



SPECIAL AND REGULAR MEETING MINUTES

Date: 9/26/2023
Time: 5:00 p.m.
Locations: Teleconference and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Special and Regular Session

A. Call To Order

Mayor Wolosin called the meeting to order at 5:04 p.m.

B. Roll Call

Present: Combs, Doerr, Nash, Taylor, Wolosin
Absent: None
Staff: City Manager Justin I. C. Murphy, Assistant City Manager Stephen Stolte, City Attorney Nira F. Doherty, Assistant to the City Manager/City Clerk Judi A. Herren

C. Report from Closed Session

No reportable actions.

D. Agenda Review

The City Council reordered P. Closed Session before E. Public Comment.

The City Council adjourned to closed session.

P. Closed Session

P1. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION
(Paragraph (2) of subdivision (d) of Gov. Code § 54956.9)
Significant exposure to litigation: Three cases

P2. Closed session conference with labor negotiators pursuant to Government Code §54957.6
regarding labor negotiations with the American Federation of State, County, and Municipal Employees Local 829 (AFSCME) and Service Employees International Union Local 521 (SEIU)

Agency designated representatives: City Manager Justin I.C. Murphy, Administrative Services Director Brittany Mello, Assistant City Manager Stephen Stolte, City Attorney Nira Doherty, Special Counsel Charles Sakai

Roll Call

Mayor Wolosin re-called the meeting to order at 6:22 p.m.

E. Public Comment

- Edward Schlesinger spoke in support of smoke free multi-unit housing.
- Dr. Warren Hayman spoke in support of retaining the Onetta Harris Community Center name for the new community center and creating a documentary on the life of Onetta Harris to be made available at the center.
- Kathleen Hohalek spoke on construction rules and the impacts to 1455 Woodland Ave.
- Kenneth Harris spoke in support of retaining the Onetta Harris Community Center name for the new community center.
- Juanita Croft spoke in support of local rental assistance.

F. Presentations and Proclamations

F1. Proclamation: Recovery Happens Month (Attachment)

Mayor Wolosin read the proclamation (Attachment).

Voices of Recovery San Mateo County Executive Director ShaRon Heath accepted the proclamation.

F2. Proclamation: Suicide Prevention Month (Attachment)

Mayor Wolosin read the proclamation (Attachment).

John Butler accepted the proclamation.

G. Study Session

G1. Review and provide direction on the proposed Stormwater Master Plan (Staff Report #23-218-CC)

Senior Civil Engineer Pam Lowe and Wood Rodgers representative Cheng Soo made the presentation (Attachment).

- Pam D Jones spoke in support of a stormwater master plan update and educating the public on how they can help including resident initiatives.

The City Council received clarification on resident and volunteer initiatives (e.g., "adopt a drain"), modeling used to create the draft plan, capital costs to meet the 2-year and 10-year design storms, other jurisdictions plans, future funding study and opportunities for safe streets and green infrastructure to align with stormwater improvements.

The City Council discussed sanitary district coordination and adding Cambridge Avenue at El Camino Real and Middle Avenue between Morey Drive and Kenwood Drive.

G2. Provide direction on a proposal to install Flock fixed automated license plate readers with gunshot detection capability citywide (Staff Report #23-215-CC)

Police Chief David Norris made the presentation (Attachment).

- Randy Avalos spoke in opposition of a Flock system installation and in support of updating the data retention policy.
- Pam D Jones spoke on concerns related to data storage retention timing and requested clarification on officer recordings and requested definition of "agencies".
- Karen Grove spoke in opposition of a Flock system installation and data retention and requested clarification collected data access.
- Jason Miles spoke in opposition of a Flock system installation.

The City Council took a recess at 8:29 p.m.

The City Council reconvened at 8:36 p.m.

The City Council received clarification on data on improved safety and usefulness, length of data retention, current system read rates compared to proposed, costs in relation to the number of cameras, vendor costs, equipment ownership and maintenance, crime solving opportunities, camera placement and locations, number of violent crimes in the city, road rage and speed detection capabilities, data sharing arrangement with other cities and bifurcating automatic license plate readers and Raven gunshot detection technology.

The City Council discussed gunshot detection citywide, increasing public outreach, privacy concerns and policing value.

The City Council directed staff to not move forward with Flock automatic license plate readers.

H. Consent Calendar

- H1. Adopt resolution designating the public works director and assistant public works director as authorized agents to provide for all matters related to obtaining federal financial assistance from the California Governor's Office of Emergency Services and Federal Emergency Management Agency (Staff Report #23-211-CC)
- H2. Authorize the Mayor to sign the City's response to the San Mateo County Civil Grand Jury Report: "Bike Safety in San Mateo County: Making Bicycling Safer in the County" (Staff Report #23-212-CC)
- H3. Award a construction contract to Bay Point Control, Inc. dba Marina Mechanical for the minimum point of entry and dispatch rooms heating, ventilation, and air conditioning upgrade project (Staff Report #23-213-CC)

The City Council received clarification on the efficiency of the HVAC (heating, ventilation, and air conditioning) system.

- H4. Award purchase contracts to National Auto Fleet Group, Pape, and Coach West Luxury Performance Motorcars for the fiscal year 2023-24 vehicle and equipment purchase and allow \$50,000 for contingency (Staff Report #23-217-CC)
- H5. Approve advisory body annual work plans for the Complete Streets Commission, Environmental

Quality Commission, Finance and Audit Commission, Housing Commission and Library Commission (Staff Report #23-223-CC)

The City Council directed staff to include research of opportunities for paying down successor agency debt as a Finance and Audit Commission (FAC) work plan item.

- H6. Authorize the city manager to execute a revised agreement with Tripepi Smith for communications support services (Staff Report #23-221-CC)

ACTION: Motion and second (Taylor/ Nash), to approve the consent calendar including update to FAC work plan, passed unanimously.

I. Public Hearing

- I1. Consider and adopt resolutions approving 1) the below market rate housing agreements, and 2) a vesting tentative map for a major subdivision to create 116 for-sale townhome units for the 123 Independence Dr. housing development project, with a total of 432 dwelling units and 2,000 square feet of commercial space, located at 119 Independence Dr., 123-125 Independence Dr., 127 Independence Dr., 1205 Chrysler Dr., and 130 Constitution Dr. (commonly referred to as 123 Independence Dr.) (Staff Report #23-219-CC)

Contract Principal Planner Payal Bhagat made the presentation (Attachment).

Peter Tsai with the Sobrato Organization and Constanza Asfura-Heim with Habitat for Humanity Greater San Francisco, applicant representatives made a presentation (Attachment).

Mayor Wolosin opened the public hearing.

- Ali Sapirman spoke in support of the project and below market rate (BMR) housing.
- Matt Regan spoke in support of the project and the organizations.
- Rosanne Foust spoke in support of the project and the organizations.
- Ross Silverstein spoke in support of the project, additional BMR housing and on concerns to the lack of a creation of a neighborhood.

Mayor Wolosin closed the public hearing.

The City Council received clarification on the need for two alternative forms of BMR agreement governing production of 18 for-sale inclusionary units.

The City Council discussed amendments to the BMR agreement resolution and overall community creation to include retail.

ACTION: Motion and second (Wolosin/ Taylor), to adopt resolutions approving the following actions associated with the project at 123 Independence Dr.: 1) Three below market rate (BMR) housing agreements for the provision of 56 BMR rental apartment units and 18 for-sale BMR townhome units, affordable to low-income households; and 2) Vesting tentative map for a major subdivision to modify the parcel configuration and to create 116 for-sale townhome units, including updates to the agreement resolution, passed unanimously.

J. Regular Business

- J1. Direct staff to return with funding agreements authorizing the grant of below market rate housing funds as follows: 1) \$2,000,000 for Habitat for Humanity of Greater San Francisco, 2) \$2,000,000 for MidPen Housing, Inc., and 3) \$180,000 to Rebuilding Together Peninsula and to provide direction on a notice of funding availability application at 1162 El Camino Real (Staff Report #23-220-CC)

Housing Manager Tim Wong made the presentation (Attachment).

- Julie Shanson spoke in support of increasing affordable housing stock and deepening affordability of existing BMR units.

The City Council directed staff to proceed with recommended NOFA (notice of funding availability).

The City Council received clarification on 1162 El Camino Real options and potential city costs.

The City Council discussed land donation for 1162 El Camino Real and in-lieu fees per unit.

ACTION: By acclamation, the City Council continued the meeting past 11 p.m.

The City Council directed staff to return with additional information and context for 1162 El Camino Real donation, in-lieu fee and project obligation.

ACTION: Motion and second (Doerr/ Nash), to direct staff to return with funding agreements authorizing the grant of BMR housing funds as follows: 1) \$2,000,000 for Habitat for Humanity of Greater San Francisco; and 2) \$2,000,000 for MidPen Housing, Inc. and 3) \$180,000 for Rebuilding Together Peninsula, passed unanimously.

K. Informational Items

- K1. City Council agenda topics: October 2023 (Staff Report #23-222-CC)

L. City Council Initiated Items

- L1. Direction on the mobile market (Staff Report #23-214-CC)

- Pam D Jones spoke on concerns to the ending of the mobile market closing and no notification.

Vice Mayor Taylor introduced the item.

The City Council received clarification on provisional options to keep the mobile market open with city assistance.

The City Council discussed city costs.

The City Council directed the city manager to prioritize staff resources to prepare a formal staff report for further City Council consideration and/or action.

M. City Council Reconsideration

- M1. Direction on the reconsideration authorizing the city manager to execute an agreement with Team Sheeper, Inc., to operate Burgess Pool and the future Menlo Park Community Campus aquatics center specifically regarding Solo Aquatics services (Staff Report #23-216-CC)

Mayor Wolosin introduced the item.

The City Council received clarification on equivalent services across the two pools.

The City Council discussed the responsibility to provide equivalent services.

N. City Manager Report's

City Manager Justin Murphy reported out on scheduling a special meeting to review the Housing Element.

O. City Councilmember Reports

Mayor Wolosin reported out on the California League of Cities conference, an upcoming Local Policy Makers Group for Caltrain and quarterly in-person office hour on September 30 at noon.

City Councilmember Combs reported out on the public works open house event and office hours on Saturdays from 9-10 a.m. at Café Zoe (1929 Menalto Ave.).

City Councilmember Doerr reported on an upcoming second annual climate summit for San Mateo County and in-person office hours restarting Tuesdays from 8–9:30 a.m. at Woodside Bakery and Café in Sharon Heights.

City Councilmember Nash reported out on the safe routes to school committee at Oak Knoll.

Vice Mayor Taylor reported out on an upcoming disaster preparedness workshop and SFO Airport/Community Roundtable meeting.

P. Closed Session

- P1. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION

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- P2. Closed session conference with labor negotiators pursuant to Government Code §54957.6 regarding labor negotiations with the American Federation of State, County, and Municipal Employees Local 829 (AFSCME) and Service Employees International Union Local 521 (SEIU)

Agency designated representatives: City Manager Justin I.C. Murphy, Administrative Services Director Brittany Mello, Assistant City Manager Stephen Stolte, City Attorney Nira Doherty, Special Counsel Charles Sakai

Q. Adjournment

Mayor Wolosin adjourned to the closed session at 11:48 p.m.

Mayor Wolosin adjourned the meeting at 12:59 a.m.

Assistant to the City Manager/ City Clerk Judi A. Herren

These minutes were approved at the City Council meeting of October 24, 2023.

