



REGULAR MEETING MINUTES

Date: 11/9/2021

Time: 5:00 p.m.

Location: Zoom

Closed Session

A. Call To Order

Mayor Combs called the meeting to order at 5:25 p.m.

B. Roll Call

Present: Combs, Mueller, Nash, Taylor, Wolosin

Absent: None

Staff: City Manager Starla Jerome-Robinson, City Attorney Nira Doherty, City Clerk Judi A. Herren

C. Agenda Review

City staff pulled item L2. to provide an update.

D. Closed Session

D1. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Paragraph (1) of subdivision (d) of Section 54956.9) Case number: 21-CIV-01717

D2. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9: (One case)

- Jim Fehrle spoke in support of refunding all user utility tax and ceasing future collection.

E. Adjournment

Mayor Combs adjourned to the regular session at 5:43 p.m.

Regular Session

F. Call To Order

Mayor Combs called the meeting to order at 5:46 p.m.

G. Roll Call

Present: Combs, Mueller, Nash, Taylor, Wolosin

Absent: None

Staff: City Manager Starla Jerome-Robinson, City Attorney Nira Doherty, City Clerk Judi A. Herren

H. Report from Closed Session

None.

I. Presentations and Proclamations

- I1. Proclamation: Recognizing United Against Hate Week November 14 – 20, 2021 (Attachment)

Mayor Combs read the proclamation (Attachment).

- I2. Proclamation: Recognizing November 2021 as National American Indian Heritage Month (Attachment)

Mayor Combs read the proclamation (Attachment).

- I3. Proclamation: Recognizing Ruby Bridges Walk to School Day as November 17, 2021 (Attachment)

Mayor Combs read the proclamation (Attachment).

San Mateo County Office of Education representative Theresa Vallez-Kelly accepted the proclamation.

- I4. Presentation: Independent Redistricting Commission update (Presentation)

City Clerk Judi Herren made the presentation (Attachment).

J. Study Session

- J1. Provide direction on Federal Emergency Management Agency Building Resilient Infrastructure and Communities grant opportunity to fund a portion of the Strategy To Advance Flood Protection, Ecosystems And Recreation along the San Francisco Bay project (Staff Report #21-218-CC) (Presentation)

Mayor Combs was recused from item J1. and exited the meeting.

Public Works Director Nikki Nagaya made the presentation (Attachment).

The City Council received clarification on programmatic environmental impact report (EIR), sea level rise impacts along the San Francisco Bay shoreline, the need for additional staff resources to complete this project, the extent of the project sections defined as “Reach 1” and “Reach 2” including how they connect leaving no gaps in the shoreline, applicability of the funds to be used for other projects, and the City contribution to this project.

The City Council discussed including residential areas on the exhibits presenting this project, and potentially incorporating emergency preparedness into this project.

The City Council directed staff to confirm the City’s role as a grant applicant and project lead, to return with a resolution accepting the grant funds and a memorandum of understanding between the project partners, to return with the mid-year budget review with a staffing request, and to return with options during the fiscal year 2022-23 budget development to maintain positive cash flow while awaiting receipt of Federal Emergency Management Agency (FEMA) grant reimbursements.

Mayor Combs rejoined the meeting.

- J2. Provide direction on the use of below market rate housing funds for MidPen Housing, Inc. to create a community land trust as part of their proposed request of \$3.6 million to build 12 ownership units at 335 Pierce Road (Staff Report #21-219-CC) (Presentation)

Web form public comment on item J2. (Attachment).

Acting Housing Manager Mike Noce made the presentation (Attachment).

MidPen Housing, Inc. representative Jan Lindenthal made a presentation (Attachment).

- Karen Grove spoke in support of the creation of a community land trust (CLT) as part of the MidPen 335 Pierce Road project.

The City Council received clarification on the structure of the CLT, current below market rate (BMR) homes outside of CLT compared to within a CLT, costs related to CLT, the relationship between MidPen and CLT, protections on the transfer of titles, infrastructure improvements outside of the proposed project, current BMR funds, multiple CLTs, and purchasing 12 BMR units without CLT.

The City Council discussed the neighborhood based preference and options for current residents of 335 Pierce Road.

