



**HOUSING COMMISSION
AND
LAS PULGAS COMMITTEE
MINUTES**

Special Joint Meeting

July 16, 2003

5:30 pm

**Administrative Building Conference Room, First Floor
701 Laurel Street, Menlo Park, CA 94025-3483**

CALL TO ORDER

Steve Bliss called the meeting to order at 5:30 p.m. in the Administrative Building Main Conference Room, and welcomed the Las Pulgas Committee Members to the Joint Meeting.

ROLL CALL

Housing Commission Members Present: Steven Bliss (Chair);
John Donald; Carol Louchheim; Wendy McPherson;
Jane West (Vice-Chair)

Housing Commission Members Absent: Elza Keet; Clarice O'Neal

Las Pulgas Committee Members Present: Sheryl Bims (Vice-Chair);
James Calhoun; Margaret Greer (Chair); Sean Prasad;
John Preyer

Las Pulgas Committee Member Absent: James McAdoo

Staff Present: Gretchen Hillard, Housing and Redevelopment Manager

PUBLIC COMMENT: There was no public comment.

BUSINESS ITEM

Belle Haven Housing and Park Site – Clarum Homes Homes, Developers

Gretchen Hillard provided a brief overview of the steps taken to reach this point in the development of the project concept. She started with the City Council action in January 2000 to define the 6.2 acre site and the park and housing uses, and continued with the site acquisition and developer selection processes, and also described two community meetings. She also stated that the Agency Board/City Council will meet on August 26 to give direction on the application for development. The Housing Commission and Las Pulgas Committee's comments based on the proposal this evening would be forwarded to the Agency Board/City Council.

Jon Bassman started the presentation for Clarum Homes, the developers, by describing the neighborhood's improvements and site context and issues. These included the adjacent railroad right of way, the Westbay pump station, the solar path and prevailing winds with respect to the site, and access to the site. He then described Clarum Homes' original proposal, which was based on the requirement in the Request for

Proposals. It has two villages, each on one side of the park. That proposal has 40 units of housing and a 2.2 acre park. He then described the comments heard in the two community meetings, which resulted in an alternative proposal with 50 units of housing, and a one acre park. Other characteristics of the proposal include doors on Hamilton Avenue and the park for safety, energy efficient homes, and site drainage to Hamilton Avenue. He mentioned that the second plan reflects the need to avoid cut-through traffic from Chilco Street turning left on Hamilton Avenue at evening rush hour. He showed boards with large illustrations of the proposals.

At 6:45 PM Jon Bassman and Gretchen Hillard left to attend the Parks Commission meeting.

Members of the Housing Commission and the Las Pulgas Committee then discussed the site plans and the overall concepts presented by Clarum Homes in order to identify concerns and prepare a recommendation to the City Council.

Several members of the Las Pulgas Committee expressed concern that creating too large a proportion of the new homes as BMR units would have an undesirable impact on the property values of homes near the development and, moreover, would contribute to the impression that affordable housing developments in Menlo Park tend to be concentrated in Belle Haven. Housing Commissioner McPherson indicated that, under the City's Affordable Housing Action Plan, the Housing and Park site was intended to be 100% BMR units, but she also acknowledged that community members' concerns about the potential impact on housing prices in the neighborhood were merited.

Las Pulgas Committee member Calhoun suggested that this development provided an opportunity to provide homebuying opportunities for teachers in Menlo Park, and especially for those who teach in Belle Haven. There was general agreement among members of the Housing Commission and Las Pulgas Committee that providing additional affordable housing for teachers would be of great value to the community.

Members of the Housing Commission and the Las Pulgas Committee supported Clarum's idea of the "Workforce Housing" category (for families up to 150% AMI) as a way of serving families who are ineligible for BMR units (i.e., have incomes above 120% AMI) but who cannot afford housing in Menlo Park. They discussed the proposal further and formulated the following recommendation.

RECOMMENDATION:

The Housing Commission and the Las Pulgas Committee jointly support concept #2 (the concept with the one acre park) for the Belle Haven Housing and Park Site, as presented by Clarum Homes. The Commissioners recommend that the preliminary plans for the site embody the following attributes: (1) A mixture of attached and detached housing; (2) Creation of the smaller park presented by Clarum (approx. 1 acre with surrounding residences facing the park); (3) A layout whereby residences along Hamilton Avenue front the street, thus orienting the development outward toward the community and (4) A homeowners association with guidelines designed to ensure maintenance and enforce upkeep of residences, and with monthly dues aligned with those estimated by Clarum to date (\$78/month, per 3/19/03 proposal),

and not to increase unreasonably thereafter (5) Creation of a number of BMR units at a point above the 15% minimum required AND a number of units of "workforce housing" (for families up to 150% AMI), with these BMR and workforce units targeted to teachers, other individuals with occupations to be specified (e.g., librarians, community services providers, etc.), and Menlo Park residents (6) No parking or restrooms at the park.

The Motion to approve the Recommendation above was made by Wendy McPherson and passed unanimously (McPherson/Preyer 10/0)

INFORMATION ITEMS There were none.

ADJOURNMENT The meeting was adjourned at 7:30 p.m. by Housing Commission Chair Bliss.

Respectfully submitted,

Gretchen Hillard
Housing and Redevelopment Manager