Recognizing September as Recovery Happens Month

WHEREAS, the month of September 2023 is National Recovery Month; and

WHEREAS, National Recovery Month spreads the positive message that behavioral health is essential to overall health; and

WHEREAS, treatment and prevention providers across the communities of San Mateo County have dedicated themselves to promoting recovery, saving lives, destigmatizing and educating the public about substance use and co-occurring disorders; and

WHEREAS, every day, in Menlo Park, community members and neighbors of all ages enter treatment for substance use and mental health disorders and begin the road to wellness and recovery in a system that emphasizes behavioral health as an essential part of overall health; and

WHEREAS, San Mateo County continues to support Recovery Month's mission to improve the lives of those living with these disorders, to celebrate individuals in recovery and to acknowledge those working to provide integrated recovery services; and

WHEREAS, prevention works, treatment is effective, and recovery is possible; and

WHEREAS, while the road to recovery may be difficult, the benefits of preventing and overcoming substance use and co-occurring disorders are significant and valuable to individuals, families, and communities. People can and do recover; and

WHEREAS, Recovery Happens Month is supported and celebrated in Menlo Park and promotes the importance of prevention, treatment, and recovery. In this spirit, this year's theme is: "Recovery is for Everyone: Every Person. Every Family. Every Community."

NOW, THEREFORE, BE IT RESOLVED that I, Jen Wolosin, Mayor of the City of Menlo Park, on behalf of the City Council and the City, do hereby, hereby designate September 2023 as Recovery Happens Month. Let us remember there are multiple pathways to recovery and let us remember everyone's journey results in their own unique experience of recovery.

Jen Wolosin, Mayor
September 26, 2023

Recognizing September as Suicide Prevention Month

WHEREAS, Menlo Park has joined the county, state, and country in honoring Suicide Prevention Month in September, which included National Suicide Prevention Week from September 10 – 16 and World Suicide Prevention Day on September 10, to spread the message that suicide can be prevented; and

WHEREAS, in 2022, 67 people died by suicide in San Mateo County and 13,525 calls were received by the San Mateo County Crisis Line run by StarVista Crisis Center; and

WHEREAS, in July 2022, the StarVista Crisis Hotline received a 10% increase compared to July 2021, likely due to the debut of the 988 number on July 16 of that year; and

WHEREAS, suicide is a preventable national and state public health problem with no single cause and suicide most often occurs when stressors exceed the coping abilities of someone struggling with a mental health condition; and

WHEREAS, no single suicide prevention program or effort is appropriate for all populations or communities and therefore we must also acknowledge and address the disparity in access to mental healthcare for underrepresented groups and advocate for ending these disparities by encouraging culturally informed and evidence-based mental healthcare and services; and

WHEREAS, residents can play a role in suicide prevention by supporting local Suicide Prevention Month every September and working within their communities to learn how to discuss suicide without increasing the risk of harm; and

WHEREAS, Menlo Park residents are also urged to play a role in supporting each other and preventing suicide by knowing the signs of suicide, finding the words to communicate, and reaching out to local 24/7 resources, including our local San Mateo County StarVista Crisis Hotline (650-579-0350) or National Suicide Prevention Lifeline (988 or 1-800-273-TALK); and

NOW, THEREFORE, BE IT RESOLVED that I, Jen Wolosin, Mayor of the City of Menlo Park, on behalf of the City Council and the City, do hereby designate September 2023 as Suicide Prevention Month and call upon everyone in our community to find their role in suicide prevention.

Jen Wolosin, Mayor
September 26, 2023



STORMWATER MASTER PLAN

September 26, 2023





STORM DRAIN SYSTEM



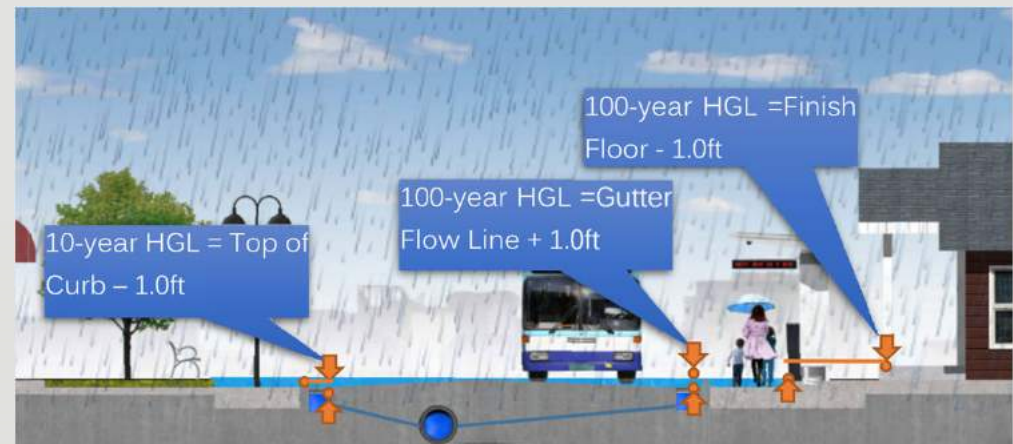
- Mostly built between 1950 – 1965
- 46 miles of storm drain pipes, gutters, manholes, bubblers, catch basins, open channels, and pump stations (\$187M investment)
- Collects and discharges rainwater and runoff, untreated, into San Francisquito Creek, Atherton Channel, and San Francisco Bay
- Provides flood control with sufficient pipe sizes
- Plan at the very beginning for climate change impacts on the storm system for better resiliency/adaptation



STORMWATER MASTER PLAN

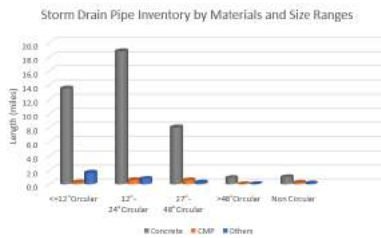


- Last citywide storm drainage needs study was completed in 1990
- Oct 2019, the City Council approved an agreement with Wood Rodgers, Inc. to develop the Plan
- Meet level-of-service goals (10-year design storm for pipes and top of curb)

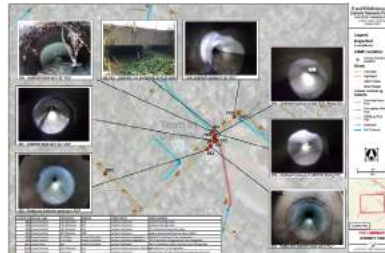


APPROACH | Comprehensive, Realistic, Optimized

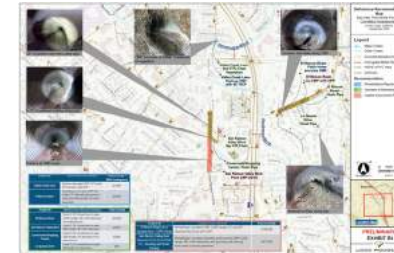
Inventory



Condition Assessment



O&M Plan



Flood Risk



Improvement Alternatives

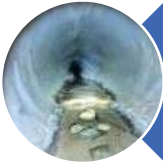


CIP Prioritization

Table 41 – Improvement Project Prioritization

Recommended Improvements	Annualized Flood Risk (\$)	Annualized Project Life Cycle Cost (\$)	Annualized Risk/Annualized Project Life Cycle Cost	Prioritization Ranking
Middlefield Road	502 M	0.72 M	7.0	1
El Camino Real / Alto Lane	2.63 M	0.49 M	5.4	2
Arbol Road	1.01 M	0.35 M	2.9	3
Chrysler Drive	0.31 M	0.11 M	2.8	4
O'Brien Drive	0.09 M	0.06 M	1.5	5

DATABASE | Facility Inventory



Storm Drainage Facilities



Georeferenced As-Builts



Inspection & Condition Assessment



Hydrologic & Hydraulic Model Input

SURVEY + INSPECTION | Site Prioritization

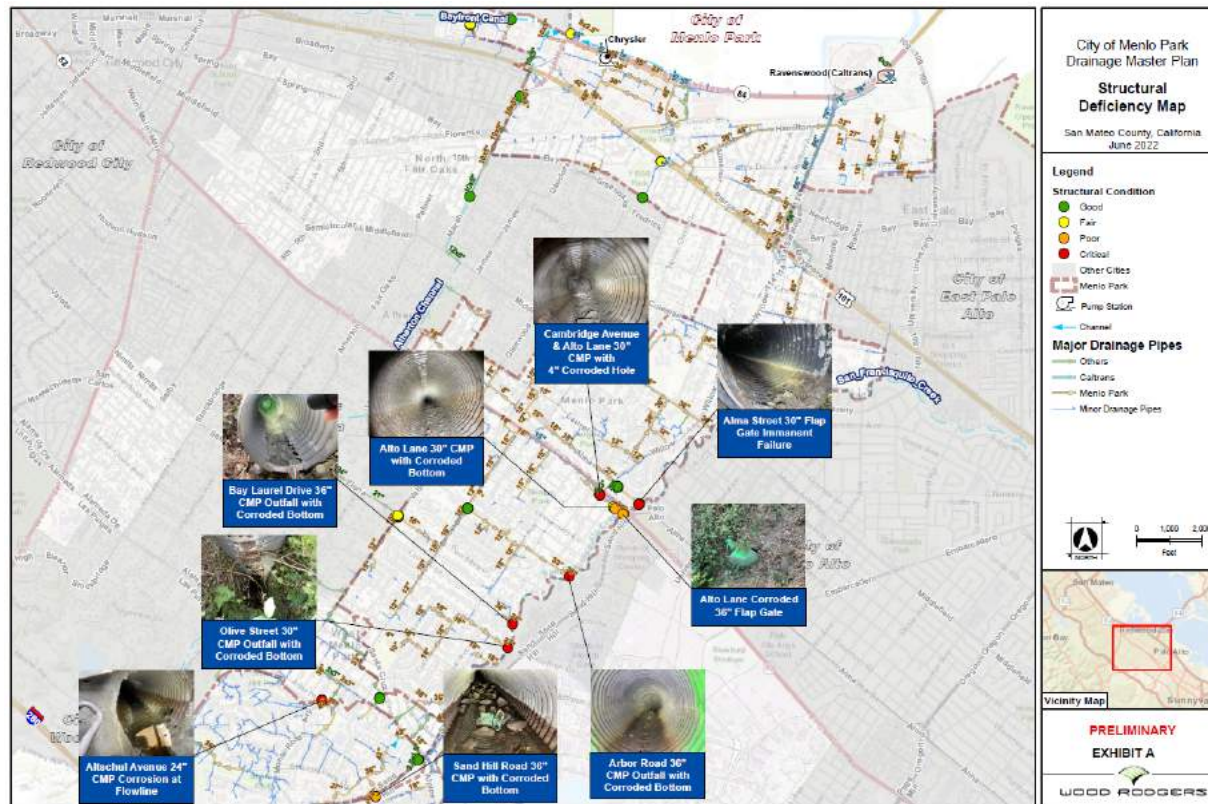


Survey + Inspection
Prioritization

1. Reported flooding & deficient pipe incidents
2. Aged CMPs
3. Upstream inlets, flat slope, backwater & transition
4. Hillsides & outfall structures