The City Council directed the use of funds for MidPeh Housing to create a CLT as it relates to approved uses of the BMR housing funds (Section 13.3 of the BMR housing program guidelines), initial distribution of \$200,000 in BMR housing funds to MidPen Housing to support legal formation of a CLT and community engagement, and staff to return to City Council with specific recommended actions based on the direction of the above items.

K. Public Comment

- Pam Jones spoke in support of linking presentations to the agenda before the item is heard at the City Council meeting.

The City Council reordered the agenda.

P. City Councilmember Reports

City Councilmember Taylor and Vice Mayor Nash requested a special City Council meeting to discuss the Community Engagement and Outreach Committee (CEOC).

Vice Mayor Nash reported out an update on a Peninsula Clean Energy programs.

City Councilmember Mueller reported out on the Menlo Park Community Campus groundbreaking and expressed an interest in establishing an educational equity subcommittee.

Mayor Combs reported out on the San Francisquito Creek Joint Powers Authority meeting.

L. Consent Calendar

- L1. Accept the City Council meeting minutes for October 12 and 26, 2021 (Attachment)
- L2. Adopt Resolution No. 6684 modifying the remainder of the 2021 City Council's regular meeting start time to 7 p.m. (Staff Report #21-215-CC)

City Manager Jerome-Robinson announced the November 16, 2021 meeting special start time at 5 p.m. and a regular meeting at 6 p.m.

The City Council discussed the timing of the full meeting.

ACTION: Motion and second (Combs/ Taylor), to update and approve Resolution No. 6684 modifying the remainder of the 2021 City Council's regular meeting start time to 6 p.m. and direct staff to update the Menlo Park Municipal Code (MPMC) Section 2.04.010 Regular meetings—Days and start time to 6 p.m. from 5 p.m., passed unanimously.

- L3. Library Commission work plan 2021-2022 (Staff Report #21-217-CC)
- L4. Adopt Resolution No. 6685, adopting amendments to Resolution No. 6682 to continue conducting the City's Council and advisory body meetings remotely due to health and safety concerns for the public and to authorize the use of hybrid meetings (Staff Report #21-220-CC)

The City County received clarification on State laws and City resolution and options for who may participate in-person and virtually.

The City Council discussed comfortability of returning to in-person and hybrid vaccination requirements.

ACTION: Motion and second (Wolosin/ Combs), to direct staff to draft and return to City Council a resolution allowing City Council and staff to conduct hybrid meetings, passed unanimously.

ACTION: Motion and second (Nash/ Combs), to approved consent calendar items L1. and L3., passed unanimously.

M. Regular Business

- M1. Introduction of Ordinance No. 1079 repealing Chapter 7.04 [Garbage and Rubbish Disposal] of Title 7 [Health and Sanitation] and enacting Chapter 7.04 [Solid Waste, Recyclables, and Organic Waste Disposal] (Staff Report #21-216-CC) (Presentation)

Management Analyst I Joanna Chen made the presentation (Attachment).

ACTION: Motion and second (Wolosin / Taylor), to waive the reading and introduce Ordinance No. 1079 repealing Chapter 7.04 [Garbage and Rubbish Disposal] of Title 7 [Health and Sanitation] and enacting Chapter 7.04 [Solid Waste, Recyclables and Organic Waste Disposal], passed unanimously.

N. Informational Items

- N1. City Council agenda topics: November - December 7, 2021 (Staff Report #21-214-CC)

O. City Manager's Report

None.

Q. Adjournment

Mayor Combs adjourned the meeting at 9:08 p.m.

Judi A. Herren, City Clerk

These minutes were approved at the City Council meeting of January 11, 2022.

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 998 8073 4930
 - Access the meeting real-time via telephone at:
(669) 900-6833
Meeting ID 998 8073 4930
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.

United Against Hate Week November 14-21, 2021

WHEREAS, the United States is a nation of immigrants, whose strength comes from its diversity; and

WHEREAS, the Constitution enshrines equality on all individuals, regardless of race, gender, religion, or political views; and

WHEREAS, across the United States there exists alarming and frequent displays of hatred, as well as divisive and discriminatory rhetoric, which serve to deepen divisions and normalize hateful and racist discourse and other bigoted views by emboldened hate groups and individuals; and

WHEREAS, education, compassion, and cooperation are key to unlocking understanding and embracing differences between people; and

WHEREAS, the City of Menlo Park is committed to promoting tolerance, equity, and inclusion where it comes to respectful discourse, quality of life, representation, and access to resources for all residents and community members; and

WHEREAS, the City of Menlo Park seeks to join other Bay Area, California and communities across the country in this United Against Hate Week as an important step in bridging divisions, declaring our commitment to inclusivity, and strengthening our communities; and

NOW THEREFORE, BE IT RESOLVED that I, Drew Combs, Mayor of the City of Menlo Park, on behalf of the City Council and the City, do hereby proclaim November 14-21, 2021 as “United Against Hate Week.”

