BMR housing program inclusionary requirement

The project team believes there is opportunity to explore modifications to the City's existing BMR housing program. Specifically, the project team is seeking direction from the City Council on whether to evaluate an increase to the citywide inclusionary requirements from 15 percent low-income units to 20 percent low-income units for all new residential development with 20 or more units. Many of the surrounding jurisdictions require 20 percent of new housing to be affordable. This has been justified by nexus studies and actual success (i.e., more BMR and market-rate housing opportunities) over time in Palo Alto, Daly City and San Mateo County. BAE Urban Economics prepared a feasibility analysis for the City of Menlo Park in 2018 showing that high-density multifamily residential developments could support up to 20 percent of units affordable to low-income households, among other findings. An increase in the BMR requirement may also necessitate modifications to the development regulations, such as density, in order to make the increase viable for projects. The study is included as hyperlink Attachment L. Residential projects with 5 to 19 units would continue to be required to provide a minimum of 10 percent low-income units.

Maximum development for NOP

For the purpose of demonstrating adequate sites for HCD, specific sites have been identified. The potential changes to zoning described above, such as the increase to the density in the Specific plan, however, would likely be comprehensive and cover all properties within that subarea district, not just the specific site(s.) To account for potential development in the specific plan area and increase in density for R-3 zoned

properties around Downtown, the EIR must study the potential for additional capacity, but not necessarily the theoretical maximum.

For purposes of the EIR, the project team is recommending to study a maximum development potential of 4,000 units. This figure is inclusive of what would be need to accommodate the City's remaining 1,500 affordable housing units in the RHNA, as well as adjustments to the broader specific plan and R-3 around Downtown zoning, and could also provide the City Council some flexibility to refine the sites, if a 20 percent BMR requirement is adopted since fewer market rate units would be needed to achieve the City's RHNA. If the City Council would like staff to explore the addition of housing in the City's commercial/retail zones outside of the Downtown and El Camino Real corridor, a modest amount of units would be added. The project team would need to further evaluate, but for studying purposes, it would probably be no more than 100 units.

Affordable housing strategies

The project team recognizes that planning for a combination of adequate housing sites along with strong affordable housing policies could incentivize the development of the needed affordable housing. The following strategies are tools in the box that can be utilized to help the production of affordable housing. The strategies are a mix of incentives and regulator mechanism to increase affordable housing production. The project team will be further evaluating these affordable housing strategies as well as other housing policies shared by the Housing Commission.

- **Increase the commercial linkage fee**
In addition to inclusionary zoning, a commercial linkage fee can help achieve below market housing. The fee is an important source of recurring funding that is used to support new affordable housing projects. It can be based on the creation of specific types of development such as commercial office or large retail spaces with the intent of identifying the nexus between a project's impacts on housing demand. In other words, a project that creates new jobs, creates new housing demands, and the impacts of those increased housing demands can be offset by a commercial linkage fee. A nexus and feasibility study would determine the amount of the fee. Within San Mateo County, there has been interest in increasing commercial linkage fees that provide much needed funding for affordable housing. The Menlo Park fee is currently \$20.46 per square foot of commercial/office space and \$11.10 per square foot for all other commercial and industrial uses.

Cost reduction strategies

As noted above, affordable housing developers and members of the community have indicated to the project team that the cost of land and development is a critical factor when considering the viability of an affordable housing development. In response to these obstacles and the City's strong desire to ensure that the housing element will fully realize its affordable housing goals, the project team is evaluating several cost reduction strategies for affordable housing developments in order to incentivize and spur affordable housing production. The following summarizes the strategies.

- **Ministerial Review Processing.** Except for certain projects that are eligible for ministerial review, most multi-family housing developments require discretionary review in Menlo Park. A ministerial or "by right" approval process for certain housing developments would minimize costs to developers associated with undergoing a discretionary review process. Discretionary review of housing developments often includes the issuance of use permits and other entitlements which must undergo review and approval by the City Council and/or Planning Commission. Additionally, discretionary review of housing developments triggers CEQA compliance which can increase costs and time before a project can be reviewed and approved. Affordable housing developers have indicated that if a project takes longer than a year to approve, it can

result in a hard cost increase of between 6 and 12 percent. In the past few years, hard costs increased by as much as 1 percent a month but more recently have decreased to 0.5 percent a month.

- Fee Waivers/Reduction of Processing and Impact Fees. Fees associated with the development review process and building permits can be a substantial cost to a project. A reduction or a waiver in fees could help make sites more competitive to affordable housing developers if such expenses were reduced or eliminated.

Regulations. The cost of parking can be especially high in Menlo Park. Developers that participated in the small group discussions reported that for a podium building with at grade parking, the current cost per stall is approximately \$50,000. For below grade parking, the cost will vary based on specific site conditions (i.e. the amount of shoring required and the depth of the parking garage.) One developer cited projects where the cost of parking ranged between \$80,000 to \$150,000 per stall.

Next steps

Once the City Council provides direction on the maximum number of units to be studied, this will serve as the basis for the project description analyzed in the subsequent Program EIR. At the beginning of the EIR process, the City will release a NOP indicating the start of a public comment period during which time the public may provide feedback on the scope of analysis to be conducted during the EIR. The targeted release of the NOP is late December 2021. Given the holiday period, the project team plans to extend the review period beyond the 30-day requirement for at least the number of days that City Hall is closed. The Planning Commission is anticipated to conduct a scoping session on the NOP in late January 2022.

Impact on City Resources

On November 10, 2020, the City Council authorized up to \$1.69 million for the preparation of the housing element, including consultant services and partial funding for two full-time equivalent staff positions for the fiscal year 2020-21. On March 23, 2021, the City Council authorized the city manager to negotiate a scope of work and fee and execute an agreement with the M-Group for a fee, not to exceed \$982,000.

Environmental Review

This agenda item is not a project within the meaning of the CEQA Guidelines §§ 15378 and 15061(b)(3) as it will not result in any direct or indirect physical change in the environment. As part of the housing element Update process, a Subsequent EIR will be prepared. As noted above, the EIR will commence with the release of the NOP, anticipated in late December 2021.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 24 hours prior to the special meeting.

Attachments

- A. Hyperlink – Housing element webpage: menlopark.org/housingelement
- B. Hyperlink – October 26, 2021 City Council staff report: menlopark.org/DocumentCenter/View/29892/H2-20211026-CC-Housing-Element-RHNA
- C. Hyperlink – October 26, 2021 City Council video: youtube.com/watch?v=0_QhIRHAVZg
- D. Hyperlink – November 16, 2021 City Council informational item:

- menlopark.org/DocumentCenter/View/30026/O2-20211116-CC-Housing-element-QA
- E. Hyperlink – November 17, 2021 Housing Commission staff report:
menlopark.org/DocumentCenter/View/30050/D1---Staff-Report-21-011-HC-Packet
- F. Hyperlink – November 17, 2021 Housing Commission video: youtube.com/watch?v=iDuQ-gRayjo&list=PL-Yip1tLfwPT1JRUXezNX1m0y9bu2cB7Y&index=1
- G. Summary of November 17, 2021 Housing Commission meeting
- H. Summary of housing developer discussions
- I. Housing opportunity sites list
- J. Housing opportunity sites map
- K. Housing opportunity sites sheets
- L. Hyperlink – Menlo Park inclusionary housing feasibility analysis by BAE Urban Economics:
menlopark.org/DocumentCenter/View/26129/D3-20200915-CC-BMR-rental-housing-inlieu-fee

Report prepared by:
Geoff Bradley, AICP, Principal, M-Group
Deanna Chow, Assistant Community Development Director



**2023-2031 Housing Element Update
Summary of November 17, 2021 Housing Commission Meeting**

Summary of Feedback from the Housing Commission

On November 17, 2021, the Housing Commission held a meeting to review and discuss affordable housing strategy options for the 2023-2031 Housing Element, in particular, to help advance the conversation and address City Council concerns about the feasibility of affordable housing production.

At this meeting, the project team presented eight affordable housing strategy options for consideration. The eight affordable housing strategy options and the Housing Commission’s feedback are summarized below.

#	Affordable Housing Strategy Option	Housing Commission Feedback
1	Increase the citywide Below Market Rate (BMR) Housing Program (Municipal Code Chapter 16.96) inclusionary requirements from 15 percent to 20 percent for all new residential development that has 20 or more units.	The Housing Commission is generally supportive of increasing the inclusionary requirements to 20 percent. Additionally, the Commission recommends further refining the BMR housing requirements by targeting income levels to ensure that the needs of low wage earners are met. For example, a certain percentage of the total inclusionary requirement for a project could be dedicated to low-income or very low-income households. However, the Commission also expresses concerns regarding the impact of lower rents on the feasibility of development overall and encourages further discussion with developers.
2	Expand the City’s Affordable Housing Overlay (AHO) (Municipal Code Chapter 16.98) or the City’s local density bonus ordinance (Municipal Code Chapter 16.97) to incentivize 100 percent affordable housing projects (i.e., 100 percent of units are affordable to low and very low-income residents) and encourage additional BMR units in traditionally market-rate developments.	The Housing Commission supports expanding the AHO. The Commission also encourages modification of the AHO to make it competitive with and more preferable than the State’s Density Bonus Program to affordable housing developers.
3	Limit <u>average</u> maximum unit sizes to 1,250 square feet and/or create a sliding scale for FAR to encourage smaller, more affordable homes and efficient use of space.	The Housing Commission raises concerns that limiting <u>average</u> maximum unit sizes could be overly complicated and could constrain developers. The Commission recommends that staff discuss this strategy further with developers. Additionally, while the Commission is supportive of encouraging smaller units, they do not want to preclude “family-sized housing” for specialized populations who may need additional live-in support and space.

