



REGULAR MEETING MINUTES

Date: 8/7/2024
Time: 6:30 p.m.
Location: Teleconference and
Arrillaga Recreation Center, Oak Room
700 Alma St., Menlo Park, CA 94025

A. Call To Order

Vice Chair Campos called the meeting to order at 6:34 p.m.

B. Roll Call

Present: Beeli, Campos, Leitch, Merriman, Onap (Remote – AB 2449 Just Cause), Portillo
Absent: None
Staff: Housing Manager Tim Wong, Management Analyst Adam Patterson,
Management Analyst Arianna Milton

7 " Public Comment

None.

8 " Presentations and Proclamations

D1. Presentation: 320 Sheridan Ave. (Attachment)

Alliant Development Senior Vice President Steven Spielberg made the presentation.

- Gary Wagner spoke in support of the project and additional vehicle access.
- Victoria Kelly spoke in support of the project and a secondary entrance.
- Pam Jones requested clarification on anticipated funding for the project.
- Ken Chan spoke in support of the project and new solutions to address housing needs.
- Karen Grove spoke in support of the project and possible electric charging stations for bike commuters.
- Zachary A spoke in support of the project and on concerns related to the sustainability of the construction.
- Carolyn spoke in opposition of building a new access road to Van Buren Road.
- Wendy Shindler spoke on concerns related to a petition in opposition of a new access road to Van Buren Road.
- Ann spoke in support of the project and an additional access road for fire access.

The Housing Commission received clarification on project location and requested a legal and financial analysis related to the preferences of the project.

D2. Presentation: 1162 El Camino Real (Attachment)

Eden Housing Director of Real Estate Development Dixie Baus of Eden Housing made the presentation.

- Karen Grove spoke in support of the project and more affordable housing.

The Housing Commission discussed the project, its proximity to public transit options and requested future information on funding vouchers the project may utilize.

E. Regular Business

E1. Select a Chair and Vice Chair

ACTION: Motion and second (Portillo/ Leitch), to select Commissioner Merriman as Chair of the Housing Commission and for Vice Chair Campos to remain Vice Chair, passed unanimously.

E2. Approve the Housing Commission meeting minutes for June 5, 2024 (Attachment)

ACTION: Motion and second (Leitch/ Beeli), to approve the Housing Commission meeting minutes for June 5, 2024, passed unanimously.

E3. Select an additional presenter and discuss updates for the Housing Commission annual report out to the City Council (Staff Report #24-007-HC) (Attachment)

ACTION: Motion and second (Walker/ Leitch), to select Chair Merriman as the additional presenter to accompany Vice Chair Campos for the annual report out to City Council, passed unanimously.

E4. Review and recommend to the City Council approval of the 2024-2025 Housing Commission Draft Work Plan (Staff Report #24-008-HC) (Attachment)

The Housing Commission discussed the progress of their current 2023-2024 work plan and potential updates to the 2024-2025 work plan including additional community engagement events.

ACTION: Motion and second (Leitch/ Portillo), to continue the item of reviewing and recommending to the City Council approval of the 2024-2025 Housing Commission Draft Work Plan to the September Housing Commission meeting, passed unanimously.

F. Reports and Announcements

F1. Commissioner updates

None.

F2. Future Agenda items

Commissioner Leitch suggested writing an op-ed column to inform the public about housing issues as a future agenda item.

Staff announced the upcoming below market rate (BMR) agreement for 3705 Haven Ave. as a future agenda item for September's Housing Commission meeting.

F3. Staff Updates and announcements

Staff provided an update on the Housing Commission recruitment.

F. Adjournment

Chair Merriman adjourned the meeting at 8:28 p.m.

Management Analyst I Arianna Milton

Sheridan Drive Apartments 320 Sheridan Drive, Menlo Park Housing Commission



August 7, 2024



Who we are:

•Experienced Team

- Socially conscious, results-oriented multifamily real estate professionals.

•Core Focus

- Affordable housing, Workforce, Mixed-income, and Attainable.

•Extensive Experience

- Acquisition, development, and preservation of affordable and workforce housing across the U.S. for working families, seniors, veterans, teachers and staff.