DocuSigned by:

Drew Combs

52C1D491348F4A3...

Drew Combs, Mayor
November 9, 2021

Proclaiming November 2021 as National American Indian Heritage Month

WHEREAS, the history and culture of our great nation have been significantly influenced by American Indians and indigenous peoples; and

WHEREAS, the contributions of American Indians have enhanced the freedom, prosperity, and greatness of America today; and

WHEREAS, their customs and traditions are respected and celebrated as part of a rich legacy throughout the United States; and

WHEREAS, Native American Awareness Week began in 1976 and recognition was expanded by Congress and approved by President George Bush in August 1990, designating the month of November, as National American Indian Heritage Month; and

WHEREAS, in honor of National American Indian Heritage Month, community celebrations as well as numerous cultural, artistic, educational, and historical activities have been planned; and

NOW THEREFORE, BE IT RESOLVED that I, Drew Combs, Mayor of the City of Menlo Park, on behalf of the City Council and the City, do hereby proclaim November 2021 as "American Indian Heritage Month."

DocuSigned by:

Drew Combs

52C1D491348F4A3...

Drew Combs, Mayor
November 9, 2021

Proclaiming November 17, 2021 as Ruby Bridges Walk to School Day

WHEREAS, Ruby Bridges is an icon of the American civil rights movement who at the age of six years old in 1960, became the youngest member to integrate public schools in the American South; and

WHEREAS, segregation continued to exist in various states despite the Supreme Court of the United States' 1954 ruling in *Brown v. Board of Education* barring any state laws allowing racial segregation in public schools; and

WHEREAS, Ruby Bridges was the lone student of her group of African-American students to integrate William Frantz Elementary School in the City of New Orleans on November 14, 1960, being escorted by four federal agents while bravely walking amongst protesters full of vitriol; and

WHEREAS, the San Mateo County Board of Education adopted a resolution in 2019 that November 14, or the following Wednesday should it fall on a weekend, be henceforth annually known as Ruby Bridges Walk to School Day in the County of San Mateo to celebrate the spirit of inclusivity; and

WHEREAS, the California State Senate adopted a resolution in 2021 that November 14, or the following Wednesday should it fall on a weekend, be henceforth annually known as Ruby Bridges Walk to School Day in the State of California to recognize Ruby Bridges' role in the civil rights movement; and

WHEREAS, the City of Menlo Park Safe Routes to School program encourages children to bicycle and walk to school to develop life-long skills and independence in their community; and

WHEREAS, the City of Menlo Park will participate in its third annual Ruby Bridges Walk to School Day, partnering with local schools and the community in promoting walking to school and inclusive communities.

NOW THEREFORE, BE IT PROCLAIMED that I, Drew Combs, Mayor of the City of Menlo Park, on behalf of the City Council, do hereby proclaim Wednesday, November 17, 2021 as Ruby Bridges Walk to School Day in the City of Menlo Park.

DocuSigned by:

Drew Combs

52C1D491348F4A3...

Drew Combs, Mayor
November 9, 2021



Independent Redistricting Commission (IRC)

Presentation – November 9, 2021





IRC formation

- City Council Resolution No. 6659
- Initial actions
 - 15 applications received
 - Applicants attested to compliance with all criteria in Resolution No. 6659, Section 7 “qualifications and restrictions”
 - November 4 – City Clerk randomly selected first 3 Commissioners: Caio Arellano, Brian Gilmer, Dave Wolter
- Next actions
 - 3 Commissioners conduction interviews this week with remaining 12 applicants
 - November 18 – Commissioners Arellano, Gilmer, and Wolter select 4 additional IRC commissioners and 2 alternates
 - Commission orientation and governance procedures



Selection process

November 18 – Public meeting to select additional 4 commissioners and 2 alternate commissioners considering:

- Competency
- Impartiality and non-partisan
- Familiarity with neighborhoods
- Appreciation of diverse demographics
- Ability to work cooperatively
- Relevant civic or volunteer activities





First business meeting – November 18

- Select 4 commissioners and 2 alternates
- Select chair and vice chair
- Adopt administrative procedures
 - Meeting conduct
 - Media relations
 - Financial and internal controls
- Adopt regular meeting schedule
 - Adopt tentative community meeting and public hearing dates
- Training
 - Brown Act
 - Public Records Act
 - Public Reform Act
 - AB 1234 ethics training (online course avail.)
 - SB 1343 preventing sexual harassment and abusive conduct in the workplace (online course avail.)