4	Implement a sliding density scale of units to more accurately reflect the land use intensity of smaller residential homes.	The Housing Commission is generally supportive of using a sliding density scale of units to more accurately reflect the land use intensity of smaller residential homes; however, the Commission notes that such sliding scale should be balanced with simplicity so as to not overly complicate or constrain development.
5	Increase certain El Camino Real and Downtown Specific Plan area base density and height limits.	The Housing Commission supports increasing base density and height limits in the El Camino Real/Downtown Specific Plan area but emphasizes a desire to directly link these development incentives to affordable housing. The Commission raises concerns regarding the feasibility of the current 15 percent BMR at the existing allowed densities in the downtown area. The Commission suggests, at a minimum, increasing density to ensure that the BMR requirements are feasible.
6	Reduce parking requirements for all housing projects within a half mile of a major transit stop or within the El Camino Real and Downtown Specific Plan.	The Housing Commission supports reducing parking requirements for all housing projects within a half mile of a major transit stop or within the El Camino Real/Downtown Specific Plan area.
7	Include a policy and program to increase the Commercial Linkage fee.	The Housing Commission supports including a policy and program to increase the Commercial Linkage fee.
8	Include specialized policies and/or programs for specific groups such as people with disabilities (including developmental disabilities), veterans, and seniors.	The Housing Commission supports including specialized policies and/or programs for specific groups such as people with disabilities (including developmental disabilities), veterans, and seniors. The Commission recommends exploring opportunities for services that serve people with mental illnesses.

In addition to considering the aforementioned eight affordable housing strategy options, the Housing Commission also recommended that the project team explore strategies to address the following housing issues:

- Minimize displacement to address Affirmatively Furthering Fair Housing (AFFH) law;
- Tenant relocation assistance programs;
- Rent caps and just cause evictions;
- Fair Chance ordinance, which limits background checks;
- Emergency rental assistance;
- Red tag ordinance, which would provide multiple months of fair market rent to renters in the case of a natural disaster;
- Rental registry to track rent costs;
- Recommendations related to affordable housing, public engagement, identification of sites, and AFFH, provided by the Housing Leadership Council of San Mateo County and partners; and
- Safe parking areas for unhoused individuals living in RVs.

Summary of Feedback from the Public

Five members of the public provided feedback at this meeting. Summary points are listed below.

- The eight affordable housing strategy options presented on November 17, 2021, are supported/positive and can be enhanced with further insight from discussions with housing developers, with the ultimate goal of analyzing site feasibility and potential units yield, reducing constraints on development, and increasing density (factoring in protective measures like relocation assistance if needed).
- It is important to especially plan for housing for people with disabilities (including developmental disabilities). These individuals and their extended networks of family, friends, etc., can experience more difficulties in finding adequate housing that supports a high quality, community-connected lifestyle while still being affordable.

Hyperlinks

Meeting agenda and materials:

https://www.menlopark.org/AgendaCenter/ViewFile/Agenda/_11172021-3700

Meeting Video:

<https://www.youtube.com/watch?v=iDuQ-gRayjo&list=PL-Yip1tLfwPT1JRUXezNX1m0y9bu2cB7Y&index=2>



**2023-2031 Housing Element Update
Summary of Housing Developer Discussions**

Summary of Feedback from Affordable and Market Rate Housing Developers

Since the October 26, 2021, City Council meeting, the project team has met with several affordable and market rate housing developers in an effort to better understand the challenges to developing housing, particularly affordable housing, and to identify specific barriers to entry/constraints for affordable housing projects, especially those that may be 100 percent affordable (i.e., 100 percent of units are affordable to low and very low-income residents).

The list below highlights the affordable housing developers who provided insight to the project team.

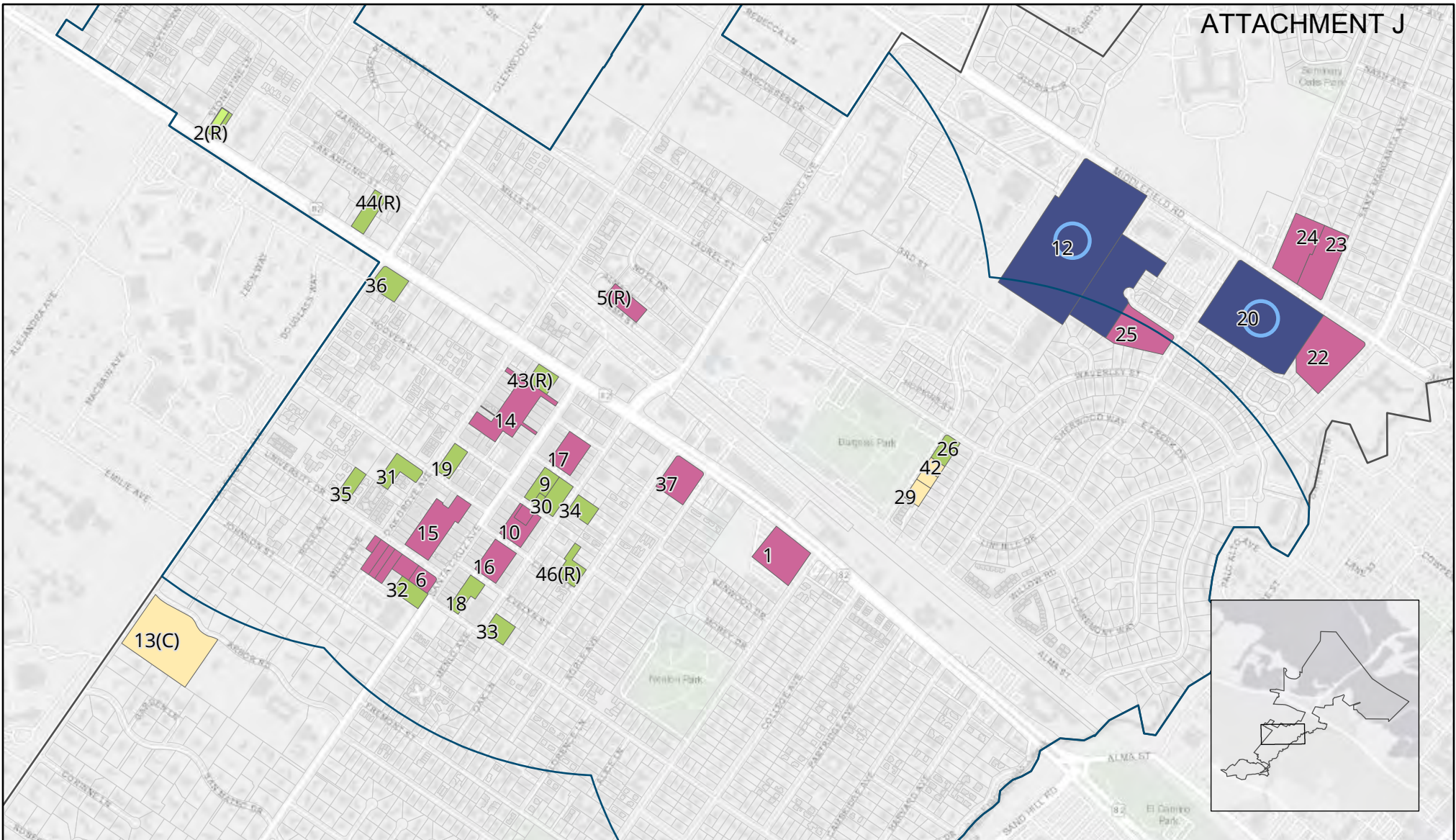
- On November 15, 2021, the project team met with EAH Housing, Alta Housing (met twice previously), and Mercy Housing.
- On November 16, 2021, the project team met with Mid-Pen Housing (met twice previously).
- On November 18, 2021, the project team met with the Core Companies.
- On December 2, 2021, the project team met with Signature Development Group and Greystar.

The primary feedback from these meetings, as well as those that occurred previously during summer 2021, are that there are three critical pieces to enabling successful affordable housing projects: (1) land availability and price; (2) high enough densities to make development costs effective; and (3) funding. The list below summarizes a range of comments and insights provided by the affordable housing developers.

- Parcel sizes ranging from 0.5 acres to 1.0-acre are suitable for supportive housing.
- Parcel sizes ranging from 1.0-acre to 5.0 acres are suitable for 100 percent affordable housing.
- Parcels over 5.0 acres are typically harder to purchase due to the higher land costs.
- Land is selling for between approximately \$8-10 million per acre. [Note, as a point of reference, the City currently calculates Recreation Fees for new, for-sale residential subdivisions using a \$9.8 million per acre formula input for the value of land in Menlo Park.]
- The ideal number of units for a 100-percent affordable housing project is about 50 to 100 units. A 200-unit or greater project can become more challenging (i.e., 100-percent affordable housing developments do not typically include more than 200 units). The City can support affordable housing development by making higher density development easier to achieve through Municipal Code modifications and streamlining the review/entitlement process.
- Higher allowable Floor Area Ratio (FAR) supports affordable housing development. A larger FAR is needed for larger (family-sized) units.
- The shape of the site is important and can either be an asset or challenge for affordable housing development (e.g., narrow sites can be limiting for building placement; wide sites can be helpful for spreading out massing).
- Underground parking is very expensive. The more project budget that must be allocated to parking, the less potential for accommodating additional housing units.
- Construction/project development costs are increasing. Extended discretionary review processing adds to timing and increases risks to overall project viability.

When asked what policies would be helpful in an effort to incentivize affordable housing development, the following feedback was received:

- Expand the Affordable Housing Overlay (AHO) District.
- Waive fees or other financial hurdles.
- Reduce parking standards for low-income projects.
- Remove discretionary review (ministerial review also minimizes the necessary environmental clearance).
- Senior housing often has lower parking requirements and more community support, especially at religious sites.
- Provide land grants through a housing trust program to help offset costs of land.
- Provide direct financial support through the City.