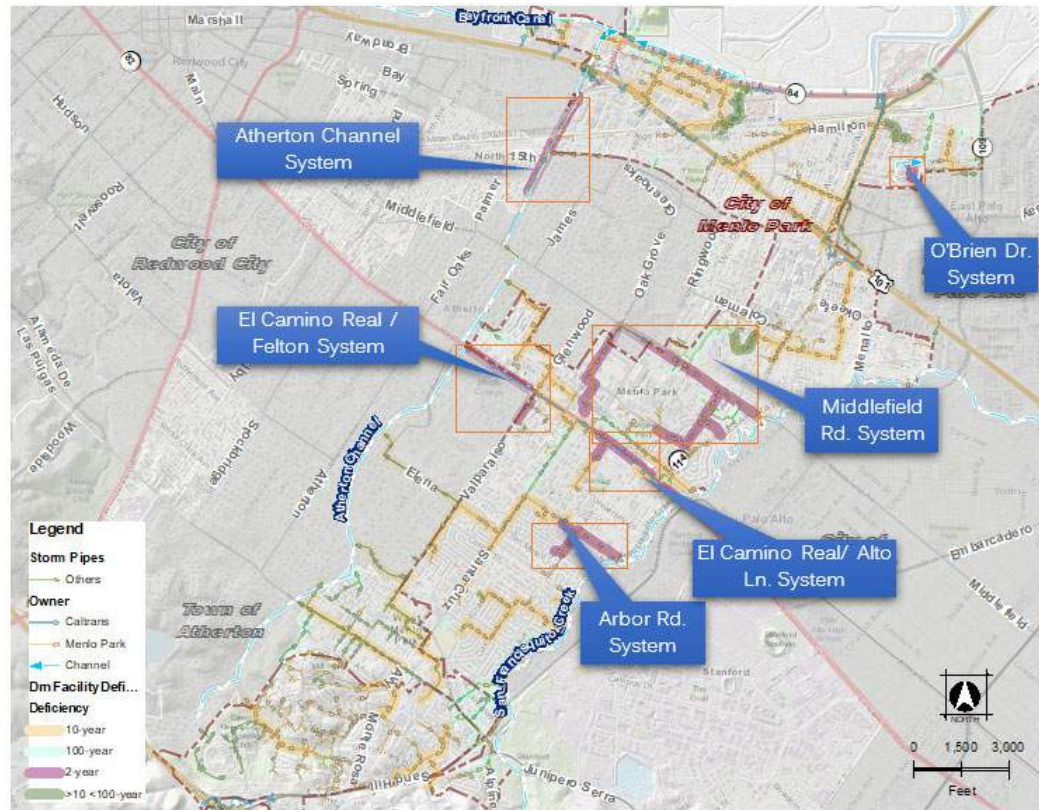
CONDITION ASSESSMENT | Structural Deficiency



CAPACITY ASSESSMENT | Conveyance Deficiency



CAPACITY ASSESSMENT | Conveyance Deficiency



CIP | Recommendations

The 2-year storm improvements are included as part of the 10-year storm improvements.

Drainage Basin	2-Year Storm		10-Year Storm	
	Capital Costs, \$	Total Costs*, \$	Capital Costs, \$	Total Costs*, \$
Middlefield Road	6.2 M	8.7 M	16.4 M	23.0 M
El Camino Real / Alto Lane	2.7 M	3.8 M	11.0 M	15.4 M
Arbor Road	2.3 M	3.2 M	7.8 M	10.9 M
Chrysler Drive	-	-	2.5 M	3.5 M
O'Brien Drive	0.8 M	1.1 M	1.4 M	2.0 M
TOTAL	12.0 M	16.8 M	39.1 M	54.8 M

* Total Costs includes administration, permitting, and project management

Resource Needs | Engineering + O&M

Recommended Improvements	Engineering Staffing Analysis	O&M Staffing Analysis
Total CIP Cost	\$39 M	Maintenance Activities
Administration & Construction Management	\$8 M	
Implementation Schedule	10 years	Recurring Annually
Engineering Staff Salary with Benefits	\$250/ hour	\$100/ hour
Required Staff Hour	3,200 hour/ year	700 hour/ year
Number of Staff (80% billable hours)	2	0.5



NEXT STEPS

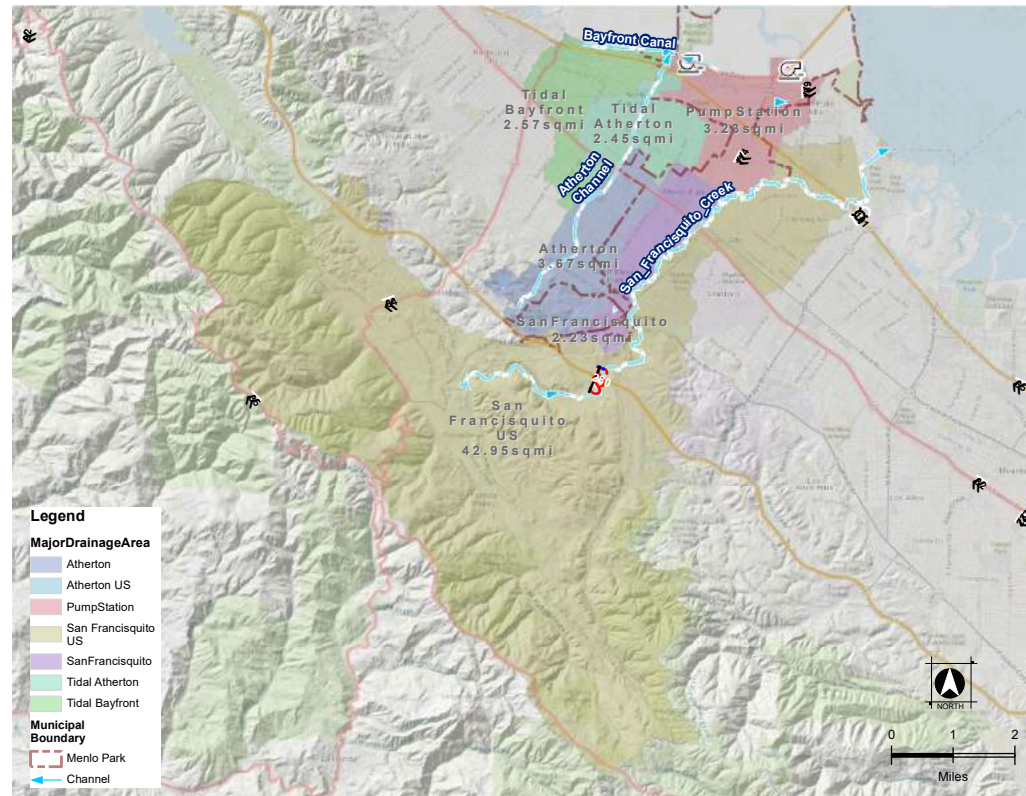


- Tonight - Receive City Council feedback on the Plan
- Tentatively Oct 2023 – Present the Plan to City Council for acceptance
- Spring 2024 – Seek City Council approval for consultant agreement for Storm System Funding Study (funded for this fiscal year)
- Fall 2024 – Complete Storm System Funding Study
- Implementation timeline dependent on funding



THANK YOU

DRAINAGE SYSTEM | Characteristics



APPROACH | Fundable

Staff Augmentation

Storm System Funding Study

Grant Applications



OFFICIAL PROPERTY OWNER BALLOT
Town of Moraga Stormwater Fee

The property depicted on this ballot is the subject of an application by:

- [Name] proposing construction of a new structure and/or structure addition;
- [Name] proposing a change in the use of the property;
- [Name] proposing a change in the use of the property;

Under the Town of Moraga Ordinance 11.01.010, the property owner is required to pay a stormwater fee. The fee is based on the square footage of the structure and/or structure addition. The fee is based on the square footage of the structure and/or structure addition. The fee is based on the square footage of the structure and/or structure addition.

YES, I agree to the proposed annual stormwater fee.

NO, I do not agree to the proposed fee as demonstrated by:

I hereby declare, under penalty of perjury, that I am the property owner or owner's authorized representative of the parcel(s) identified on the official ballot.

Signature: _____ Date: _____ Print Name: _____

Signature of Official Property Owner or Authorized Representative: _____

PLEASE PRINT YOUR NAME AND ADDRESS IN THE SPACE PROVIDED BELOW.

As required by the State of California, the voter's signature on this ballot must be legible and must be written in blue or black ink. The voter's signature must be written in the space provided on the ballot. The voter's signature must be written in the space provided on the ballot. The voter's signature must be written in the space provided on the ballot.

U.S. Department of Homeland Security
FEMA
June 21, 2020

Mark S. Chidambro, Director
Congressional Liaison Representative
California Office of Emergency Services
1500 Sherman Avenue
Moraga, CA 94553

Reference: Application Approval, Phase One
2019-2020 FEMA E-101-0018 - Stormwater Flood Control & Stormwater Detention Fund - Supplement # 111

Dear Mr. Chidambro:

We received the application for the above referenced project for the Contra Costa County Flood Control District (CCCFCD) Supplement # 111. We are pleased to inform you that the project is eligible and we have approved the application for the above referenced project. The project is eligible for funding under the above referenced project. The project is eligible for funding under the above referenced project.

The Phase One eligible costs are \$100,000. The Phase One eligible costs are \$100,000. The Phase One eligible costs are \$100,000. The Phase One eligible costs are \$100,000. The Phase One eligible costs are \$100,000.

The Phase One approval is subject to the following:

1. Scope of work: The proposed activity will fund improvements to an existing structure and/or structure addition that comply with the requirements of the California Building Code (CBC) and the California Fire Code (CFC). The project will include the construction of a new structure and/or structure addition, and other associated activities. The proposed improvements will be completed during the construction period. The project will include the construction of a new structure and/or structure addition, and other associated activities. The proposed improvements will be completed during the construction period.