Second business meeting – December 9 (tentative)

- Demographer presentation
- Mapping tool
- Timelines and milestones
- Public engagement





More information

- menlopark.org/redistricting
- menlopark.org/notifyme





THANK YOU



SAFER Bay Project and FEMA BRIC Grant Opportunity

Study Session – November 9, 2021





AGENDA

- Strategy to Advance Flood Protection, Ecosystems and Recreation along San Francisco Bay (SAFER Bay) project
- FEMA BRIC grant funding for a portion of SAFER Bay project
- Memorandum of understanding
- Anticipated resources for project delivery
- Next steps
- Example project timeline





Recommendation

- Confirm City's role as grant applicant and project lead
- Direct staff to return with resolution accepting the grant funds and a MOU between the project partners
- Direct staff to return during the mid-year budget review with a staffing request
- Direct staff to return with options during the fiscal year 2022-23 budget development to maintain positive cash flow while awaiting receipt of FEMA grant reimbursements



SAFER Bay Project Overview

- Initiated by San Francisco Creek Joint Powers Authority (SFCJPA)
- Background
- Goals
- Progress to-date



Menlo Park portion of SAFER Bay Project

- Portion of overall SAFER Bay project – 3.7 miles of engineered levees and floodwalls
- Protection of PG&E Ravenswood Substation – critical power supply for +300,000 people
- Designed to provide 100-year level of coastal flood protection plus 3.5 feet sea level rise adaptation



Collaborative Partnership & Roles

- Partnership between Menlo Park, SFCJPA, PG&E, and Meta (formerly Facebook)
- Menlo Park is project lead and responsible for project delivery
- SFCJPA providing technical expertise and project support
- Local match funding commitments:
 - PG&E: \$10 M
 - Meta: \$7.808 M



FEMA BRIC Grant

- Submitted application for FEMA Building Resilient Infrastructure and Communities grant – requested \$50 M in federal funding
- Required to provide local match minimum 25% of total project costs
- Total BRIC project cost estimated at \$67.68 M (SAFER Bay project costs approx. \$130 M)
- City notified in July 2021 by FEMA, project has been *Selected for Further Review*
- City currently responding to request for additional information from FEMA



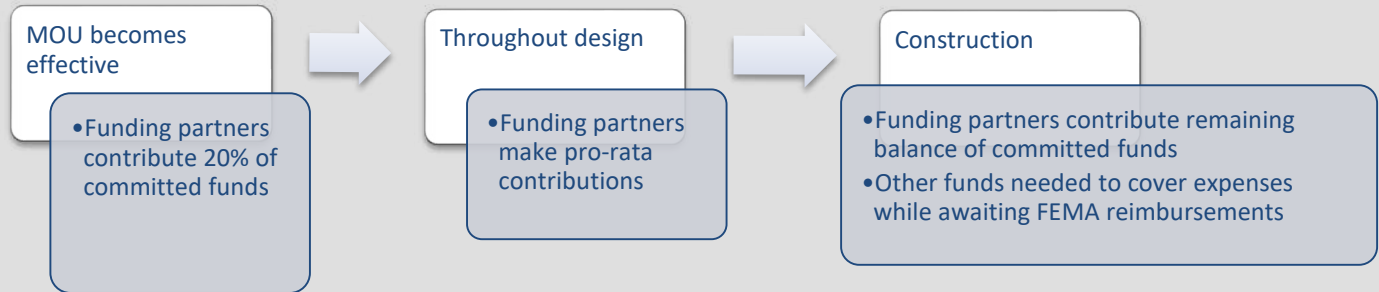
Memorandum of Understanding

- Framework for funding, planning, permitting, designing, constructing, operating and maintaining of the project in anticipation of being awarded \$50m in FEMA BRIC grant funding
- Establishes general role of each party
- Secures the local match funding commitment (\$17.808 total)
- Additional agreements anticipated to further refine respective responsibilities