Potential Housing Opportunity Sites

Downtown and Middlefield

Acres (# of Sites)

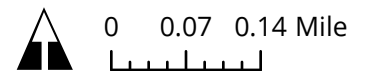
- < 0.5 (6)
- 0.5 - 0.9 (19)
- 1 - 5 (17)
- > 5 (7)

(R) = Reuse Site
(C) = Religious Facility

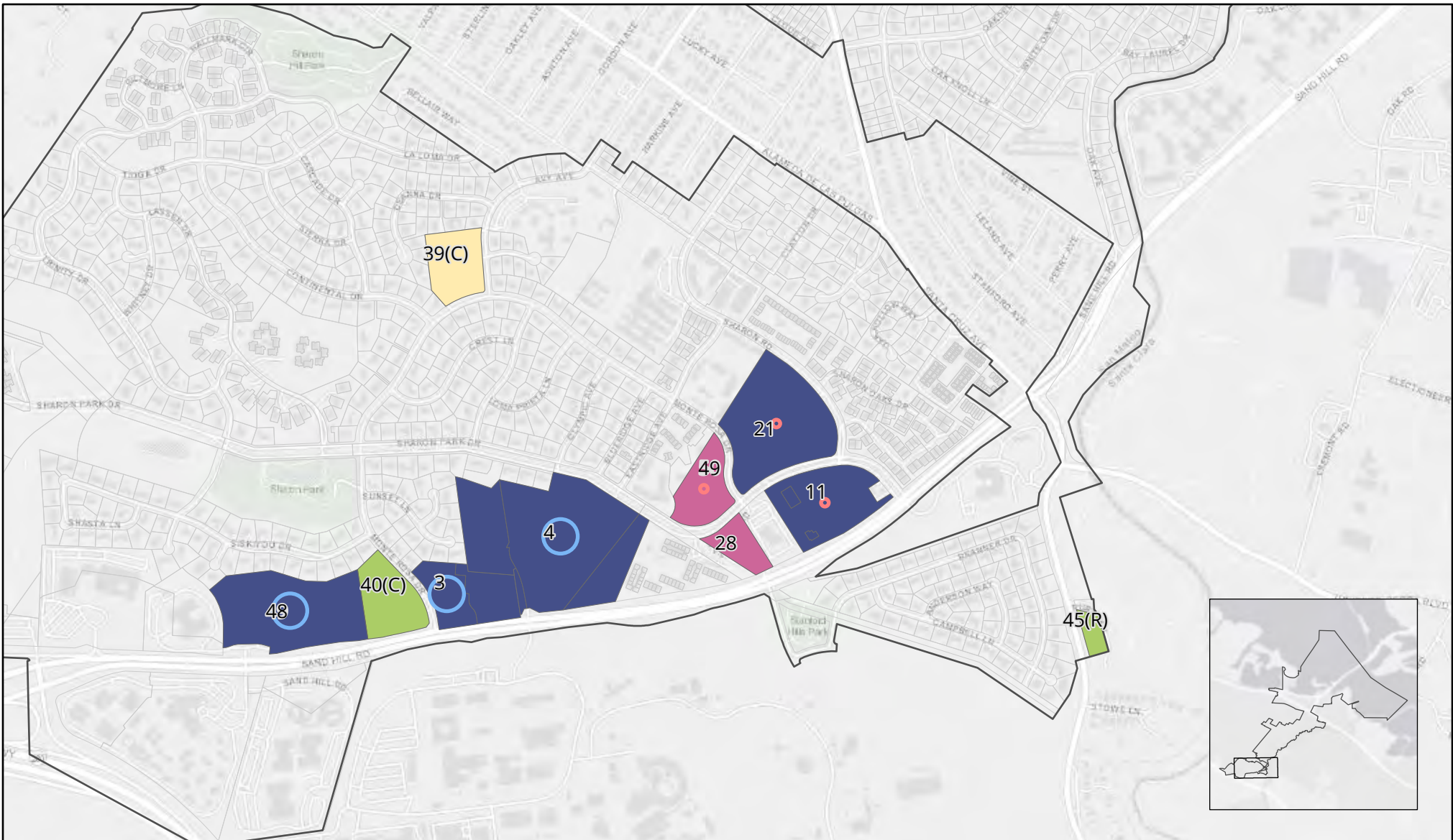
Portioned-Off (# of Sites)

- 1 ac. Development (3)
- 2 ac. Development (5)
- 1/2 Mile from Major Transit Stop
- City Boundary

"Portioned-Off" sites have 1 or 5-acre subsections to promote 100% affordable housing on sites that are otherwise too large for feasibility or already contain dense housing, but are suitable for additional 100% affordable housing development.



Projection: NAD83 StatePlane California III FIPS0403 (USFeet)



Potential Housing Opportunity Sites

Sharon Heights

Acres (# of Sites)

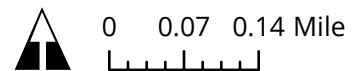
- < 0.5 (6)
- 0.5 - 0.9 (19)
- 1 - 5 (17)
- > 5 (7)

(R) = Reuse Site
(C) = Religious Facility

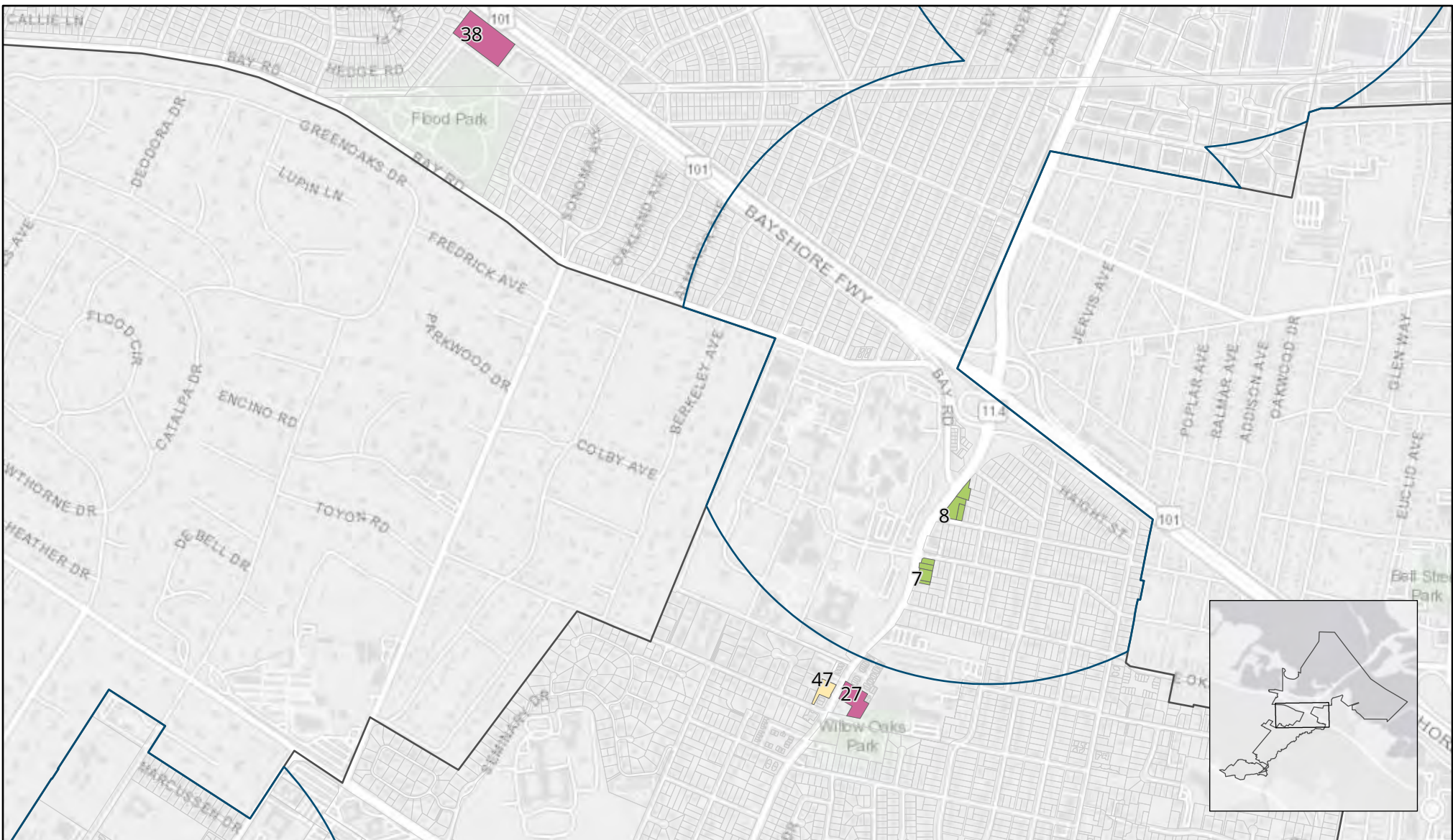
Portioned-Off (# of Sites)

- 1 ac. Development (3)
- 2 ac. Development (5)
- 1/2 Mile from Major Transit Stop
- City Boundary

"Portioned-Off" sites have 1 or 5-acre subsections to promote 100% affordable housing on sites that are otherwise too large for feasibility or already contain dense housing, but are suitable for additional 100% affordable housing development.



Projection: NAD83 StatePlane California III FIPS0403 (USFeet)



Potential Housing Opportunity Sites

Willow and Flood Park

Acres (# of Sites)

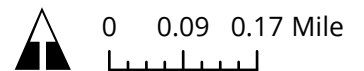
- < 0.5 (6)
- 0.5 - 0.9 (19)
- 1 - 5 (17)
- > 5 (7)

(R) = Reuse Site
(C) = Religious Facility

Portioned-Off (# of Sites)

- 1 ac. Development (3)
- 2 ac. Development (5)
- 1/2 Mile from Major Transit Stop
- City Boundary

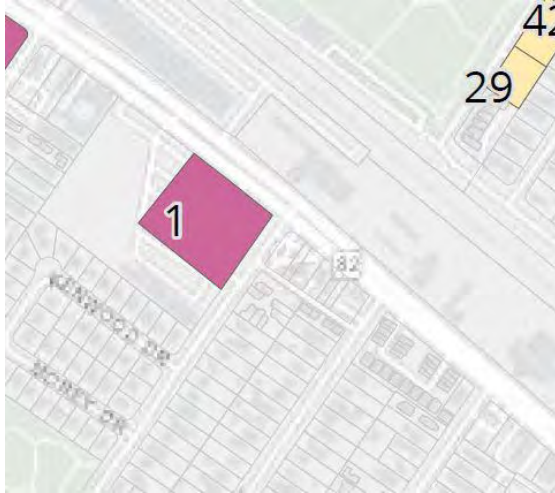
"Portioned-Off" sites have 1 or 5-acre subsections to promote 100% affordable housing on sites that are otherwise too large for feasibility or already contain dense housing, but are suitable for additional 100% affordable housing development.