EXPERIENCE

Executive Team Track Record



Bayfront Freeway (84)

Meta Campus

Menlo Park

Belle Haven Elementary School



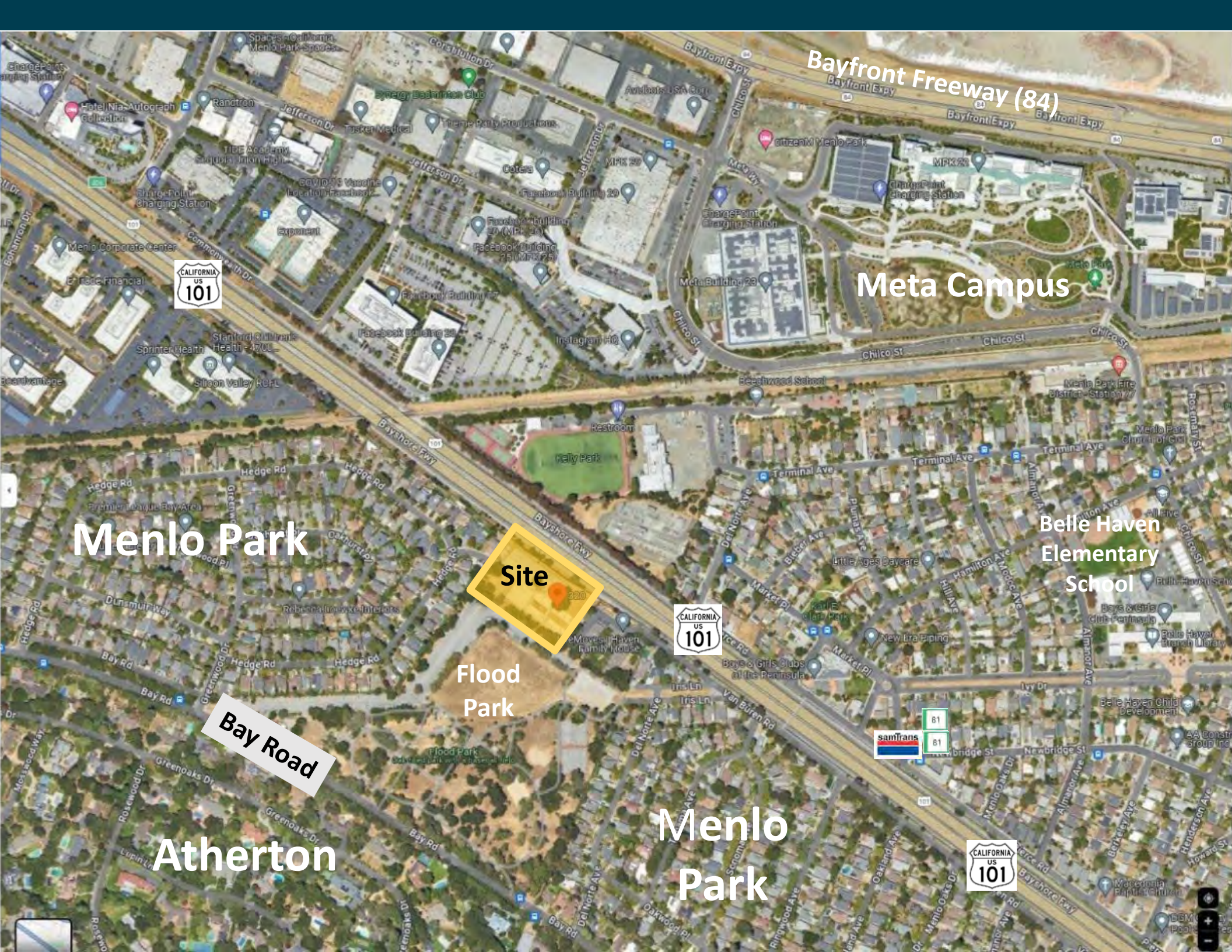
Site

Flood Park

Bay Road

Atherton

Menlo Park





Background:

- Former Ravenswood City School District elementary school
- Closed in 2011, demolished, and has sat vacant for years
- District explored multiple options:
 - Bus yards
 - District office space
 - Leasing to a private school, and more.
- Alliant selected through competitive RFP in Fall 2021 to develop and lease the land.
- Achieves multiple District goals:
 - Addresses regional housing crisis (~40% of Ravenswood families are classified as 'homeless')
 - Generates unrestricted revenue for the District
 - Provides a priority for Ravenswood teachers and staff to have access to safe, decent, affordable housing



Architecture:

- Modern Farmhouse Style derived from analysis of neighboring homes
- Trim and detailing in context with neighborhood
- Massing and Articulation to breakdown overall size (**changed from 4 to 3 stories**)
- Open Space leads to adjacent Flood Park
- Private patios and decks for residents
- Community Space for gatherings – connection



Architecture:

Solar

Massing & Articulation

Private Decks

Roof Articulation

Materiality



Site Plan:



Project Details:

Preference for Teachers & Other School District Staff

Unit breakdown

1bed - 42

2bed - 23 (inc. mgr.)

3bed - 23

Total: 88 Units

Income Mix

30% - 80% of the Area Median Income



Financial Request:

- Project will leverage Federal & State Low Income Housing Tax Credits
- \$2,939,486 Requested from City of Menlo Park
- \$1,000,000 of city housing funds is a threshold for San Mateo County funding



Projected Timeline:

- ✓ *Preliminary application – Summer 2023*
- ✓ *Community outreach meeting – December 2023*
- ✓ *Project Website launched – February 2024 www.homesforeducators.org*
- ✓ *Formal SB330 application – March 4 2024*
- ✓ *Community Open House events – May 20 & 21*
- ***Housing Commission for funding request – August 2024***
- *Planning Commission – September*
- *City Council (if appealed) – October*
- *Tax Credit Application – Winter/Spring 2025*
- *Start Construction – Fall/Winter 2025/2026*
- *Start Leasing – Fall 2027*