Anticipated Resources for Project Delivery

- Staffing for project management, considered two options:
 - Contract assistance
 - Additional provisional full-time staff
- Cash flow (approx. \$15 M at peak)
- Operations and maintenance funding (approx. \$210,000 annually)





Recommendation

- Confirm City's role as grant applicant and project lead
- Direct staff to return with resolution accepting the grant funds and a MOU between the project partners
- Direct staff to return during the mid-year budget review with a staffing request
- Direct staff to return with options during the fiscal year 2022-23 budget development to maintain positive cash flow while awaiting receipt of FEMA grant reimbursements





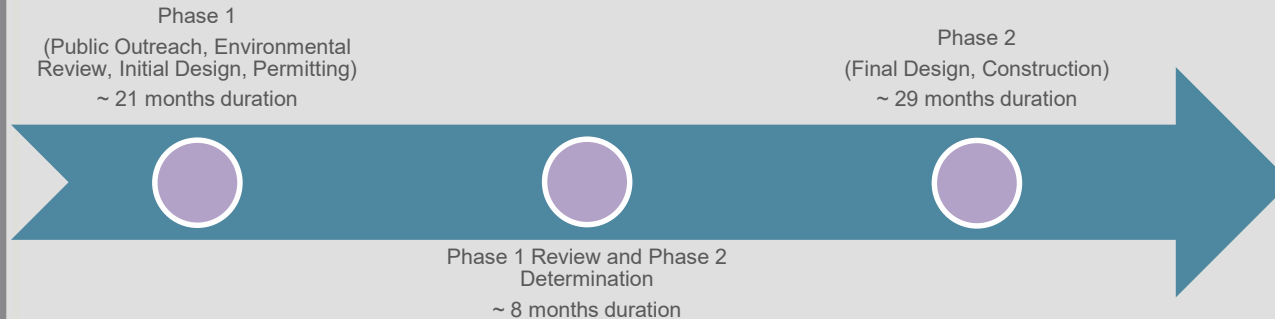
Next Steps

- Return with final MOU for City Council approval
- City Council to adopt a Resolution accepting BRIC grant funds, if awarded, and confirm the City's commitment to lead the project, including performance of long-term operations and maintenance.
- Return with request for a provisional, full-time employee for an initial three-year term, with extension annually for project duration. Part of mid-year 2021-22 budget review.
- Identify potential funding sources to maintain positive cash flow during project construction. Part of fiscal year 2022-23 budget and capital improvement program development.
- Additional agreements, if necessary, will be brought to City Council for review and approval.



Example Project Timeline

- Phase 1 (Public Outreach, Environmental Review, Initial Design, Permitting)
 - ~ 21 months duration
- FEMA Phase 1 Review and Phase 2 Determination
 - ~ 8 months duration
- Phase 2 (Final Design, Construction)
 - ~ 29 months duration
- Total project duration: ~ 58 months





THANK YOU

Agenda item J2

Pam D. Jones, resident

Mayor Combs, Vice Mayor Nash, Councilmembers Taylor, Wolosin, Mueller and Staff,

MidPen Housing Inc. worked with the Belle Haven neighborhood on the number of units, height, and architectural design for their Menlo Gateway (1317-1385 Willow Road) project.

The current project is a result of meetings MidPen held with residents in 2018. At that time, they were unable to commit to a home-buying program, but they agreed with the value homeownership brings to a community. This project addresses the community need and desire of ownership to prevent further displacement of residents.

What is most important is MidPen's proposal is creating a land trust that will be community controlled. A Belle Haven Community Land Trust will enable Menlo Park to have transparent land preservation program and prevent further displacement. MidPen's step-by-step partnership is based on their long history of developing affordable housing and now affordable homeownership.

Details such as offering units to residents who have been displaced over the past number years, will need to be addressed. If we begin working with people in the community now, there will be a large pool of residents prepared to become homeowners in the neighborhood where many have lived for decades.

This is a significant opportunity that will begin to change the lives of future generations.

I strongly urge the Council to do what ever is necessary to move this request forward and ensure its success.