Projection: NAD83 StatePlane California III FIPS0403 (USFeet)

SITE NAME: El Camino Real Safeway Parking Lot

HOUSING OPPORTUNITY SITE # 1



Existing Site Facts

Council District:	4
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	525 El Camino Real
APN:	071332130
Area:	1.9 acres
County Assessor Land Value:	\$14,418,076
County Assessor Improv. Value:	\$24,252,063
Existing Use:	Supermarket

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:¹	30 Du/Ac
AFFH Score ²:	6

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ³:	Total Units: 57	Min. Rq'd Aff. Units: 9
Proposed 100 du/ac Allowance for 100% Affordable Projects⁴:	Max. Affordable Units: 191	Max. Realistic Affordable Units: 191

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

² Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

³ All housing opportunity sites could develop under the allowable density and provide the required percentage of BMRs. This calculation assumes the current BMR 10% requirement for projects with less than 20 units and BMR 15% for projects of 20 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 ½ mile or more from major transit stops. (AB 1763). This State law, AB 1763, also exempts projects that are a ½ mile or less from a major transit stop from maximum density controls.

SITE NAME: 1620 El Camino Real: One-story office and personal service

HOUSING OPPORTUNITY SITE # 2(R)



Existing Site Facts

Council District:	3
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	1620 El Camino Real
APN:	060344250; 060344240
Area:	0.6 acres
County Assessor Land Value:	\$270,642
County Assessor Improv. Value:	\$202,821
Existing Use:	Office: Single-Story

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	Yes
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:⁵	30 Du/Ac
AFFH Score ⁶:	5

Carveout to Promote Housing Production: No		
Market-Rate Development with BMR Requirement ⁷:	Total Units: 17	Min. Rq'd Aff. Units: 2
Proposed 100 du/ac Allowance for 100% Affordable Projects⁸:	Max. Affordable Units: 57	Max. Realistic Affordable Units: 57

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

⁵ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

⁶ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

⁷ All housing opportunity sites could develop under the allowable density and provide the required percentage of BMRs. This calculation assumes the current BMR 10% requirement for projects with less than 20 units and BMR 15% for projects of 20 units or more.

⁸ 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 ½ mile or more from major transit stops. (AB 1763). This State law, AB 1763, also exempts projects that are a ½ mile or less from a major transit stop from maximum density controls.



Existing Site Facts

Council District:	5
School District:	Las Lomas School District
Zoning:	C1C
Housing Currently Allowed:	No
Address:	2500 Sand Hill Road
APN:	074270240; 074270250
Area:	5.5 acres
County Assessor Land Value:	\$11,782,838
County Assessor Improv. Value:	\$24,041,946
Existing Use:	Office: Multi-Story

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	No
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:⁹	30 Du/Ac
AFFH Score ¹⁰:	4

Carveout to Promote Housing Production: Yes, 2.0 acres

Market-Rate Development with BMR Requirement ¹¹:	Total Units: 60	Min. Rq'd Aff. Units: 9
Proposed 100 du/ac Allowance for 100% Affordable Projects¹²:	Max. Affordable Units: 200	Max. Realistic Affordable Units: 200

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

⁹ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

¹⁰ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

¹¹ All housing opportunity sites could develop under the allowable density and provide the required percentage of BMRs. This calculation assumes the current BMR 10% requirement for projects with less than 20 units and BMR 15% for projects of 20 units or more.

¹² 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 ½ mile or more from major transit stops. (AB 1763). This State law, AB 1763, also exempts projects that are a ½ mile or less from a major transit stop from maximum density controls.



Existing Site Facts

Council District:	5
School District:	Las Lomas School District
Zoning:	C1C
Housing Currently Allowed:	No
Address:	2400-2498 Sand Hill Road
APN:	074270280; 074270260; 074270170
Area:	6.8 acres
County Assessor Land Value:	\$161,063,941
County Assessor Improv. Value:	\$116,295,263
Existing Use:	Office: Multi-Story

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	No
Development Opportunity Style:	Built on Vacant/Parking Portion
Proposed Allowable Density:¹³	30 Du/Ac
AFFH Score ¹⁴:	4

Carveout to Promote Housing Production: Yes, 2.0 acres

Market-Rate Development with BMR Requirement ¹⁵:	Total Units: 60	Min. Rq'd Aff. Units: 9
Proposed 100 du/ac Allowance for 100% Affordable Projects¹⁶:	Max. Affordable Units: 200	Max. Realistic Affordable Units: 200

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹³ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

¹⁴ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

¹⁵ All housing opportunity sites could develop under the allowable density and provide the required percentage of BMRs. This calculation assumes the current BMR 10% requirement for projects with less than 20 units and BMR 15% for projects of 20 units or more.

¹⁶ 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 ½ mile or more from major transit stops. (AB 1763). This State law, AB 1763, also exempts projects that are a ½ mile or less from a major transit stop from maximum density controls.



Existing Site Facts

Council District:	3
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	1100 Alma Street
APN:	061412440; 061412430
Area:	1.1 acres
County Assessor Land Value:	\$390,448
County Assessor Improv. Value:	\$1,020,406
Existing Use:	Office: Multi-Story

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	Yes
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:¹⁷	50 Du/Ac
AFFH Score¹⁸:	7

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement¹⁹:	Total Units: 53	Min. Rq'd Aff. Units: 8
Proposed 100 du/ac Allowance for 100% Affordable Projects²⁰:	Max. Affordable Units: 106	Max. Realistic Affordable Units: 106

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹⁷ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

¹⁸ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

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Existing Site Facts

Council District:	4
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	900 Santa Cruz Avenue
APN:	071084220; 071084200; 071084090; 071084110; 071084100
Area:	1.8 acres
County Assessor Land Value:	\$8,248,575
County Assessor Improv. Value:	\$6,079,381
Existing Use:	Church

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:²¹	30 Du/Ac
AFFH Score ²²:	5

Carveout to Promote Housing Production: No		
Market-Rate Development with BMR Requirement ²³:	Total Units: 55	Min. Rq'd Aff. Units: 8
Proposed 100 du/ac Allowance for 100% Affordable Projects²⁴:	Max. Affordable Units: 183	Max. Realistic Affordable Units: 183

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

²¹ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

²² Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

²³ All housing opportunity sites could develop under the allowable density and provide the required percentage of BMRs. This calculation assumes the current BMR 10% requirement for projects with less than 20 units and BMR 15% for projects of 20 units or more.

²⁴ 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 ½ mile or more from major transit stops. (AB 1763). This State law, AB 1763, also exempts projects that are a ½ mile or less from a major transit stop from maximum density controls.



Existing Site Facts

Council District:	2
School District:	Menlo Park Elementary School District
Zoning:	C4
Housing Currently Allowed:	No
Address:	728 Willow Avenue
APN:	062202050; 062202060; 062202210; 062202060
Area:	0.6 acres
County Assessor Land Value:	\$633,029
County Assessor Improv. Value:	\$679,933
Existing Use:	Store & Residence

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	Yes
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:²⁵	30 Du/Ac
AFFH Score ²⁶:	4

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ²⁷:	Total Units: 17	Min. Rq'd Aff. Units: 2
Proposed 100 du/ac Allowance for 100% Affordable Projects²⁸:	Max. Affordable Units: 56	Max. Realistic Affordable Units: 56

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

²⁵ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

²⁶ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

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Existing Site Facts

Council District:	2
School District:	Menlo Park Elementary School District
Zoning:	C4; R3
Housing Currently Allowed:	Yes
Address:	906 Willow Road
APN:	062211170; 062211180; 062211050
Area:	0.8 acres
County Assessor Land Value:	\$1,651,352
County Assessor Improv. Value:	\$1,147,605
Existing Use:	Store & Office

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	Yes
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:²⁹	30 Du/Ac
AFFH Score ³⁰:	4

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ³¹:	Total Units: 25	Min. Rq'd Aff. Units: 4
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Proposed 100 du/ac Allowance for 100% Affordable Projects³²:	Max. Affordable Units: 82	Max. Realistic Affordable Units: 82
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All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

²⁹ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

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³² 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 ½ mile or more from major transit stops. (AB 1763). This State law, AB 1763, also exempts projects that are a ½ mile or less from a major transit stop from maximum density controls.



Existing Site Facts

Council District:	4
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	Between Chestnut and Curtis
APN:	071284100; 071284080
Area:	0.7 acres
County Assessor Land Value:	\$ 0
County Assessor Improv. Value:	\$ 0
Existing Use:	Parking Lot

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	Yes
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:³³	30 Du/Ac
AFFH Score ³⁴:	6

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ³⁵:	Total Units: 21	Min. Rq'd Aff. Units: 3
Proposed 100 du/ac Allowance for 100% Affordable Projects³⁶:	Max. Affordable Units: 69	Max. Realistic Affordable Units: 69

All sites may require tree removal to be addressed as part of site development.