THANK YOU



 CITY OF
MENLO PARK



PROJECT DESCRIPTION

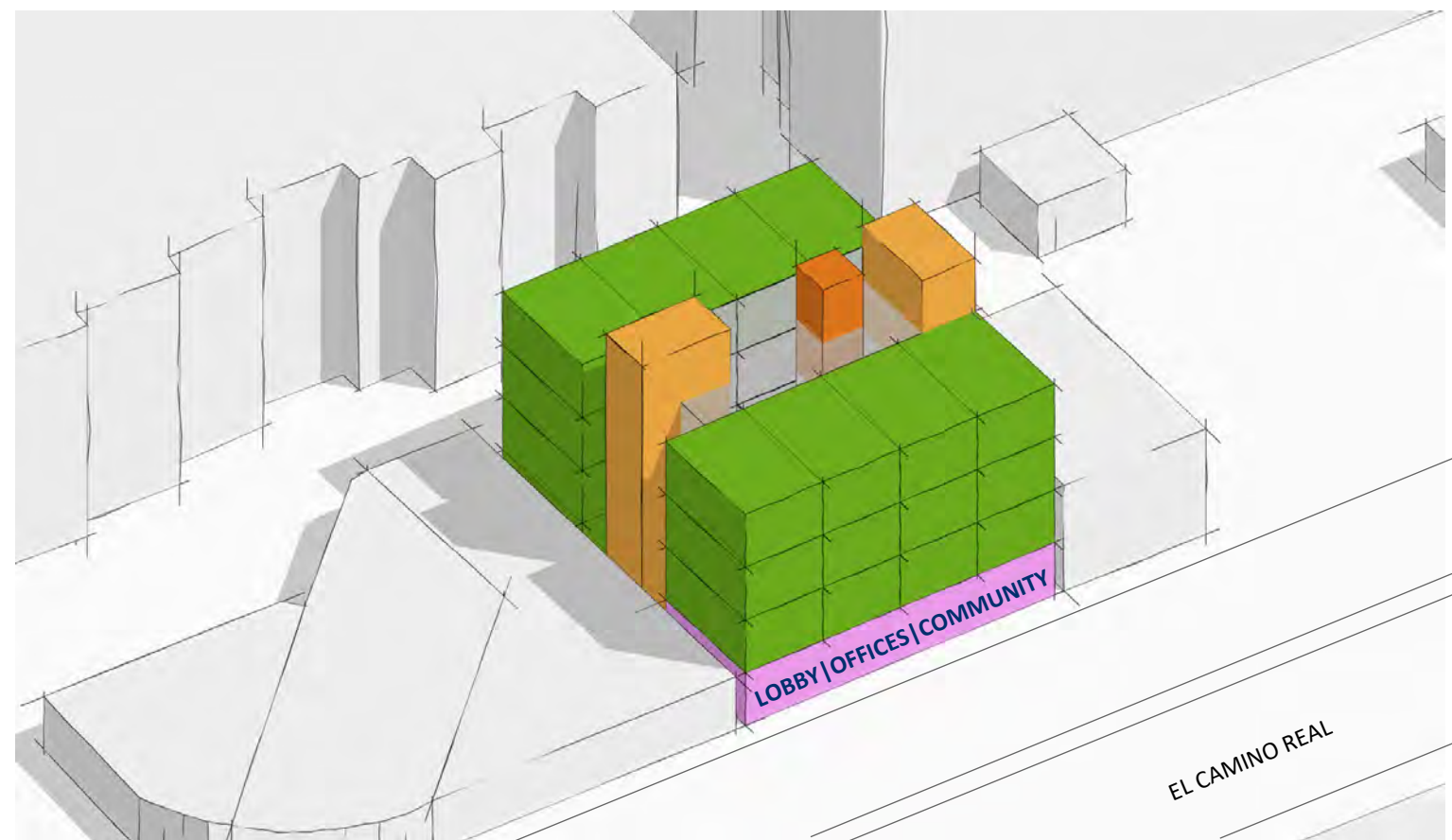
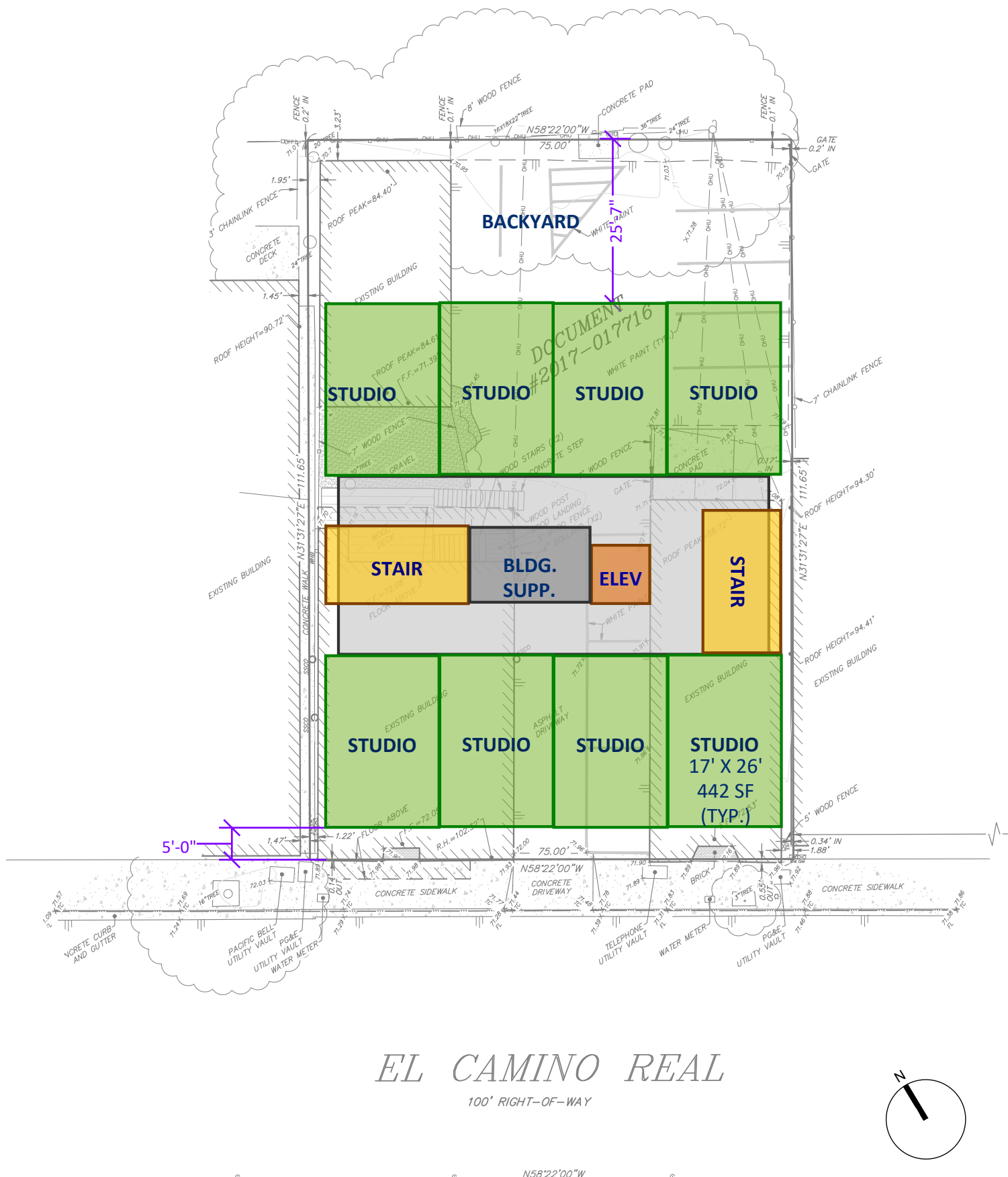
- TEST FIT STUDY FOR A 100% AFFORDABLE STUDIO/1-BR HOUSING DEVELOPMENT AT 1162 EL CAMINO REAL, MENLO PARK, CA 94025
- 4-5 STORIES WOOD-FRAMED CONSTRUCTION
- ZERO PARKING
- UNIT GOAL: 25-30 STUDIO/1-BR UNITS
- DENSITY GOAL: 132-158 DU/AC