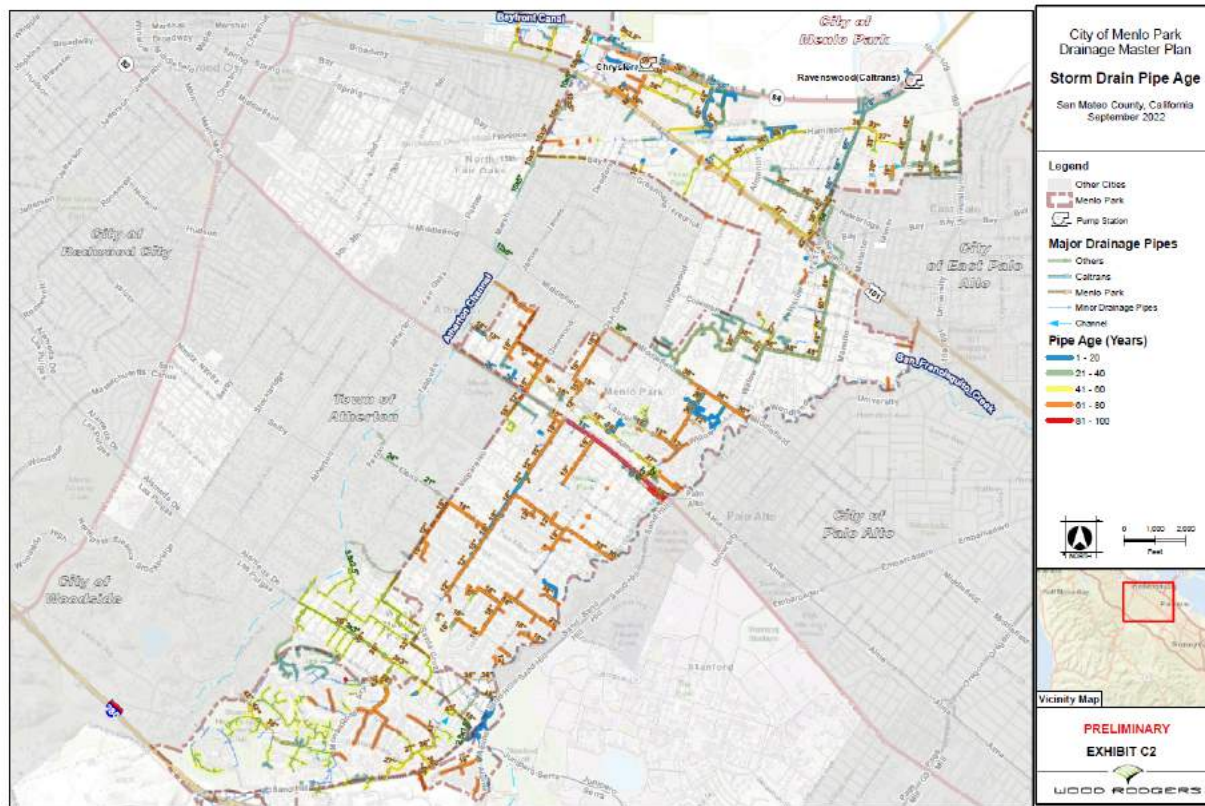
The approved Phase One will consist of the following activities and deliverables:

- Design, Permitting and P.E. & E. 40% design (provide 40% design when completed for CDD)

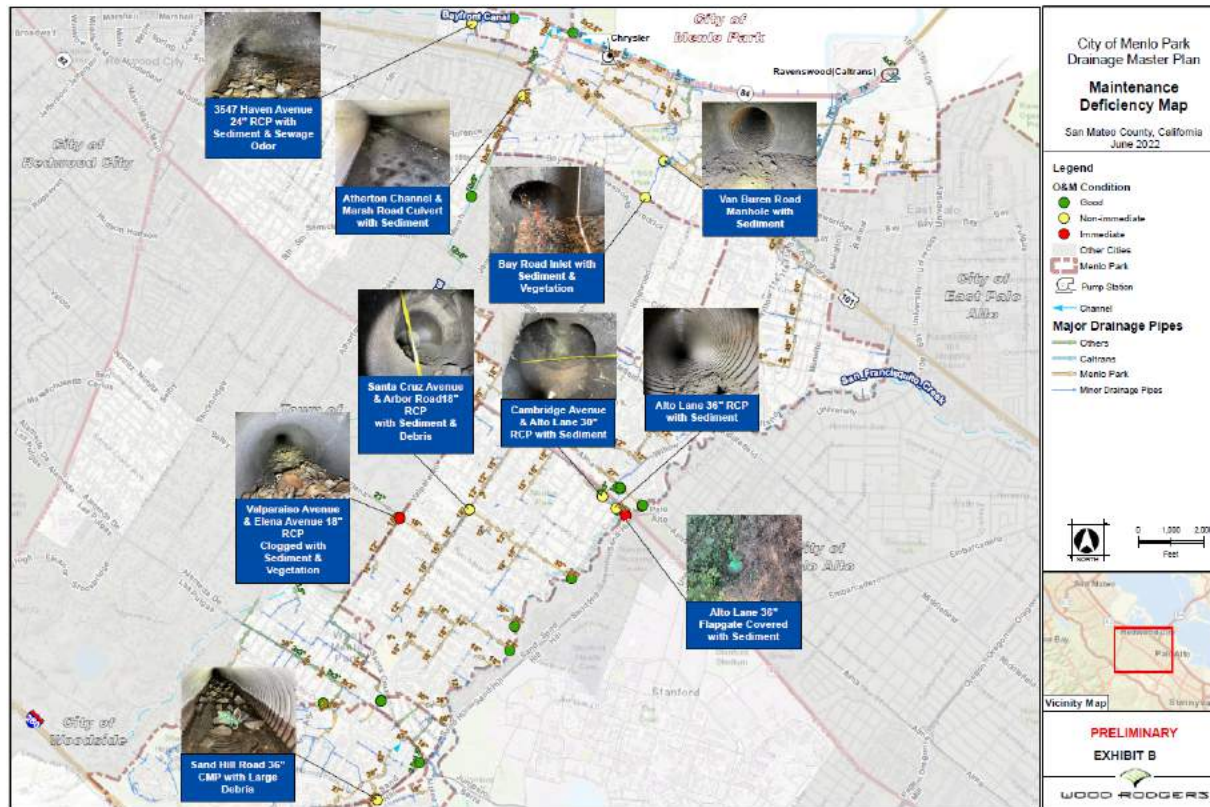
This review does not cover subsequent phases including construction activities. The ground disturbing activities are permitted without prior notice and approval from FEMA.



DRAINAGE SYSTEM | Age



CONDITION ASSESSMENT | Maintenance Deficiency



CAPACITY ASSESSMENT | Conveyance Deficiency



FUNDING | Financing Success (and failures)

Recent Stormwater Funding Measures

Recent Stormwater Fee Ballot Measures					
Agency	Year	Annual Amount	Type	Support Level	
City of Sacramento	2022	\$ 207	Fee	52%	*
Vallejo Flood & Storm	2022	\$ 54	Fee	32%	*
City of Davis	2021	\$ 157	Fee	61%	*
City of San Bruno	2021	\$ 154	Fee	36%	*
City of Alameda	2019	\$ 129	Fee	57%	*
City of Cupertino	2019	\$ 56	Fee	51%	*
City of Los Altos	2019	\$ 88	Fee	44%	*
City of Berkeley	2018	\$ 96	Fee	61%	*
Los Angeles County	2018	\$ 83	Tax	69%	*
Town of Moraga	2018	\$ 120	Fee	48%	*
City of Palo Alto	2017	\$ 164	Fee	64%	*
City of Culver City	2016	\$ 99	Tax	74%	



FUNDING | Grant Funding

HAZUS
Flood Scenario Parameters

Have used the following set of information to define the flood parameters for the flood loss estimate provided in this report:

Study Region Name: Marin_Es2014_18
Scenario Name: Es2014_18
Return Period (Years): 10
Analysis Options Analyzed: No Wind Effects

Study Region Overview Map
Illustrating scenario flood extent, as well as exposed residential footprints and total exposure

FEMA RiskMAP
Benefit-Cost Calculator
V.6.0 (July 2007/2010 FEMA Release History)

Select	Project Title	County	Benefits (B)	Costs (C)	BCR (B/C)	Copy
<input checked="" type="checkbox"/>	Marin City Drainage Improvements	Marin, CA	\$ 18,450,744	\$ 12,813,605	1.44	
TOTAL (SELECTED)			\$ 18,450,744	\$ 12,813,605	1.44	
TOTAL			\$ 18,450,744	\$ 12,813,605	1.44	



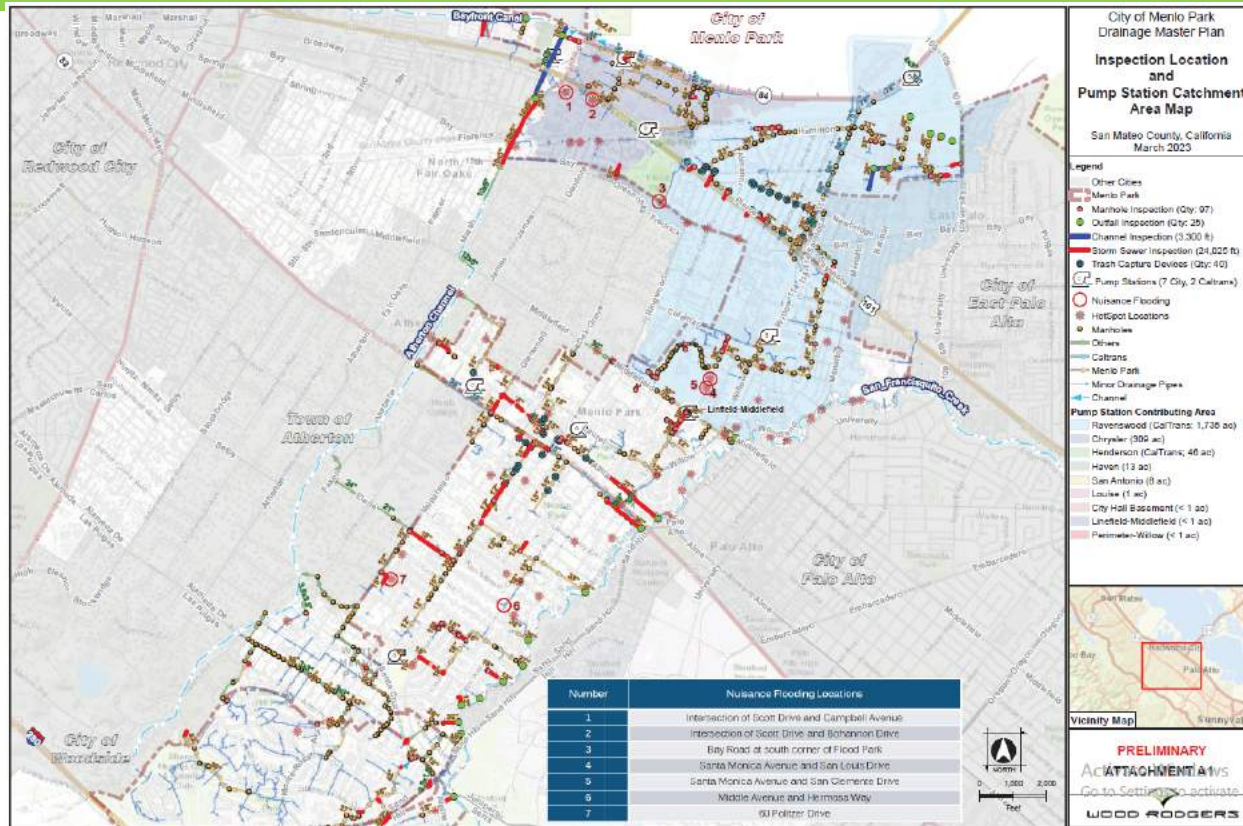
Date of Grant Application	Client	Value of Grant	Funding Source	Was it Successful?
2021	Redwood City, CA	\$ 7,600,000	FEMA HMGP	Yes
2021	Redwood City, CA	\$ 13,100,000	FEMA HMGP	Yes (tentative)
2017	Marin County Flood Control District, CA	\$ 12,000,000	FEMA HMGP	Yes
2015	Alameda County Flood Control District, CA	\$ 3,600,000	FEMA HMGP	Yes
2011	Alameda County Flood Control District, CA	\$ 16,000,000	FEMA HMGP	Yes
2011	City of Salinas, CA	\$ 50,000,000	FEMA HMGP	Yes
2011	City of Rancho Cordova CA	\$ 3,000,000	FEMA HMGP	Yes
2011	Desert Research Institute, NV	\$ 3,000,000	FEMA HMGP	Yes
2011	Washoe County, NV	\$ 3,000,000	FEMA HMGP	Yes
2011	Douglas County / Nevada Tahoe Conservation District, NV	\$ 600,000	FEMA HMGP	Yes
2008	Alameda County Flood Control District, CA	\$ 1,000,000	FEMA HMGP	Yes
2008	Marin County	\$ 180,000	FEMA HMGP	Yes
2007	Levee District No.1	\$ 14,100,000	FEMA HMGP	Yes
2007	RD 2103	\$ 10,800,000	Proposition 1E	Yes
2006	Washoe County, NV	\$ 3,000,000	USFS, Southern Nevada Public Lands Management Act (SNPLMA)	Yes