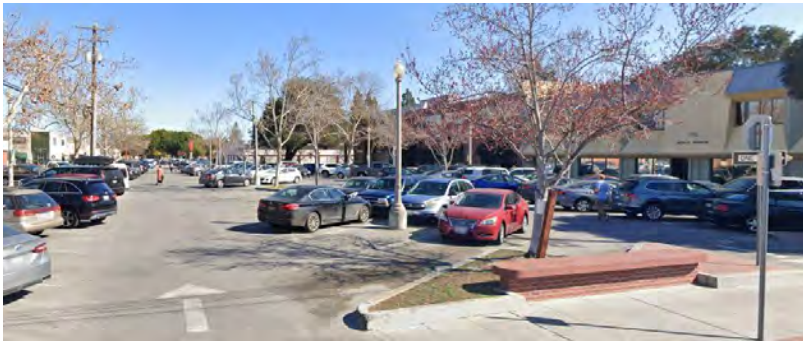
Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

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³⁴ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

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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:	\$1,513,507
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 Density:³⁷	30 Du/Ac
AFFH Score ³⁸:	6

Carveout to Promote Housing Production: No		
Market-Rate Development with BMR Requirement ³⁹:	Total Units: 30	Min. Rq'd Aff. Units: 5
Proposed 100 du/ac Allowance for 100% Affordable Projects⁴⁰:	Max. Affordable Units: 100	Max. Realistic Affordable Units: 100

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

³⁷ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

³⁸ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

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Existing Site Facts	
Council District:	5
School District:	Las Lomas School District
Zoning:	C2
Housing Currently Allowed:	No
Address:	325 Sharon Park Drive
APN:	074283100; 074283090; 074283040
Area:	7.0 acres
County Assessor Land Value:	\$1,611,736
County Assessor Improv. Value:	\$3,900,793
Existing Use:	Shopping Center

HCD Housing Opportunity Site Criteria	
Within 1/2 Mile of Major Transit Stop:	No
Development Opportunity Style:	Built on Vacant/Parking Portion
Proposed Allowable Density:⁴¹	30 Du/Ac
AFFH Score ⁴²:	5

Carveout to Promote Housing Production: Yes, 1.0 acres

Market-Rate Development with BMR Requirement ⁴³:	Total Units: 30	Min. Rq'd Aff. Units: 5
Proposed 100 du/ac Allowance for 100% Affordable Projects⁴⁴:	Max. Affordable Units: 100	Max. Realistic Affordable Units: 100

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

⁴¹ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

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Existing Site Facts

Council District:	3
School District:	Menlo Park Elementary School District
Zoning:	PF
Housing Currently Allowed:	No
Address:	345 Middlefield Road
APN:	062421070; 062390700
Area:	5.7 acres
County Assessor Land Value:	\$ 0
County Assessor Improv. Value:	\$ 0
Existing Use:	Office: Multi-Story

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	Yes
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:⁴⁵	30 Du/Ac
AFFH Score ⁴⁶:	5

Carveout to Promote Housing Production: Yes, 2.0 acres

Market-Rate Development with BMR Requirement ⁴⁷:	Total Units: 60	Min. Rq'd Aff. Units: 9
Proposed 100 du/ac Allowance for 100% Affordable Projects⁴⁸:	Max. Affordable Units: 200	Max. Realistic Affordable Units: 200

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

⁴⁵ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

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Existing Site Facts

Council District:	4
School District:	Menlo Park Elementary School District
Zoning:	RE
Housing Currently Allowed:	Yes
Address:	1105 Valparaiso Avenue
APN:	071071070
Area:	0.4 acres
County Assessor Land Value:	\$486,950
County Assessor Improv. Value:	\$2,006,266
Existing Use:	Church

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	No
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:⁴⁹	30 Du/Ac
AFFH Score ⁵⁰:	4

Carveout to Promote Housing Production: AB 1851, 0.4 acres		
Market-Rate Development with BMR Requirement ⁵¹:	Total Units: 11	Min. Rq'd Aff. Units: 1
Proposed 100 du/ac Allowance for 100% Affordable Projects⁵²:	Max. Affordable Units: 37	Max. Realistic Affordable Units: 37

All sites may require tree removal to be addressed as part of site development.

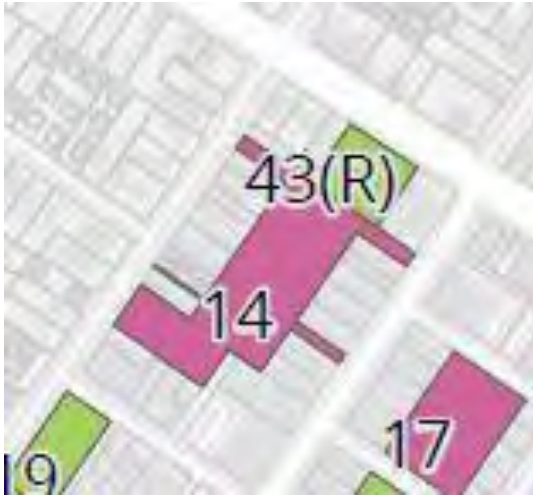
Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

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Existing Site Facts

Council District:	3
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	Lot between El Camino Real and Chestnut on west side of Santa Cruz
APN:	071102400
Area:	2.3 acres
County Assessor Land Value:	\$ 0
County Assessor Improv. Value:	\$ 0
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:⁵³	30 Du/Ac
AFFH Score ⁵⁴:	6

Carveout to Promote Housing Production: No		
Market-Rate Development with BMR Requirement ⁵⁵:	Total Units: 69	Min. Rq'd Aff. Units: 10
Proposed 100 du/ac Allowance for 100% Affordable Projects⁵⁶:	Max. Affordable Units: 228	Max. Realistic Affordable Units: 200

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

⁵³ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

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Existing Site Facts

Council District:	4
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	Lot between University and Crane on west side of Santa Cruz
APN:	071092290
Area:	2.0 acres
County Assessor Land Value:	\$ 0
County Assessor Improv. Value:	\$ 0
Existing Use:	Parking Lot

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	Yes
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:⁵⁷	30 Du/Ac
AFFH Score ⁵⁸:	5

Carveout to Promote Housing Production: No		
Market-Rate Development with BMR Requirement ⁵⁹:	Total Units: 60	Min. Rq'd Aff. Units: 9
Proposed 100 du/ac Allowance for 100% Affordable Projects⁶⁰:	Max. Affordable Units: 199	Max. Realistic Affordable Units: 199

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

⁵⁷ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

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Existing Site Facts

Council District:	4
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	Lot between Evelyn and Crane
APN:	071281160
Area:	1.0 acres
County Assessor Land Value:	\$ 0
County Assessor Improv. Value:	\$ 0
Existing Use:	Parking Lot

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	Yes
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:⁶¹	30 Du/Ac
AFFH Score ⁶²:	6

Carveout to Promote Housing Production: No		
Market-Rate Development with BMR Requirement ⁶³:	Total Units: 30	Min. Rq'd Aff. Units: 5
Proposed 100 du/ac Allowance for 100% Affordable Projects⁶⁴:	Max. Affordable Units: 100	Max. Realistic Affordable Units: 100

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

⁶¹ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

⁶² Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

⁶³ All housing opportunity sites could develop under the allowable density and provide the required percentage of BMRs. This calculation assumes the current BMR 10% requirement for projects with less than 20 units and BMR 15% for projects of 20 units or more.

⁶⁴ 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 ½ mile or more from major transit stops. (AB 1763). This State law, AB 1763, also exempts projects that are a ½ mile or less from a major transit stop from maximum density controls.



Existing Site Facts

Council District:	4
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	Lot between Curtis and Doyle
APN:	071285160
Area:	1.0 acres
County Assessor Land Value:	\$ 0
County Assessor Improv. Value:	\$ 0
Existing Use:	Parking Lot

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	Yes
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:⁶⁵	30 Du/Ac
AFFH Score ⁶⁶:	6

Carveout to Promote Housing Production: No		
Market-Rate Development with BMR Requirement ⁶⁷:	Total Units: 30	Min. Rq'd Aff. Units: 5
Proposed 100 du/ac Allowance for 100% Affordable Projects⁶⁸:	Max. Affordable Units: 100	Max. Realistic Affordable Units: 100

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

⁶⁵ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

⁶⁶ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

⁶⁷ All housing opportunity sites could develop under the allowable density and provide the required percentage of BMRs. This calculation assumes the current BMR 10% requirement for projects with less than 20 units and BMR 15% for projects of 20 units or more.

⁶⁸ 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 ½ mile or more from major transit stops. (AB 1763). This State law, AB 1763, also exempts projects that are a ½ mile or less from a major transit stop from maximum density controls.



Existing Site Facts

Council District:	4
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	Lot behind Draegers
APN:	071273160
Area:	0.6 acres
County Assessor Land Value:	\$ 0
County Assessor Improv. Value:	\$ 0
Existing Use:	Parking Lot

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	Yes
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:⁶⁹	30 Du/Ac
AFFH Score ⁷⁰:	6

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ⁷¹:	Total Units: 19	Min. Rq'd Aff. Units: 2
Proposed 100 du/ac Allowance for 100% Affordable Projects⁷²:	Max. Affordable Units: 62	Max. Realistic Affordable Units: 62

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

⁶⁹ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

⁷⁰ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

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⁷² 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 ½ mile or more from major transit stops. (AB 1763). This State law, AB 1763, also exempts projects that are a ½ mile or less from a major transit stop from maximum density controls.



Existing Site Facts

Council District:	3
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	Lot off Oak Grove
APN:	071094180
Area:	0.6 acres
County Assessor Land Value:	\$ 0
County Assessor Improv. Value:	\$ 0
Existing Use:	Parking Lot

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	Yes
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:⁷³	30 Du/Ac
AFFH Score ⁷⁴:	6

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ⁷⁵:	Total Units: 17	Min. Rq'd Aff. Units: 2
Proposed 100 du/ac Allowance for 100% Affordable Projects⁷⁶:	Max. Affordable Units: 56	Max. Realistic Affordable Units: 56

All sites may require tree removal to be addressed as part of site development.

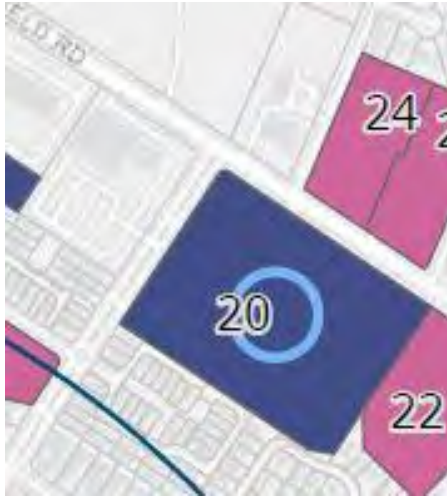
Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

⁷³ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

⁷⁴ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

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⁷⁶ 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 ½ mile or more from major transit stops. (AB 1763). This State law, AB 1763, also exempts projects that are a ½ mile or less from a major transit stop from maximum density controls.