ZONING

APN	061 441 100
AREA	0.19 acres (8,374 sf)
ZONING	SP-ECR-D
MAX.HEIGHT	60'
SPECIFIC PLAN ALLOWABLE DENSITY	60.0 DU/AC (WITH PUBLIC BENEFIT BONUS)
HOUSING ELEMENT ALLOWABLE DENSITY	UP TO 100 DU/AC
ALLOWABLE DENSITY WITH STATE DENSITY BONUS	100 DU/AC * 180% = 180 DU/AC

HOUSING ELEMENT GUIDANCE
 "Program H4.L directs the modification of the El Camino Real/Downtown Specific Plan to increase base and bonus level development densities to **up to 100 du/ac** to promote additional housing opportunities, irrespective of future application of the AHO."

	<p>1162 EL CAMINO REAL DEVELOPMENT FOR EDEN HOUSING 1162 EL CAMINO REAL MENLO PARK, CA 94025</p>	<p>FEASIBILITY STUDY 1/10/2024</p>	<p>PROJECT OVERVIEW</p>	<p>A00</p>
--	--	--	-------------------------	-------------------



PROJECT DATA

- 4 STORIES (~51 FT)
- UNIT MIX: 28 STUDIOS
- PROPOSED DENSITY: 148 DU/AC
- TYPE VA CONSTRUCTION
- EFFICIENT BUILDING ENVELOPE