Funding



O&M MANUAL | Predictive vs. Preventive





POLICE DEPARTMENT - STUDY SESSION ALPRS & GUNSHOT DETECTION

Sept. 26, 2023

OBJECTIVES & RECOMMENDATION



- **Understand and address questions and/or concerns from our public and City Council**
- **Receive direction from the City Council:**
 - **Direction to proceed with preparation for Public Safety deployment of fixed Automated License Plate Readers (ALPRs) and Gunshot Detection Technology**
 - **Major themes and issues to be addressed while reviewing and modifying Menlo Park Municipal Code and Menlo Park Police Department Policy specifically related to data collection retention and use related to ALPRs**
 - **Return with a proposed agreement, budget amendment request, and modified Municipal Ordinance for approval, as well as a draft Policy for review.**



MENLO PARK PD – HISTORY & BACKGROUND - ALPR



Automated License Plate Readers at Menlo Park PD:

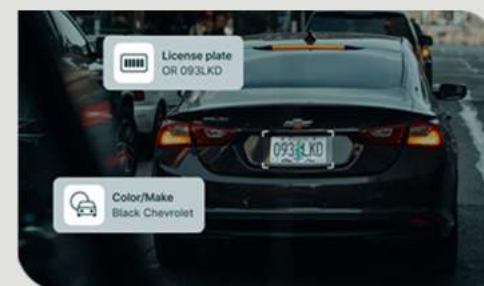
- In operation as “Mobile ALPRs” since 2013-14
 - 3 vehicles currently deployed with ALPR technology
 - ALPR data retention to restricted to 6 months by City Ordinance in 2013.
- MPPD signed a “Memorandum of Understanding” (MOU) with Flock Safety (“Flock”) in 2022, providing access to Flock ALPR data from Law Enforcement partners, with access approved by mutual agreement with each participating agency.



WHAT ARE ALPRS, AND HOW DO THEY WORK?



- **Automated License Plate Readers (ALPRs) may be either:**
 - **Mobile (mounted to a vehicle or other movable apparatus)**
 - **Fixed (placed permanently or semi-permanently in one location)**
- **ALPRs use high-resolution video to identify vehicle characteristics**
 - **License plate, date, time location**
 - **Additional characteristics (i.e. make / color)***
- **This information becomes DATA (Owned by MPPD)**



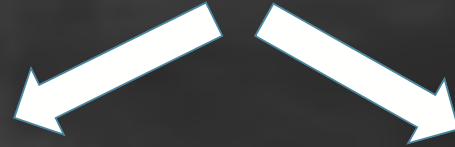


HOW DOES ALPR DATA WORK?



1. Camera retrieves digital information (data)
2. Data belongs to MPPD (exclusive control)
3. Data checked against “hotlist”

**All data relayed
via end-to-end
encryption to
secured storage.**



**Hotlist alerts
relayed to Officers**

Hotlist:

- **Wanted Vehicles**
- **Vehicles associated with Wanted People**
- **Missing Adults and Children**
- **Amber Alerts, etc.**

HOW DOES ALPR DATA WORK?

4. **Stored data is securely held in server (NCRIC *)**
5. **Information is accessible only with Officer ID, case or incident number, and valid reason (all agencies)**
6. **Data is purged by MP City Ordinance after 6 months † (most agencies are 1 year)**

* If activated, Flock's server is also highly secure

† Flock, if activated, purges data after 30 days. By Agency option, NCRIC may still hold for 6 months.



ABOUT DATA SHARING



- **Data that goes to NCRIC is shared with Bay Area Agencies and other Law Enforcement Agencies**
 - **subject to strict auditing**
 - **accessible only with specific requestor ID information plus need and right to know**
- **NCRIC does not share information for the sole purpose of Immigration Enforcement (CA Values Act)**



SHARING - HOW DOES FLOCK DIFFER?



- **Flock is designed to also share data with Bay Area Agencies and other Law Enforcement Agencies**
 - **subject to strict auditing**
 - **accessible only with specific requestor ID information plus need and right to know**
- **Sharing via Flock requires agencies to mutually agree to share data, and all agency policies require an approval process for this. (Chief's Authorization)**
- **Flock never shares or sells data. It belongs to MPPD.**



WHY FLOCK?

- **More economical, efficient equipment**
- **Fixed ALPRs are far more objective and indiscriminate than mobile ALPRs**
 - Single location 24-7-365 vs. dependent on where and when officers drive on patrol.
- **Law Enforcement information sharing**
 - Existing / Planned in nearly every city from Daly City to Palo Alto on the Peninsula, providing a critical network of monitoring for criminal activity.
 - This is a tremendous amount of license plate information. The only pieces of that data reach Law Enforcement under legitimate public safety circumstances two ways
 - Alerts from hot list
 - Investigative searches with strict accountability

NOTE –
Bay Area Agencies consistently conduct investigative searches for less than a tenth of 1% of plates recorded by the system.

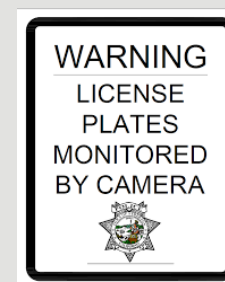
Hotlists alert on 1 to 2 license plates per 1000 read, per NCRIC.

The rest of that data sits securely and privately in the server until it is purged. **(99.5%)**
(never exposed to anyone)



WHY FLOCK, CONT'D -

- **Proven and tested crime fighting and public safety tool:**
 - Can be placed strategically based on traffic patterns and ingress/egress from our community
 - Serve as a strong deterrent to criminal activity
 - Fixed perimeter of Flock cameras provide real time alerts to established crime-related vehicles entering our neighborhoods
 - Provide a significantly more useful tool for investigations than Mobile ALPRs, and are an enormous and time-saving supplement to investigative activity



LOCAL EXAMPLE:

Shooting Incidents on Windermere on Coleman and at 7-Eleven Oak Grove in the last 13 months would have been solved or significantly aided by local ALPRs.



WHY FLOCK, CONT'D -

- **While robustly present on the San Mateo Peninsula, Flock maintains objectivity, ethics and integrity.**
 - All data end-to-end encrypted, stored securely and owned by the agency (NEVER sold or shared by Flock)
 - Fully auditable, and requiring accountability and legitimate public safety reasons for access to data
 - Retention period within Flock's server is purposely short (30 days)
 - Provides a **Public Transparency Portal** tracking the latest 30 days of activity
 - It is NOT:
 - Facial recognition
 - Predictive policing
 - Connected to DMV registration information or other third parties like Carfax
 - Holding personal identifying information of ANY kind



WHY FLOCK, CONT'D –

TRANSPARENCY PORTAL



Piedmont CA PD

Transparency Portal
Last Updated: Mon Sep 25 2023

Overview

The Piedmont Police Department uses Flock Safety's Operating System to capture objective evidence without compromising on individual privacy. Piedmont PD utilizes retroactive search to solve crimes after they've occurred. Additionally, PD utilizes real-time alerting of hotlist vehicles to capture wanted criminals. In an effort to be open with the public to demonstrate our proper usage and communicate what guardrails are in place, we have made the below policies and usage statistics available to the public.

Policies

What's Detected
Vehicles, License Plates

What's Not Detected
Facial recognition, People, Gender, Race

Usage

Data retention
60 days

Number of owned cameras
39

Search Audit
Download CSV

Additional Info

Full ALPR Policy
Piedmont PD's full ALPR policy can be found at the following link:
[https://www.ci.piedmont.ca.us/UserFiles/Servers/Server_13659739/File/Government/Departments/Police%20Department/Automated_License_Plate_Readers__ALPRs_%20\(S\).pdf](https://www.ci.piedmont.ca.us/UserFiles/Servers/Server_13659739/File/Government/Departments/Police%20Department/Automated_License_Plate_Readers__ALPRs_%20(S).pdf)

Disclaimer
The Piedmont Police Department is in the process of transitioning all of its cameras to Flock Safety and so the ALPR data reflected in the Transparency Portal is not reflective of all the data the Department is collecting.

Provided by Flock Safety

What's Not Detected
Facial recognition, People, Gender, Race

Number of owned cameras
39

Acceptable Use Policy
Data is used for law enforcement purposes only. Data is owned by Piedmont PD and is never sold to 3rd parties.

Prohibited Uses
Immigration enforcement, traffic enforcement, harassment or intimidation, usage based solely on a protected class (i.e. race, sex, religion), Personal use.

Access Policy
All system access requires a valid case number and is stored indefinitely. This data is regularly audited every 90 days.

Hotlist Policy
Hotlist hits are required to be human verified prior to action.

External agencies who have access
ACRATT -CA, Alameda CA PD, Albany CA PD, Antioch CA PD, Atherton CA PD, Benicia CA PD, Campbell CA PD, Citrus Heights CA PD, City Of Dixon Police Department (CA), Colma CA PD, Concord CA PD, Daly City CA PD, Danville CA PD, East Bay Parks CA PD, El Cerrito CA PD, Elk Grove CA PD, Fairfield CA PD, Fremont CA PD, Hayward CA PD, Hercules CA PD, Hillsborough CA PD, Livermore CA PD, Lodi CA PD, Los Gatos Monte Sereno PD - CA, Marin County CA SO, Milpitas CA PD, Morgan Hill CA PD, Napa County CA SO, NCRIC, Newark CA PD, Novato CA PD, Oakland CA PD, Oakley CA PD, Pinole CA PD, Pleasanton CA PD, Redwood City CA PD, Richmond CA PD, Rio Vista CA PD, Rocklin CA PD, San Leandro PD CA, San Mateo CA PD, San Mateo County CA SO, San Pablo CA PD, San Ramon CA PD, Santa Clara PD - CA, Santa Maria CA PD, Sausalito CA PD, Solano County CA SO, Tracy CA PD, Vacaville CA PD, Vallejo CA PD, Walnut Creek CA PD