Existing Site Facts

Council District:	3
School District:	Menlo Park Elementary School District
Zoning:	C1
Housing Currently Allowed:	No
Address:	275 Middlefield Road
APN:	062422120
Area:	8.2 acres
County Assessor Land Value:	\$90,064,977
County Assessor Improv. Value:	\$97,838,442
Existing Use:	Office: Multi-Story

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	No
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:⁷⁷	30 Du/Ac
AFFH Score ⁷⁸:	5

Carveout to Promote Housing Production: Yes, 2.0 acres

Market-Rate Development with BMR Requirement ⁷⁹:	Total Units: 60	Min. Rq'd Aff. Units: 9
Proposed 100 du/ac Allowance for 100% Affordable Projects⁸⁰:	Max. Affordable Units: 200	Max. Realistic Affordable Units: 200

All sites may require tree removal to be addressed as part of site development.

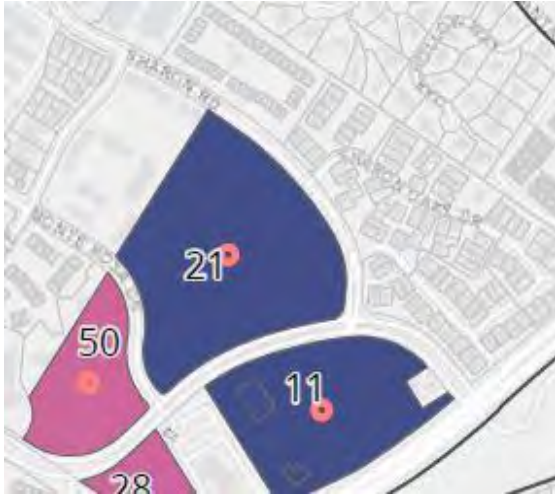
Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

⁷⁷ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

⁷⁸ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

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Existing Site Facts

Council District:	5
School District:	Las Lomas School District
Zoning:	R3A(X)
Housing Currently Allowed:	Yes
Address:	350 Sharon Park Drive
APN:	074281110; 074281120
Area:	10.9 acres
County Assessor Land Value:	\$88,585,337
County Assessor Improv. Value:	\$97,334,507
Existing Use:	Multi-Family Residential

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	No
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:⁸¹	30 Du/Ac
AFFH Score ⁸²:	4

Carveout to Promote Housing Production: Yes, 1.0 acres

Market-Rate Development with BMR Requirement ⁸³:	Total Units: 30	Min. Rq'd Aff. Units: 5
Proposed 100 du/ac Allowance for 100% Affordable Projects⁸⁴:	Max. Affordable Units: 100	Max. Realistic Affordable Units: 100

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

⁸¹ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

⁸² Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

⁸³ All housing opportunity sites could develop under the allowable density and provide the required percentage of BMRs. This calculation assumes the current BMR 10% requirement for projects with less than 20 units and BMR 15% for projects of 20 units or more.

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Existing Site Facts

Council District:	3
School District:	Menlo Park Elementary School District
Zoning:	C1
Housing Currently Allowed:	No
Address:	85 Willow Road
APN:	062422080
Area:	3.2 acres
County Assessor Land Value:	\$35,039,284
County Assessor Improv. Value:	\$24,424,442
Existing Use:	Office: Single-Story

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	No
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:⁸⁵	30 Du/Ac
AFFH Score ⁸⁶:	5

Carveout to Promote Housing Production: No		
Market-Rate Development with BMR Requirement ⁸⁷:	Total Units: 95	Min. Rq'd Aff. Units: 14
Proposed 100 du/ac Allowance for 100% Affordable Projects⁸⁸:	Max. Affordable Units: 316	Max. Realistic Affordable Units: 200

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

⁸⁵ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

⁸⁶ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

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Existing Site Facts

Council District:	3
School District:	Menlo Park Elementary School District
Zoning:	C1
Housing Currently Allowed:	No
Address:	200 Middlefield Road
APN:	062271540
Area:	2.0 acres
County Assessor Land Value:	\$24,122,428
County Assessor Improv. Value:	\$32,531,304
Existing Use:	Office: Multi-Story

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	No
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:⁸⁹	30 Du/Ac
AFFH Score ⁹⁰:	5

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ⁹¹:	Total Units: 61	Min. Rq'd Aff. Units: 9
Proposed 100 du/ac Allowance for 100% Affordable Projects⁹²:	Max. Affordable Units: 203	Max. Realistic Affordable Units: 200

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

⁸⁹ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

⁹⁰ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

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Existing Site Facts	
Council District:	3
School District:	Menlo Park Elementary School District
Zoning:	C1
Housing Currently Allowed:	No
Address:	250 Middlefield Road
APN:	062271010
Area:	2.0 acres
County Assessor Land Value:	\$6,816,160
County Assessor Improv. Value:	\$6,241,350
Existing Use:	Office: Multi-Story

HCD Housing Opportunity Site Criteria	
Within 1/2 Mile of Major Transit Stop:	No
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:⁹³	30 Du/Ac
AFFH Score ⁹⁴:	5

Carveout to Promote Housing Production: No		
Market-Rate Development with BMR Requirement ⁹⁵:	Total Units: 61	Min. Rq'd Aff. Units: 9
Proposed 100 du/ac Allowance for 100% Affordable Projects⁹⁶:	Max. Affordable Units: 203	Max. Realistic Affordable Units: 200

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

⁹³ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

⁹⁴ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

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⁹⁶ 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 ½ mile or more from major transit stops. (AB 1763). This State law, AB 1763, also exempts projects that are a ½ mile or less from a major transit stop from maximum density controls.



Existing Site Facts

Council District:	3
School District:	Menlo Park Elementary School District
Zoning:	C1
Housing Currently Allowed:	No
Address:	8 Homewood Place
APN:	062421010
Area:	2.0 acres
County Assessor Land Value:	\$4,329,001
County Assessor Improv. Value:	\$3,017,046
Existing Use:	Office: Single-Story

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	Yes
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:⁹⁷	30 Du/Ac
AFFH Score ⁹⁸:	5

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ⁹⁹:	Total Units: 60	Min. Rq'd Aff. Units: 9
Proposed 100 du/ac Allowance for 100% Affordable Projects ¹⁰⁰:	Max. Affordable Units: 201	Max. Realistic Affordable Units: 200

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

⁹⁷ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

⁹⁸ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

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Existing Site Facts

Council District:	3
School District:	Menlo Park Elementary School District
Zoning:	C1A
Housing Currently Allowed:	No
Address:	401 Burgess Road
APN:	062390170
Area:	0.5 acres
County Assessor Land Value:	\$2,873,977
County Assessor Improv. Value:	\$1,419,098
Existing Use:	Office: Single-Story

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	Yes
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:¹⁰¹	30 Du/Ac
AFFH Score ¹⁰²:	7

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ¹⁰³:	Total Units: 15	Min. Rq'd Aff. Units: 2
Proposed 100 du/ac Allowance for 100% Affordable Projects¹⁰⁴:	Max. Affordable Units: 50	Max. Realistic Affordable Units: 50

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹⁰¹ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

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Existing Site Facts

Council District:	2
School District:	Ravenswood City School District
Zoning:	C4
Housing Currently Allowed:	No
Address:	570 Willow Road
APN:	062370420
Area:	1.0 acres
County Assessor Land Value:	\$5,681,317
County Assessor Improv. Value:	\$1,893,767
Existing Use:	Hospital Services - Currently for sale

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	No
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:¹⁰⁵	30 Du/Ac
AFFH Score ¹⁰⁶:	4

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ¹⁰⁷:	Total Units: 30	Min. Rq'd Aff. Units: 5
Proposed 100 du/ac Allowance for 100% Affordable Projects ¹⁰⁸:	Max. Affordable Units: 101	Max. Realistic Affordable Units: 101

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹⁰⁵ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

¹⁰⁶ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

¹⁰⁷ All housing opportunity sites could develop under the allowable density and provide the required percentage of BMRs. This calculation assumes the current BMR 10% requirement for projects with less than 20 units and BMR 15% for projects of 20 units or more.

¹⁰⁸ 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 ½ mile or more from major transit stops. (AB 1763). This State law, AB 1763, also exempts projects that are a ½ mile or less from a major transit stop from maximum density controls.



Existing Site Facts

Council District:	5
School District:	Las Lomas School District
Zoning:	C1(X)
Housing Currently Allowed:	No
Address:	2200 Sand Hill Road
APN:	074283070
Area:	2.1 acres
County Assessor Land Value:	\$434,783
County Assessor Improv. Value:	\$2,842,169
Existing Use:	Office: Multi-Story

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	No
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:¹⁰⁹	30 Du/Ac
AFFH Score ¹¹⁰:	5

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ¹¹¹:	Total Units: 63	Min. Rq'd Aff. Units: 10
Proposed 100 du/ac Allowance for 100% Affordable Projects¹¹²:	Max. Affordable Units: 211	Max. Realistic Affordable Units: 200

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹⁰⁹ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

¹¹⁰ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

¹¹¹ All housing opportunity sites could develop under the allowable density and provide the required percentage of BMRs. This calculation assumes the current BMR 10% requirement for projects with less than 20 units and BMR 15% for projects of 20 units or more.

¹¹² 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 ½ mile or more from major transit stops. (AB 1763). This State law, AB 1763, also exempts projects that are a ½ mile or less from a major transit stop from maximum density controls.