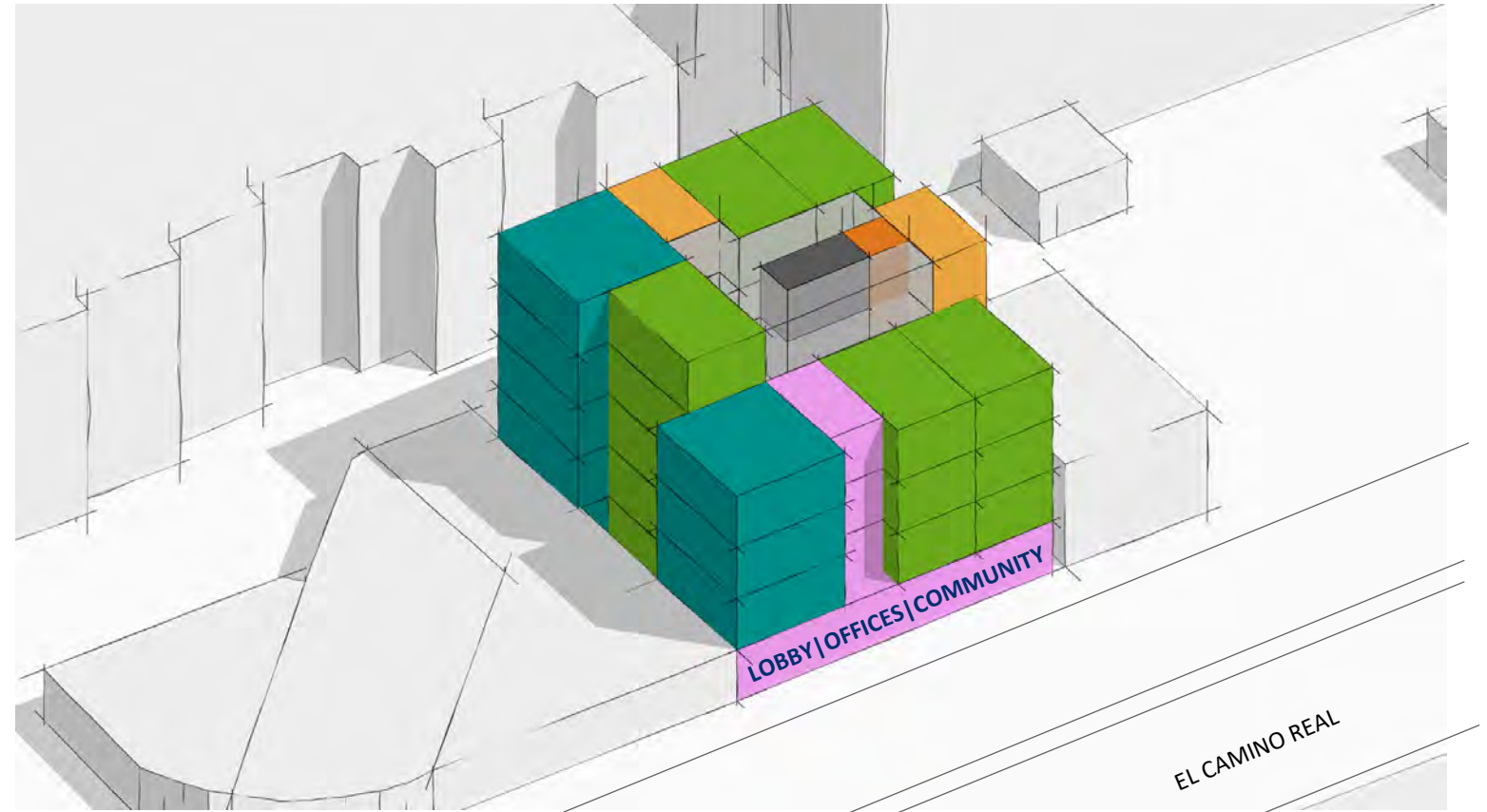
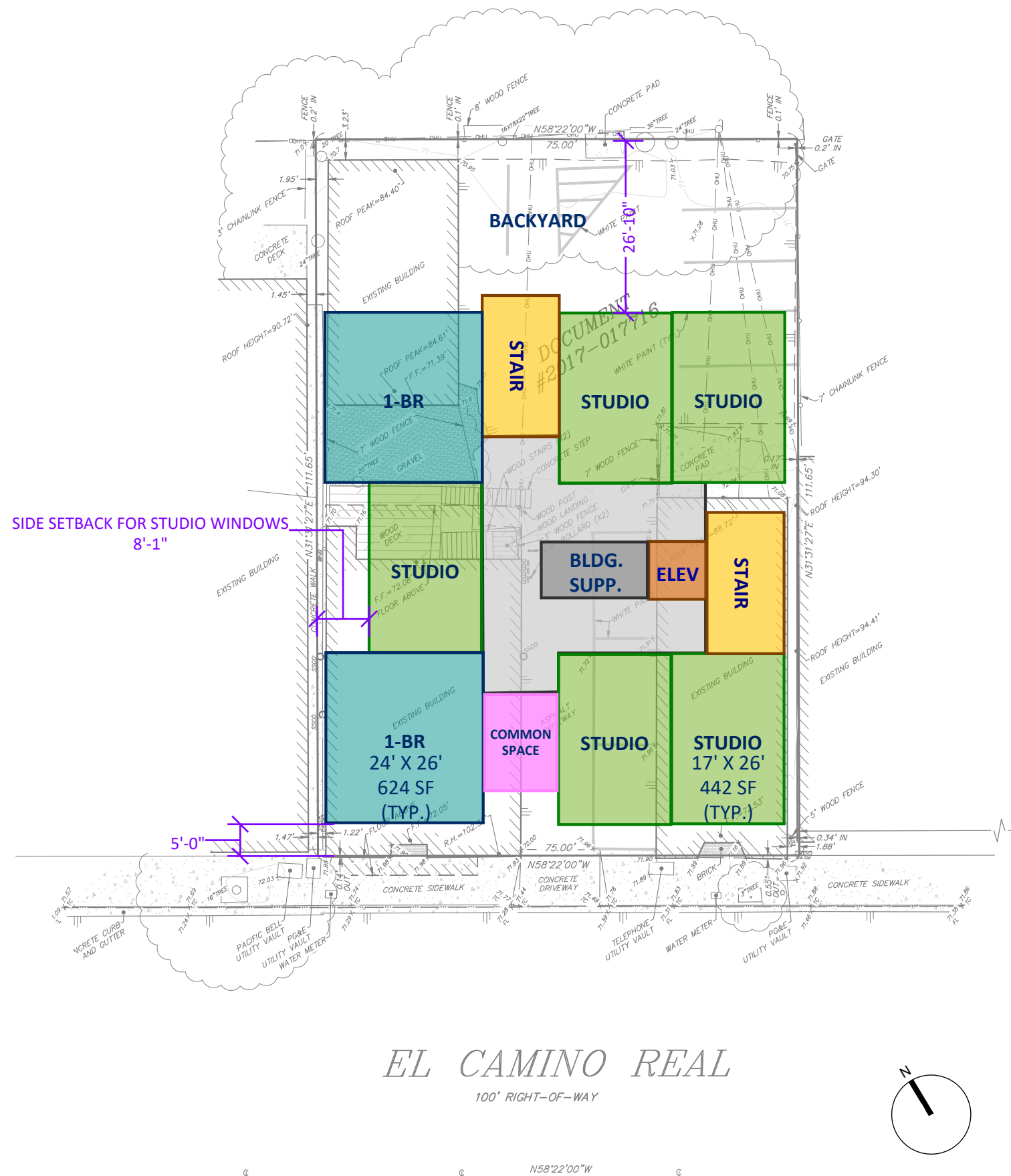