Hotlists Alerted On
California SVS, NCMC Amber Alert

Vehicles detected in the last 30 days
177,902

Hotlist hits in the last 30 days
791

Searches in the last 30 days
112



WHY FLOCK, CONT'D -

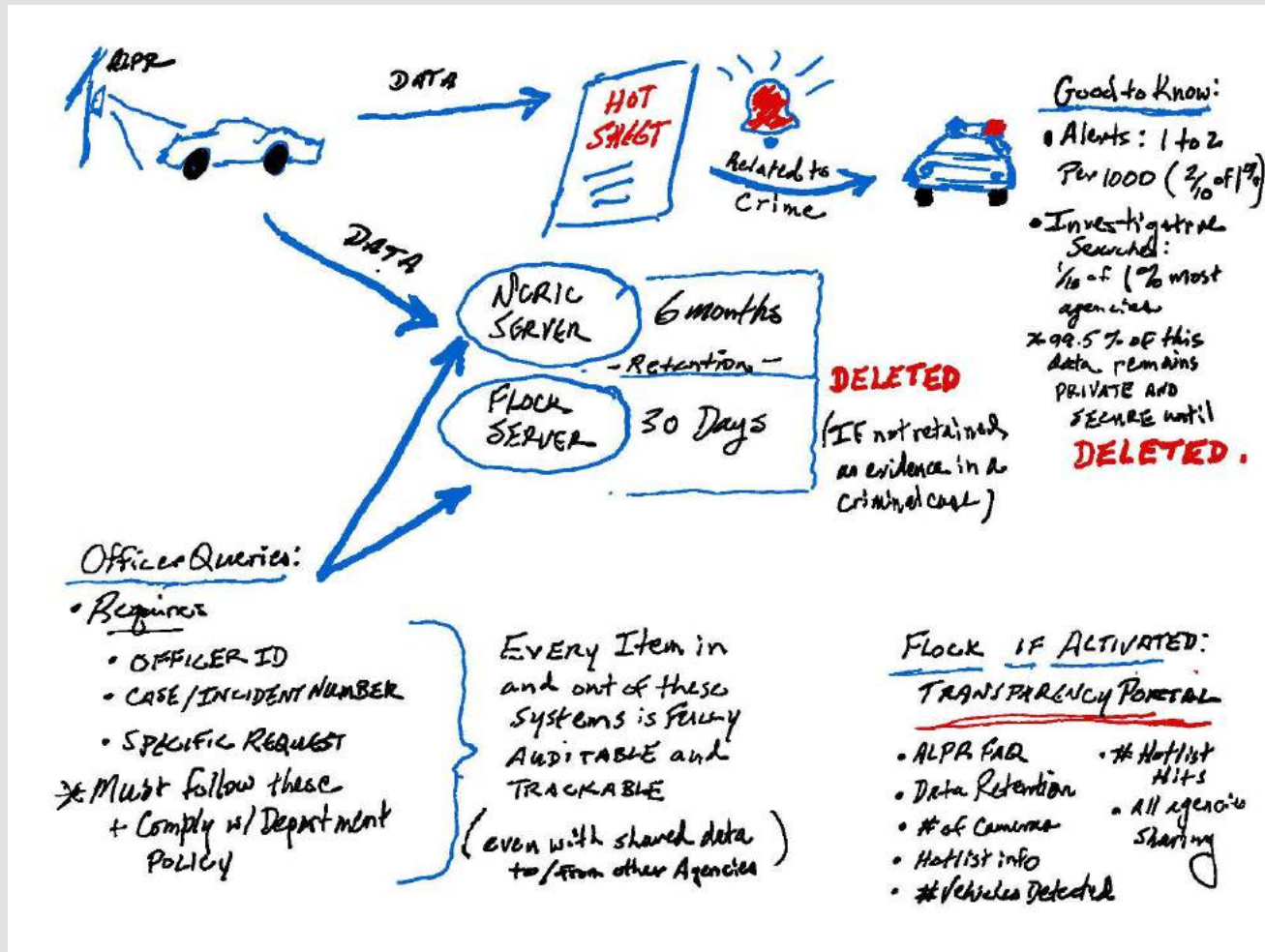
- **Sharing –**
 - **Requires agreement between agencies which includes a commitment for each agency to treat any information received “with the same degree of care normally used to protect its own.”**
 - **Is governed by sharing guidelines laid out already in our Policy and Muni Ordinance. ***
 - **Mandates the already described strict requirements and accountability for access.**

Networks

City of Fremont x	Morgan Hill CA PD x	Vallejo CA PD x
NCRIC x	Novato CA PD x	San Ramon CA PD x
San Mateo CA PD x	Hercules CA PD x	Atherton CA PD x
Livermore CA PD x	San Mateo County CA SO x	
Santa Clara CA PD x	Oakley CA PD x	Danville CA PD x
Foster City CA PD x	Anderson City CA PD x	CS Bio Co (CA) x
San Bruno CA PD x	Dixon CA PD x	Ontario CA PD x
Milpitas CA PD x	City of Millbrae CA x	Tracy CA PD x
Burlingame CA PD x	Clearlake CA PD x	
Contra Costa CA SO Alamo P5 x	Vacaville CA PD x	
Beverly Hills CA PD x	City of Palm Desert CA - RCSD x	
City of Loma Linda (SBCSO) x	Menlo Park CA PD x	
City of San Carlos (SMCSO) x	Contra Costa CA SO Bay Point x	
Delano CA PD x	Cal-Fire Wing x	San Leandro PD CA x
Lakeport CA PD x	Palo Alto CA PD x	Seaside CA PD x
Suisun City PD- CA x	Corona CA PD x	Fairfield CA PD x
Merced County CA SO x	City of Orinda CA x	Menifee CA PD x
Costa Mesa CA PD x	Contra Costa CA SO Alamo P2 x	

***ALPR shall not be used to invade the privacy of individuals, to look into private areas or areas where the reasonable expectation of privacy exists, nor shall they be used to harass, intimidate or discriminate against any individual or group, nor for any purpose not specifically authorized by this chapter.**
 - MP Muni Ordinance 2.56.040 (a)

ALPR AT-A-GLANCE





FLOCK SUCCESS STORIES

2021

- Flock used to locate missing elderly subject driving for hours up and down the Bay Area
- Flock used in San Mateo to identify homicide suspect
- Officers received a Flock alert on a vehicle believed to be associated with burglaries in the area, yielding 1.5 ounces of meth, stolen property and burglary tools in the vehicle

2022

- Flock used to ID suspect vehicle involved in a theft, Vehicle was located occupied in RWC, multiple ID theft items located, suspect arrested.
- Flock used to locate a wanted vehicle who had committed dozens of mail thefts in MP, suspect was arrested.
- Stolen vehicle located in MP due to Flock, recovered multiple stolen bicycles

2023

- Flock used by MPPD to locate a suspect vehicle that had committed multiple thefts at local business as well as other business around bay area. Suspect ID'd
- Hit & Run with a child victim at Hillview middle school, Flock used to ID suspect vehicle and get driver statement
- Flock used to locate suspect vehicle associated to a subject who was wanted by the Marshalls for kidnapping.
- Flock used to ID suspect vehicle that used stolen credit cards from a theft in MP. Suspect ID'd



GUNSHOT DETECTION PEACE OF MIND – IMMEDIATE AID



In addition to ALPRs, Flock is also providing gunshot detection technology over a majority of our community –

- We know that seconds count when gunfire occurs, and there are times when automated detection is the only information reported**
- Gunshot detection software exists in our adjoining jurisdictions of East Palo Alto, North Fair Oaks , and Redwood City, but Menlo Park is not covered**
 - 4 square miles of our city land footprint**
 - Flock’s “Raven” detection technology sorts out true firearm discharges and pinpoints them within about 90 feet**
 - Very short clips of only the incident are recorded – this is not voice or people detection – only the specific audio event**
 - Raven immediately pairs with associated ALPRs to begin collecting crucial data linked to the incident**

WHERE ARE WE DEPLOYING?

FLOCK ALPRs

- Dumbarton Bridge entering / exiting MP
- Willow / Newbridge
- Willow / Middlefield
- Marsh / Bay
- Middlefield / Ravenswood
- El Camino at Downtown
- Santa Cruz into / out of Downtown
- El Camino / Sand Hill
- Sand Hill / I-280

FLOCK RAVEN – Gunshot Detection

- 4 square miles from Bayshore to Alameda





COST BREAKDOWN

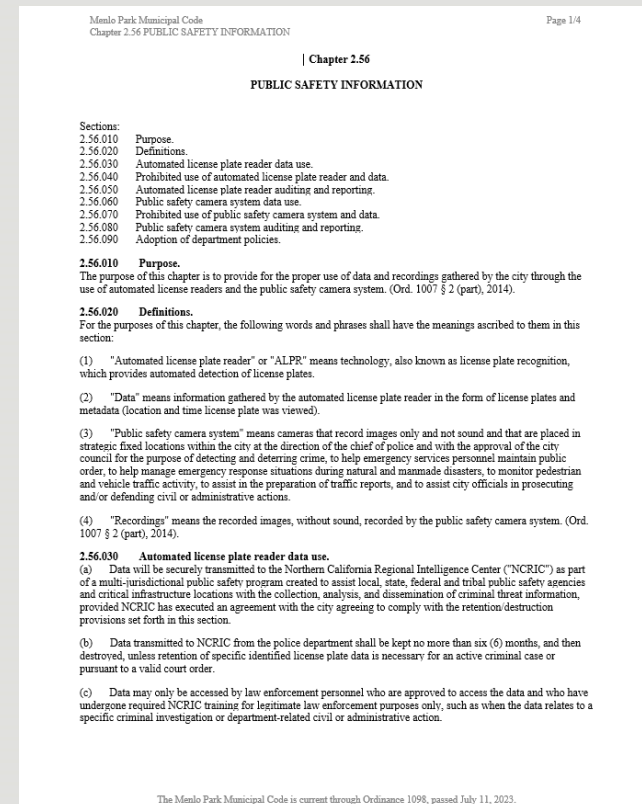
Flock Project Costs -	
<u>Item</u>	<u>Cost</u>
Flock Falcon ALPR Cameras (36 at about \$3000 ea.)	\$108,000
Flock Raven Gunshot Detection System (4 sq. mi @ about \$35K / sq. mi.)	\$140,000
Flock Advanced Search Operating System	\$3,500
Total Ongoing – Cameras and Detection, Software & Secure Data Storage	\$251,500
Professional Services Implementation Fees (First Year Only)	\$33,400
Total First Year	\$284,900

CONSIDERATIONS FOR DEPLOYMENT OF FLOCK

CONT'D



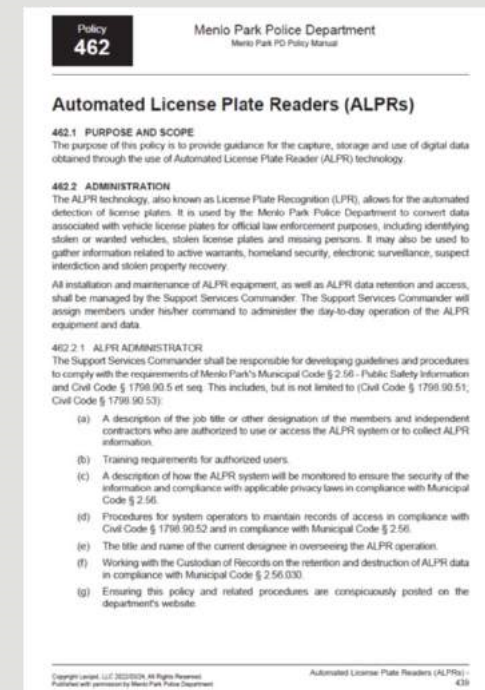
- **Municipal Ordinance (Chapter 2.56)**
 - **Several sections describing the definition of terms, use of ALPR systems and data storage / retention, prohibited uses, auditing and reporting, and agency policy.**
 - **A draft Municipal Ordinance revision will be brought forth to Council in coordination with any movement forward with Flock, in coordination with the City Attorney's Office.**
 - **A revised Municipal Ordinance will be in place prior to any utilization of an updated ALPR deployment.**



CONSIDERATIONS FOR DEPLOYMENT OF FLOCK



- **MPPD Lexipol Policy – ALPRs (462)**
 - **Several sections describing the collection & retention, release & sharing, relationships with other agencies, and audits & accountability will be reviewed and revised.**
 - **Prior to any approval request for agreement with Flock and deployment, the Police Department will have a revised policy ready to cover operations, based on feedback and operations-based changes.**