Existing Site Facts

Council District:	3
School District:	Menlo Park Elementary School District
Zoning:	C1A
Housing Currently Allowed:	No
Address:	445 Burgess Drive
APN:	062390200
Area:	0.4 acres
County Assessor Land Value:	\$688,708
County Assessor Improv. Value:	\$1,017,054
Existing Use:	Office: Single-Story

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	Yes
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:¹¹³	30 Du/Ac
AFFH Score ¹¹⁴:	7

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ¹¹⁵:	Total Units: 12	Min. Rq'd Aff. Units: 1
Proposed 100 du/ac Allowance for 100% Affordable Projects¹¹⁶:	Max. Affordable Units: 40	Max. Realistic Affordable Units: 40

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹¹³ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

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¹¹⁶ 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 ½ mile or more from major transit stops. (AB 1763). This State law, AB 1763, also exempts projects that are a ½ mile or less from a major transit stop from maximum density controls.



Existing Site Facts

Council District:	4
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	720 Menlo Avenue
APN:	071284110
Area:	0.7 acres
County Assessor Land Value:	\$2,383,421
County Assessor Improv. Value:	\$474,461
Existing Use:	Supermarket

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	Yes
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:¹¹⁷	30 Du/Ac
AFFH Score ¹¹⁸:	6

Carveout to Promote Housing Production: No		
Market-Rate Development with BMR Requirement ¹¹⁹:	Total Units: 20	Min. Rq'd Aff. Units: 3
Proposed 100 du/ac Allowance for 100% Affordable Projects¹²⁰:	Max. Affordable Units: 67	Max. Realistic Affordable Units: 67

All sites may require tree removal to be addressed as part of site development.

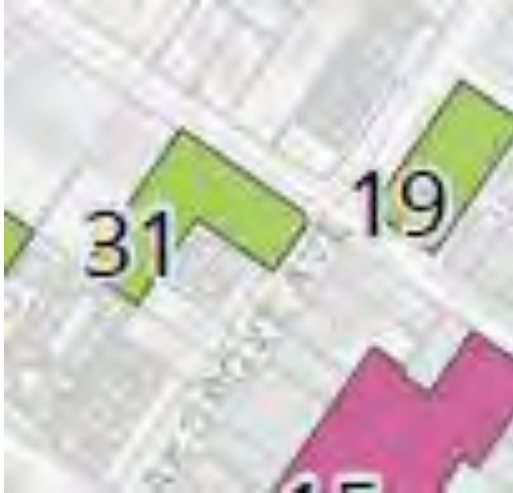
Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹¹⁷ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

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Existing Site Facts	
Council District:	4
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	800 Oak Grove Avenue
APN:	071091520
Area:	0.8 acres
County Assessor Land Value:	\$2,832,855
County Assessor Improv. Value:	\$2,995,326
Existing Use:	Financial

HCD Housing Opportunity Site Criteria	
Within 1/2 Mile of Major Transit Stop:	Yes
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:¹²¹	30 Du/Ac
AFFH Score ¹²²:	5

Carveout to Promote Housing Production: No		
Market-Rate Development with BMR Requirement ¹²³:	Total Units: 23	Min. Rq'd Aff. Units: 4
Proposed 100 du/ac Allowance for 100% Affordable Projects¹²⁴:	Max. Affordable Units: 78	Max. Realistic Affordable Units: 78

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹²¹ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

¹²² Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

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Existing Site Facts

Council District:	4
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	930 Santa Cruz Avenue
APN:	071084140
Area:	0.6 acres
County Assessor Land Value:	\$317,106
County Assessor Improv. Value:	\$271,785
Existing Use:	Office: Single-Story

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:¹²⁵	30 Du/Ac
AFFH Score ^{126:}	5

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ^{127:}	Total Units: 18	Min. Rq'd Aff. Units: 2
Proposed 100 du/ac Allowance for 100% Affordable Projects^{128:}	Max. Affordable Units: 62	Max. Realistic Affordable Units: 62

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹²⁵ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

¹²⁶ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

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Existing Site Facts

Council District:	4
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	1008 University Avenue
APN:	071274140
Area:	0.6 acres
County Assessor Land Value:	\$2,330,219
County Assessor Improv. Value:	\$318,245
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:¹²⁹	30 Du/Ac
AFFH Score ¹³⁰:	6

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ¹³¹:	Total Units: 17	Min. Rq'd Aff. Units: 2
Proposed 100 du/ac Allowance for 100% Affordable Projects¹³²:	Max. Affordable Units: 56	Max. Realistic Affordable Units: 56

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹²⁹ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

¹³⁰ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

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Existing Site Facts

Council District:	4
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	707 Menlo Road
APN:	071288610
Area:	0.5 acres
County Assessor Land Value:	\$2,504,295
County Assessor Improv. Value:	\$1,490,649
Existing Use:	Office: Multi-Story

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:¹³³	30 Du/Ac
AFFH Score¹³⁴:	6

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement¹³⁵:	Total Units: 16	Min. Rq'd Aff. Units: 2
Proposed 100 du/ac Allowance for 100% Affordable Projects¹³⁶:	Max. Affordable Units: 52	Max. Realistic Affordable Units: 52

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹³³ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

¹³⁴ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

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Existing Site Facts

Council District:	4
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	1300 University Drive
APN:	071091310
Area:	0.5 acres
County Assessor Land Value:	\$5,760,034
County Assessor Improv. Value:	\$1,134,240
Existing Use:	Professional Building

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:¹³⁷	30 Du/Ac
AFFH Score ¹³⁸:	5

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ¹³⁹:	Total Units: 15	Min. Rq'd Aff. Units: 2
Proposed 100 du/ac Allowance for 100% Affordable Projects¹⁴⁰:	Max. Affordable Units: 50	Max. Realistic Affordable Units: 50

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹³⁷ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

¹³⁸ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

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Existing Site Facts	
Council District:	3
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	1377 El Camino Real
APN:	071103490
Area:	0.8 acres
County Assessor Land Value:	\$2,458,033
County Assessor Improv. Value:	\$2,005,095
Existing Use:	Store

HCD Housing Opportunity Site Criteria	
Within 1/2 Mile of Major Transit Stop:	Yes
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:¹⁴¹	30 Du/Ac
AFFH Score ¹⁴²:	6

Carveout to Promote Housing Production: No		
Market-Rate Development with BMR Requirement ¹⁴³:	Total Units: 25	Min. Rq'd Aff. Units: 4
Proposed 100 du/ac Allowance for 100% Affordable Projects¹⁴⁴:	Max. Affordable Units: 82	Max. Realistic Affordable Units: 82

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹⁴¹ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

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Existing Site Facts

Council District:	4
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	801-877 El Camino Real
APN:	071331180
Area:	1.4 acres
County Assessor Land Value:	\$9,670,024
County Assessor Improv. Value:	\$1,706,472
Existing Use:	Shopping Center

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:¹⁴⁵	30 Du/Ac
AFFH Score ¹⁴⁶:	6

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ¹⁴⁷:	Total Units: 41	Min. Rq'd Aff. Units: 6
Proposed 100 du/ac Allowance for 100% Affordable Projects ¹⁴⁸:	Max. Affordable Units: 136	Max. Realistic Affordable Units: 136

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹⁴⁵ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

¹⁴⁶ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

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Existing Site Facts

Council District:	2
School District:	Ravenswood City School District
Zoning:	R1U
Housing Currently Allowed:	Yes
Address:	320 Sheridan Drive
APN:	055303110
Area:	2.6 acres
County Assessor Land Value:	\$ 0
County Assessor Improv. Value:	\$ 0
Existing Use:	Vacant Land

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	No
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:¹⁴⁹	30 Du/Ac
AFFH Score ¹⁵⁰:	2

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ¹⁵¹:	Total Units: 78	Min. Rq'd Aff. Units: 12
Proposed 100 du/ac Allowance for 100% Affordable Projects¹⁵²:	Max. Affordable Units: 260	Max. Realistic Affordable Units: 200

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹⁴⁹ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

¹⁵⁰ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

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Existing Site Facts

Council District:	5
School District:	Las Lomas School District
Zoning:	R1S
Housing Currently Allowed:	Yes
Address:	2250 Avy Avenue
APN:	074351100
Area:	0.3 acres
County Assessor Land Value:	\$267,937
County Assessor Improv. Value:	\$1,316,721
Existing Use:	Church

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	No
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:¹⁵³	30 Du/Ac
AFFH Score ¹⁵⁴:	5

Carveout to Promote Housing Production: AB 1851, 0.3 acres

Market-Rate Development with BMR Requirement ¹⁵⁵:	Total Units: 8	Min. Rq'd Aff. Units: 0
Proposed 100 du/ac Allowance for 100% Affordable Projects ¹⁵⁶:	Max. Affordable Units: 25	Max. Realistic Affordable Units: 25

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹⁵³ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

¹⁵⁴ Fair housing requires planning for housing near amenities and resources. Each site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7). This also serves as an estimate for the location scoring done for affordable housing applications to the California Tax Credit Allocation Committee (TCAC), a program of the California State Treasurer that administers Low Income Housing Tax Credits. All potential sites are in High or Highest Opportunity Areas, which is a crucial part of TCAC scoring. More information on TCAC can be found at <https://www.treasurer.ca.gov/ctcac/index.asp>.

¹⁵⁵ All housing opportunity sites could develop under the allowable density and provide the required percentage of BMRs. This calculation assumes the current BMR 10% requirement for projects with less than 20 units and BMR 15% for projects of 20 units or more.

¹⁵⁶ 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 ½ mile or more from major transit stops. (AB 1763). This State law, AB 1763, also exempts projects that are a ½ mile or less from a major transit stop from maximum density controls.



Existing Site Facts

Council District:	5
School District:	Las Lomas School District
Zoning:	R1S
Housing Currently Allowed:	Yes
Address:	2650 Sand Hill Road
APN:	074260740
Area:	0.5 acres
County Assessor Land Value:	\$597,639
County Assessor Improv. Value:	\$4,716,688
Existing Use:	Church

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	No
Development Opportunity Style:	Built on Vacant/Parking Portion
Proposed Allowable Density:¹⁵⁷	30 Du/Ac
AFFH Score ¹⁵⁸:	2

Carveout to Promote Housing Production: AB 1851, 0.5 acres		
Market-Rate Development with BMR Requirement ¹⁵⁹:	Total Units: 15	Min. Rq'd Aff. Units: 2
Proposed 100 du/ac Allowance for 100% Affordable Projects¹⁶⁰:	Max. Affordable Units: 50	Max. Realistic Affordable Units: 50

All sites may require tree removal to be addressed as part of site development.