1162 EL CAMINO REAL
 DEVELOPMENT FOR EDEN HOUSING
 1162 EL CAMINO REAL
 MENLO PARK, CA 94025

FEASIBILITY STUDY
 1/10/2024

OPTION 1
 1"=20'

A01



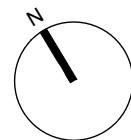
**PROJECT DATA
(OPT. 2A - SHOWN)**

- 4.5 STORIES (~63 FT)
- UNIT MIX: 29 TOTAL UNITS
21 x STUDIOS
8 x 1-BR
- PROPOSED DENSITY: 153 DU/AC
- TYPE IIIA CONSTRUCTION

**PROJECT DATA
(OPT. 2B - 4 STORIES)**

- 4 STORIES (~51 FT)
- UNIT MIX: 25 TOTAL UNITS
18 x STUDIOS
7 x 1-BR
- PROPOSED DENSITY: 132 DU/AC
- TYPE VA CONSTRUCTION

EL CAMINO REAL
100' RIGHT-OF-WAY



	<p>1162 EL CAMINO REAL DEVELOPMENT FOR EDEN HOUSING 1162 EL CAMINO REAL MENLO PARK, CA 94025</p>	<p>FEASIBILITY STUDY 1/10/2024</p>	<p>OPTION 2 1"=20'</p>	<p>A02</p>
--	---	---	----------------------------	-------------------