OBJECTIVES & RECOMMENDATION



- **Understand and address questions and/or concerns from our public and City Council**
- **Receive direction from the City Council:**
 - **Direction to proceed with preparation for Public Safety deployment of fixed Automated License Plate Readers (ALPRs) and Gunshot Detection Technology**
 - **Major themes and issues to be addressed while reviewing and modifying Menlo Park Municipal Code and Menlo Park Police Department Policy specifically related to data collection retention and use related to ALPRs**
 - **Return with a proposed agreement, budget amendment request, and modified Municipal Ordinance for approval, as well as a draft Policy for review.**



THANK YOU

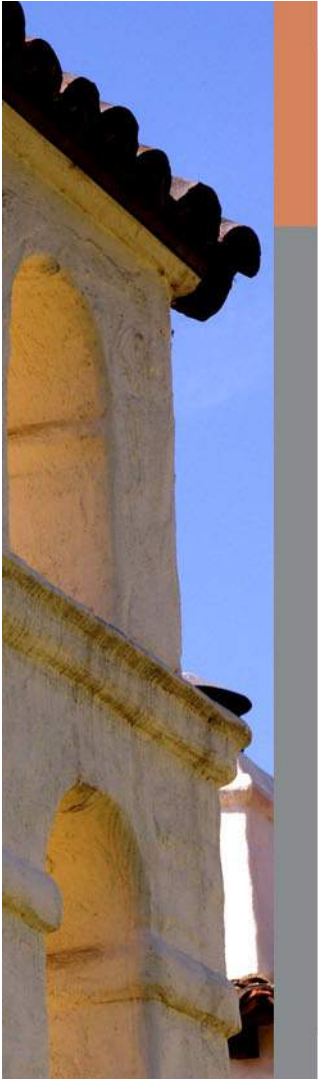


123 INDEPENDENCE DRIVE PROJECT

119, 123-125, 127 Independence Dr., 130 Constitution Dr., 1205 Chrysler Dr.

BMR housing agreements and vesting tentative map

Staff presentation to City Council, September 26, 2023



CITY COUNCIL REVIEW

- Project-specific modifications to the Below Market Rate (BMR) Guidelines for Equivalent Alternatives
- Three BMR housing agreements
 - Rental BMR agreement
 - For-sale BMR agreement with Habitat for Humanity Greater San Francisco
 - For-sale BMR agreement with The Sobrato Organization in case Habitat unable to proceed
- Vesting tentative map
 - Parcelization
 - Creation of 116 for-sale condominium townhouse units



PROJECT PROPOSAL

- 316 rental apartment units (48 BMR units)
- 116 for-sale townhome units (18 for-sale BMR units)
- 8 additional BMR rental units as community amenity
- All BMR units affordable to low-income households
- 2,000 sq.ft. ground floor commercial space
- Vesting tentative map





PLANNING COMMISSION ACTIONS

On August 28 the Commission adopted resolutions:

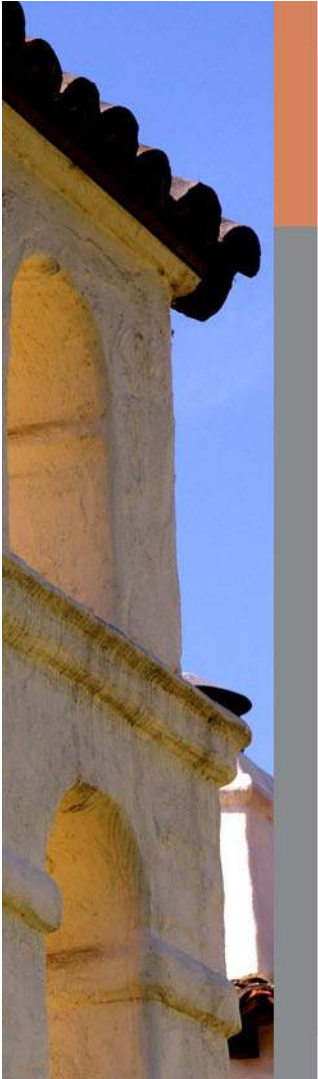
- Certifying Final Environmental Impact Report, adopting CEQA findings, and Mitigation Monitoring and Reporting Program
- Approving use permit and architectural control for building and site design
 - Including community amenities in exchange for bonus level development
- Recommending approval of three BMR housing agreements and vesting tentative map to City Council



PROJECT SPECIFIC BMR HOUSING GUIDELINES MODIFICATIONS

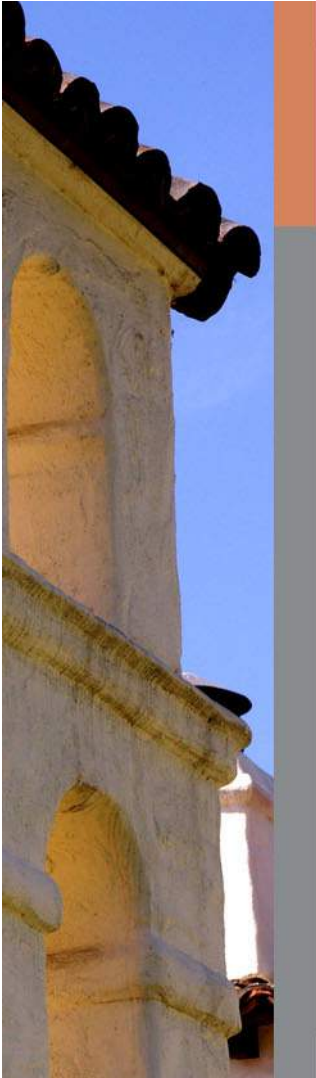


- Modifications to programmatic and administrative elements of the BMR Guidelines, including:
 - Characteristics of units (Section 5)
 - Eligibility requirements (Section 7)
 - Occupancy requirements (Section 10)
 - Resale of BMR units (Section 11)



VESTING TENTATIVE MAP

- Allows the project to be developed in phases
 - Phase 1:
 - Reconfigure existing lots
 - Allows development of apartment building and paseo/open space
 - Phase 2:
 - Creates three townhome parcels
 - Vesting tentative map would abandon and establish easements
- The 116 townhomes would be mapped as condominium units to allow for individual ownership of each unit



RECOMMENDED ACTIONS

Adopt resolutions:

1. Approving three BMR housing agreements including requested project-specific modifications to the BMR Housing Guidelines for provision of 56 BMR rental apartments and 18 for-sale townhome units (Attachment A)
2. Approving vesting tentative map for a major subdivision to modify the parcel configuration and create 116 townhome condominium units (Attachment B)



THANK YOU

123 Independence Drive Menlo Park, CA

City Council Meeting September 26, 2023

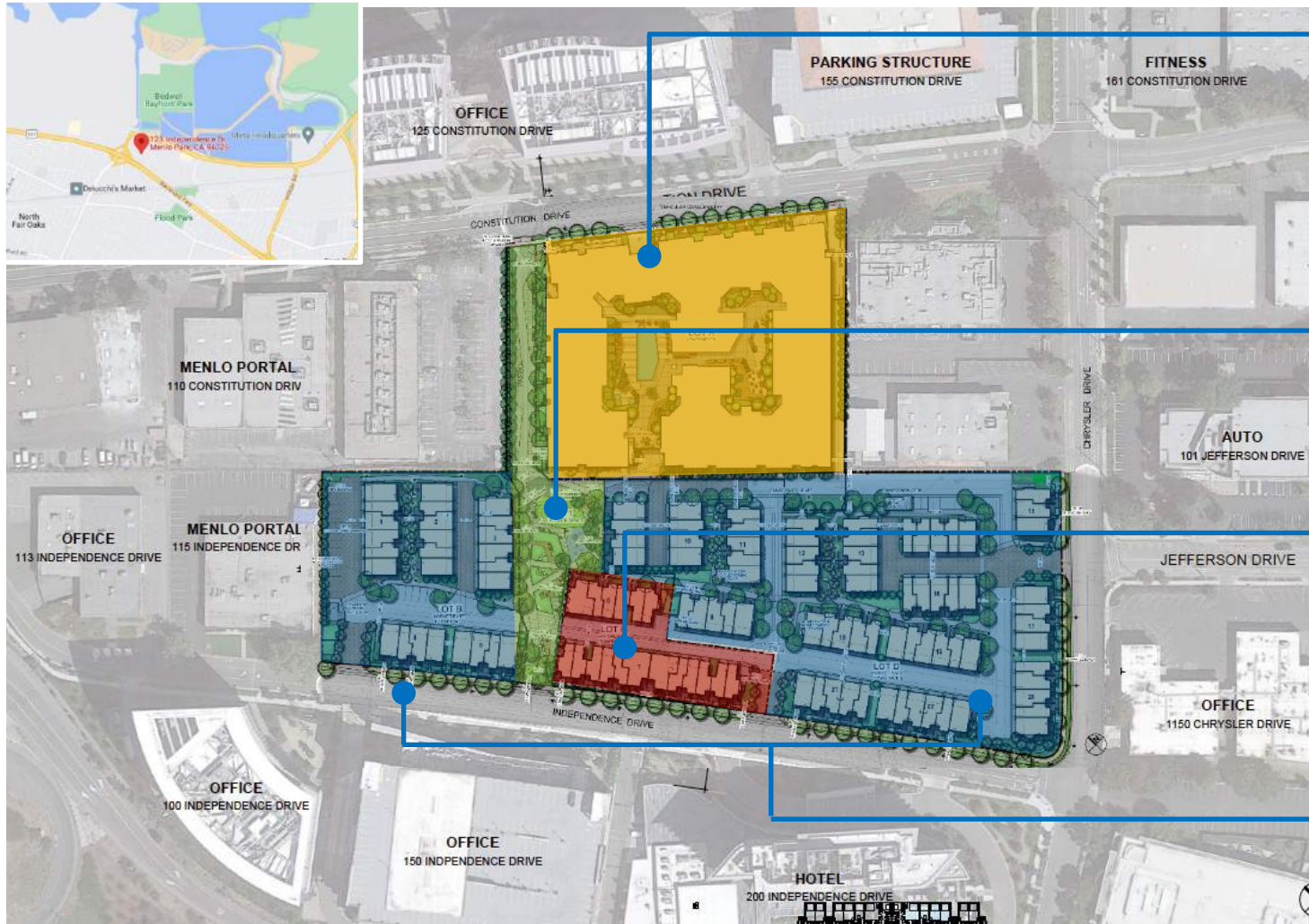


The **SOBRATO** Organization



Habitat
for Humanity®
Greater San Francisco

PROJECT LOCATION & DESCRIPTION



LOT A: APARTMENTS

5 Stories
316 Units | 56 BMR Units
2,000 sf commercial space

LOT 1: PASEO & PUBLIC PARK

Fire Access
Neighborhood Park
Ped/Bike Connection to greater network

LOT C: HABITAT FOR HUMANITY

3-story townhomes
18 BMR Units
Habitat for Humanity as affordable developer

LOTS B & D: TOWNHOMES

3-story townhomes
98 Units

Mortgage

0% down
0% interest

Costs

Housing payments capped
at 30% of income

Criteria

AMI range 50-120%
Credit score 650+

Requirements

500 hours of sweat equity
Willingness to partner



96%

Are confident that their children will finish high school.