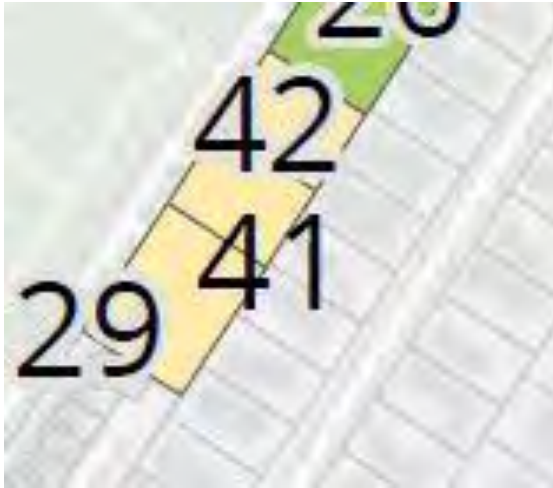
Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

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Existing Site Facts

Council District:	3
School District:	Menlo Park Elementary School District
Zoning:	C1A
Housing Currently Allowed:	No
Address:	431 Burgess Drive
APN:	062390190
Area:	0.2 acres
County Assessor Land Value:	\$2,332,178
County Assessor Improv. Value:	\$2,787,239
Existing Use:	Office: Single-Story

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:¹⁶¹	30 Du/Ac
AFFH Score ¹⁶²:	7

Carveout to Promote Housing Production: No, 0.2 acres

Market-Rate Development with BMR Requirement ¹⁶³:	Total Units: 7	Min. Rq'd Aff. Units: 0
Proposed 100 du/ac Allowance for 100% Affordable Projects¹⁶⁴:	Max. Affordable Units: 24	Max. Realistic Affordable Units: 24

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹⁶¹ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

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Existing Site Facts

Council District:	3
School District:	Menlo Park Elementary School District
Zoning:	C1A
Housing Currently Allowed:	No
Address:	425 Burgess Drive
APN:	062390180
Area:	0.2 acres
County Assessor Land Value:	\$625,702
County Assessor Improv. Value:	\$255,967
Existing Use:	Office: Single-Story

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:¹⁶⁵	30 Du/Ac
AFFH Score ¹⁶⁶:	7

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ¹⁶⁷:	Total Units: 7	Min. Rq'd Aff. Units: 0
Proposed 100 du/ac Allowance for 100% Affordable Projects ¹⁶⁸:	Max. Affordable Units: 24	Max. Realistic Affordable Units: 24

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

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Existing Site Facts

Council District:	3
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	1133-1159 El Camino Real
APN:	071102130
Area:	0.5 acres
County Assessor Land Value:	\$825,570
County Assessor Improv. Value:	\$194,963
Existing Use:	Store

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:¹⁶⁹	50 Du/Ac
AFFH Score ¹⁷⁰:	6

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ¹⁷¹:	Total Units: 27	Min. Rq'd Aff. Units: 5
Proposed 100 du/ac Allowance for 100% Affordable Projects¹⁷²:	Max. Affordable Units: 54	Max. Realistic Affordable Units: 54

All sites may require tree removal to be addressed as part of site development.

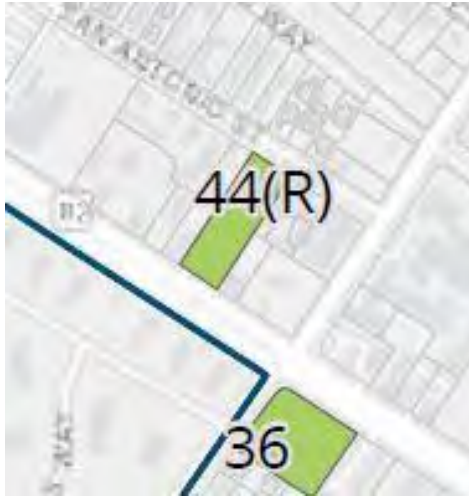
Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

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Existing Site Facts	
Council District:	3
School District:	Menlo Park Elementary School District
Zoning:	SP-ECR-D
Housing Currently Allowed:	Yes
Address:	1436 El Camino Real
APN:	061422350
Area:	0.7 acres
County Assessor Land Value:	\$2,543,111
County Assessor Improv. Value:	\$567,969
Existing Use:	Service Shop

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:¹⁷³	30 Du/Ac
AFFH Score ¹⁷⁴:	5

Carveout to Promote Housing Production: No		
Market-Rate Development with BMR Requirement ¹⁷⁵:	Total Units: 21	Min. Rq'd Aff. Units: 3
Proposed 100 du/ac Allowance for 100% Affordable Projects¹⁷⁶:	Max. Affordable Units: 69	Max. Realistic Affordable Units: 69

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹⁷³ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

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Existing Site Facts

Council District:	5
School District:	Las Lomas School District
Zoning:	R1S
Housing Currently Allowed:	Yes
Address:	Alpine Road at Stowe
APN:	074311600
Area:	0.9 acres
County Assessor Land Value:	\$72,465
County Assessor Improv. Value:	\$ 0
Existing Use:	Vacant Land

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	No
Development Opportunity Style:	Built on Vacant/Parking Portion
Proposed Allowable Density:¹⁷⁷	30 Du/Ac
AFFH Score ¹⁷⁸:	4

Carveout to Promote Housing Production: No		
Market-Rate Development with BMR Requirement ¹⁷⁹:	Total Units: 28	Min. Rq'd Aff. Units: 4
Proposed 100 du/ac Allowance for 100% Affordable Projects¹⁸⁰:	Max. Affordable Units: 93	Max. Realistic Affordable Units: 93

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹⁷⁷ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

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Existing Site Facts

Council District:	4
School District:	Menlo Park Elementary School District
Zoning:	R3
Housing Currently Allowed:	Yes
Address:	796 Live Oak
APN:	071288560
Area:	0.6 acres
County Assessor Land Value:	\$240,065
County Assessor Improv. Value:	\$73,058
Existing Use:	Residential: Five or More Units

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	Yes
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:¹⁸¹	30 Du/Ac
AFFH Score ¹⁸²:	6

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ¹⁸³:	Total Units: 19	Min. Rq'd Aff. Units: 2
Proposed 100 du/ac Allowance for 100% Affordable Projects¹⁸⁴:	Max. Affordable Units: 63	Max. Realistic Affordable Units: 63

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

¹⁸¹ Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.

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Existing Site Facts

Council District:	3
School District:	Menlo Park Elementary School District
Zoning:	R3
Housing Currently Allowed:	Yes
Address:	555 Willow Road
APN:	062285300
Area:	0.4 acres
County Assessor Land Value:	\$117,150
County Assessor Improv. Value:	\$167,385
Existing Use:	Store

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	No
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:¹⁸⁵	30 Du/Ac
AFFH Score ¹⁸⁶:	4

Carveout to Promote Housing Production: No

Market-Rate Development with BMR Requirement ¹⁸⁷:	Total Units: 13	Min. Rq'd Aff. Units: 1
Proposed 100 du/ac Allowance for 100% Affordable Projects ¹⁸⁸:	Max. Affordable Units: 42	Max. Realistic Affordable Units: 42

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

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Existing Site Facts

Council District:	5
School District:	Las Lomas School District
Zoning:	C1A
Housing Currently Allowed:	No
Address:	2700-2770 Sand Hill Road
APN:	074260750
Area:	10.9 acres
County Assessor Land Value:	\$176,813,000
County Assessor Improv. Value:	\$68,757,000
Existing Use:	Office: Multi-Story

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	No
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:¹⁸⁹	30 Du/Ac
AFFH Score ¹⁹⁰:	2

Carveout to Promote Housing Production: Yes, 2.0 acres

Market-Rate Development with BMR Requirement ¹⁹¹:	Total Units: 60	Min. Rq'd Aff. Units: 9
Proposed 100 du/ac Allowance for 100% Affordable Projects¹⁹²:	Max. Affordable Units: 200	Max. Realistic Affordable Units: 200

All sites may require tree removal to be addressed as part of site development.

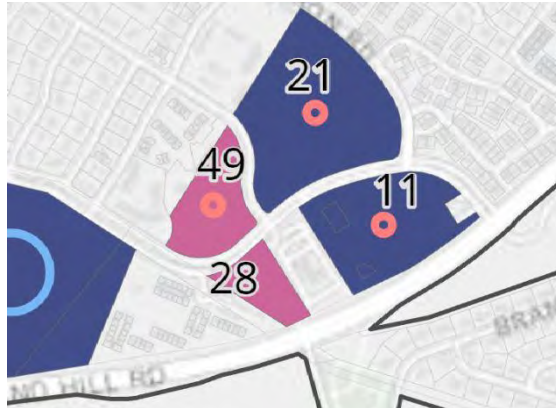
Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

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Existing Site Facts

Council District:	5
School District:	Las Lomas School District
Zoning:	R3A(X)
Housing Currently Allowed:	Yes
Address:	600 Sharon Park Drive
APN:	074282070; 07428090
Area:	3.6 acres
County Assessor Land Value:	\$722,553
County Assessor Improv. Value:	\$4,713,779
Existing Use:	Multi-Family Residential

HCD Housing Opportunity Site Criteria

Within 1/2 Mile of Major Transit Stop:	No
Development Opportunity Style:	Site Redevelopment
Proposed Allowable Density:¹⁹³	30 Du/Ac
AFFH Score ¹⁹⁴:	4

Carveout to Promote Housing Production: Yes, 1.0 acres

Market-Rate Development with BMR Requirement ¹⁹⁵:	Total Units: 30	Min. Rq'd Aff. Units: 5
Proposed 100 du/ac Allowance for 100% Affordable Projects¹⁹⁶:	Max. Affordable Units: 100	Max. Realistic Affordable Units: 100

All sites may require tree removal to be addressed as part of site development.

Housing Opportunity Sites
Menlo Park Housing Element 2023-2031

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