Respectfully,
Pam D. Jones



335 PIERCE ROAD HOUSING PROPOSAL

Study Session





AGENDA

- Staff introduction
- MidPen Housing presentation
- Questions
- Feedback and direction to staff





NOFA BACKGROUND

- **November 2020:** City released \$10 million notice of funding availability (NOFA)
- **January 2021:** City receives three NOFA proposals
- **February 2021:** \$5.5 million approved for purchase of 6-8 Coleman Place by HIP Housing
- **May 2021:** \$1.2 million approved for a homeownership preservation program by Habitat for Humanity
- **November 2021:** pending \$3.6 million toward 12 new townhomes for BMR ownership by MidPen Housing



335 PIERCE ROAD PROPOSAL HIGHLIGHTS

- MidPen owns two parcels at 335 Pierce Road
 - one vacant parcel, one 4 unit apartment building
- Proposal to build 12 townhomes for low income, first time homebuyers
 - Current zoning only allows up to 4 units
- MidPen proposing the creation of a community land trust (CLT)
 - Land trust allows affordable ownership in perpetuity
 - CLT board includes community members
- Funding approval of the project, to be determined at later date, would be conditional based on:
 - zoning amendments as part of Housing Element Update; and
 - successful creation of a community land trust (CLT)



BELOW MARKET RATE (BMR) GUIDELINES

- Section 13.3 of the BMR housing program guidelines outline eligible uses of the BMR housing funds
 - Creation of a CLT is not specifically listed in section 13.3
- First CLT funding proposal the City has received
 - City Council direction on this item would set a precedent for future CLT proposals
- Proposal at 335 Pierce Rd. would produce an increased amount of BMR housing units
 - 4 existing rental units; tenants would be relocated and considered for purchase opportunity
 - 12 new “low” income ownership units; majority of City’s ownership portfolio at moderate income
- Formation of CLT could be considered eligible use if directed by City Council



CITY COUNCIL DIRECTION

1. Use of funds for MidPen to create a CLT as it relates to approved uses of the BMR housing funds (section 13.3 of the BMR housing program guidelines)
2. Initial disbursement of \$200,000 in BMR housing funds to MidPen to support legal formation of a CLT and community engagement
 - Staff would return to City Council with specific recommended actions based on the direction of the above items.



THANK YOU



335 PIERCE ROAD

AFFORDABLE OWNERSHIP PROPOSAL

MENLO PARK CITY COUNCIL

NOVEMBER 9, 2021



PROPOSAL OVERVIEW

- 335 Pierce Road is an existing 4-plex and vacant lot
- Proposed to be replaced by 12 two-bedroom for sale townhomes
- Affordable to Low Income Residents
- Community Control via Community Land Trust
- Replicable and scalable model
- Simple financing strategy





WHY NOW?

Timing is Right

- MidPen can relocate current residents to the new Gateway Rising on Willow Road
- Housing Element Process

Policy Alignment

- Y Plan
- Jan 2020 Housing Inventory and Supply Study
- 2021 Housing Commission Work Plan



POTENTIAL AFFORDABILITY LEVELS

% Area Median Income (AMI)	Household Size	Qualifying Income Range
30-60% AMI	2 person	\$31,590 to \$63,180
	4 person	\$39,480 to \$78,960
60-80% AMI	2 person	\$63,180 to \$84,240
	4 person	\$78,960 to \$105,280
80-100% AMI	2 person	\$84,240 to \$126,360
	4 person	\$105,280 to \$157,920

Median (AMI)	Apartment Size	Sample Rents (per month, based on TCAC guidelines)
AMI	1 Bedroom	\$740 to \$1,481
	2 Bedroom	\$888 to \$1,777
AMI	1 Bedroom	\$1,026 to \$2,053
	2 Bedroom	\$1,481 to \$2,962
AMI	2 Bedroom	\$1,777 to \$2,962
	3 Bedroom	\$2,053 to \$3,422

2017-2019
 7-2019
 Construction: 2019-2021
 MidPen

HOW IT WORKS

Resources	Community Benefits
NOFA Funding of \$3.6MM	<ul style="list-style-type: none">• Turns 4 affordable homes in to 12 affordable homes• Supports the formation of a Belle Haven controlled CLT• Establishes Proof of concept
Community Land Trust	<ul style="list-style-type: none">• Community self determination• Community control of land = asset building• A permanently affordable community asset• Increased affordability via reduced property tax obligation• Mitigates displacement
Homeownership	<ul style="list-style-type: none">• Purchase price can support development cost less land• Wealth Building via:<ul style="list-style-type: none">• Principle over time• Controlled equity return• Mortgage Interest Tax Deduction• Homeowners become community stewards