95%

Say that their children will go on to college

73%

Say that they have financial security

69%

Are able to save for the future



REASONABLY EQUIVALENT ALTERNATIVES

AS ALLOWED UNDER SECTION 13 OF THE BMR GUIDELINES



<i>BMR Guideline</i>	<i>Reasonably Equivalent Alternative</i>
<p>1 Affordable units have a Right of First Refusal in Favor of the City</p>	<p>As the lender, HGSF requests maintaining the Right of First refusal, with the City in second position.</p>
<p>2 All members of the Applicant Household to be First Time Homebuyers</p>	<p>Only those on title will be required to be first-time homebuyers; this is the Habitat model and enables multigenerational accommodation for families.</p>
<p>3 Makes an exception to the first-time homebuyer preference for households that already own BMR units</p>	<p>Allows HGSF to provide homeownership opportunities to buyers who do not already have access to affordable housing.</p>
<p>4 Households Complete Education Prior to Applying</p>	<p>HGSF’s program requires different timing for education, which occurs during the home building process, but accomplishes the same intent as the guideline, ensuring new homeowners are prepared for ownership.</p>

REASONABLY EQUIVALENT ALTERNATIVES

AS ALLOWED UNDER SECTION 13 OF THE BMR GUIDELINES



<i>BMR Guideline</i>	<i>Reasonably Equivalent Alternative</i>
<p>5 Defines how Homeowner's Assets count towards Income Limits to ensure only households that truly need assistance are considered eligible (households with non-retirement assets that do not exceed the purchase price are eligible)</p>	<p>HGSF asset test ensures that homes go to those who need them most and requires liquid assets over \$60K to be assessed at 10% of their value and be added to the annual income calculation.</p>
<p>6 Discusses Refinancing Options</p>	<p>As the mortgage lender, HGSF does not allow Habitat homeowners to refinance homes or assume second loans.</p>
<p>7 Establishes Resale Process within the BMR Guidelines including the computed price calculation, and the use of realtors and a city designee to assist with title</p>	<p>HGSF uses its standard Resale Process including our computed resales calculation and directly facilitates the resale with the homeowners and the title company.</p>
<p>8 Allows the City To Choose a Designee or Program Provider</p>	<p>Allows HGSF as the City's program provider for education, marketing, applicant selection, and title using HGSF's education, marketing, and selection strategies.</p>



Legacy



Stability



Equity



PROJECT ENDORSEMENTS





THANK YOU
ANY
QUESTIONS?



BRIGHTWORKS
SUSTAINABILITY

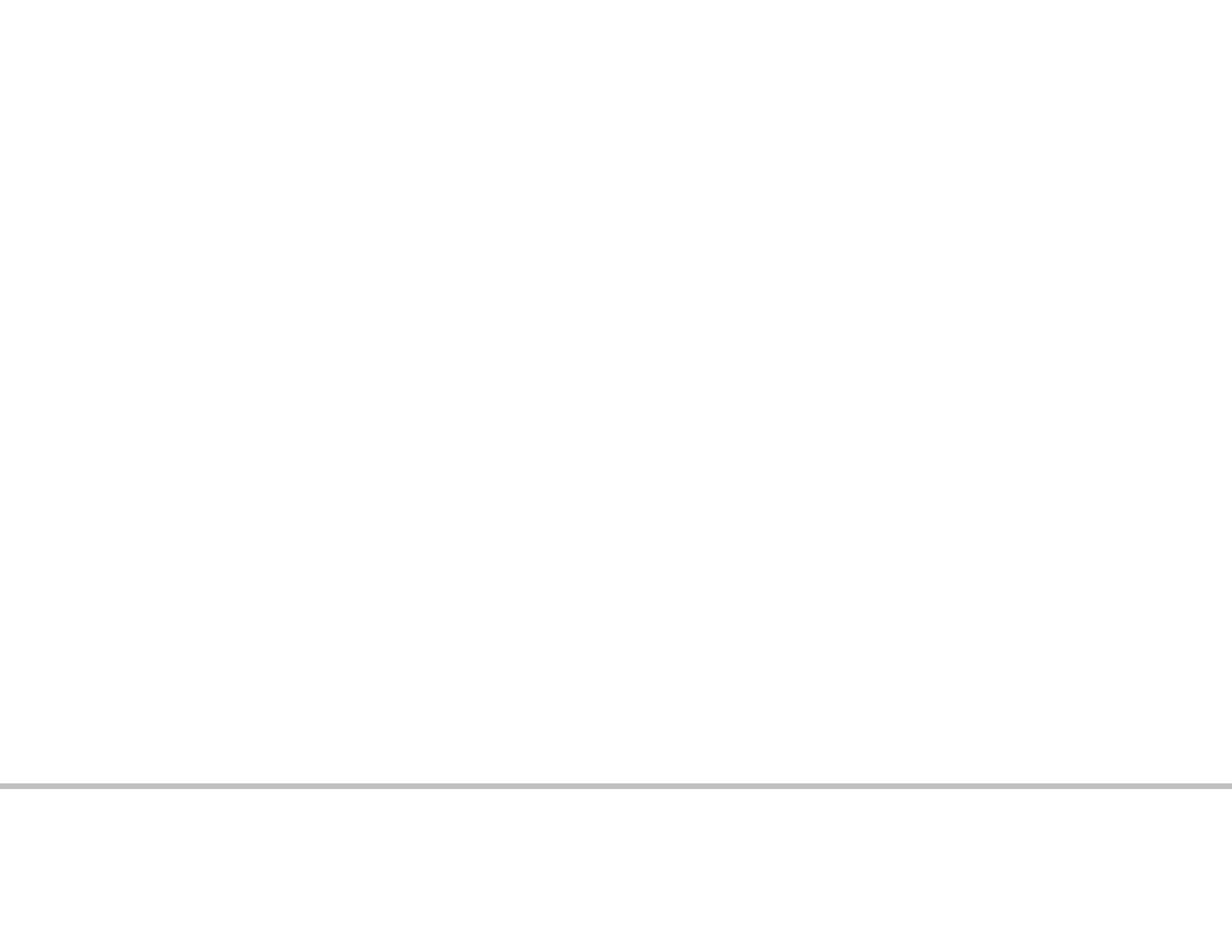


Habitat
for Humanity®
Greater San Francisco

The

SOBRATO

Organization





PROJECT DETAILS FOR BMR TOWNHOMES

USING STATE DENSITY BONUS LAW

THE PROJECT QUALIFIES FOR 2 CONCESSIONS
AND UNLIMITED WAIVERS WHICH INCLUDE :



COMMUNITY WITHIN A COMMUNITY

Clustering all 18 BMR townhomes on one parcel



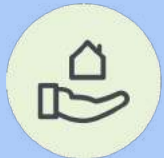
TIMING

BMR Townhomes on its own construction timeline
with completion guarantees



DESIGN

BMR Townhomes use donated materials and volunteer labor and
will have separate materials and finish package



LAYOUT

BMR Townhomes are designed consistent with other HGSF
homes for overall size including # of bedrooms, bathrooms, etc.



FINANCING

HGSF's unique financing model

COMMUNITY ENGAGEMENT + AMENITY

78
Individuals

met throughout this process, including
open houses and an online sessions

15
Groups

including local schools, small business
owners, faith leaders and more

74

BMR units

56 apartment units & 18 for-sale townhomes

17%

Affordable

and will be offered at low-AMI levels

TIMELINE

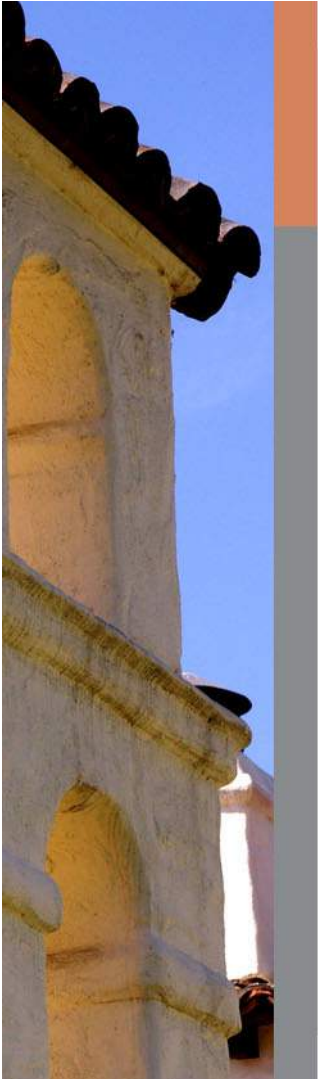




CITY BELOW MARKET RATE FUND NOFA

Tim Wong, Housing Manager





OVERVIEW

- Consider BMR housing fund recommendations
- Provide direction to staff regarding 1162 El Camino Real





BELOW MARKET RATE (BMR) NOTICE OF FUNDING AVAILABILITY (NOFA)



- NOFA released December 23, 2022
- \$2.0 Million initial NOFA amount
- Four applications submitted
- August 2, 2023 Housing Commission meeting
 - Three applications recommended for funding
 - Total amount awarded: \$4.18 Million



SUMMARY OF SUBMITTED APPLICATIONS

Organization	Type of Activity	Description	Amount Requested
Habitat for Humanity-Greater San Francisco	New Ownership Construction	18 low income townhomes	\$2,000,000
HIP Housing	New Rental Construction	Nine low income units	\$11,300,000*
MidPen Housing, Inc.	New Rental Construction	62 extremely and very-low income units for veterans	\$2,000,000
Rebuilding Together-Peninsula	Housing Rehabilitation	Rehabilitate eight units	\$180,000
Total Requested			\$15,480,000

* Not recommended for funding by Housing Commission



BELLE HAVEN ACTION PROPOSAL



- Rent Assistance Program
 - 5 year pilot program
 - Buy down unit affordability
 - Managed by Samaritan House
 - Request \$120,000 per year for pilot program
 - Staff has not reviewed and Housing Commission did not consider this proposal



1162 EL CAMINO REAL

- Staff is seeking direction how to proceed with 1162 El Camino Real

- Prince Street Partner is exploring options to fulfill its BMR requirements for its Santa Cruz Ave./Merrill St. projects
 - Use of 1162 ECR as potential as off-site fulfillment
 - Donation of the parcel or partnering with an affordable housing developer
 - Current BMR agreements require units by April 2026 or pay in lieu BMR fees for SCA/Merrill



RECOMMENDATION

Staff recommends the City Council:

1. Direct staff to return with funding agreements authorizing the grant of below market rate (BMR) housing funds as follows:
 - \$2,000,000 for Habitat for Humanity of Greater San Francisco (HGSF),
 - \$2,000,000 for MidPen Housing, Inc. (MidPen), and
 - \$180,000 for Rebuilding Together Peninsula (RTP).
2. Provide direction regarding potential options of a land donation and/or affordable housing development for the 1162 El Camino Real development project in fulfilling its BMR requirements.



THANK YOU



1162 ECR (CONT.)

	Opportunity	Consideration
Donation of land	<ul style="list-style-type: none">• Secure site• Access to transit and services	<ul style="list-style-type: none">• Smaller parcel• Few funding sources• Uncertain timeline
AH development	<ul style="list-style-type: none">• Meet RHNA• Actual units	<ul style="list-style-type: none">• Very expensive• City will be main funding source
In-lieu funding	<ul style="list-style-type: none">• Additional funding for affordable housing• Other AH developments could use the funding	<ul style="list-style-type: none">• No actual units (in short term)