ZONING

	Current R-3 (DB)	Proposed R-4-S (AHO)
Density	13.1 du/ac	30 du/ac
Front Yard Setback	15%; 20 ft. min.	10 ft.
Side Setback	15 ft.	10 ft.
Rear Setback	15%; 15 ft. min.	10 ft.
Maximum Height	35 ft.	40 ft.
Maximum FAR	35% to 75%	60% to 90%
Parking	2 spaces per unit (1 covered)	2 spaces per unit
Number of Homes	8	12



NEXT STEPS

- Commitment of seed funding from City of Menlo Park to fund legal and organizing costs to form Belle Haven CLT
- Community outreach and engagement to identify leaders interested in helping to form CLT, potential future board members, etc. and assess support for rezoning site and affordable homeownership model
- Coordinate with Menlo Park on rezoning via the Housing Element
- In 2023, begin entitlement process, construction, and delivery of homes



THANK YOU



BUILDING COMMUNITIES. CHANGING LIVES.



MidPen has a well-established and successful working relationship with the City of Menlo Park. We look forward to continuing our partnership with the City to explore this innovative new model for scalable affordable homeownership.

FINANCING

GOALS

- Support Low-Income households
- Minimize the additional funding needed
- Minimize the City investment

HOME PRICES & TERMS

- Price of \$636,500
- Buyers at 80% AMI (\$125,280 annual income)
- Household size: 3+ person households
- 5% down payment (\$31,825)
- 4.0% fixed rate 30-year mortgage
- All homes currently assumed as 2-Beds

Total Development Cost	
Land & Acquisition	\$3,269,715
Relocation	\$10,000
Hard Costs	\$5,944,860
Architecture & Engineering	\$510,000
Soft Costs	\$1,083,322
Developer Fee	\$420,000
Total	\$11,237,897 <i>(\$936K per unit)</i>

Funding Sources	
Sales Proceeds	\$7,637,897
Menlo Park NOFA Funds	\$3,600,000 <i>(\$300K per unit)</i>
Total	\$11,237,897 <i>(\$936K per unit)</i>



SB 1383 ENFORCEMENT ORDINANCE

City Council Meeting – November 9, 2021



SB 1383 COMPLIANCE PROGRESS

Item	Purpose	Lead agency	Council action
MOU with SBWMA	Education and outreach	SBWMA	Oct. 12: Approved
MOU with San Mateo County Office of Sustainability	Edible Food Recovery program	San Mateo County Office of Sustainability	Oct. 12: Approved
SB 1383 enforcement ordinance	<ul style="list-style-type: none">- Organic collection services- Compliance and enforcement	City of Menlo Park	Nov. 9: Waive first reading and introduce Ordinance No. 1079

ORDINANCE NO. 1079 KEY PROVISIONS



- Single-family homes, multifamily dwellings, and commercial businesses must normally have organics collection service and properly sort their materials;
- Businesses must (a) supply an adequate number of labeled, color coded containers for employees, contractors, tenants and customers, (b) provide education to new tenants, and (c) provide access to the City to confirm compliance;

ORDINANCE NO. 1079 KEY PROVISIONS (CONT'D)



- Commercial edible food generators must divert edible food through a written agreement with food recovery organizations by specific dates: Tier 1 generators by January 1, 2022 and Tier 2 generators by January 1, 2024;
- Generators have the option to self-haul source separated waste; and
- The right to inspect and enforce the requirements are contained in the Ordinance.



REMAINING COUNCIL ACTIONS REQUIRED BEFORE JANUARY 1, 2022

Item	Purpose	Tonight's staff recommendation	Next steps
SB 1383 enforcement ordinance	<ul style="list-style-type: none">- Organic collection services- Compliance and enforcement	Nov. 9: Waive first reading and introduce Ordinance No. 1079	Nov. 16: Waive second reading and adopt the Ordinance
City's purchasing policy to comply with SB 1383	<ul style="list-style-type: none">- Procure recovered organic products- Purchase recycled-content paper products	None.	Dec 14 (tent.): Consider resolution approving updates to the purchasing policy



THANK YOU